



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 14 DECEMBER 2010 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 7 December 2010

Minutes to be circulated separately

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 allowing for minor changes without debate.*

GB.1 **Investment Report as at 30 November 2010**

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File: S05273

To present to Council investment allocations and returns on investments for November 2010.

Recommendation:

That the summary of investments and performance for November be received and noted.
That the Certificate of the Responsible Accounting Officer be noted and the report adopted.

GB.2 **26 Carnarvon Road, Roseville - Alterations & Additions to Existing Dwelling**

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File: DA0806/10

Ward: Roseville
Applicant: BR Building Service
Owner: Mr Liang Yong Zhou and Mrs Jenny Hong Huan Wang

To determine Development Application No.0806/10, which is for alterations and additions to an existing dwelling house.

Recommendation:

Approval.

GB.3 Companion Animal Management Plan 2006 to 2011 Annual Review 49

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File: S02452

To review implementation of Ku-ring-gai's Companion Animal Management Plan 2006-2011. The review provides updated statistics on each key area within the Plan, identifies the implementation status of each strategic action within the Plan and makes recommendations for any necessary modifications to the Management Plan.

Recommendation:

That Council continue to implement the Companion Animal Management Plan in accordance with its established strategies, goals and timeframes.

GB.4 Ku-ring-gai Council's Draft Asset Management Improvement Strategy 80

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File: S06232

For Council to adopt the draft Asset Management Improvement Strategy for public exhibition.

Recommendation:

That Council adopt the draft Asset Management Improvement Strategy for public exhibition.

GB.5 Sustainability Reference Committee - Notes of Meeting held 29 November 2010 & Recommendation for New Members 109

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File: S07619

To bring to the attention of Council the proceedings of the Sustainability Reference Committee meeting held on 29 November 2010 and recommend four new members to the Committee.

Recommendation:

That the notes and attachments of the Sustainability Reference Committee meeting held on 29 November 2010 be received and noted and that the four nominations as listed in the report be appointed to the Committee.

GB.6 Special Rate Variation for a Second Environmental Levy 123

File: S08441

To seek Council's support for the development of a special rate variation for a continuation of the Environmental Levy.

Recommendation:

That Council apply to the Independent Pricing and Regulatory Tribunal for a special rate variation under section 508(A) of the Local Government Act, 1993 for seven years at a rate of five per cent above the ordinary rate commencing 1 July 2012. This special rate would be referred as to Council's Environmental Levy and would build on the activities funded by the current levy that has wide spread support by the community.

GB.7 Proposal for The Glade Sportsground 183

File: S02670

For Council to consider an offer to assist with the funding of an athletics track at The Glade Oval, Wahroonga.

Recommendation:

That Council determine that Bannockburn Oval is the preferred location for an all-weather synthetic athletics facility, and that Council approach Abbotsleigh and Knox and any other interested parties, including Ku-ring-gai Little Athletics Centre, to ascertain their level of interest in making a financial contribution to the facility.

GB.8 Future use of Water Street Reserve - Lot 1, 134 to 136 Eastern Road, Wahroonga 194

File: S06476

To report to Council the funding options to enable the future use of the Water Street Reserve at Lot 1, 134 to 136 Eastern Road, Wahroonga.

Recommendation:

That Council determines whether to embellish the Water Street Reserve as bushland or park and that, should Council resolve to develop the site as a park in accordance with the draft design presented to Council on 11 May 2010 that funding for the project be considered in the development of the 2011/12 budget.

GB.9 Networks Alliance Request for Short-Term Licence - Bradley Reserve, South Turramurra 203

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File: S02776/2

To seek Council's approval for a short term licence to Networks Alliance over a portion of Council bushland known as Bradley Reserve, South Turramurra.

Recommendation:

That Council approves a six (6) month licence (with a monthly holdover clause) over a portion of Lot1 DP217243 and Lot 2 DP18318 – AKA Bradley Reserve, South Turramurra, to Networks Alliance.

GB.10 Amendment to Categorisation of Certain Community Lands 262

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File: S03671

To allow Council to consider varying the categorisation of a number of community land sites under the Local Government Act, 1993.

Recommendation:

That Council prepare amendments to the relevant plans of management during the 2011/2012 financial year, to amend the community land categories of 4 sites, in their entirety, to natural area (bushland), and that Council note boundary re-alignments for a further 11 community land sites.

GB.11 Ku-ring-gai Principal Local Environmental Plan Gateway Determination & Revised Timeline 287

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File: S06413

To present to Council the gateway determination for the Ku-ring-gai Principal Local Environmental Plan (LEP) and for Council to consider a revised timeline for its completion.

Recommendation:

That Council note the gateway determination issued by the Department of Planning for the Principal Local Environmental Plan (LEP) and that Council submit to the Department of Planning a revised work program timetable that satisfies the requirements of the overall timeframe contained in the gateway determination.

GB.12 Neighbourhood Centres Public Domain Improvement Program - Review of Capital Works Priorities 327

File: S08329

To assess the 16 neighbourhood centres within the Ku-ring-gai Local Government Area (LGA) to determine the priority projects for public domain capital works for the years 2012-2014.

Recommendation:

That Council undertake the design and construction of the pedestrian areas at St Ives North, West Gordon and West Lindfield neighbourhood centres as per the program set out in the report.

GB.13 Consideration of the Concept Design Plan for Upgrade Works to Philip Mall, West Pymble Neighbourhood Centre 340

File: S08239

To seek Council's endorsement of the concept design plan for Philip Mall to allow Strategy and Environment staff to commence preparation of tender documentation and specifications.

Recommendation:

That Council endorse the developed design plan for the purposes of internal consultation with Operations staff and for preparing tender documentation and specifications.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

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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PETITION

PETITION AGAINST MOUNTAIN BIKE COMPLEX SURROUNDING LOVERS JUMP CREEK, WAHROONGA - (SIX HUNDRED & FORTY-NINE [649] SIGNATURES)

Petition presented by Councillor Duncan McDonald:

"The beautiful bushland surrounding Lovers Jump Creek should remain a shared passive recreation area - including walking, running and cycling - to be enjoyed by the entire community. An "international" standard mountain bike complex would dominate and alienate the area and cause serious problems for the neighbouring urban community, not the least of which would be traffic, congestion and parking problems in an already restricted, narrow ridge community. It would destroy the amenity of the area and, therefore, we the undersigned residents oppose such a development."

RECOMMENDATION

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

INVESTMENT REPORT AS AT 30 NOVEMBER 2010

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council investment allocations and returns on investments for November 2010.

BACKGROUND:

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation 2005 and Council's Investment Policy which was adopted by Council on 20 April 2010.

COMMENTS:

The Reserve Bank of Australia (RBA) increased the official cash rate by 25bps to 4.75% in November 2010.

RECOMMENDATION:

That the summary of investments and performance for November be received and noted. That the Certificate of the Responsible Accounting Officer be noted and the report adopted.

PURPOSE OF REPORT

To present to Council investment allocations and returns on investments for November 2010.

BACKGROUND

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation 2005 and Council's Investment Policy which was adopted by Council on 20 April 2010.

COMMENTS

During the month of November, Council had a net cash inflow of \$2,301,390 and a net investment gain (interest and capital) of \$539,568.

Council's total investment portfolio at the end of November 2010 is \$107,879,785. This compares to an opening balance of \$107,819,678 as at 1 July 2010, an increase of \$60,107.

PERFORMANCE MEASUREMENT

Council's investment portfolio is monitored and assessed based on the following criteria:

- **Management of General Fund Bank Balance**

The aim is to keep the general fund bank balance as low as possible and hence maximise the amount invested on a daily basis.

- **Cash**

11am Cash Rate is used and only applies to the Westpac Business Cheque Plus Account.

- **Funds Performance against the UBS Bank Bill Index**

This measures the annualised yield (net of fees and charges) for Council's portfolio, except for cash and the New South Wales Treasury Corporation Long Term Growth Facility. The weighted average return for the remaining portfolio of funds is compared to the industry benchmark of the UBS Bank Bill Index.

- **Allocation of Surplus Funds**

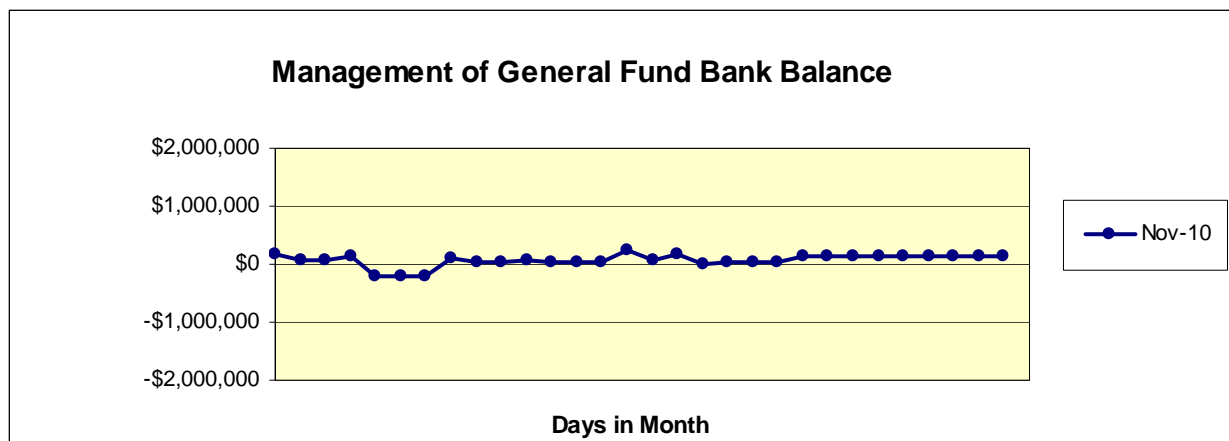
This represents the mix or allocation of surplus funds in appropriate investments that maximise returns and minimise risk.

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Management of General Fund Bank Balance

During November Council had a net inflow of funds of \$2,301,390.



Investment Portfolio

Council's investment portfolio consists of the following types of investments:

1. Floating Rate Notes (FRN)

FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

The following investments are classified as FRNs

ANZ sub-debt AA-	purchased 18/12/07 at discount
ANZ sub-debt AA-	purchased 20/12/07 at discount
Bendigo Bank BBB+	purchased 9/11/07 at par
ANZ sub-debt AA-	purchased 17/1/08 at par
HSBC Bank AA-	purchased 14/3/08 at par
BOQ senior-debt BBB+	purchased 08/09/08 at discount
Phoenix Notes A (downgraded from AA+ by S&P)	purchased 31/07/07 at par
St. George Bank FRN AA	purchased 11/09/09 at discount
Royal Bank of Scotland (Australia Branch) senior-debt A+	purchased 27/08/10 at par

With the exception of Phoenix Notes, these FRNs are all sub-debt or senior debt which means that they are guaranteed by the bank that issues them with sub-debt notes rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

1. Term Deposits
2. Senior Debt
3. Subordinated Debt

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4. Hybrids
5. Preference shares
6. Equity holders

In the case of default, the purchaser of subordinated debt is not paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.

These types of investment are classified as Held to Maturity assets and they are therefore measured at amortised cost using the effective interest method in accordance with AASB 139: Financial Instruments: Recognition and Measurement.

In terms of reporting, these investments are shown at their purchase price which is then adjusted up or down each month in accordance with the amortisation of the discount or premium. The effect of this is to show the investment at face value at maturity.

2. Fixed Interest Notes, Term Deposits, Transferable Deposits and Bonds

Fixed interest notes and term deposits pay a fixed amount of interest on a regular basis until their maturity date. The following investments are held by Council:

Westpac Fixed sub-debt AA-	purchased 25/02/08 at discount
Investec Bank Term Deposit BBB	purchased 03/09/08 at par
Westpac Term Deposit (1 Year) AA	purchased 03/12/09 at par
National Australia Bank Term Deposit (1 Year) AA	purchased 04/12/09 at par
Westpac Bank Term Deposit (5 Year) AA	purchased 12/01/10 at par
St George Bank Term Deposit (3 Year) AA	purchased 18/02/10 at par
Bendigo Bank (1 Year) BBB+	purchased 01/03/10 at par
Commonwealth Bank Term Deposit (3 Year) AA	purchased 05/03/10 at par
AMP Credit Union Term Deposit (1 Year) AAA	purchased 17/03/10 at par
SGE Credit Union Term Deposit (13 Month) AAA	purchased 19/03/10 at par
HUE Credit Union Term Deposit (1 Year) AAA	purchased 22/03/10 at par
Rural Bank Term Deposit (18 Month) BBB	purchased 22/03/10 at par
Bank of Queensland Term Deposit (3 Year) BBB+	purchased 31/05/10 at par
Southern Cross Credit Union Term Deposit (1 Year) AAA	purchased 01/06/10 at par
Wide Bay Australia Ltd Term Deposit (1 Year) BBB	purchased 01/06/10 at par
AMP Credit Union Term Deposit (1 Year) Unrated	purchased 01/06/10 at par
Suncorp Bank Term Deposit (3 Year) A+	purchased 04/06/10 at par
Wide Bay Australia Ltd Term Deposit (13 Month) BBB	purchased 16/06/10 at par
Rural Bank Term Deposit (13 Month) BBB	purchased 16/06/10 at par
Rural Bank Term Deposit (2 Year) BBB	purchased 16/06/10 at par
Community First Credit Union Term Deposit (13 Month) AAA	purchased 17/06/10 at par
Bank of Queensland Term Deposit (8 Month) BBB+	purchased 18/06/10 at par
AMP Bank Term Deposit (13 Month) A	purchased 18/06/10 at par
AMP Bank Term Deposit (13 Month) A	purchased 18/06/10 at par
St George Bank Term Deposit (3 Year) AA	purchased 28/06/10 at par
Suncorp Bank Term Deposit (3 Year) A+	purchased 03/08/10 at par
Suncorp Bank Term Deposit (3 Year) A+	purchased 04/08/10 at par
St George Bank Business Power Saver Account (at-call) AA	purchased 02/09/10 at par

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As with FRNs, these investments are shown at purchase price with the discount or premium amortised over the period to maturity.

A Transferable Certificate of Deposit is a bank deposit (ie fixed interest) that may be transferred from one party to another. Council has three transferable deposits.

ANZ Transferable Deposits AA-	purchased 22/04/08 at par
Deutsche Bank Transferable Certificates of Deposit A+	purchased 04/09/09 at discount
Commonwealth Bank Transferable Certificates of Deposit AA	purchased 11/09/09 at premium

A bank bond is a debt security, in which the authorised bank owes the holders a debt and is obliged to repay the principal and interest (the coupon) at a later date, termed maturity.

Council has two fixed rate bank bonds with senior debt obligations:

BOQ Bank Bond BBB+	purchased 04/09/08 at discount
Suncorp Metway Bank Bond A+	purchased 04/09/08 at premium

3. Collateralised Debt Obligations (CDO)

The following investments are classified as CDOs:

Titanium A+ (downgraded from AAA by S&P)	purchased at discount
Maple Hill 11 CCC- (downgraded from AA by S&P)	purchased at par
Oasis Portfolio Note CCC - (downgraded from AAA by S&P)	purchased at par

(Please refer to comments on Individual Investment Performance section for details.)

A CDO is a structured financial product whose returns are linked to the performance of a portfolio of debt obligations. It is split into tranches, whereby the riskiest or lowest tranche, the "equity tranche", receives the highest returns. Higher rated tranches offer protection against the risk of capital loss, but at proportionately diminishing returns.

These investments are also classified as held to maturity assets and are therefore measured at amortised cost using the effective interest method in accordance with AASB 139: Financial Instruments: Recognition and Measurement. These investments are reported in the same manner as FRNs.

4. Constant Proportion Debt Obligations (CPDO)

The following investment is classified as a CPDO:

ABN AMRO CPDO PP AA-	purchased at par
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This is an investment whose returns are based on trading credit default swap (CDS) contracts. A CDS is a contract between two parties where one agrees to accept the risk that a company will default on its loan repayment obligations in return for payment of a fee. Only contracts on investment grade organisations in the CDX (US) and ITraxx (Europe) indices are permissible.

5. Growth Investments

Investments that have been purchased on the basis of an anticipated growth in asset value rather than returns being based on an interest coupon have been classified as Growth Investments. The following investments are included in this category:

Longreach STIRM A+ (downgraded from AA- by S&P)
KRG C TCorp LTGF unrated

These investments are valued at fair value where the capital gain is credited to the Income Statement and a capital loss is debited to the Income Statement. The Longreach STIRM investment is principal guaranteed and the KRG C TCorp LTGF is not. The value shown in the monthly investment report is based on the redeemable Net Asset Value (NAV). The NAV is the total current market value of all securities plus interest or dividends received to date. This is the price or value of the investment at the time of preparing the report. Although the Longreach STIRM investment is principal guaranteed, reports are based on the NAV even when it falls below the par value.

The principal is guaranteed by the investment issuer monitoring the net asset value and selling the investments if the NAV falls below the level where a risk free investment will return the principal at the maturity date. Thus the worst case scenario, provided that the issuer remains solvent, for this investment is that overall return will be returns received to date plus return of principal at maturity date and no further interest payments for the remaining period.

While accounting and reporting for these investments is in accordance with the above, the following information is provided for each:

Longreach STIRM: This investment pays a fixed coupon of 2.5% and a floating coupon of 125% of the quarterly performance. A cap is applied to the total coupon at BBSW+25bps with any additional income going into the NAV. The worst case performance scenario is no coupon is paid due to 100% of investors' funds being redeemed from the STIRM strategy and invested in a discount security to guarantee principal is returned at maturity.

KRG C TCorp LTGF NSW Treasury Corporation: This is a fund managed by the NSW Treasury Corporation which invests in a range of Australian shares 31%, international shares 31%, bonds, listed property and cash 38%. The return is based on the fund's unit price at month end supplied by the fund. There is no principal guarantee with this fund and it is unrated.

Cash Performance against the 11am Cash Rate

Issuer	Investment Name	Investment Rating	Invested @ 30th November 2010 \$'000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
Working Capital (0-3 Months)									
Westpac Bank	Council Westpac Business Cheque Plus Account	AA	8,178	0.37	4.49	*	7.58	M	0-3 mths
St George Bank	Business Power Saver Account	AA	5,084	0.51	6.21	*	4.71	M	0-3 mths
TOTAL /WEIGHTED AVERAGE			13,262	0.44	5.35		12.29		
Weighted Average Overall Return Year To Date (%)					5.35				
11am Cash Rate (%)					4.85				
Variance From Benchmark (%)					0.50				

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The weighted average return for Cash year to date was 5.35% compared to the benchmark 11am Cash Rate of 4.85%.

Funds Performance against the UBS Bank Bill Index

Issuer	Investment Name	Investment Rating	Invested @ 30th November 2010 \$'000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
Working Capital (0-3 Months)									
BlackRock Investment	BlackRock Diversified Credit	A	750	0.40	7.95	*	0.70	M	0-3 mths
Westpac Bank	Westpac Bank 1 Year Term Deposit	AA	2,500	0.55	6.80	*	2.32	M	0-3 mths
National Australia Bank	National Australia Bank 1 Year Term Deposit	AA	2,500	0.55	6.80	*	2.32	M	0-3 mths
Select Access Investments	Titanium AAA	A+	2,000	0.47	5.81	6.62	1.85	H	0-3 mths
Bank of Queensland	Bank of Queensland Bond	BBB+	2,000	0.67	8.30	8.29	1.85	H	0-3 mths
Bank of Queensland	Bank of Queensland FRN	BBB+	2,000	0.50	6.21	5.71	1.85	H	0-3 mths
Short Term (3-12 mths)									
Bank of Queensland	Bank of Queensland 8 Months Term Deposit	BBB+	3,000	0.51	6.30	*	2.78	M	3-12 mths
Bendigo Bank	Bendigo Bank Term Deposit	BBB+	500	0.51	6.30	*	0.46	M	3-12 mths
AMP Credit Union	AMP Credit Union 1 Year Term Deposit	AAA	1,000	0.55	6.75	*	0.93	M	3-12 mths
Hunter United Employees Credit Union	HUE Credit Union 1 Year Term Deposit	AAA	1,000	0.53	6.59	*	0.93	M	3-12 mths
State Government Employees Credit Union	SGE Credit Union 13 Month Term Deposit	AAA	1,000	0.57	7.00	*	0.93	M	3-12 mths
Suncorp Metway	Suncorp Metway Bond	A+	2,007	0.65	8.06	8.05	1.86	H	3-12 mths
Southern Cross Credit Union	Southern Cross Credit Union 1 Year Term Deposit	AAA	1,000	0.52	6.45	*	0.93	M	3-12 mths
Wide Bay Australia Ltd	Wide Bay Australia 1 Year Term Deposit	BBB-	2,000	0.51	6.35	*	1.85	M	3-12 mths
AMP Credit Union	AMP Credit Union Term Deposit 1 Year	UNRATED	1,000	0.55	6.75	*	0.93	M	3-12 mths
Community First Credit Union	Community First Credit Union 13 Months Term Deposit	AAA	1,000	0.53	6.50	*	0.93	M	3-12 mths
Wide Bay Australia Ltd	Wide Bay Ltd 13 Months Term Deposit	BBB-	1,000	0.52	6.40	*	0.93	M	3-12 mths
AMP Bank	AMP Bank 13 Months Term Deposit	A	1,000	0.51	6.31	*	0.93	M	3-12 mths
AMP Bank	AMP Bank Term Deposit 13 Months	A	1,000	0.51	6.31	*	0.93	M	3-12 mths
Rural Bank	Rural Bank 13 Month Term Deposit	BBB	2,000	0.53	6.53	*	1.85	M	3-12 mths
Rural Bank	Rural Bank 18 Month Term Deposit	BBB	1,000	0.57	7.10	*	0.93	M	3-12 mths
Short - Medium Term (1-2 Years)									
St. George Bank	St. George Bank FRN	AA	3,738	0.44	5.46	4.90	3.46	H	1-2 yrs
ABN AMRO/Nomura	Phoenix Notes	A	2,000	0.58	7.10	7.70	1.85	H	1-2 yrs
UBS AG London	Longreach STIRM	A+	1,180	0.00	14.99	4.79	1.09	M	1-2 yrs
ANZ Bank	ANZ Sub FRN	AA-	2,977	0.48	5.89	6.33	2.76	H	1-2 yrs
Commonwealth Bank	Commonwealth Bank TCD FRN	AA	2,018	0.44	5.40	4.92	1.87	H	1-2 yrs
Westpac Bank	Westpac Subdebt	AA-	970	0.79	9.78	9.78	0.90	H	1-2 yrs
Rural Bank	Rural Bank 2 Year Term Deposit	BBB	2,000	0.55	6.82	*	1.85	M	1-2 yrs

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Issuer	Investment Name	Investment Rating	Invested @ 30th November 2010 \$000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
Medium Term (2-5 Years)									
HSBC Australia	HSBC MTN (Medium Term Notes)	AA-	4,000	0.59	7.27	7.49	3.71	H	2-5 yrs
ANZ Bank	ANZ Transferable Deposit	AA-	2,000	0.50	6.16	6.28	1.85	H	2-5 yrs
Investec Bank	Investec Term Deposit	BBB	3,000	0.60	7.46	7.05	2.78	H	2-5 yrs
Deutsche Bank	Deutsche Bank TCD FRN	A+	1,971	0.51	6.28	5.73	1.83	H	2-5 yrs
The Royal Bank of Scotland Australia Branch	The Royal Bank of Scotland Australia Branch FRN	A+	1,000	0.60	7.41	7.41	0.93	H	2-5 yrs
CBA/Helix Capital Jersey	Oasis Portfolio Note	CCC-	546	0.51	6.04	-10.98	0.51	H	2-5 yrs
HSBC Bank	Maple Hill 11	CCC-	3,000	0.54	6.65	7.74	2.78	H	2-5 yrs
St. George Bank	St. George Bank 3 Year Term Deposit	AA	3,000	0.57	7.10	*	2.78	M	2-5 yrs
Commonwealth Bank	Commonwealth Bank 3 Year Term Deposit	AA	3,000	0.57	7.00	*	2.78	M	2-5 yrs
Bank of Queensland	Bank of Queensland 3 Year Term Deposit	BBB+	1,000	0.57	7.00	*	0.93	M	2-5 yrs
Suncorp Bank	Suncorp Bank 3 Year Term Deposit	A+	1,000	0.60	7.40	*	0.93	M	2-5 yrs
St. George Bank	St George Bank Term Deposit 3 Year	AA	1,502	0.53	6.50	*	1.39	M	2-5 yrs
Westpac Bank	Westpac Bank 5 Year Term Deposit	AA	5,000	0.64	8.00	*	4.63	M	2-5 yrs
Suncorp Bank	Suncorp Bank 3 Year Term Deposit	A+	3,000	0.60	7.40	*	2.78	M	2-5 yrs
Suncorp Bank	Suncorp Bank 3 Year Term Deposit	A+	3,000	0.60	7.40	*	2.78	M	2-5 yrs
Bendigo Bank	Bendigo Bank FRN	BBB+	500	0.51	6.16	6.55	0.46	H	2-5 yrs
ANZ Bank	ANZ Sub FRN	AA-	2,987	0.48	7.41	8.06	2.77	H	2-5 yrs
ANZ Bank	ANZ Subdebt 2013	AA-	1,000	0.49	6.07	6.40	0.93	H	2-5 yrs
Long Term (5 Years+)									
ABN AMRO Bank London	CPDO PP	AA-	6,000	0.45	5.57	5.72	5.56	H	5 yrs +
TOTAL /WEIGHTED AVERAGE			92,646	6.23	7.13		85.88		
Matured/Traded Investments - Weighted YTD Average Return (%)					5.37				
Weighted Average Overall Return Year To Date (%)					6.10				
Benchmark Return: UBSWA Bank Bill Index(%)					4.89				
Variance From Benchmark (%)					1.21				

* Cannot be calculated with 100% accuracy

The weighted average return for the total portfolio (except Cash & TCorp) year to date was 6.10% compared to the benchmark of the UBS Bank Bill Index of 4.89%.

NSW Treasury Corp against the Long Term Growth Facility Trust

Issuer	Investment Name	Investment Rating	Invested @ 30th November 2010 \$000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
Short - Medium Term (1-2 Years)									
NSW Treasury Corp	KRGC Tcorp LTGF	UNRATED	1,971	-0.53	14.38	-0.35	1.83	M	1-2 yrs
TOTAL /WEIGHTED AVERAGE			1,971	-0.53	14.38		1.83		
Weighted Average Overall Return Year To Date (%)					14.38				
Long Term Growth Facility Trust (Annualised) (%)					13.07				
Variance From Benchmark (%)					1.31				

The return for TCorp year to date was 14.38% compared to the benchmark Long Term Growth Facility Trust of 13.07%.

Comments on Individual Investment Performance

Longreach Series 23 STIRM: This investment is a capital protected note with exposure to a short term interest rate yield enhancement strategy. The redeemable NAV of the notes is estimated at \$118.03 whereas at the end of last month it was \$118.66. An annualised year to date return on the investment is 14.99% and 4.79% since inception. General information on the fund is included in the monthly Noteholder Performance Report **attached**.

NSW Treasury Corporation: The investment was made in October 2006. This is a fund managed by the NSW Treasury Corporation which invests in a range of Australian shares 31%, international shares 31%, bonds, listed property and cash 38%. The fund's annualised return is 14.38% and is -0.35% since purchase.

Blackrock Diversified Credit Fund: In August 2008, Blackrock Investment Management informed Council of its decision to close the Blackrock Diversified Credit Fund. This action was taken due to the Cole Report recommending removal of the option for local councils to invest in managed funds. The fund was specifically created for and targeted towards NSW local councils' requirements. At that time Council had approximately \$9.5M invested in the fund.

Since then, the fund has been slowly winding down by selling its assets, however the illiquidity of markets over the past year or so has resulted in the wind down taking considerably longer than first anticipated.

In closing down the fund, BlackRock is required to conduct the sell down process in an orderly fashion to achieve the best possible outcome. Whilst liquidity has not improved dramatically, BlackRock has managed to sell down more of the portfolio.

BlackRock is still attempting to sell down the remaining portfolio which is comprised of largely domestic assets. The domestic credit markets are still highly illiquid and BlackRock will liquidate this portfolio at the earliest opportunity being cognisant of getting "reasonable" value for the securities sold. All the securities held within the portfolio will continue to pay coupons and BlackRock sees no further credit impairment of the portfolio.

There was no distribution in November 2010 and the balance of funds in Blackrock at the end of the month was \$750,315.

ABN AMRO CPDOs PP: This is an investment whose returns are based on trading credit default swap (CDS) contracts. Only contracts on investment grade organisations in the CDX (US) and ITraxx (Europe) indices are permissible. The risk to Council is that if enough of the companies default on their loan payment obligations, Council's regular payments of interest would be reduced or cease. In the event of this occurring (cash-out event), the note reverts to a risk free bond investment to guarantee principal on maturity.

CDOs: The risk of losing principal in a CDO is based on the number of defaults in the portfolio of debt obligations combined with weighting of the entity in the portfolio and the recovery rate of the entities that default. The following information is provided for Council's three CDOs:

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Maple Hill II

As a result of the global financial market crisis, in particular the collapse of Lehman Brothers, and the release of S&P CDO Evaluator 5.0 (a set of analytical tools that evaluates an entire CDO transaction), Maple Hill II was downgraded to CCC - from AA by S&P.

- Losses absorbed: 2.17%
- Losses remaining: 3.37%
- Recovery: Floating
- Portfolio: 139 (unequal weight)
- Credit events to date: 5 (Lehman Brothers, Fannie Mae, Freddie Mac, Idearc & CIT Group)
- Credit events supported: 11.5 average sized, assuming average 33% recovery
- Credit events remaining: 7 average sized, assuming average 33% recovery. The note can withstand 5% of the portfolio defaulting, after allowing for recoveries.
- Maturity: 20 December 2014

Oasis Portfolio Note

As a result of the global financial market crisis and in particular the collapse of Lehman Brothers, Oasis has been downgraded to CCC - from AAA by S&P.

- Losses absorbed: 3.48% (includes Ambac estimate for early November default)
- Losses remaining: For the AAA tranche 0.82%
- Recovery: Fixed Rate at 40%
- Portfolio: 118 reference entities (unequal weight and started with 120)
- Credit events to date: Lehman Brothers, Fannie Mae, Washington Mutual, Kaupthing Bank & CIT Group and Ambac Financial Group (awaiting official notification).
- Credit events originally supported: Variable = 14 minimum sized; 8.5 average weightings; 4 maximum sized
- Credit events remaining: Depends on the weighting of the credit event, 1 maximum size (1.5% exposure) or 2 more minimum size (0.5% exposure).
- Maturity: 04 September 2014

As this note has a 40% fixed recovery the default of Fannie Mae had a much larger impact on reducing the note's subordination. Fannie Mae and Kaupthing Bank each represented 1.50% of the references and Lehman Brothers was 1.25%, both Washington Mutual & CIT Group were 0.50%. The Ambac weighting is 0.53%.

The finalisation of the 2009/10 financial statements and application of AASB 139 (Financial Instruments – Recognition and Measurement) resulted in a write down of OASIS by \$1,454,325 due to impairment. The Standard requires a calculation of the present value of estimated future cash flows discounted at the financial asset's original effective interest rate rather than a straight write-down of its face value. Oasis is valued at \$545,675 after the impairment.

Council has written down its investment in Oasis to approximately 27.28% of the purchase price, the current carrying value is \$545,675. This accurately reflects the market value of the asset.

In early November the Oasis Note experienced a further credit event (default) in its reference portfolio, Ambac Financial Group, this entity is weighted at 0.53% of the portfolio and will cause an

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erosion of the subordination amount by around 0.30% so that the remaining protection will be at approximately 0.82% or \$7.9mm. Official notification and calculation has not been received at this point.

Titanium

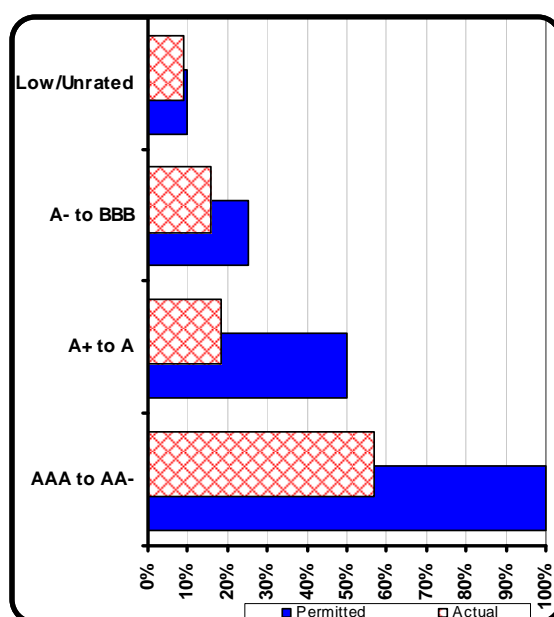
Following the release of S&P CDO Evaluator 5.0 (a set of analytical tools that evaluates an entire CDO transaction), Titanium was downgraded to A+ from AAA by S&P on 24 November 2009.

- Losses absorbed: 0.28%
- Remaining losses supported: 6.99%
- Recovery: Floating
- Portfolio: 125 names (unequal weight)
- Credit Events Supported: 13.6 average sized, assuming 33% recovery
- Credit Events Remaining: 13.0 average sized, assuming 33% recovery
- Credit Events Supported: 18.6 average sized, assuming the higher 51% recovery historically achieved by Deutsche Bank
- Credit Events Remaining: 17.8 average sized, assuming 51% recovery
- Credit events to date: Lear Corp, CIT Group and FGIC Corp
- Maturity: 14 December 2010

Allocation of funds

The following charts show the allocations of Council's investment funds by various categories:

- 1) **Credit Rating:** Actual level of investment compared to proportion permitted by policy.



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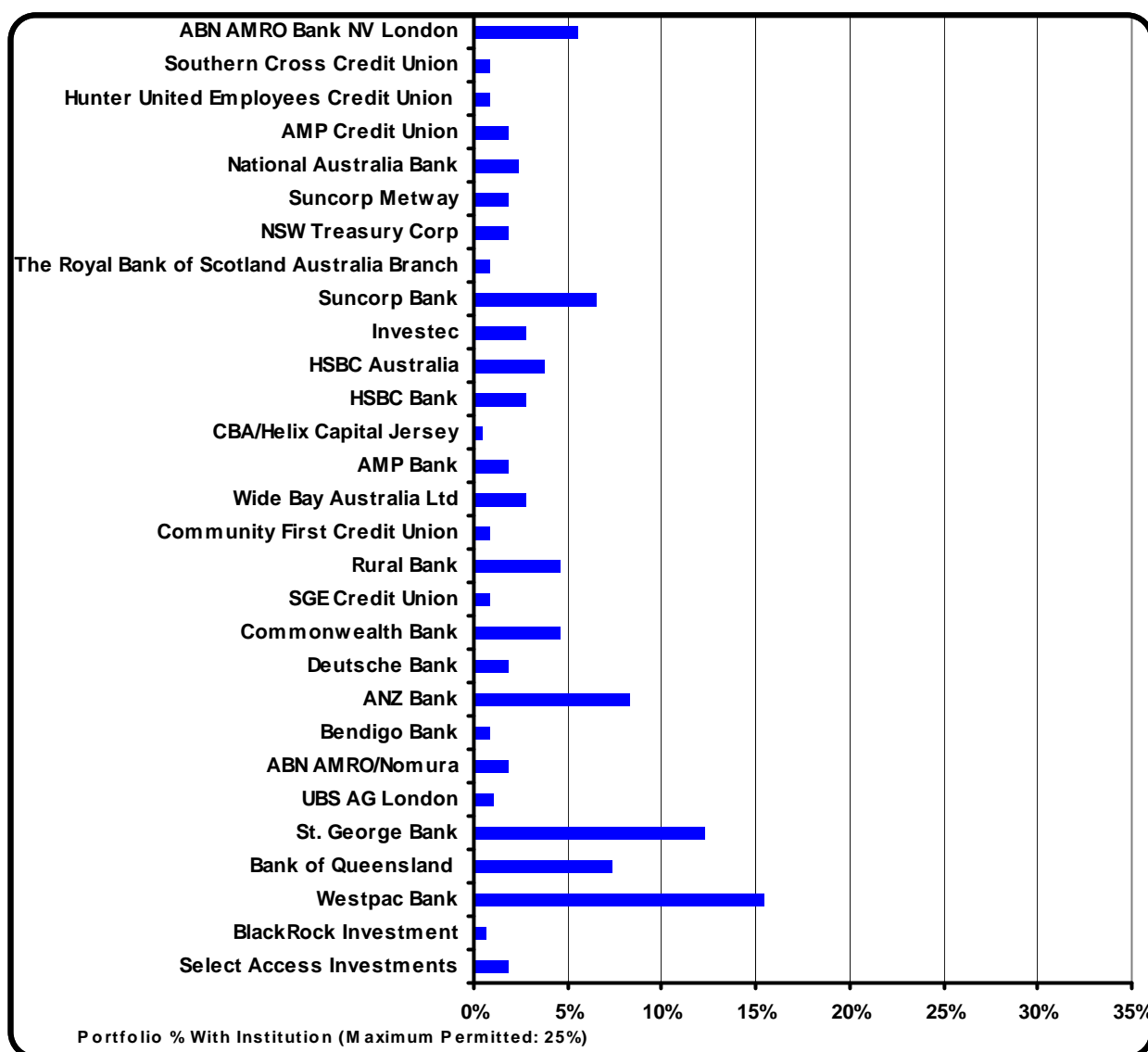
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Investment Rating - Proportion

AAA to AA-	56.97%
A+ to A	18.45%
A- to BBB	15.76%
Less than BBB	8.82%

2) Proportional Split of Investments by Investment Institution: Actual portion of investments by investment institutions.

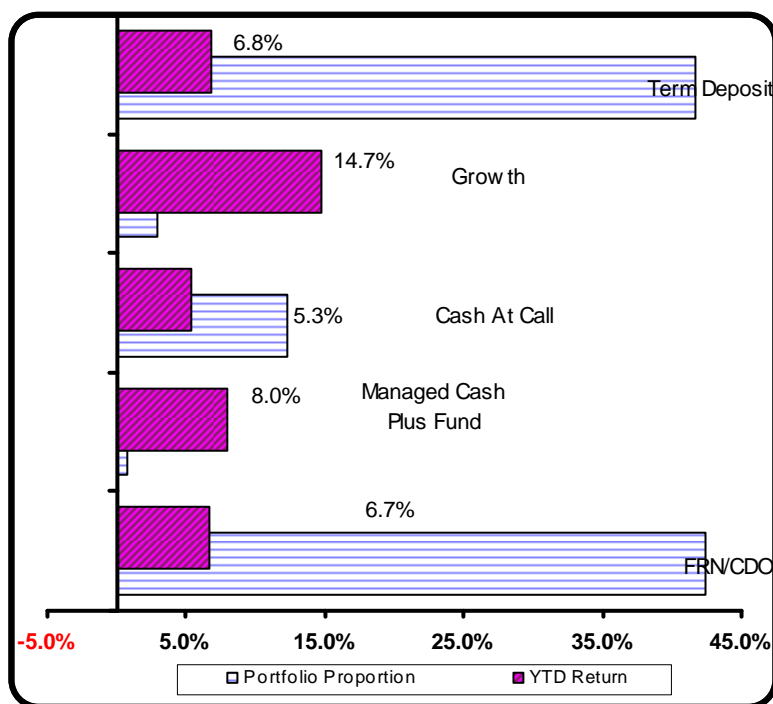
Council's Investment Policy requires that the maximum proportion of its portfolio invested with any individual financial institution is 25%.



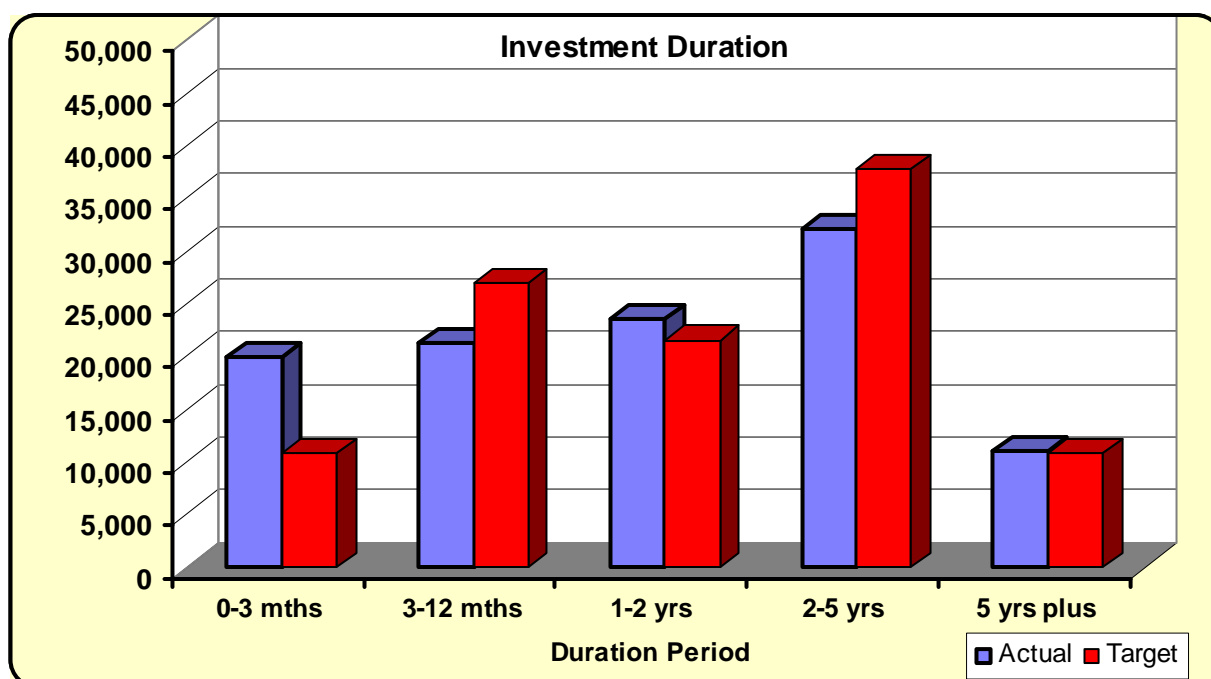
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- 3) **Investment type and YTD return:** Actual proportion of investments by type and year to date return.



- 4) **Duration:** Strategic allocation of investments by duration.



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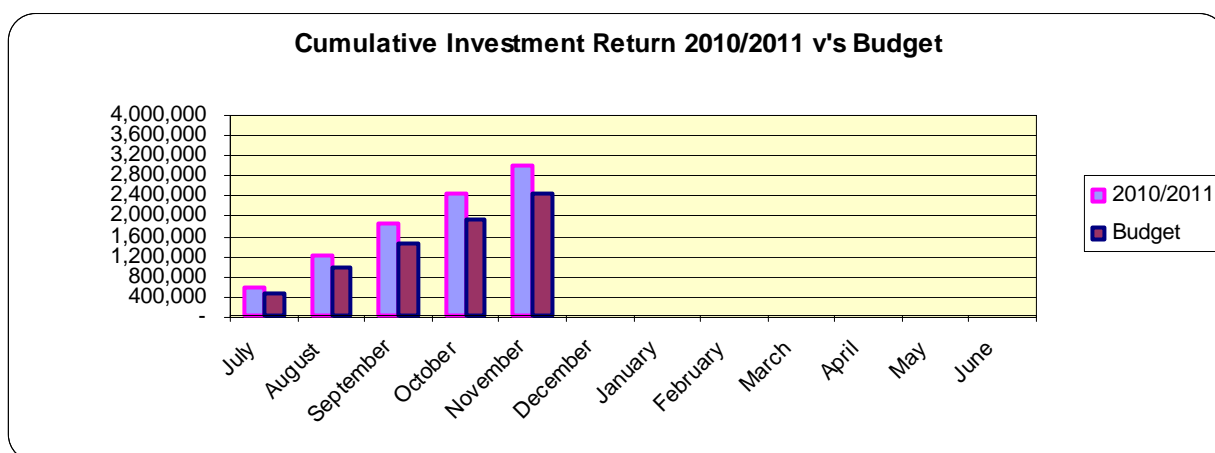
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Cumulative Investment Return

The following table shows Council's total return on investments for November and financial year to date, split into capital and interest components and compared to budget:

\$000's	Month	Financial YTD
Interest	545	2,989
Cap Gain	13	273
Cap Loss	-19	-274
Net Return	539	2,988
Budget	488	2,439
Variance	51	549

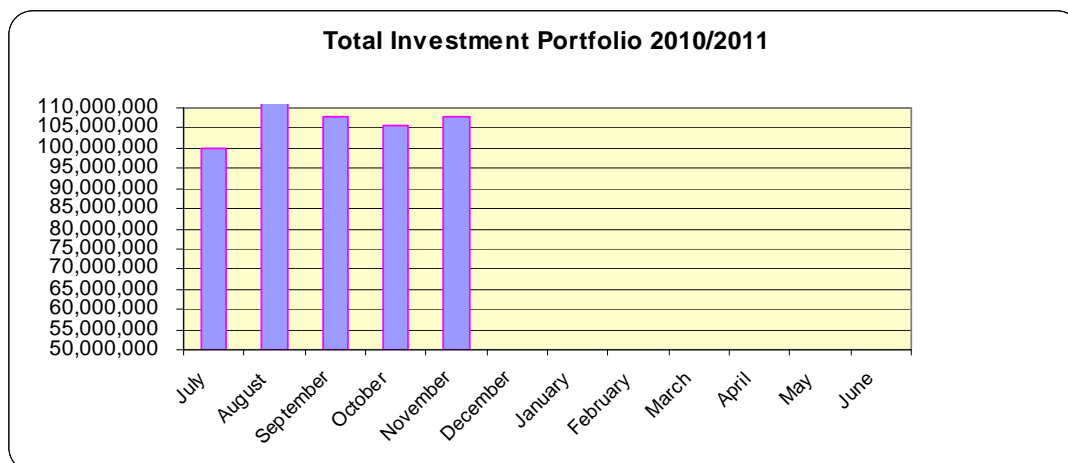
At the end of November 2010, the net return on investments totalled \$2,988,000 against a budget of \$2,439,000, giving a positive variance for the year of \$549,000.



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6 December 2010**Total Investment Portfolio**

The following chart compares the year to date investment portfolio balances for 2010/2011.



During November 2010 Council's investment portfolio increased by \$60,107.

Some key points in relation to investments and associated markets during November are:**International Market**

- November saw a reversal of October's upward momentum in the price of risky assets. Ongoing concerns regarding the financial positions of various European sovereigns coupled with concerns that China was slowing saw flows into the USD and gold as safe havens out of risky assets.
- Early November was relatively upbeat as markets responded positively in hope that the second wave of Quantitative Easing (QE2) would bring relief for investors, QE2 describes the U.S. Fed's on market activities in buying bonds to drive up prices and therefore bring down yields to encourage lending and activity as well as investments in riskier assets.
- China continued to attempt to arrest its potential lending bubble by requiring banks to maintain larger capital holdings. These actions spurred fears that interest rate tightening could be close at hand – the subsequent risk that the China growth story could be tapering exerted downward pressure on the Australian dollar after it reached its post float high in early November of 1.0183 against the USD.
- In the US, house prices dropped for the third consecutive month (data from September) as tax incentives dried up and there was an increase in foreclosure sales. The US consumer there, as in Australia, is heavily affected by the wealth effect of house prices so the outlook for private sector growth there is dubious.

Domestic Market

- After the relatively surprising decision by the RBA to move the cash rate up to 4.75%, Glenn Stevens the RBA Governor, came out to say that policy settings were now set at appropriate

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levels in the near term. The combination of the banks adding to the tightening by upping mortgage rates beyond the RBA's increase as well as slightly softer economic data and sovereign concerns saw the market pull back its expectations for further rate rises in 2011. This caused the rate curve to steepen as long end rates factored in inflation fears whilst the short end held firm.

- On the domestic inflation front the RBA revised down its CPI forecast for this year to 2.5% right in the middle of its targeted range.
- The Australian consumer showed some resilience with November down slightly but still positive – this is expected to trend lower in the coming months as rate rises (particularly mortgage rates) and cost of living increases flow through.
- Australian GDP for the September quarter came in at 0.2% against a market expectation of 0.4%. This resulted in annual rate of 2.7% weighed down by the softer activity in the mining sector which couldn't be offset by consumer activity or housing investment. Forecasts have GDP in 2011 annualising at around 3 ¾% with 4% expectations beyond that.
- The AUD was weaker against the strengthening USD but rallied on a trade weighted basis over the month.

CONSULTATION

None undertaken or required.

FINANCIAL CONSIDERATIONS

The budget for interest on investments for 2010/2011 is \$5,853,000. Of this amount approximately \$3,686,800 is restricted for the benefit of future expenditure relating to developers' contributions, \$1,166,200 transferred to the internally restricted Infrastructure & Facility Reserve, and the remainder of \$1,000,000 is available for operations.

At the end of November 2010, the net return on investments totalled \$2,988,000 against a budget of \$2,439,000, giving a positive variance for the year of \$549,000.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

None undertaken or required.

SUMMARY

As at 30 November 2010:

- Council's total investment portfolio is \$107,879,785. This compares to an opening balance of \$107,819,678 as at 1 July 2010, an increase of \$60,107.

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- Council's year to date net return on investments (interest and capital) totals \$2,988,000. This compares to the year to date budget of \$2,439,000, giving a positive variance of \$549,000.
- The weighted average return for the total portfolio (except Cash & TCorp) year to date was 6.10% compared to the benchmark of the UBSWA Bank Bill Index of 4.89%.

RECOMMENDATION

- A. That the summary of investments and performance for November 2010 be received and noted.
- B. That the Certificate of the Responsible Accounting Officer be noted and the report adopted.

Tony Ly
Financial Accounting Officer

Tino Caltabiano
**Manager Finance &
Responsible Accounting
Officer**

John Clark
Director Corporate

Attachments: **Investments arranged by Longreach Capital Markets and held by Ku-ring-gai Council - Valuation 30 November 2010 - 2010/235106**

Longreach Global Capital Pty Limited
 ABN: 27 080 373 762
 AFSL: 247 015
 Phone: (02) 9241-1313
 Email: info@longreachcp.com.au

Investments arranged by Longreach Capital Markets and held by
 Ku-ring-gai Council
 Valuation Date 30-Nov-10



Email to: tly@kmc.nsw.gov.au

Capital Protection Status Issue Description	Maturity Date	Issuer Calculation Agent	S+P Rating	Principal Outstanding:	NAV:	Issue Status	Allocation to active asset Class	Comment
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Capital Protection at Maturity

Series 23 5 year Capital Protected Short Term Interest Rate Model (STIRM)	10-Feb-12	UBS AG, London Branch UBS AG, London Branch	A+/Stable	\$1,000,000	118.03000 Hold to Maturity	Exposed to Active asset class	100	Hold to Maturity NAV. Exit price available upon request
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Important Information

Unless otherwise indicated, the valuations in this report represent the mid point valuations provided by the Calculation Agent and do not take into account any unpaid fees due on the issue or any other costs that the issuer may charge by way of a bid/offer spread to buy back the stock. Redemption prices can be obtained from Longreach Global Capital Pty Limited.

All issues can be redeemed early. Issues identified as Capital Protected At Maturity will be subject to market prices at that time and redemption prices may be below par.

Issues that have been fully delevered will not pay any further interest. Other issues still may pay interest, subject to the issue's terms and conditions. Please refer to issue documentation for more information.

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DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	26 CARNARVON ROAD, ROSEVILLE - ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
WARD:	Roseville
DEVELOPMENT APPLICATION N^o:	806/10
SUBJECT LAND:	26 Carnarvon Road, Roseville
APPLICANT:	BR Building Service
OWNER:	Mr Liang Yong Zhou and Mrs Jenny Hong Huan Wang
DESIGNER:	Colin (Cai) Yao
PRESENT USE:	Residential dwelling
ZONING:	Residential 2(a)
HERITAGE:	No
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	KPSO, DCP 38 - Residential Design Manual, DCP 40 - Waste Management, DCP 43 - Car parking, DCP 47 - Water Management, DCP 56 - Notification,
COMPLIANCE WITH CODES/POLICIES:	No
GOVERNMENT POLICIES APPLICABLE:	SEPP 1 – Development Standards, SEPP 55 – Remediation of Land, SEPP Building Sustainability Index (2004), SREP (Sydney Harbour Catchment) 2005
COMPLIANCE WITH GOVERNMENT POLICIES:	No
DATE LODGED:	3 November 2010
40 DAY PERIOD EXPIRED:	13 December 2010
PROPOSAL:	Alterations and additions to existing dwelling
RECOMMENDATION:	Approval.

Item 2

DEVELOPMENT APPLICATION N^o	806/10
PREMISES:	26 CARNARVON ROAD, ROSEVILLE
PROPOSAL:	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
APPLICANT:	BR BUILDING SERVICE
OWNER:	MR LIANG YONG ZHOU AND MRS JENNY HONG HUAN WANG
DESIGNER	COLIN (CAI) YAO

PURPOSE FOR REPORT

To determine Development Application No.0806/10, which is for alterations and additions to an existing dwelling house.

The application is required to be determined by full Council in accordance with the requirement of the Department of Planning, where there is a variation to a development standard of 10% or greater.

Council's attention is directed to the attached planning circular PS 08-014 from the NSW Department of Planning concerning the determination by Council of Development Applications where a variation to a development standard is sought under the provisions of SEPP No. 1

The circular requires all development applications which involve a variation greater than 10% under the provisions of SEPP No. 1 to be determined by full Council.

EXECUTIVE SUMMARY

Issues:	SEPP 1 – Built upon area
Submissions:	No
Land & Environmental Court Appeal:	No
Recommendation:	Approval

HISTORY

Site history:

BA84/00626	Building Application for a tennis court was approved on 25 July 1984.
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Current application history:

3 November 2010	Application lodged.
12 November – 26 November 2010	Application was notified. No submissions received.
12 November 2010	Council requested details of the proposed render colour.
16 November 2010	Applicant submits colour sample.

Item 2

22 November 2010	Site inspection undertaken.
22 November 2010	Council requests a SEPP 1 objection for built upon area non-compliance.
25 November 2010	Applicant submits SEPP 1 objection.

THE SITE AND SURROUNDING AREA

Zoning:	Residential 2(a)
Visual Character Study Category:	1945 - 1968
Lot Number:	B
DP Number:	337974
Area:	1014.5m ²
Side of Street:	Southern
Cross Fall:	East to West
Stormwater Drainage:	To Carnarvon Road
Heritage Affected:	No
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	Yes – Sydney Turpentine Ironbark Forest (no impacts).
Urban Bushland:	No
Contaminated Land:	No

SITE DESCRIPTION

The site

The site is legally described as Lot B within DP 337974 and is known as 26 Carnarvon Road, Roseville. The site is irregular in shape, with an area of 1014.5m². The site has a splayed frontage of 15.85 metres, an eastern boundary depth of 66.14 metres and a western boundary depth of 64.95 metres. The rear boundary is also splayed with a width of 15.63 metres. The site is situated on the high side of the street and has a gentle cross fall from east to west.

The site accommodates a part one and part two storey dwelling house with vehicular access being obtained from Carnarvon Road adjacent to the eastern side boundary. The garage is located beneath the dwelling house and forms the two storey element of the dwelling. Other site works include pathways, extensive stone paving at the rear of the dwelling and a tennis court at the rear of the site.

Surrounding development:

The adjoining property to the east, 28 Carnarvon Road, contains a two storey dwelling house. The property to the west, 24 Carnarvon Road, contains a single storey dwelling house.

THE PROPOSAL

The proposal is for minor alterations and additions to the existing dwelling as follows:

- demolition of internal walls and internal reconfiguration to enlarge existing bedrooms

Item 2

- three new window openings in the western elevation associated with two ensuites and bathroom
- enlargement of existing north facing (rear) windows and addition of awnings above
- rear addition in the north-eastern corner of the site forming enlarged family room above an existing outdoor paved area
- rendering and painting of external walls
- new roof

CONSULTATION - COMMUNITY

In accordance with Development Control Plan 56 - Notification, owners of adjoining properties were given notice of the application. No submissions were received.

STATUORY PROVISIONS

State Environmental Planning Policy (SEPP) No. 1 – Development Standards

Clause 60C of the KPSO states that the maximum built-upon area of land on which a dwelling house is proposed to be erected or extended is 60%.

The existing built-upon area of the site is 792m² or 78% of the total site area. The applicant seeks to retain the existing built-upon area. Accordingly, a SEPP No. 1 objection has been lodged which is considered below.

State Environmental Planning Policy No. 55 - Remediation of Land

The provisions of SEPP 55 require consideration of 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.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A valid BASIX certificate has been submitted with the application (Certificate No. A98394, dated 31 October 2010).

SREP (Sydney Harbour Catchment) 2005

Matters for consideration under SREP 2005 include biodiversity, ecology and environmental protection, public access to and scenic qualities of foreshores and waterways, maintenance of views, control of boat facilities and maintenance of a working harbour. The proposal is not in close proximity to or within view of a waterway or wetland and is considered satisfactory.

Ku-ring-gai Planning Scheme Ordinance

Permissibility

The site is zoned Residential 2(a). The proposed works, being alterations and additions to an existing dwelling, are permissible with development consent pursuant to Clause 23(b) of Ku-ring-gai Planning Scheme Ordinance.

Item 2

Part A: Development Standards

COMPLIANCE TABLE KPSO		
Development Standard	Proposals Numeric Compliance	Complies
Site Area: 1014.5m ²		
Building Height 8m (max)	3.0m	YES
Built-Upon Area 60%{608.7m ² }(max)	78% (792m ²) (as existing)	NO

State Environmental Planning Policy (SEPP) No. 1 – Development Standards

Clause 60 of the KPSO states that the maximum built upon area is 60% of the site area. The proposed development has a built-upon area of 78% and exceeds the maximum built-upon area permitted. The non-compliance is due to the presence of an existing tennis court at the rear of the site. Accordingly, a SEPP No. 1 objection is required.

whether the planning control is a development standard

The limit on built-upon area for land zoned Residential is 60% prescribed under Clause 60C of the KPSO. As the KPSO is a statutory planning instrument, this control is a development standard as defined under Section 4 of Environmental Planning & Assessment Act, 1979.

the underlying objective or purpose behind the standard

There is no specific underlying objective or purpose identified with respect of clause 60C of the KPSO.

However, it is considered the underlying objectives behind the standard would be:

- to ensure that development provides for sufficient soft landscape area for planting and retention of large canopy trees in scale with proposed development
- to ensure amenity is maintained to surrounding properties and future occupants by limiting the extent of built form on site
- to achieve consistency with the principles of ecologically sustainable development

The proposal is considered to be consistent with the underlying purpose of the control. The proposal maintains the existing built –upon area of site and does not result in a further breach of the standard. The proposal does not result in any adverse amenity impacts upon adjoining properties.

whether compliance with the development standard is consistent with the aims of the policy and, in particular, whether compliance with the development standard hinders the attainment of the objectives specified under Section 5(A)(i), (ii), (iii) and (iv) of the Environmental Planning and Assessment Act 1979

The aim of SEPP 1 is to:

Provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular

Item 2

case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in Section 5(a) (i) and (ii) of the Act.

In this regard, the objectives of Section 5(a)(i) and (ii) of the Act are:

(a) To encourage:

1. *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;*
2. *the promotion and co-ordination of the orderly and economic use and development of land.*

The non-compliance with the development standard is considered to be consistent with the aims of SEPP 1 as it is unreasonable and unnecessary in this instance (as discussed in detail below) to comply with the requirement. In this particular circumstance, compliance with the development standard would hinder the attainment of the objectives specified in Section 5(a) (i) and (ii) of the Act.

whether compliance with the development standard is unreasonable or unnecessary in the circumstances of the case

The applicant submits that strict compliance with the maximum built-upon area control is both unreasonable and unnecessary for the following reasons:

- *based on the definition of built upon area under the KPSO, the existing built upon area will not be increased, as the proposed rear addition will be built on the existing paved area, which is part of the hard surface recreation of the site*
- *the bulk and scale of the proposed rear addition do not dominate the natural landscape, existing streetscape, nor adversely impacts on the tree canopy*
- *the proposed development does not result in the reduction of the soft landscaped area on site*
- *the additional area will not result in any unreasonable adverse impacts on the amenity of the adjoining dwellings in terms of overshadowing, loss of privacy and views and character of the streetscape*

It is considered unnecessary in this circumstance to comply with the development standard as no increase in the existing built upon area is proposed and no changed or adverse impacts will result from the proposal.

whether the objection is well founded

In considering the SEPP 1 objection, including the arguments raised by the applicant, it is considered the objection is well founded and the development will achieve the underlying objectives of the control. It is also concluded that strict compliance with the prescribed development standard would unnecessarily hinder the attainment of the objectives specified by Section 5(a) (i) & (ii) of the EP&A Act, 1979.

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Aims and Objectives for Residential Zones

The development is considered to have satisfied the relevant aims and objectives for residential development as outlined by Schedule 9. The proposal is considered to be an appropriate form of development which, despite the non-compliances with built form requirements of the DCP, does not result in any adverse impacts upon adjoining properties or the streetscape.

POLICY PROVISIONS

Development Control Plan No. 38 – Ku-ring-gai Residential Design Manual

Development Control	Proposals Numeric Compliance	Complies
4.1 Streetscape:		
Building Setbacks (s.4.1.3) Front Setback: 14m Ave -75% front elevation 12m (min) – 25% front elevation Side Setback: Ground Floor: 2.0m(min) Rear Setback: 12m (min)	7.4m(existing) 1.13m from eastern boundary 36m	YES NO (existing) YES
Front Fences (s.4.1.5) Height: 1.0m(max) 1.2m if visually transparent	None proposed	N/A
Side & Rear Fences (s.4.1.5)	None proposed	N/A
4.2 Building Form:		
FSR (s.4.2.1) 0.338:1 (max 342.9m²)	0.20:1 (205m ²)	YES
Height of Building (s.4.2.2) 2 storey (max) 7m (site <20° slope)	Two storey and 3.0m	YES
Building Height Plane (s.4.2.3) 45° from horizontal at any point 3m above boundary	Complies	YES
Roof Line (s.4.2.6) Roof Height (5m – single storey) (3m – two ⁺ storey) Roof Pitch 35° (max)	3.282m 20°	YES YES
Built-Upon Area (s.4.2.7) 52% (527.54m ²) (max)	78% (792m ²)	NO (existing)
Unrelieved wall length (s.4.2.8) 12m (min) 8m min if height above 4m	16.17m eastern 9.12m western (existing)	NO YES
Additions and alterations (s.4.2.9)		
Matching external finishes to existing	Rendered walls proposed, timber windows and tile roofing	YES

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Development Control	Proposals Numeric Compliance	Complies
Solar Access (4.2.11) 4h solar access to adjoining properties between 9am to 3pm	Proposed results in an increased shadow impact upon 24 Carnarvon Road at 9am and 28 Carnarvon Road at 3pm. These properties will receive compliant solar access.	YES
Cut and Fill (s4.2.14)		
max cut 900mm	<900mm	YES
max cut & fill across building area of 1800mm and 900mm	<900mm	YES
no cut or fill within side setbacks	Cut for footings within side setback	NO
External Finishes (4.2.15) Harmonise with natural environment and low reflective finish	Rendered brick, painted timber windows and doors with tile roof.	YES
4.3 Open Space & Landscaping:		
Soft Landscaping Area (4.3.3) 48% (486.96m ²) (min)	20% (202.9m ²)	NO (existing)
Tree Replenishment (s.4.3.6) 7 Trees Required	1 tree via condition	NO
max cut or fill 500mm relative to natural ground	No change to landscape levels	YES
no cut & fill within 2m of boundary	No change to landscape levels	YES
Useable Open Space (s.4.3.8) Min depth 5m and min area 50m ²	Rear paving 41m ² plus tennis court	YES
4.4 Privacy and Security:		
Visual Privacy (s4.4.1)	Complies	YES
Acoustic Privacy (s4.4.2)	Complies	YES
Safety and Security (s4.4.3)	Complies	YES

Design Elements – Streetscape (Part 4.1)

Side Setback

The ground floor setback requirement is 2.0 metres. The proposed addition is set back 1.13 metres from the eastern side boundary and does not comply with the control. The existing dwelling is also set back 1.13 metres from the eastern boundary. The proposed addition has a length of 3.91 metres and maintains the existing setback of the dwelling. The set back is considered acceptable in this circumstance for the following reasons:

- the proposal does not contain any fenestration within the eastern elevation
- the addition aligns with the garage of the adjoining property and does not impact upon any habitable rooms
- the addition has a height of 3.0 metres and does not result in an excessive bulk or scale
- there are no amenity impacts as a result of the non-complying setback
- the proposed extension is not visible from the street

Design Elements – Building Form (Part 4.2)

Built upon area

DCP 38 specifies a maximum built upon area of 52% (527.54m²). The site has an existing built upon area of 78% which, as indicated below, is due to an existing tennis court at the rear of the site. The proposal does not seek to alter the existing built upon area on site and therefore is considered acceptable.

Unrelieved wall length

The proposal will result in the eastern elevation having an unrelieved wall length of 16.17 metres. The existing wall length is 12.26 metres and the proposal includes a 3.91 metres extension. The proposed extension will align with the existing garage of 28 Carnarvon Road and will therefore not be visible from the street. The proposal despite the non-compliance is not considered to result in any adverse bulk and scale impacts given it is single storey in scale and is screened predominantly from view due to the built form on the adjoining property.

Cut and fill

The proposal includes minor excavation (less than 500mm) for footings within the reduced side setback. The proposed excavation within the side setback will not result in any adverse impacts upon the adjoining property and is considered satisfactory.

Open space and landscaping (Part 4.3)

Soft landscape area

The control requires a minimum soft landscape area of 48% (486.96m²). The proposal has an existing soft landscape area of 202.9m² or 20% and does not comply with the control. The proposal does not seek to remove any existing soft landscape area. The proposed addition is located upon an existing paved area. Due to the existing tennis court and paved areas, there is little scope to provide reinstatement of existing soft landscaping.

Tree replenishment

The control requires seven (7) trees capable of attaining a minimum height of 13 metres to be provided. The site has a soft landscape area of 202.9m² and built upon area of 792m². The existing tennis court on site restricts its ability to accommodate the required number of trees.

The existing soft landscaped area is located within the front setback which is bisected by a pathway limiting its ability to accommodate canopy trees: The side setbacks are too narrow to accommodate canopy trees.

Given these constraints Council's Landscape Assessment Officer indicated there was only sufficient area to accommodate two canopy trees representative of the Sydney Turpentine Ironbark Forest in the front set back area (**Condition 7**).

Development Control Plan 40 – Construction and Demolition Waste Management.

The applicant has submitted a waste management plan which could comply with DCP 40, subject to conditions of consent.

Development Control Plan 43 – Car Parking Code

The existing car parking arrangement is compliant with DCP 43.

Development Control Plan 47 – Water Management

The proposal has been considered in accordance with DCP 47.

LIKELY IMPACTS

The above assessment demonstrates that the proposal will not have any adverse impacts upon any adjoining properties or the environment in general.

SUITABILITY OF THE SITE

The site is zoned Residential and the proposed alterations and additions are considered to be complementary to the existing dwelling and streetscape. The site is considered suitable to accommodate the proposed alterations and additions to the dwelling.

PUBLIC INTEREST

The proposal has been assessed against the relevant environmental planning instruments and is deemed to be acceptable and in the public interest.

CONCLUSION

This application has been assessed under the heads of consideration of Section 79C of the Environmental Planning and Assessment Act 1979 and all relevant instruments and policies.

The proposal is considered to be generally consistent with the relevant Council statutory and policy controls. Where strict compliance has not been achieved, the proposal has been considered with respect of the expected control outcomes and is considered to be acceptable.

RECOMMENDATION

That Council, as the consent authority, is of the opinion that the objection under State Environmental Planning Policy No.1 – Development Standards to clause 60C of the Ku-ring-gai Planning Scheme Ordinance in respect of the built upon area development standard is well founded. Council is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case.

AND

Item 2

That Council, as the consent authority, being satisfied that the objection under SEPP No. 1 is well founded and also being of the opinion that the granting of consent to DA0806/10 is consistent with the aims of the Policy, grants development consent to DA0806/10 for alterations and additions to the existing dwelling at 26 Carnarvon Road, Roseville, for a period of five (5) years from the date of the Notice of Determination, subject to the following conditions:

CONDITIONS THAT IDENTIFY APPROVED PLANS:

1. Approved architectural plans and documentation (alterations and additions)

The development must be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	Drawn by	Dated
DRW 1/7 Site & site Analysis Plan and Concept Stormwater Plan	BR Building Service Pty Ltd	07.10.10
DRW 3/7 Proposed Floor Plan	BR Building Service Pty Ltd	07.10.10
DRW 4/7 South & North Elevations	BR Building Service Pty Ltd	07.10.10
DRW 5/7 East & West Elevations	BR Building Service Pty Ltd	07.10.10
DRW 6/7 Section A-A	BR Building Service Pty Ltd	07.10.10
DRW 7/7 Soil and Water Management Plan	BR Building Service Pty Ltd	07.10.10

Document(s)	Dated
Schedule of Materials and Finishes prepared by BR Building Service Pty Ltd	Received by Council 3 November 2010

Reason: To ensure that the development is in accordance with the determination.

2. Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination.

3. No demolition of extra fabric

Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is

shown to be retained.

Reason: To ensure compliance with the development consent.

CONDITIONS TO BE SATISFIED PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION:

4. Road opening permit

The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a road opening permit being obtained from Council (upon payment of the required fee) beforehand.

Reason: Statutory requirement (Roads Act 1993 Section 138) and to maintain the integrity of Council's infrastructure.

5. Notice of commencement

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

6. Sediment controls

Prior to any work commencing on site, sediment and erosion control measures shall be installed along the contour immediately downslope of any future disturbed areas.

The form of the sediment controls to be installed on the site shall be determined by reference to the 'NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction'. The erosion controls shall be maintained in an operational condition until the development activities have been completed and the site fully stabilised. Sediment shall be removed from the sediment controls following each heavy or prolonged rainfall period.

Reason: To preserve and enhance the natural environment.

7. Canopy replenishment trees to be planted

Two (2) canopy replenishment trees representative of the Sydney Turpentine Ironbark Forest such as a *Angophora costata* (Sydney Redgum) or *Syncarpia glomulifera* (Turpentine) shall be provided within the front setback. The trees shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. If the trees are found faulty, damaged, dying or dead it shall be replaced with the same species.

Reason: To maintain the treed character of the area.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE:

8. Long service levy

In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council.

Reason: Statutory requirement.

9. Builder's indemnity insurance

The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE OR PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION (WHICHEVER COMES FIRST):

10. Infrastructure restorations fee

To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:

- a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.

- c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
- d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.
- e) In this condition:

“Council Property” includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place; and

“Infrastructure Restoration Fee” means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

Reason: To maintain public infrastructure.

CONDITIONS TO BE SATISFIED DURING THE DEMOLITION, EXCAVATION AND CONSTRUCTION PHASES:

11. Prescribed conditions

The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- The work must be carried out in accordance with the requirements of the Building Code of Australia
- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

Reason: Statutory requirement.

12. Hours of work

Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12 noon Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon 1.00pm.

Where it is necessary for works to occur outside of these hours (ie) placement of concrete for large floor areas on large residential/commercial developments or where building processes require the use of oversized trucks and/or cranes that are restricted by the RTA from travelling during daylight hours to deliver, erect or remove machinery, tower cranes, pre-cast panels, beams, tanks or service equipment to or from the site, approval for such activities will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

Note: Failure to obtain a permit to work outside of the approved hours will result in on the spot fines being issued.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

13. Approved plans to be on site

A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

Reason: To ensure that the development is in accordance with the determination.

14. Statement of compliance with Australian Standards

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plan and the statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of any works.

Reason: To ensure compliance with the Australian Standards.

15. Site notice

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted
- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer
- be durable and weatherproof
- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

16. Use of road or footpath

During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

17. Recycling of building material (general)

During demolition and construction, the Principal Certifying Authority shall be satisfied that building materials suitable for recycling have been forwarded to an appropriate registered business dealing in recycling of materials. Materials to be recycled must be kept in good order.

Reason: To facilitate recycling of materials.

18. Road reserve safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where

Item 2

public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

Reason: To ensure safe public footways and roadways during construction.

19. Services

Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants' full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

20. Erosion control

Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

21. Drainage to existing system

Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in accordance with AS3500.3 (Plumbing Code) and the BCA. No stormwater runoff is to be placed into the Sydney Water sewer system. If an illegal sewer connection is found during construction, the drainage system must be rectified to the satisfaction of Council and Sydney Water.

Reason: To protect the environment.

22. No storage of materials beneath trees

No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

Reason: To protect existing trees.

23. Removal of refuse

All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

24. On site retention of waste dockets

All demolition, excavation and construction waste dockets are to be retained on site, or at suitable location, in order to confirm which facility received materials generated from the site for recycling or disposal.

- Each docket is to be an official receipt from a facility authorised to accept the material type, for disposal or processing.
- This information is to be made available at the request of an Authorised Officer of Council.

Reason: To protect the environment.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:

25. Compliance with BASIX Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. A98394 and dated 31 October 2010 have been complied with.

Reason: Statutory requirement.

26. Completion of landscape works

Prior to the release of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the planting of canopy trees within the front setback, have been undertaken in accordance with the approved plan(s) and conditions of consent.

Reason: To ensure that the landscape works are consistent with the development consent.

27. Infrastructure repair

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council Development Engineer and at no cost to Council.

Reason: To protect public infrastructure.

K Munn
Executive Assessment Officer

S Garland
Team Leader
Development Assessment - South

C Swanepoel
Manager
Development Assessment Services

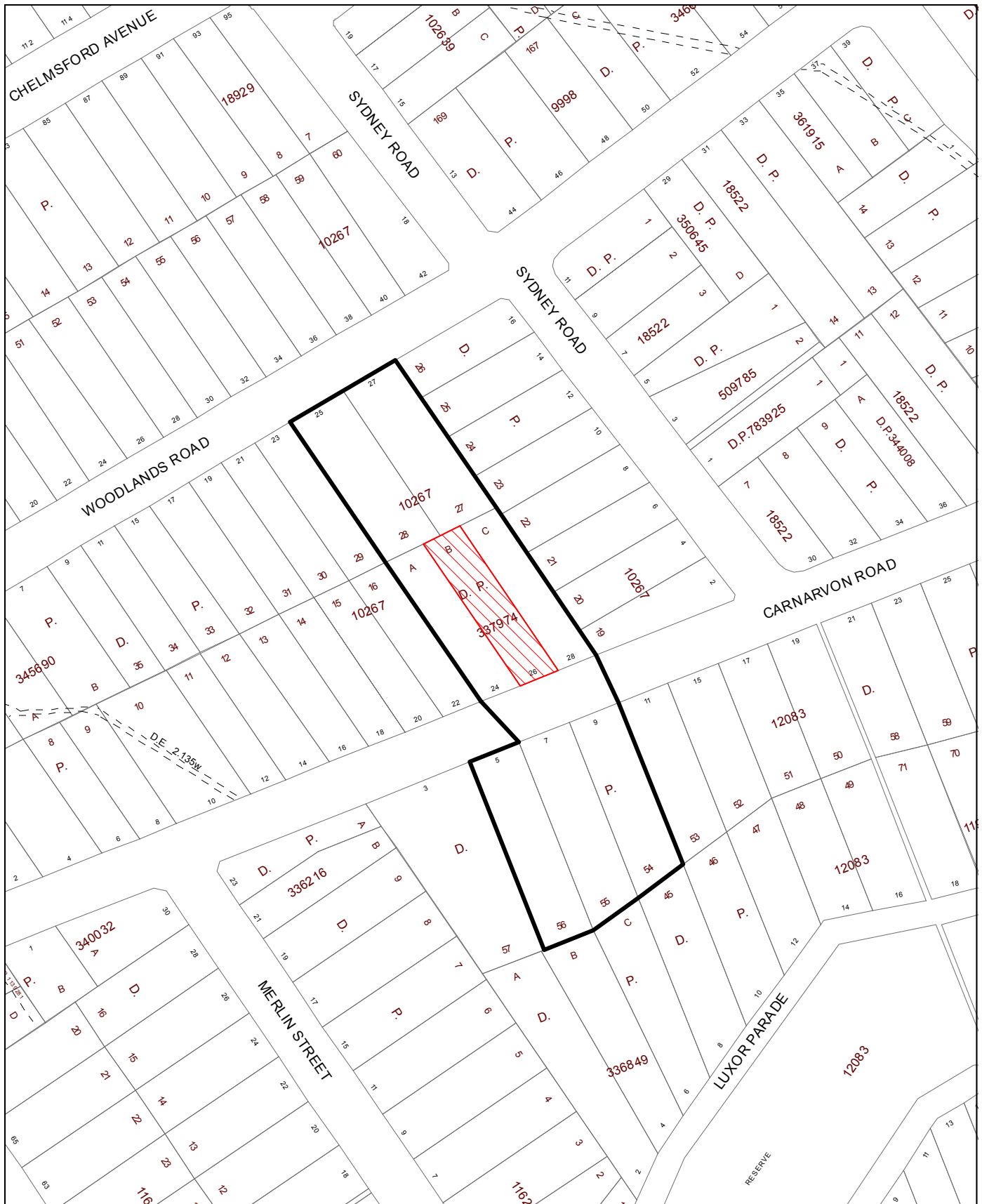
M Miocic
Director
Development & Regulation

- Attachments:**
1. Locality sketch – 2010/234594
 2. Zoning Map – 2010/234596
 3. Survey – 2010/234655
 4. Site plan – 2010/234656
 5. Floor plans – 2010/234661
 6. Elevations – 2010/234662
 7. Sections – 2010/234664
 8. DOP Circular PS08-014 - 2010/234693

LOCATION SKETCH

26 Carnarvon Road, ROSEVILLE

DEVELOPMENT APPLICATION No. 0806/10



NORTH

DATE: 26/11/2010

Metres
0 5 10 20 30 40 50

No Written Response

- ▲ AGREEMENT
- OBJECTION
- ▣ PETITION
- SUBMISSION



SUBJECT LAND



HERITAGE ITEM



CIRCULATED AREA

**Ku-ring-gai
Council**



Ku-ring-gai Planning Scheme Zoning Extract

26 Carnarvon Road, ROSEVILLE



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	
FLOOR SPACE RATIOS	
A1 2.0:1	
A2 1.0:1	
A3 0.75:1	
(d) COMMERCIAL SERVICES	
FLOOR SPACE RATIOS	
B1 1.0:1	
B2 1.0:1	

5. SPECIAL USES

(a) SPECIAL USES A (Schools etc)	
(a1) SPECIAL USES 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)

ROADS

(a) COUNTY ROAD WIDENING	
(b) COUNTY ROAD PROPOSED	
(c) LOCAL ROAD PROPOSED	
(d) LOCAL ROAD WIDENING	

GENERAL

OTHER

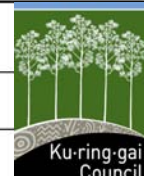
EXISTING COUNTY ROAD	
OTHER PLANNING INSTRUMENT	

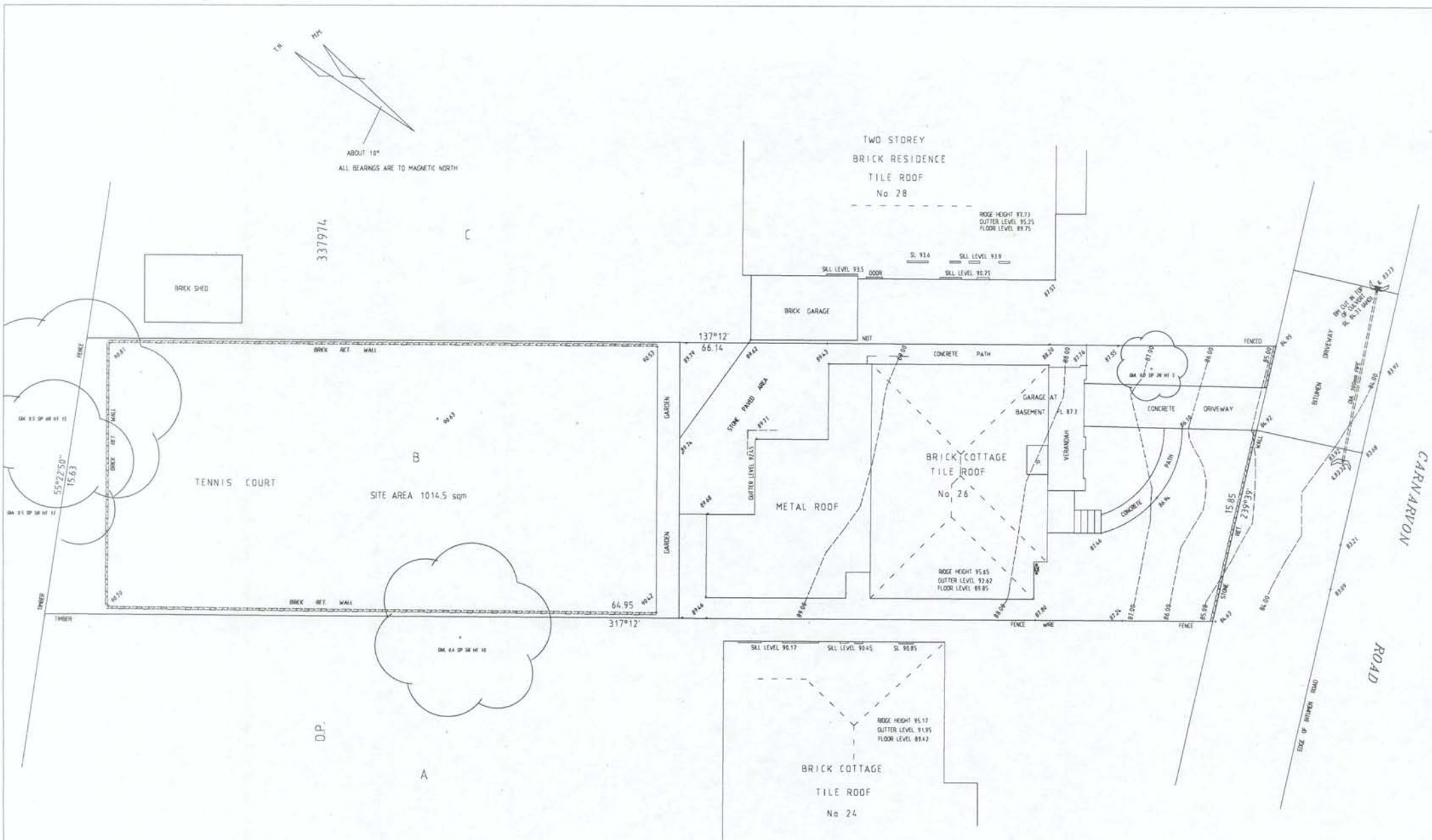


Scale:

1:2000

Date:
26/11/10





DIAL 1100 BEFORE YOU DIG

NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE DIAGRAMS FROM RELEVANT AUTHORITIES

NOTE

NO BOUNDARY SURVEY HAS BEEN CARRIED OUT
IMPROVEMENT ON OR NEAR THE BOUNDARIES ARE SHOWN DIAGRAMMATICALLY ONLY
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
THE EXACT LOCATION OF UNDERGROUND SERVICES IS UNKNOWN

▲ BENCH MARK ➡ GAS METER ○ TREE

SCALE 1/100

DATUM AHD

CONTOUR INTERVAL 1m

FILE 26CARNARVON

SHEET 01 OF 01

DRAWN BY MM

CHECKED BY MM

DATE 14/10/10



MXM SURVEY PTY LTD

CONSULTING SURVEYORS

5/118 ELIZABETH STREET ASHFIELD 2131

PHONE 02 9797 2022 FACSIMILE 02 9797 2871

EMAIL mxmsurvey@yahoo.com.au

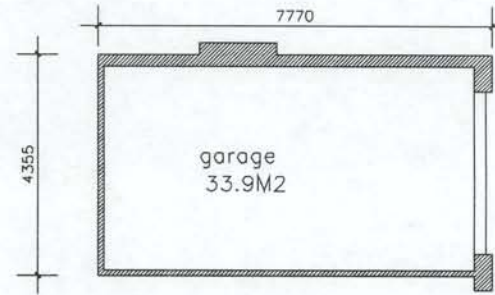
PLAN OF

DETAIL SURVEY AT

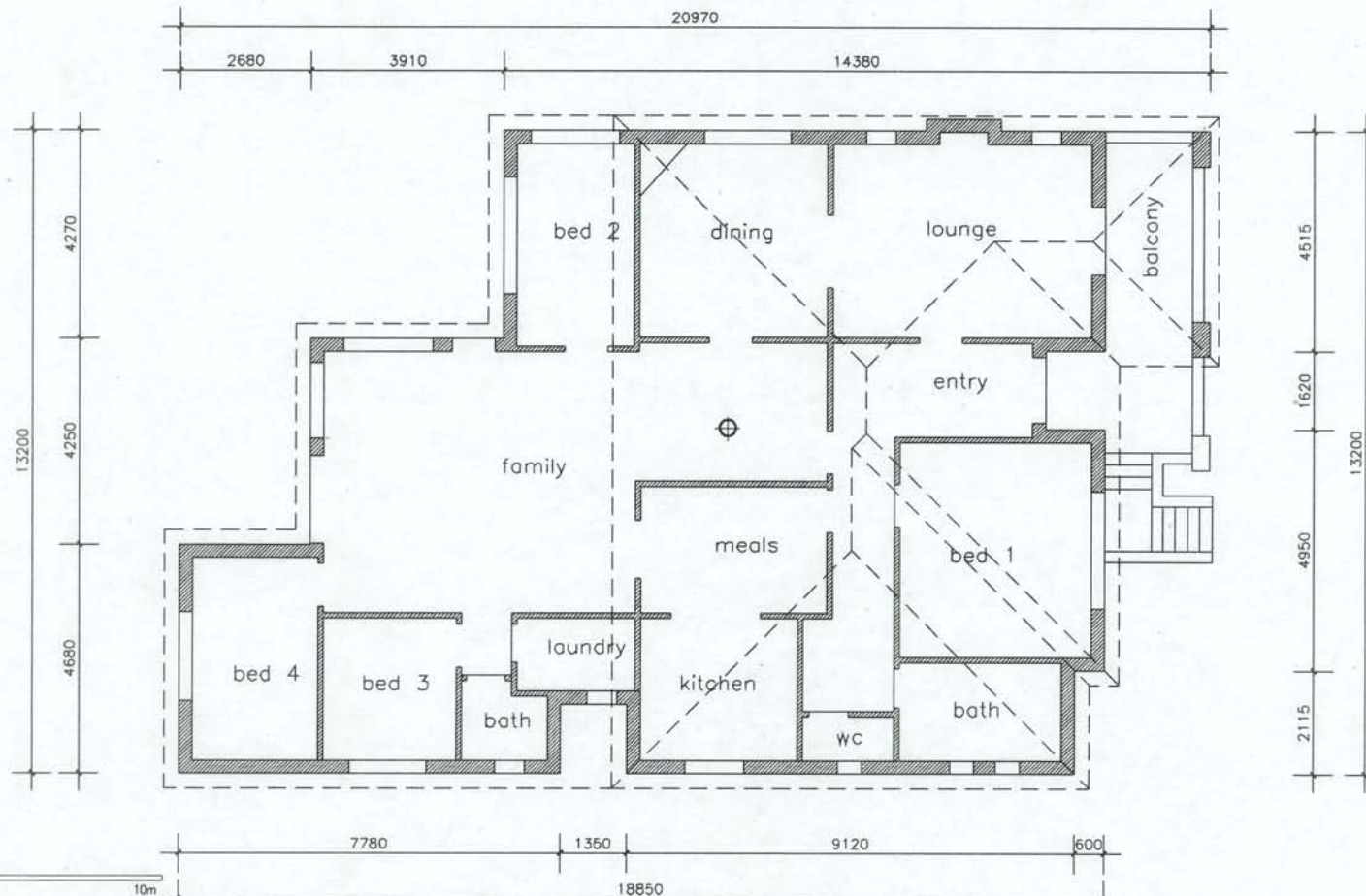
No. 26 CARNARVON ROAD, ROSEVILLE

LOT B

D.P. 337974



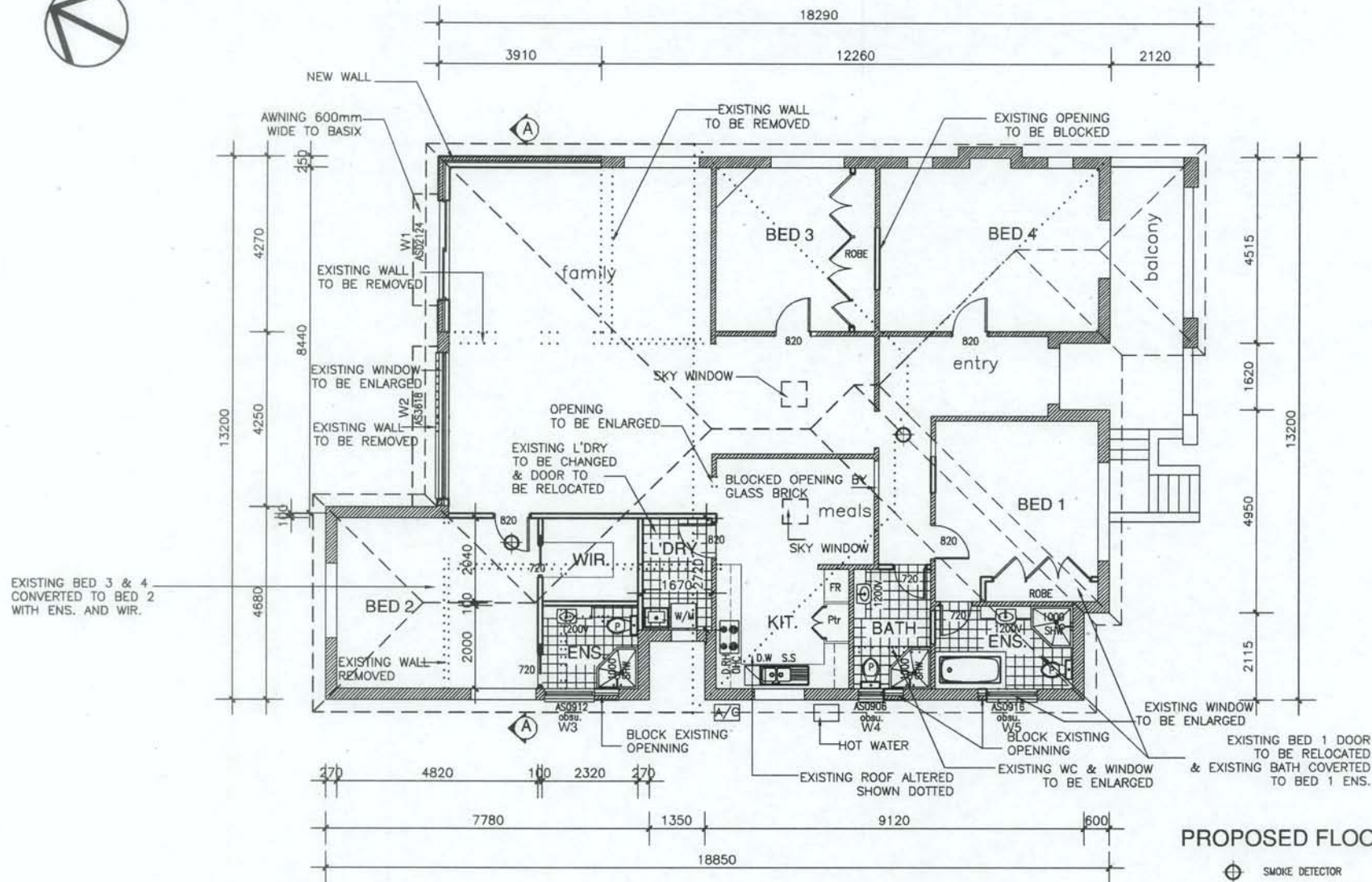
EXISTING GARAGE PLAN



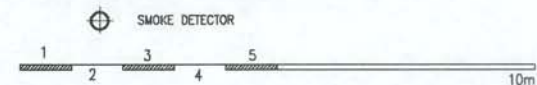
EXISTING FLOOR PLAN



DATE	AMENDMENTS	BR BUILDING SERVICE PTY LTD P. O. BOX N108 BEXLEY NORTH NSW 2207 TEL: 02 9799 8232 EMAIL: BRBUILDING@OPTUSNET.COM.AU FAX: 02 9799 8223		PROJECT:	LOCATION:	CLIENT: MR. LEON ZHOU & MS. JENNY WANG	
07.10.10	ISSUE FOR DA			PROPOSED ALTERATION & EXTENSION TO EXISTING RESIDENCE	LOT B NO.26 CARNARVON RD ROSEVILLE NSW 2069	JOB NO: 1009227	
30.11.10	SHOWN EXISTING GARAGE			DESIGN: (C)	TITLE: EXISTING FLOOR PLAN	DRAWN: CY	
					SCALE: 1 : 100	DRW. NO. 2/7	DATE: 07-09-2010



PROPOSED FLOOR PLAN



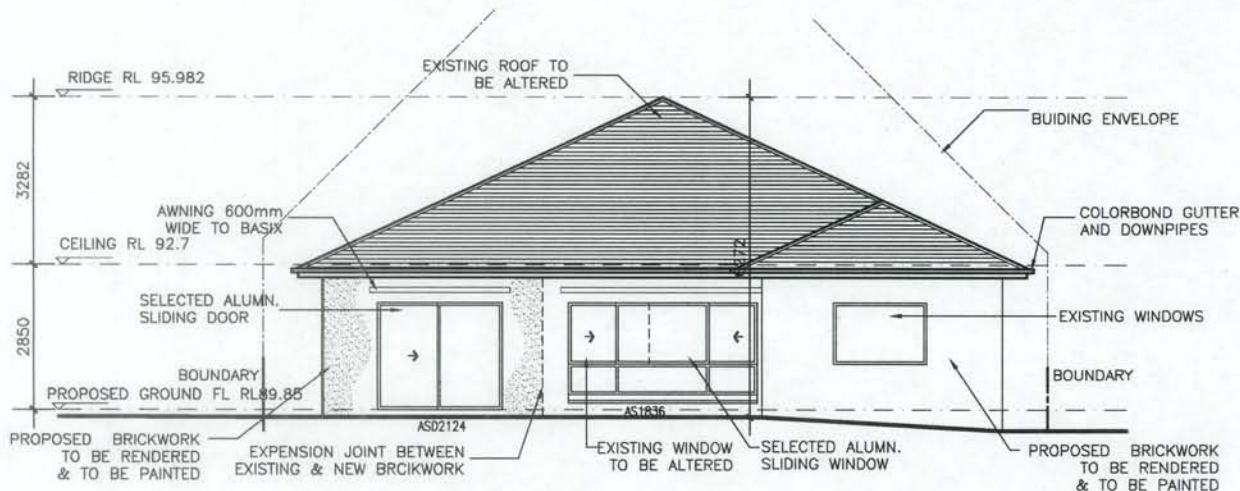
DATE	AMENDMENTS	PROJECT:	LOCATION:	CLIENT:
07.10.10	ISSUE FOR DA	PROPOSED ALTERATION & EXTENSION TO EXISTING RESIDENCE	LOT B NO.26 CARNARVON RD ROSEVILLE NSW 2069	MR. LEON ZHOU & MS. JENNY WANG
		DESIGN: (C)	TITLE: PROPOSED FLOOR PLAN	JOB NO: 1009227
			SCALE: 1:100	DRAWN: CY
			DRW. NO. 3/7	DATE: 07-09-2010



BR BUILDING SERVICE PTY LTD
P. O. BOX N108 BEXLEY NORTH NSW 2207 TEL: 02 9799 8232
EMAIL: BRBUILDING@OPTUSNET.COM.AU FAX: 02 9799 8223



PROPOSED SOUTH ELEVATION



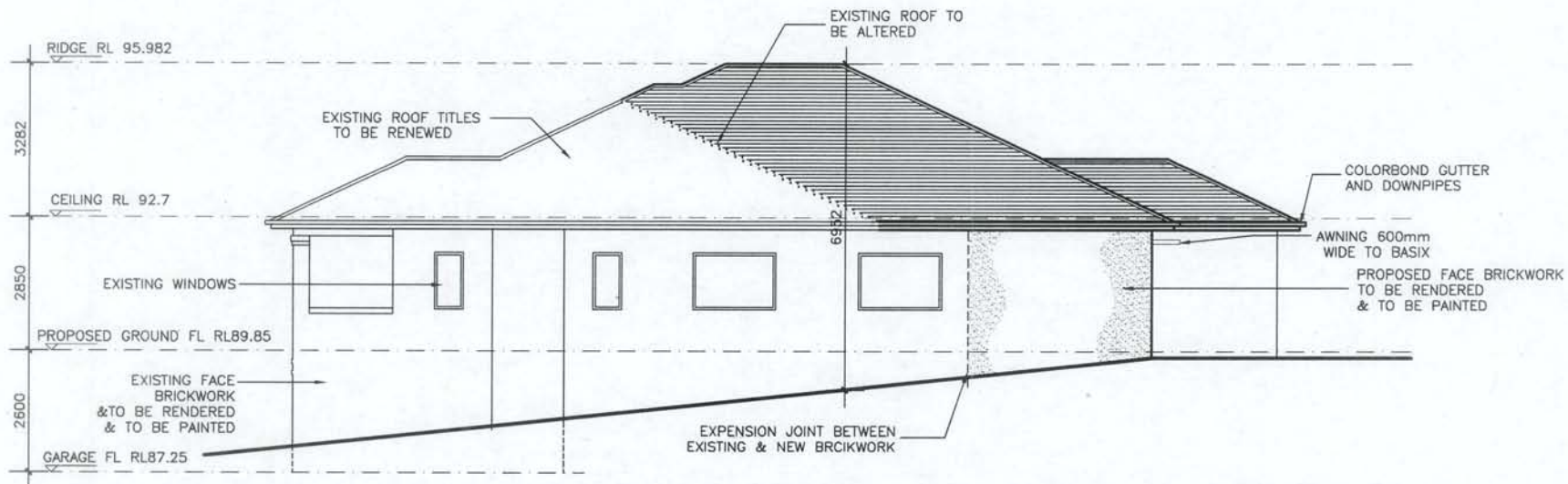
PROPOSED NORTH ELEVATION

BASIX CHECKLIST (D.A.)

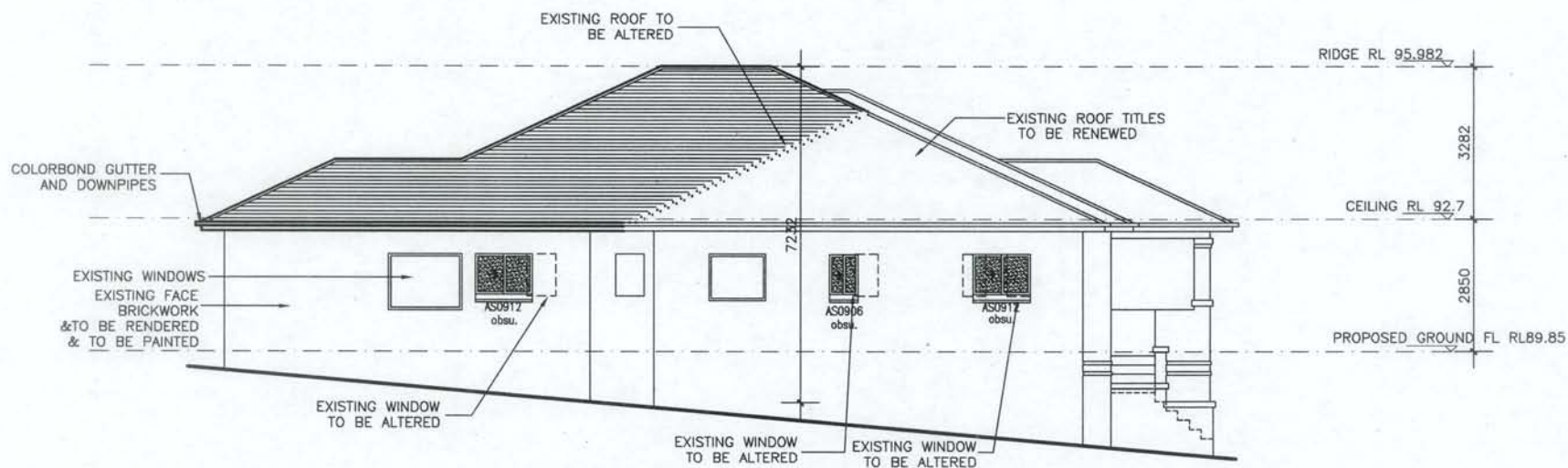
COMMITMENTS				REQ.		
Hot water	Must install gas instantaneous hot water system			✓		
Insulation requirement	Must construct the new or altered construction (floors, walls and ceilings / roofs) in accordance with the specifications listed below, except that a) additional insulation is not required where the area of new area of new construction is less than 2m ² b) insulation specified is not required for parts of altered construction where insulation already exists concrete slab on ground floor external wall: cavity brick flat ceiling: R2.50 (up), pitched roof: foil/sarking, medium/sojaq absorptance 0.475-0.7)			✓		
Windows and glazed doors	Must install the windows, glazed doors and shading devices, in accordance with the specifications listed below. Relevant overshadowing specifications must be satisfied for each window and glazed door. For projections described in millimeters, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill			✓		
	win.	orientation	area of glass		shading device	frame and glass type
	W1	NW	5.04		eave/verandah/pergola/balcony >=600mm	standard aluminium, single pyrolytic low-e (U-value: 7.63, SHGC: 0.75)
	W2	NW	6.48		eave/verandah/pergola/balcony >=600mm	standard aluminium, single pyrolytic low-e (U-value: 7.63, SHGC: 0.75)
	W3	SW	1.08		projection/height above sill ratio >=0.43	improve aluminium, single clear (U-value: 6.44, SHGC: 0.75)
	W4	SW	0.54		projection/height above >=0.43	improve aluminium, single clear (U-value: 6.44, SHGC: 0.75)
	W5	SW	1.44		projection/height above >=0.43	improve aluminium, single clear (U-value: 6.44, SHGC: 0.75)



DATE	AMENDMENTS	BR BUILDING SERVICE PTY LTD P. O. BOX N108 BEXLEY NORTH NSW 2207 TEL: 02 9799 8232 EMAIL: BRBUILDING@OPTUSNET.COM.AU FAX: 02 9799 8223	PROJECT: PROPOSED ALTERATION & EXTENSION TO EXISTING RESIDENCE	LOCATION: LOT B NO 26 CARNARVON RD ROSEVILLE NSW 2069 TITLE: SOUTH & NORTH ELEVATIONS	CLIENT: MR. LEON ZHOU & MS. JENNY WANG JOB NO: 1009227 DRAWN: CY
07.10.10	ISSUE FOR DA				
			DESIGN: (C)	SCALE: 1 : 100	DRW. NO. 4/7
					DATE: 07-09-2010




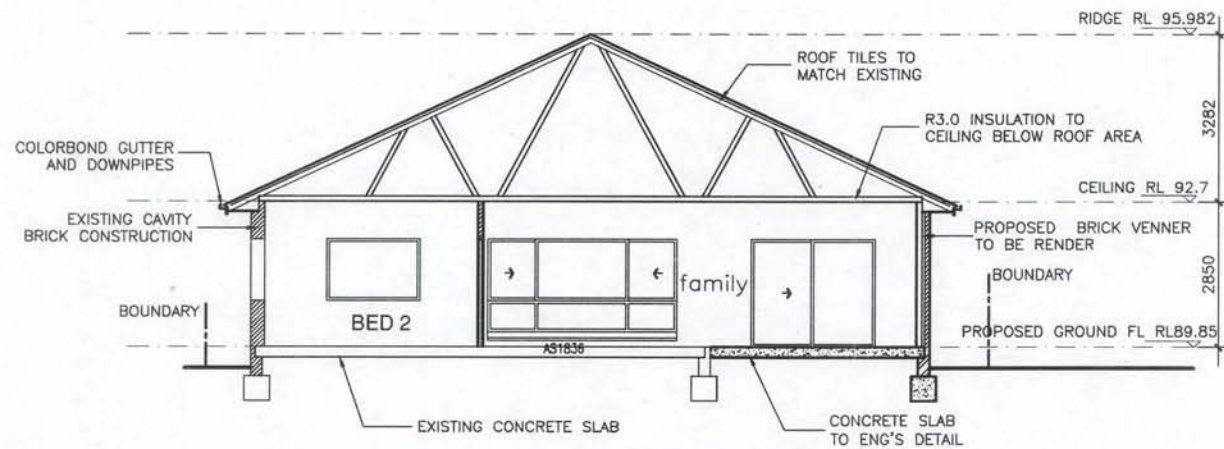
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION




DATE	AMENDMENTS	 BR BUILDING SERVICE PTY LTD P. O. BOX N108 BEXLEY NORTH NSW 2207 TEL: 02 9799 8232 EMAIL: BRBUILDING@OPTUSNET.COM.AU FAX: 02 9799 8223	PROJECT: PROPOSED ALTERATION & EXTENSION TO EXISTING RESIDENCE DESIGN: (C)	LOCATION: LOT 8 NO.26 CARNARVON RD ROSEVILLE NSW 2069		CLIENT: MR. LEON ZHOU & MS. JENNY WANG	
07.10.10	ISSUE FOR DA			TITLE: EAST & WEST ELEVATIONS		JOB NO: 1009227	
				SCALE: 1 : 100		DRAWN: CY	
				DRW. NO. 5/7		DATE: 07-09-2010	



SECTION A - A



DATE	AMENDMENTS	 BR BUILDING SERVICE PTY LTD P. O. BOX N108 BEXLEY NORTH NSW 2207 TEL: 02 9799 8232 EMAIL: BRBUILDING@OPTUSNET.COM.AU FAX: 02 9799 8223	PROJECT: PROPOSED ALTERATION & EXTENSION TO EXISTING RESIDENCE	LOCATION: LOT B NO.26 CARNARVON RD ROSEVILLE NSW 2069		CLIENT: MR. LEON ZHOU & MS. JENNY WANG	
07.10.10	ISSUE FOR DA			TITLE: SECTION A - A		JOB NO: 1009227	
					DRAWN: CY		
			DESIGN: ©		SCALE: 1 : 100	DRW. NO. 6/7	DATE: 07-09-2010

PLANNING SYSTEM

State environmental planning policies

Circular	PS 08-014
Issued	14 November 2008
Related	PS 08-003 May 2008

Reporting variations to development Standards

The purpose of this circular is to remind councils of their responsibilities to complete quarterly returns on variations to development standards under delegations using State Environmental Planning Policy No. 1 - Development Standards or similar provisions under the Standard Instrument. The returns for the past two quarters – 1 April to 30 June 2008 and 1 July to 30 September 2008 – are to be forwarded to the Department by no later than 4 weeks from the date of this circular.

Introduction

Circular PS 08-003 reminded councils of their responsibilities to monitor the use of the Director-General's assumed concurrence under State Environmental Planning Policy No. 1 – Development Standards (SEPP 1) or under clause 4.6 of the Standard Instrument (or similar provision) on a quarterly basis.

Councils were reminded of the need to keep accurate records of the use of SEPP 1, or the relevant provision of the Standard Instrument and to report quarterly from the April to June 2008 quarter.

Reports due 4 weeks from date of this Circular

Despite the previous circular, a number of councils have not submitted their responses to the Department for the period 1 April to 30 June, which were due on 31 July 2008.

Councils are now advised that they are to forward their reporting of the use of SEPP 1 or clause 4.6 of the Standard Instrument (or similar provision) for the periods 1 April to 30 June and 1 July to 30 September **within 4 weeks from the date of this circular**. Where a council has not exercised its concurrence in a particular quarter, then a nil return is to be forwarded.

Quarterly reports are to be emailed to developmentstandards@planning.nsw.gov.au

If a council does not respond to this request by 15 December 2008, then the Director-General will commence the process of revocation of the concurrence.

Councils are to then report quarterly within one month of the end of the quarter. Failure to do so will trigger a review into the need to revoke of the concurrence.

Further Requirements

In response to the findings of the recent ICAC investigation into corruption allegations affecting Wollongong City Council, councils are required to adopt the following four measures:

- 1) Establish a register of development applications determined with variations in standards under SEPP 1;
- 2) Require all development applications where there has been a variation greater than 10% in standards under SEPP 1 to be determined by full council (rather than general manager or nominated staff member);
- 3) Provide a report to each council meeting on the development applications determined where there had been a variation in standards under SEPP 1;
- 4) Make the register of development applications determined with variations in standards under SEPP 1 available to the public on the council's website.

Further information

The Department will also be undertaking a number of random audits in 2009 on SEPP 1 decisions based on the data received this year.

Links to SEPP 1 and the Standard Instrument can be found on the Department of Planning's website at: <http://www.planning.nsw.gov.au>

If you have further enquiries, please phone the Planning Information Centre 02 9228 6333 or email information@planning.nsw.gov.au

Note: This and other Department of Planning circulars are published on the web at www.planning.nsw.gov.au/planningsystem

Authorised by:

Sam Haddad,
Director-General
NSW Department of Planning

Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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COMPANION ANIMAL MANAGEMENT PLAN 2006 TO 2011 ANNUAL REVIEW

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To review implementation of Ku-ring-gai's Companion Animal Management Plan 2006-2011. The review provides updated statistics on each key area within the Plan, identifies the implementation status of each strategic action within the Plan and makes recommendations for any necessary modifications to the Management Plan.

BACKGROUND:

The Companion Animal Management Plan was adopted in March 2006. It was developed in cooperation with the former Companion Animals Advisory Committee to facilitate the management of companion animals (dogs and cats) within Ku-ring-gai.

COMMENTS:

Implementation of the Plan is generally progressing in accordance with the adopted timeframes and goals.

RECOMMENDATION:

That Council continue to implement the Companion Animal Management Plan in accordance with its established strategies, goals and timeframes.

PURPOSE OF REPORT

To review implementation of Ku-ring-gai's Companion Animal Management Plan 2006-2011. The review provides updated statistics on each key area within the Plan, identifies the implementation status of each strategic action within the Plan and makes recommendations for any necessary modifications to the Management Plan.

BACKGROUND

The Companion Animal Management Plan was developed to facilitate the management of companion animals within Ku-ring-gai. The Plan was developed by Council in response to a recommendation from the NSW Department of Local Government that local Council's develop management plans to facilitate the administration of the requirements of the NSW Companion Animals Act 1998. Ku-ring-gai's Plan was adopted in March 2006 and is a five year management plan, subject to review.

This is the third review.

COMMENTS

The Management Plan contains strategic actions designed to produce agreed outcomes that are to be measured against stated performance indicators. The strategic actions are grouped into four broad action areas; community services, environmental protection, education and compliance.

The Management Plan requires that statistics be kept on a monthly and annual basis. Additionally, key areas and specific programs within the Plan are to be evaluated. The seven key areas of the Plan are;

- total number of animal complaints received by Council
- companion animal registration
- animals seized
- dog attacks
- roaming dogs
- barking dogs
- leash free areas

This review;

- provides updated statistics on each key area within the Management Plan
- identifies the implementation status of each strategic action in the Management Plan
- makes recommendations for any modifications to the Management Plan

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Statistics

Table 1	June 2005			December 2007			December 2008			June 2010		
	Dogs	Cats	Total	Dogs	Cats	Total	Dogs	Cats	Total	Dogs	Cats	Total
Total number of animals	13174	4049	17223	12111	3952	16063	13071	4609	17680	17166	5932	23098
Animals registered	10595	2672	13267	11128	3373	14501	12132	3784	15916	16042	4855	20897
Animals not registered *	2579	1377	3956	983	579	1562	939	825	1764	1124	1077	2201
Percentage registered	80	66	77	91	85	90	92	82	90	94	85	91
(*over 6 months of age)												

Table 1. The number of dogs and cats in the Ku-ring-gai Local Government area between June 2005 and June 2010.

Customer Request System								
Table 2	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
Dog attack	*	*	*	31	61	88	80	67
Aggressive dog	133	111	106	6	0	0	0	0
Pick up dog	351	299	240	151	166	195	175	143
Stray roaming dog	*	*	*	72	69	14	0	0
Nuisance roaming dog	*	*	*	127	172	135	140	126
Barking dog	236	235	243	231	279	257	261	300
Companion animal	61	39	37	125	41	4	0	0
Dead animal - domestic	0	1	38	21	15	26	19	25
Other	315	197	198	150	153	162	99	82
Total complaints	1096	882	862	914	956	881	774	743
* accurate figures not available								

Table 2. Complaints lodged with Council re animal control matters from 1 July 2002 to 30 June 2010.

Analysis of **Table 2** shows that the overall number of complaints received by Council has been decreasing over the past 3 years, since the peak in 2006/07. This is despite a 33% increase in the numbers of identified companion animals in Ku-ring-gai over the same period.

Much of this must be attributed to Council's continuing education programs which promote responsible pet ownership, together with the proactive patrols of local parks by Council's rangers.

Status of strategic actions identified in the management plan

Action	Status	Comment
Ku-ring-gai Companion Animal Management Plan 2006-11	Published	Operational in the areas of community services, education, ranger services and environmental protection.

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Action	Status	Comment
Companion Animal Advisory Committee	Dissolved	The Companion Animal Advisory Committee was disbanded in line with a new adopted committee structure.
"Dogs day out" "Canine Biathlon"	Ongoing	A community dog biathlon, a new initiative, was held in November 2009. Dogs Day Out 2010 was cancelled due to bad weather.
Upgrade of Ku-ring-gai dog off-leash facilities	Ongoing	20 dog off-leash areas established in Ku-ring-gai. An annual upgrade budget of \$50,000 per year has been allocated for off lead areas. St Ives Showground off leash training facility has been up graded and is now fully fenced. Bicentennial Park will be up-graded this year. Turramurra Memorial is being trialled as an off leash area. The possibility of an off leash area at the Glade Oval in Wahroonga is now being explored.
Relationships developed with animal welfare organisations	Established	Regular liaison and networking with animal welfare agencies.
School program on companion animals and companion animal safety	Ongoing	Presentations given by the Companion Animal Management Officer to primary school students. Council handbook for pet owners distributed to the children.
Public education programs targeting specific companion animal issues	Ongoing	Education Seminars addressing responsible pet ownership have been implemented in association with Warringah and Pittwater Councils. A seminar was held in July 2010 on barking dogs, the keynote speaker was animal behaviourist, Dr Kersti Seksel. A further seminar in October 2010 addressed pet health and welfare.
Companion animal fact sheets	Published	Five fact sheets on companion animals are available at Council and at main and branch libraries.
Pet owners handbook	Published	Available at Council and through main and branch libraries. Pound contact information has been updated.
Companion animal Information website	On-going	Information reviewed and renewed regularly. Available at www.kmc.gov.au
Position descriptions for Area Ranger and Companion Animal Management Officer	Established	Operational outputs have been established for each job description.
Standard operating	Established	SOPs for searching the NSW

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Action	Status	Comment
procedures (SOP's) for Area Rangers and Companion Animal Management Officer		companion animal register, declaring a dog dangerous or restricted and handling complaints re dog attack, dog barking, roaming, seizure, nuisance and nuisance cats, have been developed and are now operational.
Continuing education for Area Rangers and Companion Animal Management Officer	On going	Officers attend courses such as those conducted by Dogs NSW. Tutorials given by veterinarians and expert dog handlers. Rangers and other staff attended 'safe dog handling courses' in January and July 2010.
Pound service of high standard and with an animal re-homing focus	On going	Thornleigh Animal Hospital is the pound service provider to Ku-ring-gai. It provides a high quality service and is veterinary supervised.
Encourage companion animal owners to minimise impacts on wildlife	Ongoing	Education through handbook and facts sheets. Enforcement of on leash legislation.
Establish a customer service computer based list of frequently asked questions	Established Council's new intranet service will facilitate this access to the information	The FAQs have been compiled and are on the intranet so as to assist customer service staff with enquiries.
Attend Council's "Unite for pets" meetings	Ongoing	Maintain representation.
Develop Council code of practice for animals other than companion animals kept in the Ku-ring-gai local government area	Being developed	Information regarding non companion animals will be posted on Council's web site.
Ensure all companion animals are registered	Ongoing - annual targets achieved	The Companion Animal Management Plan target to achieve 90% of all companion animals registered in 08/09 was achieved. 1,800 registration reminder letters were sent in 09/10.
Adopt a wildlife response program for nuisance sick and/or injured wildlife	Established	All responses for sick/injured wildlife to be directed to external professional and community based wildlife services. Contacts for these organisations are posted on Council's web site.
Develop a response data base for wildlife problems	Established	List of relevant external contact organisations posted on Council intranet for use by customer service staff.

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Action	Status	Comment
Provide effective control of feral cats, rabbits and foxes	On going	Cat pickups are necessary for trapped feral cats to ensure that the cat does not have a microchip and is in fact feral. Rabbits and foxes are dealt with by staff in Operations. Eradication programs (baiting) for foxes are conducted bi-annually and rabbit control (bio-releases) is on-going.

FINANCIAL CONSIDERATIONS

There are no specific financial considerations associated with this report. General annual budget allowance for this cost centre facilitates the management plan's implementation. Additional supplementary private sponsorship is generally sought for community education programs such as "Dogs Day Out".

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This review was drafted in consultation with staff from Parks and Operations Department whom raised no objections to the findings or status of actions contained within the plan.

SUMMARY

Areas in the Ku-ring-gai Companion Animal Management Plan that are operating well include community services and education. Significant outcomes have been achieved. Education seminars on responsible pet ownership have been implemented in association with Warringah and Pittwater Councils. Ku-ring-gai Council has established twenty-one off leash areas, with another trial area at Turramurra Memorial Park. A further off-leash area at the Glade Oval in Wahroonga is being investigated. Quality companion animal information is available in a handbook, five fact sheets and extensive webpage information. Significant community events including "Dogs day out", "Colour your canine" and "Canine Biathlon" have been successfully hosted..

Ku-ring-gai's inaugural Companion Animal Management Plan 2006-2011 is now in its last year of operation. The task of developing a new Plan mainly lies with the Ranger Services Group within the Development and Regulation department. Development of the second Companion Animal Management Plan has recently commenced. A reference group of key community members representing dog and cat owners and welfare institutions is being established so as to provide input and review into the second plan.

RECOMMENDATION

That Council continue to implement the Companion Animal Management Plan in accordance with its established strategies, goals and timeframes.

Andrew Clark
**Companion Animal
Management Officer**

Anne Seaton
**Manager Compliance &
& Regulation**

Michael Miocic
**Director
Development & Regulation**

Attachments: Companion Animals Management Plan 2006 to 2011 - 761750



Companion Animals Management Plan

March 2006
Ku-ring-gai Council



Ku-ring-gai Council's mission and vision for companion animals

Mission

Ku-ring-gai is considered a leader in companion animal management, recognising and balancing the needs of pet owners in the natural and built environment.

Vision

To promote an optimal environment for people and animals to live together harmoniously

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*There are approximately
13,000 dogs and 4,000
cats in Ku-ring-gai.*



Introduction



Term of Plan

This Plan is to facilitate the management of companion animals and associated areas within Ku-ring-gai for the period 2006 – 2011.

Profile of Ku-ring-gai Council area and its pet community

The Ku-ring-gai local government area covers approximately 84 square kilometres or 8,446 hectares. Ku-ring-gai contains nine suburbs and displays a wide variation in landscape and wildlife, with significant areas of urban bushland identified as having high conservation status. The area is bounded by Garigal National Park to the east, Lane Cove River Park to the west and Ku-ring-gai Chase National Park to the north. The estimated residential population as at June 2005 was 108,000.

Ku-ring-gai Council encourages responsible pet ownership. The majority of households within Ku-ring-gai own, or have owned, pets and the NSW Companion Animals Register shows that there are approximately 13,000 dogs and 4,000 cats in Ku-ring-gai. Below is a list of the most popular cat and dog breeds in the area.

Most popular cat breeds

1. Domestic Cat
2. Burmese
3. Siamese
4. Birman
5. Himalayan
6. Abyssinian
7. Persian
8. Russian Blue
9. British Shorthair
10. Tonkinese



Most popular dog breeds

1. Labrador Retriever
2. Golden Retriever
3. Border Collie
4. Jack Russell Terrier
5. Maltese
6. German Shepherd
7. Cavalier King Charles Spaniel
8. Schnauzer (Miniature)
9. Poodle (Miniature)
10. Staffordshire Bull Terrier





Within Ku-ring-gai we have:

- 3 dog training clubs
- 18 leash free areas for dog socialisation
- 9 veterinary clinics
- 3 pet shops
- 4 grooming salons
- 3 mobile dog groomers.

The NSW Companion Animals Act was introduced in July 1998. The Act introduced major reforms in the keeping and control of companion animals.

The Act was developed with the understanding that all sectors of the community will benefit from having more proactive and enforceable laws. The community expectation is that Council will provide quality services relating to companion animal control.

Education and promotion of responsible pet ownership is the guiding principle behind the plan and many of the issues faced within companion animal management are related to irresponsible pet ownership. Council strives to encourage animal owners to be more responsible for their pet's behaviour, and in doing so many of the plan objectives can be met.

Council's plan identifies three main factors in companion animal management – the animals, the community and the surrounding environment. All areas are contributing factors to our recommendation and strategic actions.

The plan aims to:-

- balance the needs of the community, the environment and companion animals;
- identify gaps in previous planning and education;
- provide a framework for directing and prioritising actions;
- provide measurable indicators for the assessment of plan results and outcomes.

The plan has been developed following consultation and input from Council's Companion Animals Advisory Committee, Councillors, staff and the general community.

Policy statement for companion animal management



Three main goals:

Service

To provide quality customer service for all matters involving person-animal relationships to the community.

Education

To disseminate knowledge to the community about responsible pet ownership and benefits of people-pet relationships via educational programs.

Compliance

Meet optimum requirements under legislation.

Council's education programs will be guided by the following principles of responsible pet ownership:

1. Appropriate pet selection
2. Basic health and welfare principles for pets
3. Identification of companion animals
4. Lifetime registration
5. Desexing
6. Secure confinement
7. Environmental enrichment
8. Socialisation
9. Training
10. Lifetime commitment.

Our objectives are based on providing pet owners with support, education, regulation and facilities to accommodate companion animals, while protecting the needs of the broader community and the environment. They are as follows:

- to create an environment where owners can enjoy the benefits of pet ownership and pets become a welcomed part of the community;
- to advocate responsible pet ownership by the use of community education programs;
- to encourage owners to have their animal's microchipped and lifetime registered as required by the NSW Companion Animals Act and to facilitate the prompt return of stray companion animals to their owners;
- to minimise negative impacts by companion animals on the community, wildlife and the environment;
- to enhance the quality of customer service by improving communication methods, access to information and by increasing the knowledge of relevant Council staff;
- promote community involvement with companion animal issues, programs and volunteer programs;



- to ensure dangerous dogs are monitored and controlled to create a safe environment for the community;
- to encourage companion animal owners to incorporate physical and mental challenges and stimulation for their animals so as to improve behaviour and quality of life;
- to increase awareness of child safety around companion animals by including local schools in education programs.

Responsible pet ownership

Education and promotion of responsible pet ownership is the guiding principle behind the plan. Many of the companion animal issues that impact upon the community are related to irresponsible ownership and ignorant management by owners. By encouraging responsible ownership and increasing the awareness of pet management, many of the plans objectives can be met.

Areas of responsible pet ownership are:

In the home

Confining pets to their property and preventing escape. Ensuring adequate environmental enrichment is provided to reduce the likelihood of nuisance behaviour such as barking and damage of property and personal effects.

In public places (dogs)

Keeping pets under effective control by means of chain, cord or leash (except in leash-free areas). Ensuring pets are properly trained when encountering the wider community.

Identification and registration

Ensuring pets are adequately identified by a collar, name tag and microchip, and by carrying out lifetime registration at the appropriate age.

Training and socialisation

Giving pets adequate training and socialisation to become obedient and manageable in the majority of circumstances, and making use of our facilities like leash free areas, dog training clubs, etc.

Desexing

Having pets desexed to reduce unwanted animals and to discourage nuisance behaviour or otherwise ensuring appropriate control measures are provided to facilitate the needs of an undesexed animal.

Environmental awareness

Cleaning up after their pets so as to minimise impact on wildlife and the environment.

Animal welfare

Providing care, and if needed, appropriate medical treatment for their pet.

Current companion animal figures



To establish a benchmark, current statistics have been gathered to enable the setting of targets for the term of the plan. These benchmark figures can be used to assess our record as the plan is implemented.

The areas that figures will be collected from include:

- Microchipping and lifetime registration
- Customer Request System (CRS) for animal control – a recording system that logs requests from residents
- Animal seizure and pound activity.

Microchipping and lifetime registration

These figures have been obtained from the NSW Companion Animals Register (8 June 2005) and provide a starting point for the Companion Animals Management Plan. The plan aims to improve these figures through education, specific programs targeting microchipping and lifetime registration and regular follow ups of unregistered animals.

1 Jan 96 – 8 Jun 05			
	Dogs	Cats	Total
Total number of animals	13,147	4,049	17,219
Animal identified only	3,414	2,073	5,487
Animals not registered	2,597	1,377	3,974
Percentage registered	74.21%	48.80%	68.13%

This table shows a clear indication of the increasing number of animals and allows us to prepare and target companion animal management to accommodate these figures.

	01/02		02/03		03/04		04/05	
	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats
Total number of animals	6,418	1,724	9,181	2,335	10,892	2,968	12,295	3,711
Animals not registered	906	338	1,248	590	1,557	837	1,900	1,112



Customer Request System (CRS) – animal control

All requests/complaints received by Council are recorded in the Customer Request System (CRS) implemented in October 2002. A series of request descriptions categorise the requests within animal control. These descriptions were recently upgraded to allow further distinction between requests/complaints and to increase the efficiency of complaint handling. Therefore, figures for certain areas may not be available.

The current request descriptions outlined within animal control are:

Request description	Definition
Dog attack	Injury or otherwise caused by dog to person or animal.
Pick up dog	Dog is contained, tied up or at a premise (eg. vet)
Stray roaming dog	Dog is currently roaming from an unknown address.
Nuisance roaming dog	Roaming dog with known address.
Barking dog	Dog is causing a nuisance to the complainant by barking.
Companion animal	All enquiries relating to microchipping & Lifetime registration, leash free area etc.
Dead animal – domestic	Request to remove a dead companion animal
Other	Defecating, leash free area behaviour, cats or any other request that does not fit in the above categories.

CRS animal control request figures

These figures indicate the number of requests that were received for investigation each financial year. Recently, the categories were updated to provide further accurate information in relation to animal control matters. The aggressive dog category was divided into three groups; dog attack, stray roaming and nuisance roaming dog. There are presently no figures for these new categories.

	02/03	03/04	04/05
Dog attack	*	*	*
Aggressive dog (old)	133	111	106
Pick up dog	351	299	240
Stray roaming dog	*	*	*
Nuisance roaming dog	*	*	*
Barking dog	236	235	243
Companion animal	61	39	37
Dead animal – domestic	0	1	38
Other	315	197	198
Total complaints	1,071	882	863

(*accurate figures not available)

Animal seizure

& pound activity



Under the NSW Companion Animals Act 1998, an authorised officer has the option to either return the seized animal to it's owner at the address where the animal is ordinarily kept or impound the animal at our service provider. Currently, Ku-ring-gai Council uses Thornleigh Animal Hospital to provide our impounding service. Below is the activity of the animal pound for Ku-ring-gai Council.

2004/2005	Cats	Dogs
Animals seized & returned home	1	45
Animals seized & impounded	11	119
Public impound	6	8
Surrendered	6	9
Released to owner	3	114
Sold/rehomed	5	11
Euthanased	14	13

Division areas



Division areas have been created to cover all aspects of companion animal management. These incorporate Council's service to the community, facility provision, education and Council's legislative role under the NSW Companion Animals Act 1998. The four division areas are as follows:-

Community service and facility provisions

service:

- committee
- customer service
- ranger services animals other than companion animals
- companion animal management plan

facilities:

- recreation facilities
- pound/animal shelter facilities

Environmental protection

- companion animals and bushland
- wildlife response program
- feral animal response

Education – community, schools and general community:

- fact sheets & handbook
- pets day out
- community involvement
- animal welfare and our pound

schools:

- school education programs

general:

- specific education programs

Compliance – responsibilities under the NSW Companion Animals Act 1998

- identification and registration
- procedures – complaint, investigation and resolution
- community relations
- dangerous/aggressive dogs
- companion animal meetings

Action Plan

Community service & facility provision



Division objectives:

- to provide facilities for the functional enjoyment of pet ownership and utilise space provided for these reasons.
- to provide a high level of customer service to the community and local animal businesses.

Division Name Community service & facility provision			
Recommendation	Strategic actions	Proposed outcome & benefits	Performance indicator
S - Committee	<ul style="list-style-type: none"> • Establish a committee comprising of local profiles and interested parties including but not limited to: dog owners and training clubs, cat owners, vets, non-pet owners and wildlife representation. 	<ul style="list-style-type: none"> • Create good relations with the community and establish a functional working committee. 	<ul style="list-style-type: none"> • Companion Animal Advisory Committee operates in accordance with adopted charter.
S – Customer service	<ul style="list-style-type: none"> • Provide Council's Customer Service unit with a searchable computer database containing frequently asked questions in relation to companion animal issues to increase level of response to customer enquiries and increase knowledge of specific areas. • Provide current and informative website relating to companion animals and include a link to pound services for further exposure to lost animals and animals looking for new homes. 	<ul style="list-style-type: none"> • Provide a higher level of service to residents. • Residents will be presented with correct information. 	<ul style="list-style-type: none"> • 'Frequently asked questions' (FAQ) database is utilised by Customer Service staff on a regular basis. • Monitor website enquiries, in particular the FAQ database.
S – Ranger services	<ul style="list-style-type: none"> • Provide quality ranger duties as stated under the Companion Animals Act – respond to and investigate barking and nuisance dog complaints, collect roaming dogs, patrol nominated areas and liaise with the community. • Increase knowledge of regulatory officers regarding the management of nuisance animals. 	<ul style="list-style-type: none"> • Display a high level of knowledge in specific areas. • Show initiative towards improving service levels for residents. 	<ul style="list-style-type: none"> • Monitor CRS for complaint resolution times. • Ensure rangers team follow adopted procedures for nuisance animal matters. • Regulatory officers undertake regular in-house refresher courses on management of nuisance animals.



Division Name Community service & facility provision			
Recommendation	Strategic actions	Proposed outcome & benefits	Performance indicator
S – Animals other than companion animals	<ul style="list-style-type: none"> In consultation, develop a council code outlining the method of keeping and managing animals other than companion animals (i.e., horses, pigs, chickens, goats and domestic rabbits). 	<ul style="list-style-type: none"> Guidelines will be available for enquiring residents and regulatory officers to enable better management of this issue. 	<ul style="list-style-type: none"> Implementation of the guidelines for keeping other animals.
S - Companion Animals Management Plan	<ul style="list-style-type: none"> Develop and implement Companion Animals Management Plan to facilitate management of companion animals in the Ku-ring-gai area. 	<ul style="list-style-type: none"> Provides a guide to direct programs and management techniques. Creates goals and encourages focus towards achieving a harmonious environment between people, pets and nature. Council will be acting in accordance with it's statutory requirement to establish a Companion Animals Management Plan. 	<ul style="list-style-type: none"> Annual review and regular monitoring of the plan and adjustments made as required.
F - Recreation facilities	<ul style="list-style-type: none"> Improve recognised dog off-leash areas in accordance with the prioritised capital works program. 	<ul style="list-style-type: none"> The provision of suitable areas and promotion of their use provides a range of options for the community and assists Council in the control of non-compliance. 	<ul style="list-style-type: none"> Facilities provided that meet the needs of dog owners (and non dog owners concerned with dog behaviour).
F – Pound/animal shelter facilities	<ul style="list-style-type: none"> Provide animal welfare oriented pound facility for lost animals and animals needing new homes. 	<ul style="list-style-type: none"> Council confident that its service provides a high level of care and service to impounded animals and the community. 	<ul style="list-style-type: none"> Council enters into a long term contractual arrangement with a nominated service provider.

Action Plan

Environmental protection



Division objectives:

- protect the environment and its wildlife and continue the availability of the benefits gained from our leafy surrounds.
- educate pet owners on responsible behaviour in bushland to minimise the impact of companion animals on natural areas.

Division Name		Environmental protection	
Recommendation	Strategic actions	Proposed outcome & benefits	Performance indicator
Companion animals & the bushland	<ul style="list-style-type: none"> • Encourage responsible behaviour of dogs and cats in bushland – living together with wildlife. 	<ul style="list-style-type: none"> • Increased awareness to protect natural flora and fauna. 	<ul style="list-style-type: none"> • Regular patrols of bushland interface areas by regulatory officers.
Wildlife response program	<ul style="list-style-type: none"> • Create a standard wildlife response program with support from 'wildlife org' (SMWS) for nuisance, sick and/or injured wildlife. • Create a response database for situations involving wildlife. 	<ul style="list-style-type: none"> • The establishment of a mutual relationship with Sydney Metropolitan Wildlife Services (SMWS). • Ability to effectively respond to requests from residents concerning native wildlife by working with SMWS. 	<ul style="list-style-type: none"> • Wildlife response database is utilised by customer service officers on a regular basis to supply information to customers and residents.
Feral animal response program	<ul style="list-style-type: none"> • This is to include fox and rabbit control and feral cat management. Work in conjunction with Council's Open Space department. 	<ul style="list-style-type: none"> • Council, in conjunction with National Parks & Wildlife Services (NPWS), undertakes regular fox, rabbit and feral cat control programs. 	<ul style="list-style-type: none"> • Native flora and fauna have increased protection from introduced species.

Action Plan

Education – community, schools & general



Division objectives:

- target problem areas and companion animal issues with education programs designed to be noticed and encourage community involvement.
- reduce complaints, detected offences, impact of companion animal issues within the community and the surrounding environment.
- increase awareness across the community and in schools about responsible pet ownership.

Division Name		Environmental protection	
Recommendation	Strategic actions	Proposed outcome & benefits	Performance indicator
C* Fact sheets & pet handbook	<ul style="list-style-type: none"> • Develop standard fact sheets to address and manage companion animal issues. • Update pet owners handbook 	<ul style="list-style-type: none"> • Increased community awareness of being a responsible pet owner. • Residents provided with current information on companion animal issues. 	<ul style="list-style-type: none"> • Increased level of compliance by pet owners. • All contacts within the Pet Owners Handbook current and correct.
C* Pets day out	<ul style="list-style-type: none"> • Provide a 'pets day out,' promoting responsible pet ownership and involving the community and their pets. 	<ul style="list-style-type: none"> • Increase interrelations between Council and the greater community. • Increase opportunities for pet socialisation and educational involvement. 	<ul style="list-style-type: none"> • Council hosts regular activities for pets and their owners to promote responsible pet ownership.
C* Community involvement	<ul style="list-style-type: none"> • Encourage community participation in companion animal management. 	<ul style="list-style-type: none"> • Increased community participation and social opportunities. 	<ul style="list-style-type: none"> • Participation by community members Companion animal management programs.
C* Animal welfare and our pound	<ul style="list-style-type: none"> • Establish relationship with welfare organisations and the RSPCA. • Create a positive image of the pound and its activities. 	<ul style="list-style-type: none"> • Council supports the pound and its activities. • Better ability to respond to animal matters when dealing with welfare and injury. 	<ul style="list-style-type: none"> • Regularly liaise with RSPCA and welfare organisations to keep abreast of programs as they relate to Ku-ring-gai. • Increase profile of pound.
S* Schools education program	<ul style="list-style-type: none"> • Initiate a schools program to educate children about companion animals. 	<ul style="list-style-type: none"> • Increased child awareness of companion animal issues and diminished chances of dog attack incidents on children. 	<ul style="list-style-type: none"> • Increase the number of schools that participate in the program. • Decrease the number of recorded dog attacks on children.
G* General education programs	<ul style="list-style-type: none"> • Develop specific programs targeting specific companion animal issues. 	<ul style="list-style-type: none"> • Good community relations exercise and seen as a proactive approach towards these issues. • Problem and topical areas identified and managed through education programs. 	<ul style="list-style-type: none"> • Increased number of programs developed and delivered. • Ensure education programs are managing problem areas.

Action Plan Compliance –

Responsibilities under the NSW Companion Animals Act



Division objectives:

- provide an efficient and effective service to the community to incorporate the lifestyles of all members in the community.
- reach a high level of compliance as required by the Companion Animals Act 1998.

Division Name		Environmental protection	
Recommendation	Strategic actions	Proposed outcome & benefits	Performance indicator
Identification & registration	<ul style="list-style-type: none"> • Ensure companion animals are lifetime registered as prescribed by the Companion Animals Act. 	<ul style="list-style-type: none"> • Increased awareness throughout community of the requirement to register animals. • Council complies with its responsibilities of enforcing the Companion Animals Act. • Increased funds to Council resulting from lifetime registration fees to support companion animal programs. 	<ul style="list-style-type: none"> • Increased numbers of companion animals registered in Ku-ring-gai. • Animals clearly identified by council officers when conducting investigations or locating owners of lost animals. • Ensure a constant flow of registration money is received by Council.
Procedures - complaint investigation & resolution	<ul style="list-style-type: none"> • Outline the roles and responsibilities for rangers and the Companion Animals Management Officer. • Create a standard approach across the ranger team towards companion animal issues. • Provide rangers with standard guidelines and investigation stages to enable them to resolve complaints in a quick and effective manner whilst taking into consideration the safety of themselves and members in the community. 	<ul style="list-style-type: none"> • Reduction in repeat offenders - relating both to the pet owner and complainant. 	<ul style="list-style-type: none"> • Complaints are investigated and resolved in a timely manner. • Complaints are approached in a standard manner. • CRS are monitored for complaint resolution time.
Community relations	<ul style="list-style-type: none"> • Develop handouts for regulatory officers to distribute to residents. 	<ul style="list-style-type: none"> • Increased awareness of responsible pet ownership. 	<ul style="list-style-type: none"> • Ranger feedback. • Monitor the number of handouts being distributed.

Action Plan

Education – community, schools & general



Division Name		Environmental protection	
Recommendation	Strategic actions	Proposed outcome & benefits	Performance indicator
Dangerous/ aggressive Dogs	<ul style="list-style-type: none"> • Create a dog attack investigation kit • Conduct annual dangerous dog and restricted breeds inspections using a standard checklist. • Provide regular refresher training for regulatory officers in dealing with difficult dogs. 	<ul style="list-style-type: none"> • Reduce OH & S risk to the officer in the field when dealing with difficult animals. 	<ul style="list-style-type: none"> • Standard approach of evidence collecting and resolution of dog attack incidents. • Ensure dangerous dogs and restricted breeds are kept in accordance with the prescribed conditions of the NSW Companion Animals Act. • Annual inspections of dangerous dog and restricted breeds are carried out. • Reported attacks monitored and outcomes reported. • OH & S incidents for animal control monitored
Companion animal meetings	<ul style="list-style-type: none"> • Attend Councils' Unite for Pets meetings. • Attend other associated companion animal meetings. 	<ul style="list-style-type: none"> • Keep abreast of legislation, obtain new ideas and become involved with other councils. • Establish relations with other council officers and learn of their adopted programs. 	<ul style="list-style-type: none"> • Record number of meetings attended. • Participation in joint events where deemed appropriate.

Performance

indicators and targets



Performance indicators from the Action Plan for each division, have been listed below with the tasks involved in accomplishing them. The tasks have been assigned a level of priority.

Community service & facility provision

Action plan performance indicator	Tasks involved	Priority
Companion Animal Advisory Committee operates in accordance with adopted charter	Annually review operating charter.	Medium
'Frequently Asked Questions' (FAQ) database is utilised by Customer Service staff on a regular basis.	Develop FAQ database and record use.	High
Monitor website enquiries, in particular the FAQ database.	Develop FAQ database on website and record use.	High
Monitor CRS for complaint resolution time.	Develop report to check response times.	Medium
Ensure rangers team follow adopted procedures for nuisance animal matters.	Develop and implement procedures across all relevant areas.	High
Regulatory officers undertake regular in-house refresher courses on management of nuisance animals.	Develop and maintain a training register for officers.	Medium
Develop guideline for keeping of other animals.	Implement a guideline for keeping other animals.	Low
Annual review and regular monitoring of the plan and adjustments made as required.	Annual achievement report prepared.	High
Facilities provided that meet the needs of dog owners (and non dog owners concerned with dog behaviour).	Develop and implement a program to monitor the use of leash free areas and report findings.	Medium
Council to enter into a long term contract arrangement with a nominated impounding service provider.	Conduct public EOI activity to source a service provider.	Low



Environmental protection

Action plan performance indicator	Tasks involved	Priority
Regular patrols of bushland interface areas by regulatory officers.	Systematically patrol interface areas and report findings.	Medium
Wildlife response database is utilised by customer service officers on a regular basis to supply information to customers and residents.	Establish access relationship with relevant wildlife groups so as to utilise their databases.	Low
Native flora and fauna have increased protection from introduced species.	Create a database to record results of feral animal programs.	Low

Education – community, schools and general

Action plan performance indicator	Tasks involved	Priority
Increased level of compliance by pet owners.	Increase patrols to monitor activity of companion animals. Conduct regular education projects.	High
All contacts within the pet owners handbook current and correct.	Annually review and update booklet and website as appropriate.	High
Council to host regular activities for pets and their owners to promote responsible pet ownership.	Develop events register.	High
	Organise companion animal events.	High
Participation by community members in Companion animal management programs.	Monitor participation in planned activities and report findings.	Medium
Regularly liaise with RSPCA and welfare organisations to keep abreast of programs as they relate to Ku-ring-gai.	Establish networks between agencies and attend relevant meetings.	Medium
Increase profile of pound.	Positive media stories sent to local papers.	Medium
Increase number of schools that have participated in the program.	Develop and implement a school education program and monitor.	Medium
Decrease number of, recorded dog attacks on children.	Deliver education program focusing on dog safety for kids.	High
Increased number of education programs developed and delivered.	Develop education program register.	Medium
Ensure education programs are managing problem areas.	Monitor education program register.	Medium

Performance

indicators and targets



Compliance – responsible pet ownership

Action plan performance indicator	Tasks involved	Priority
Increased numbers of companion animals registered in Ku-ring-gai.	Implement friendly reminder project, follow up registrations and monitor.	High
Animals can be clearly identified by council officers when conducting investigations or locating owners of lost animals.	Develop a Microchip checking program to ensure details are correct.	Medium
Ensure constant flow of registration money is received by Council.	Sent out friendly reminder letters each month and maintain regular follow ups.	High
Complaints investigated and resolved in a timely manner.	Ensure procedures for rangers are developed, adopted and amended as required.	High
Complaints approached in a standard manner.	Rangers to follow procedures as adopted.	Medium
CRS's are monitored for complaint resolution time.	Monthly reporting of CRS statistics.	High
Ranger feedback.	Reports regularly supplied.	Medium
Monitor the number of handouts being distributed.	Develop handouts on current topics and monitor distribution.	
Standard approach of evidence collecting and resolution of dog attack incidents.	Rangers to follow procedures as adopted.	Medium
Ensure dangerous dogs and restricted breeds are kept in accordance with the prescribed conditions of the NSW Companion Animals Act.	Rangers to follow Standard operating procedures as adopted.	Medium
Annual inspections of dangerous dogs and restricted breeds are carried out.	Annual inspection of registered premises.	Medium
Reported attacks monitored and outcomes reported.	Supply annual activity report to Council.	Medium
Monitor OH & S incidents for animal control.	Supply annual activity report to Council management.	Medium
Record number of meetings attended.	Record meetings in a central register.	Low
Participation in joint events where deemed appropriate.	AMO and rangers to participate in regional events.	Low

Monitor and review



Monitoring and reviewing our performance regarding companion animals is a large component of this plan, ensuring we meet HR goals and vision.

There will be four main types of monitoring, including:

Monthly monitoring:

Standard figures will be collected from various areas of companion animal management and recorded at the end of each month. These figures will be used to monitor progress and provide the basis of the end of year report. The particular areas that will be monitored on a monthly basis are:-

- **Number of registrations processed** – used to measure the efficiency of mail outs to owners of unregistered dogs and indicate the number of animals residing in the Council area.
- **Number of friendly reminders sent** – this will indicate the number of new animals that are coming into the area each month and will also show a proactive approach to promoting lifetime registration for pets over 6 months of age.
- **Percentage of animals registered** – this will indicate the percentage of animals registered and provide an indication of animals still to be registered.
- **Total complaints received for animal control** – this will allow comparisons over each financial year period to allow education and resources to be allocated effectively.
- **Individual figures for specific complaint areas** – the specific categories that are of major interest include all nuisance complaints, dog attacks and dog pick ups. This will allow Council to target problem areas within companion animal management to further reduce these figures.
- **Animal seizure and pound activity** – this information will provide an indication of the number of animals seized and the impounding rate for the Council area.

Annual monitoring

An end of year report will be prepared, collating all the data over the financial year to support the progress of the Companion Animals Management Plan.

Specific program monitoring

All companion animal programs developed and implemented will be monitored and the results will be collated in a report to determine the success or otherwise of the program

Key area monitoring

This lists seven key areas that require high performance and is an essential component of companion animal management, these are:

1. Animals registered
2. Animals seized
3. Complaints received
4. Barking dog complaints
5. Dog attacks
6. Nuisance roaming dogs
7. Leash free area



The following table shows our aims for each key area and outlines how we have performed over the past few years. Targets have been set for 2006/2007 and will be re-evaluated at the end of each financial year.

Key Area Aims	2002/03	2003/04	2004/05	Target 2005/06	Target 2006/07	Target 2007/08	Target 2008/09
Increase in the percentage of animals registered	*	*	68.13%	80%	85%	87%	90%
Reduction in the number of animals seized	*	*	130	≥ 115	≥ 100	≥ 95	≥ 90
Reduction in overall complaints regarding companion animals	1,071	882	863	≥ 800	≥ 780	≥ 750	≥ 740
Reduction in barking dog complaints	236	235	243	≥ 220	≥ 200	≥ 195	≥ 190
Reduction in dog attacks	*	*	*	≥ 100	≥ 90	≥ 60	≥ 50
Reduction in nuisance roaming dogs	*	*	*	≥ 100	≥ 95	≥ 90	≥ 85
Ensuring that the upgrade program of leash free areas is being met as set by Council (one area per year)	Yanko Road and Bicentennial Park	Roseville Park and Sandakan Park	Westbrook Ave and light in Yanko Road	Toolang, Mitchell Cres and Barra Brui	Karuah Park	Soldiers Memorial Park	Kent Road Reserve

* Accurate figures not available

Note: Additional off leash areas under trial. During 2006 Council is conducting trials at Warrimoo Oval, St Ives and Queen Elizabeth Reserve, West Lindfield. The results of the trials will be subject to a separate report to Council for adoption and implementation.

Acknowledgements



The development of this Companion Animal Management Plan has only been possible as a result of the committed and sustained effort of a dedicated team of volunteers working with Council officers, collectively forming 'The Ku-ring-gai Companion Animals Committee'.

*The Committee's
focus is to promote
socially responsible pet
ownership.*





Ku-ring-gai Council

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KU-RING-GAI COUNCIL'S DRAFT ASSET MANAGEMENT IMPROVEMENT STRATEGY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to adopt the draft Asset Management Improvement Strategy for public exhibition.

BACKGROUND:

On 1 October 2008, the NSW Division of Local Government (DLG) introduced a new integrated planning and reporting framework.

COMMENTS:

Each Council is required to prepare an Asset Management Strategy and Asset Management Plan/s to support the Community Strategic Plan and Delivery Program.

RECOMMENDATION:

That Council adopt the draft Asset Management Improvement Strategy for public exhibition.

PURPOSE OF REPORT

For Council to adopt the draft Asset Management Improvement Strategy for public exhibition.

BACKGROUND

On 1 October 2008, the NSW Division of Local Government (DLG) introduced a new integrated planning and reporting framework. These new reforms replace the former Management Plan and Social Plan with an integrated framework. It also includes a new requirement to prepare a long-term Community Strategic Plan and Resourcing Strategy to be integrated into a more strategic and streamlined approach to planning as part of the Delivery and Operational Plan. The Community Strategic Plan provides the necessary long term direction for an organisation to align its delivery of policies, programs and services. The Resourcing Strategy identifies the required resources to achieve the objectives established by the Community Strategic Plan and consists of:

- Long Term Financial Planning
- Workforce Management Planning
- Asset Management Planning

Ku-ring-gai Council adopted its Community Strategic Plan in September 2009.

The integrated planning and reporting framework requires councils to draw their various plans together, to better understand how they interact and to get the maximum leverage from their efforts by planning holistically for the future.

As a result of this, each council must prepare an Asset Management Strategy and Asset Management Plans to support the Community Strategic Plan and Delivery Program. The components of the new framework and how they fit together from an asset management perspective can be seen in the diagram below.

Section 403 of the *Local Government Act, 1993*, requires that all councils have a long term strategy (called its "resourcing strategy") for the provision of the resources required to implement the strategies established by the community strategic plan, and that the resourcing strategy is to include long-term financial planning, workforce management planning and asset management planning.

COMMENTS

In response to the integrated planning framework and to comply with the legislative reforms Council adopted its *Asset Management Policy* in February 2009, as the initial step in improving our asset management practices, with the first *Asset Management Plan – Roads* adopted in February 2010. Asset Management Plans are currently being developed for other priority asset classes and will be brought to Council early next year for those asset classes that were required to report on the fair valuation.

Councils must also report on the condition of their assets in their annual financial statements in line with the Local Government Code of Accounting Practice and Financial Reporting.

Item 4

S06232
6 December 2010

All councils, irrespective of size or location, need to ensure that the sustainable management of assets is a 'whole of council' responsibility, and that this is recognised at all levels within Council. Implementing the Strategy will therefore require Council to:

- identify and allocate responsibilities and accountabilities;
- define performance measures for each asset manager in terms of quality, quantity, timing and budget;
- train staff in asset management concepts and principles, software usage, data collection and data input; and
- monitor and report on progress.

The DLG has provided a set of guidelines and manuals to assist Councils in the development of their asset management policies and strategies. Essentially, the strategy should include the following elements:

- include specific actions required to improve Council's asset management capability and projected resource requirements and timeframes;
- include a council endorsed Asset Management Policy; and
- identify assets that are critical to the council's operations and outline risk management strategies for these assets.

The **Attached** draft Asset Management Improvement Strategy validates Council's commitment to improving our asset management practices and processes, inline with the requirements of the integrated planning reforms.

The draft Asset Management Improvement Strategy will be formatted to a corporate standard and incorporate any required amendments once the public exhibition period has expired.

CONSULTATION

Councillors have been briefed on the proposed legislative changes for all NSW Councils at the Councillor workshops in February and October 2008.

Council's *Asset Management Policy* was adopted in February 2009.

Council's *Asset Management Plan – Roads* was adopted in 2010.

FINANCIAL CONSIDERATIONS

There are no specific financial impacts in relation to the adoption of this strategy apart from advertising costs and staff time.

However, when all the fair value data has been obtained for all the asset classes, Council will need to consider all the costs associated with bringing Council's assets up to a satisfactory standard and also the associated risks in order to develop a funding strategy for each asset class. The completion of all the fair valuation data is planned for June 2011. Therefore, this will need to be a consideration for the 2012 and future budgets.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

An Asset Management Working Group (AMWG) was 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 that are responsible for the management and delivery of Council's asset based programs and services.

SUMMARY

On 1 October 2008, the NSW Division of Local Government (DLG) introduced a new integrated planning and reporting framework.

The framework requires councils to draw their various plans together, to better understand how they interact and to get the maximum leverage from their efforts by planning holistically for the future.

As a result of this each council must prepare an Asset Management Strategy and Asset Management Plans to support the Community Strategic Plan and Delivery Program.

Council has adopted an *Asset Management Policy* (February 2009) and an *Asset Management Plan – Roads* (February 2010), with asset management plans currently being developed for other asset class priorities.

All councils, irrespective of size or location, need to ensure that the sustainable management of assets is a 'whole of council' responsibility, and that this is recognised at all levels within the Asset Improvement Strategy.

In addition, the draft Asset Management Improvement Strategy validates Council's commitment to improving our asset management practices and processes, inline with the requirements of the integrated planning reforms.

RECOMMENDATION

- A. That Council adopt the draft Asset Management Improvement Strategy for public exhibition.
- B. That a further report be presented to Council following the public exhibition process.

Deborah Silva
**Manager Strategic Assets &
Property Services**

Greg Piconi
Director Operations

Andrew Watson
**Director Strategy &
Environment**

Attachments: Draft Asset Management Improvement Strategy - 2010/235638



The Secret Garden, Gordon Library



Asset Management Improvement Strategy

DRAFT

December 2010

ASSET MANAGEMENT IMPROVEMENT STRATEGY



Ku-ring-gai Council

Council's vision for its Community Infrastructure is to provide the desired level of service in the most cost effective manner for present and future customers¹. The Council's Asset Management Improvement Strategy provides a strategic framework and action plan for successful achievement of this vision.

¹ Ku-ring-gai Council's Delivery Program & Operational Plan 2010/2014

1 Introduction

Council delivers a variety of services to the community and in doing so, must ensure that the assets supporting these services are managed in a way that guarantees maximum performance for the lowest cost over the useful life of the asset.

The municipality's infrastructure assets represent a vast investment over many generations that support modern living in the community. Millions of dollars are spent annually managing and maintaining Council's infrastructure and it is imperative that Council employs the best asset management skills and practices to ensure that related services are delivered economically and sustainably.

Council has demonstrated a strong commitment to asset management. This is shown through the strategies contained in the Community Strategic Plan 2030, and the adoption of an Asset Management Policy in February 2009, which applies to all asset classes owned by Council and seeks to;

- link and integrate council's plan and resources, illustrating the means by which assets will deliver services;
- develop criteria for determining satisfactory standards;
- 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.

This Strategy can be viewed as a second tier plan being supported by more detailed Asset Management Plans and an overall funding strategy. It provides direction to guide asset management actions into the future and ensures the Council continually improves the management of its infrastructure.

It is vital that Council develops and maintains rigorous asset management processes as asset management is a key driver of the 20 Year Long Term Financial Plan and vital to the delivery of services to the community and the development of the ongoing Capital Works Program.

2 Aims of the Strategy

The aims of the Strategy are to:

- Provide direction to the Council's commitment to asset management; and
- Identify when formal asset management plans for major asset classes will be prepared and an overall assessment of the funding requirements for each asset class for incorporation in the 20 year Long Term Financial Plan.

3 Planning Framework

The Asset Management Improvement Strategy is situated as a second tier specific purpose Plan within Council's integrated planning framework and supports the implementation of the Delivery Program as shown below.

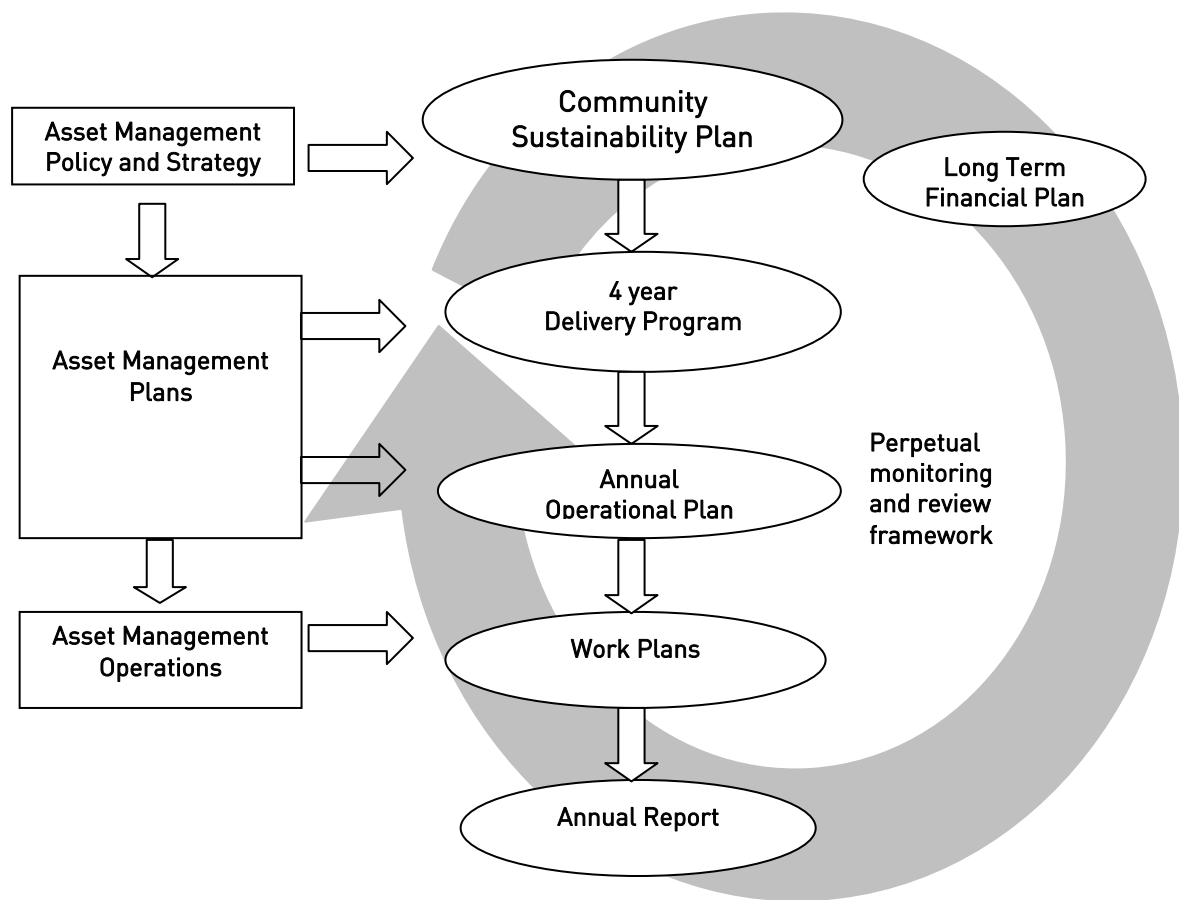
Ku-ring-gai Council's Delivery Program and Operational Plan 2010-2014, commits to the strategy². Recognising the issues surrounding our urban environment and aiming to ensure our assets are managed effectively to meet community needs and standards within our available resources. It identifies objectives and the development of further strategies as follows;

- Develop an Asset Management Strategy that integrates into Council's Long Term Financial Plan and Capital Works Program.
- An established program that provides funding to maintain Council's assets at a sustainable standard
- A program and funding strategy adopted to implement new community facilities
- Establish community based service level agreements for all asset classes.

4 Strategic Asset Management Framework

Council's Strategic Asset Management Framework, in support of the planning framework, integrates policy, plans and operational actions with regard to asset management as shown below.

² Page 38 & 39 Ku-ring-gai Council's Delivery Program & Operational Plan 2010/2014



The components of the framework are as follows:

4.1 Asset Management Policy

Ku-ring-gai Council's Asset Management Policy was adopted in 2009 to underpin the organisation's Strategic Plan with respect to Asset Management.

4.2 Asset Management Strategy

The Asset Management Strategy is a corporate planning document designed to provide high level direction to the Council's asset management activities.

4.3 Asset Management Plans

Asset Management Plans provide detailed direction for all major asset classes. These are currently under development and once completed will provide prioritisation of projects for Asset Management Operations based on risk management, available funding and life cycle management.

4.4 Asset Management Operations

Council develops and reviews operational systems and procedures to:

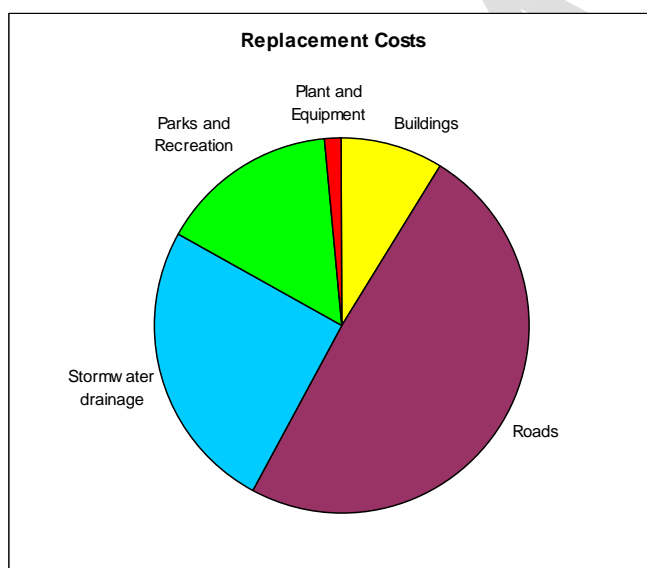
- continually improve the knowledge of the assets Council owns and manages;
- minimise risk through a co-ordinated approach to asset management;
- develop a capital works program;
- develop maintenance programs;

The primary driver for operational improvement will be the collection of asset data and its associated condition to enable infrastructure renewal programs to be developed.

5 Current Status of Asset Management

Council manages a variety of infrastructure with a replacement value in the region of \$930 million³ as at 30 June 2010, distributed as shown below.

Council's Assets (Replacement Cost)



Buildings:	\$88,020,258	[9.5%]
Roads & Transport:	\$451,486,748	[48.5%]
Stormwater Drainage:	\$235,417,094	[25.3%]
Recreational Facilities:	\$143,433,797	[15.4%]
Fleet and Plant:	\$12,342,992	[1.3%]

Data on other asset classes is currently being collected and will be finalised by June 2011.

This Strategy deals specifically with the 5 largest (major) asset classes by value that together represent 99% (by replacement value) of Council's total asset inventory. These are:

³ REPLACEMENT COSTS - Total:\$930,624,647

1. Buildings
2. Roads & Transport
3. Stormwater Drainage
4. Recreational Facilities
5. Plant & Equipment

In order to prepare detailed asset management plans for our major asset classes, Council will continually improve the quality of data held on its assets over the coming years and integrate this data with its Geographical Information System where possible. An assessment of the current state of data follows and utilises the following 'confidence levels' identified within the GHD Report⁴ and which are based on the International Infrastructure Management Manual⁵.

Confidence Level	Level of Practice	Extent of Practice
0	Innocence	Never Done
1	Aware but there is no practice currently in place	Ad hoc process rarely executed
2	Low practice level	Ad hoc process occasionally executed
3	Modest practice level	Mixture of ad hoc and systematic processes, partially documented
4	Substantial practice level	Mostly systematic processes pretty well documented and regularly executed
5	World class practice level	Systematic, fully documented process, always executed

⁴ Ku-ring-gai Council Report for Asset Management Review – GMD February 2009

⁵The internationally renowned IIMM manual has been developed and updated to reflect the advancing field of asset management by the IPWEA.

5.1 Roads & Transport (Data Confidence Level 4)

The roads and transport asset group includes footpaths, kerb and gutter, road structures, road furniture, bridges as well as the roads surfaces. There are various databases which contain data for each of these sub classes including the SMEC Pavement Management System software which is used by a significant number of Local Government Councils in New South Wales. The catalogues include materials, dimensions and quantity and construction dates for the various assets. The inventory is updated by 20% of the network annually to ensure a 5 year cycle. Kuring-gai Council currently owns and maintains 417.444 km⁶ of road network.

⁶ 3,785,200m² including walkways and private roads. 507.56km including RTA main roads, private streets, laneways and surfaces constructed of materials other than bitumen.

Quality Elements	Objectives	Actions	Timeframe	Staff Responsible
Processes and Practices	Implement and/or improve road asset management processes	To develop Road Asset Management Plans (RAMPs) for each group of this Asset Class	Completed	Director Operations
	Assets and procedures for cost and risk assessment documented	Develop register and utilise AS/NZS ISO 31000 for inclusion of risk in the RAMPs	2012/2013	Director Operations Director Operations
	Continual maintenance of procedures	Review of processes and practices	2013/2015 (ongoing)	
Data and Knowledge	Complete database of assets	Develop data collection procedure and program	2011/2012	Director Operations
	Congruence between needs and data collection	Align collection program with identified needs	2012 (ongoing)	Director Operations
Asset Management Plans	Understanding of RAMPs for relevant staff	Provide training for asset management principles for relevant staff	Commenced (ongoing)	AMWG
	Basic RAMP for each asset group within the asset class	Develop basic RAMP	2010/2011	Manager Engineering Services
	Advanced RAMP for each asset group	Develop advanced RAMP	2013/2015	Manager Engineering Services

Asset Information Systems	Suitable corporate asset management system	Selection and evaluation of most appropriate corporate management system	Completed	AMWG
	Suitable life cycle management system	Develop a cost modelling and knowledge management system	2012/2013	AMWG
People and Organisational Issues	Understanding of road asset management	Provide staff training for all facets of road asset management	2011 (ongoing)	Director Operations
	Responsibilities included into staff work plans	Review and match staff skills with responsibilities	Commenced (ongoing)	Operation's Managers
	Asset performance register	Review and measure asset performance	Commenced (ongoing)	
Implementation Tactics	Outline of required road asset management activities	Review core and non-core activities	2013/2015	AMWG

5.2 Buildings & Land (Data Confidence Level 3)

A Building Condition Audit was undertaken in order to develop a long term maintenance and renewal plan. This audit provides a high level of component information and although not specifically rating each item, it does provide invaluable replacement timetables and costs. Council currently manages a building portfolio of approximately 252 buildings including administration facilities, sport and recreation facilities, libraries, clubrooms, community centres, halls and toilets and change rooms. Bus shelters, netball and tennis courts, car parks, miscellaneous park items, play equipment and lighting were included in the original building schedule assessment but are not included in these estimates as they have been included elsewhere in the asset management plans; namely Road Structures Asset Management Plan and the Parks and Recreation Asset Management Plan.

Quality Elements	Objectives	Actions	Timeframe	Staff Responsible
Processes and Practices	Implement and/or improve building asset management processes	To develop a Building Asset Management Plan (BAMP)	2010/2011	Manager Strategic Assets & Property Management
	Assets and procedures for cost and risk documented	Develop register and utilise AS/NZS ISO 31000 for inclusion of risk in the BAMP	2012/2013	Manager Strategic Assets & Property Management
	Continual maintenance of procedures	Review of processes and practices	2013/2015 (ongoing)	Manager Strategic Assets & Property Management
Data and Knowledge	Complete database of assets	Develop data collection procedure and program	2010/2011	AM Coordinator
	Congruence between needs and data collection	Align collection program with identified needs	2012 (ongoing)	Manager Strategic Assets & Property Management
Asset Management Plans	Understanding of BAMP for relevant staff	Provide training for asset management principles for relevant staff	2010	AMWG
	Basic BAMP to build on	Develop basic BAMP	2010/2011	AM Coordinator
	Advanced BAMP for each asset group	Develop advanced BAMP	2013/2015 (ongoing)	Director Operations

Asset Information Systems	Suitable corporate asset management system	Selection and evaluation of most appropriate corporate management system	Completed	AMWG
	Suitable life cycle management system	Develop a cost modelling and knowledge management system	2012/2013	AMWG
People and Organisational Issues	Understanding of building asset management	Provide staff training for all facets of building asset management	Commenced (annually)	Director Operations
	Responsibilities included into staff work plans	Review and match staff skills with responsibilities	Commenced (annually)	Manager Engineering Services
	Asset performance register	Review and measure asset performance	Commenced (ongoing)	Manager Engineering Services
Implementation Tactics	Outline of required building asset management activities	Review core and non-core activities	2013/2015	AMWG

5.3 Stormwater Drainage (Data Confidence Level 1)

The stormwater drainage network includes all gross pollutant traps, enviropods, swales, filters as well as pits and pipes. The pits and pipes drainage data is held in the Stormwater Conduit Assets spreadsheet database. The inventory includes materials, dimensions and quantity and construction dates for the majority of the network. The data indicates there are approximately 288 kilometres of pipe and pit infrastructure and 150 other items with a total replacement value of \$192,487,458 (check).⁷

⁷ Does not include Gross Pollutant Traps, enviropods and other environmental waters saving devices

Quality Elements	Objectives	Actions	Timeframe	Staff Responsible
Processes and Practices	Implement and/or improve drainage asset management processes	To develop Drainage Asset Management Plan (DAMP)	2010/2011	Manager Engineering Services
	Assets and procedures for cost and risk assessment documented	Develop register and utilise AS/NZS ISO 31000 for inclusion of risk in the DAMP	2012/2013	Manager Engineering Services
	Continual maintenance of procedures	Review of processes and practices	2013/2015 (ongoing)	Director Operations
Data and Knowledge	Complete database of assets	Develop data collection procedure and program	2010/2012	AM Coordinator
	Congruence between needs and data collection	Align collection program with identified needs	2012 (ongoing)	Manager Strategic Assets & AM Coordinator
Asset Management Plans	Understanding of DAMP for relevant staff	Provide training for asset management principles for relevant staff	Commenced	AMWG
	Basic DAMP to build on	Develop basic DAMP	2010/2011	Manager Engineering Services
	Advanced DAMP for each asset group	Develop advanced DAMP	2014/2015	Manager Engineering Services

Asset Information Systems	Suitable corporate asset management system	Selection and evaluation of most appropriate corporate management system	Completed	AMWG
	Suitable life cycle management system	Develop a cost modelling and knowledge management system	2012/2013	AMWG
People and Organisational Issues	Understanding of drainage asset management	Provide staff training for all facets of drainage asset management	Commenced (ongoing)	Director Operations
	Responsibilities included into staff work plans	Review and match staff skills with responsibilities	Commenced (annually)	Manager Engineering Services
	Asset performance register	Review and measure asset performance	2013/2014 (annually)	Manager Engineering Services
Implementation Tactics	Outline of required drainage asset management activities	Review core and non-core activities	2013/2015	AMWG

5.4 Recreational Facilities (Data Confidence Level 3)

Council currently owns and maintains approximately 292 parks including tennis courts, playgrounds, natural areas and sports ovals. Infrastructure found within these areas includes playground equipment, reticulation, sporting infrastructure, park furniture, lighting and fencing. The Playfix database is used as an inventory of these assets, and includes a condition assessment of all items.

Quality Elements	Objectives	Actions	Timeframe	Staff Responsible
Processes and Practices	Implement and/or improve recreational asset management processes	To develop Recreational Facilities Asset Management Plans (RFAMP)	2010/2011	Manager Open Space Services
	Assets and procedures for cost and risk assessment documented	Develop register and utilise AS/NZS ISO 31000 for inclusion of risk in the PRAMP	2012/2013	Director Operations
	Continual maintenance of procedures	Review of processes and practices	2013/2015 (ongoing)	Director Operations
Data and Knowledge	Complete database of assets	Develop data collection procedure and program	Completed (ongoing)	Manager Open Space Services
	Congruence between needs and data collection	Align collection program with identified needs	2012 (ongoing)	Manager Open Space Services
Asset Management Plans	Understanding of PRAMP for relevant staff	Provide training for asset management principles for relevant staff	2010/2011	AMWG
	Basic RFAMP for each asset group within the asset class	Develop basic PRAMP	2011/2012	Manager Open Space Services
	Advanced PRAMP for each asset group	Develop advanced PRAMP	2015/2016	Manager Open Space Services

Asset Information Systems	Suitable corporate asset management system	Selection and evaluation of most appropriate corporate management system	Completed	AMWG
	Suitable life cycle management system	Develop a cost modelling and knowledge management system	2011/2012	AMWG
People and Organisational Issues	Understanding of parks and recreation asset management	Provide staff training for all facets of park and recreation asset management	Commenced (ongoing)	Director Operations
	Responsibilities included into staff work plans	Review and match staff skills with responsibilities	Commenced (annually)	Manager Open Space Services
	Asset performance register	Review and measure asset performance	Commenced (ongoing)	Director Operations
Implementation Tactics	Outline of required parks and recreation asset management activities	Review core and non-core activities	2013/2015	AMWG

5.5 Fleet & Plant (Data Confidence Level 4)

Some Fleet & Plant data is held in the FleetMex database system and a data review has recently been completed. The inventory contains some cost details, and since an internal audit was conducted in 2007, there has been better record keeping. Some older assets values were equated against similar products and attain an average value. There are currently 700 pieces of plant & equipment in Council's database with a replacement value of \$12,202,608.38.

This asset groups includes assets such as backhoes, passenger vehicles, street sweepers, tippers, as well as small plant like chainsaws and mowers among others.

Quality Elements	Objectives	Actions	Timeframe	Staff Responsible
Processes and Practices	Implement and/or improve plant and equipment asset management processes	To develop Fleet & Plant Asset Management Plans (F&PAMP) for each group of Asset	2011/2012	Manager Engineering Services
	Assets and procedures for cost and risk assessment documented	Develop register and utilise AS/NZS ISO 31000 for inclusion of risk in the F&PAMP	2011/2012	Director Operations
	Continual maintenance of procedures	Review of processes and practices		Director Operations
Data and Knowledge	Complete database of assets	Develop data collection procedure and program	2010/2011	AM Coordinator
	Congruence between needs and data collection	Align collection program with identified needs	2011/2013 (ongoing)	Manager Strategic Assets & AM Coordinator
Asset Management Plans	Understanding of F&PAMP for relevant staff	Provide training for asset management principles for relevant staff	2011/2012	Director Operations
	Basic P&EAMP for asset group to build on	Develop basic F&PAMP	2011/2012	Fleet Coordinator
	Advanced P&EAMP for each asset group	Develop advanced F&PAMP	2014/2015	Manager Engineering Services

Asset Information Systems	Suitable corporate asset management system	Selection and evaluation of most appropriate corporate management system	Completed	AMWG
	Suitable life cycle management system	Develop a cost modelling and knowledge management system	2011/2012	AMWG
People and Organisational Issues	Understanding of plant and equipment asset management	Provide staff training for all facets of plant and equipment asset management	2011/2012 (ongoing)	Director Operations
	Responsibilities included into staff work plans	Review and match staff skills with responsibilities	Commenced (annually)	Manager Engineering Services
	Asset performance register	Review and measure asset performance	Commenced (ongoing)	Director Operations
Implementation Tactics	Outline of required plant and equipment asset management activities	Review core and non-core activities	2013/2015	AMWG

6 Gap Analyses

In February 2009, Council engaged GHD to undertake an independent review and report on asset management processes and practices across the organisation⁸. The report concluded that Council had improved its asset management competence from previous years, although there were still a number of areas that needed to be dealt with. These included;

- Improvement to processes such as detailing demand drivers for each of the asset groups;
- Clarification on appropriate data to be collected and managed for each asset group;
- Strategic processes related to the evaluation of asset failure;
- Development of a robust, organisation wide process for evaluating and prioritising capital works;
- Asset management information systems that are integrated and which can register and manage different assets adequately;
- Improvement to the quality of data held on different assets as currently this varies significantly across the organisation;
- Improved definition and documentation on levels of service for all the asset groups, rather than just for Road assets;
- Long term financial planning for assets, having consideration for renewal obligations;
- Enhancement to staff asset management capabilities, profiles and succession planning practices;
- Development of Asset Management Plans for all the major asset groups;

The gaps identified in the GHD report and actions to reduce these gaps are included in this improvement Strategy. The Strategy demonstrates that some actions are completed, others have commenced, further improvements are planned and allocated to relevant staff across the organisation.

⁸ Ku-ring-gai Council Report for Asset Management Review – GHD February 2009

7 Implementation and Review

This Strategy will be reviewed every 3 years. Should emergent issues arise within this time frame that would adversely impact on the Strategy; an interim review will be undertaken. The complete asset review process is included in the following table:

Document	Review
Asset Management Policy	Every 3 Years
Asset Management Strategy	Every 3 Years
Asset Management Plans	Every 3 Years
Capital Works Program	Annually



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SUSTAINABILITY REFERENCE COMMITTEE - NOTES OF MEETING HELD 29 NOVEMBER 2010 AND RECOMMENDATION FOR NEW MEMBERS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To bring to the attention of Council the proceedings of the Sustainability Reference Committee meeting held on 29 November 2010 and recommend four new members to the Committee.

BACKGROUND:

The role of the Sustainability Reference Committee is to provide community, stakeholder and industry advice and feedback to Council on matters relevant to sustainability. The charter of the committee permits up to 20 members of which there are presently 16.

COMMENTS:

The Sustainability Reference Committee reviewed information and presentations of expenditure of various transport services from 2008-2011, bicycle committee terms of reference and biobanking. It also discussed the direction of the committee for the coming year and the need for a regular electronic waste collection service in Ku-ring-gai.

RECOMMENDATION:

That the notes and attachments of the Sustainability Reference Committee meeting held on 29 November 2010 be received and noted and that the four nominations as listed in the report be appointed to the Committee.

PURPOSE OF REPORT

To bring to the attention of Council the proceedings of the Sustainability Reference Committee meeting held on 29 November 2010 and recommend four new members to the Committee.

BACKGROUND

In 2009, Ku-ring-gai Council appointed four (4) community reference committees under section 260 of the *Local Government (General) Regulation 2005*. One of the committees appointed was the Sustainability Reference Committee. The role of this Committee is to advise Council on issues relating to sustainability. The Committee currently consists of sixteen (16) community representatives. The Chairperson is Councillor Holland and Deputy Chair is Councillor Szatow.

COMMENTS

Notes of the meeting of 29 November 2010

The Sustainability Reference Committee met on 29 November 2010. Notes and attachments of presentations made to the Committee are included as **Attachment 1a – 1d** to this report. The items raised at the meeting included:

- Council expenditure on traffic and transport. An overview of the expenditure of traffic, transport and maintenance trends over the past four years was tabled.
- Draft bicycle committee terms of reference. A number of comments on the plan were provided and these will be incorporated into the working draft of the terms of reference for further consideration by the bicycle committee when it forms (anticipated early 2011).
- A review of the NSW Government's biobanking scheme and its relationship to Ku-ring-gai.
- Ideas were put forth on the sustainability direction of Council.
- Discussion by the committee on electronic waste. The Committee requested that Council formally consider the introduction of a regular e-waste collection service as part of its domestic waste management service given the significant increase in this waste stream.

Related to the matter of electronic waste, the Federal Government released on 16 November 2010 a draft discussion paper on performance indicators for a national television and computer stewardship scheme. The objectives of this scheme are to:

1. Reduce the impact on the environment from end of life televisions and computers.
2. Reduce television and computer waste going to landfill.
3. Increase recovery and recycling of televisions and computers.
4. Increase target audience awareness of television and computer recycling.
5. Achieve manufacturer and importer compliance with television and computer recovery and recycling regulations.

As part of this program the Federal Government is working towards an electronic waste collection and recovery program in partnership with state governments and relevant industry associations. While the timing for the implementation of a collection and recovery program has not been set, discussions with the NSW Local Government and Shires Association (LGSA) has indicated that this may be as early as 2011. At this stage the NSW LGSA are advising Councils not to implement their own regular program, outside the infrequent e-waste drop offs that Ku-ring-gai (and other

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councils) run, until the Federal Government has finalised discussions and reached an agreement with the National Television and Computer product Stewardship Program.

Given that Council is required to set the fees for such a service as part of its Fees and Charges Policy that related to the adopted Operational Plan and Delivery Program, there exists an opportunity for this is to be explored as part of the 2011-12 budget. However, it is recommended that such an approach should not prejudice the negotiations for a National and State based program.

Nominations to the committee

On the 12 May 2009 Council appointed 18 positions out of a total of 20 to the Sustainability Reference Committee. Earlier this year two (2) members resigned, Andrew Taff and Sue McKindlay. As a result, the Chair of the Committee requested that new members be sought. Advertisements were placed in the local paper and on Council's website. In total four (4) nominations were received (**Confidential Attachment 2**).

A review of the nominees suggests that experience, qualifications and interest would add further depth to the committee and as such it is recommended that all four (4) be appointed to the Committee. They include:

1. Troy Daly, representing the Turramurra Community Garden who also professionally practices in the area of urban and regional planning.
2. Carolyn Pettigrew who has held various senior roles in the NSW public service in the areas of environment, waste and water and has also been a resident of the Local Government Area for 30 years.
3. Peter Tuft representing Bike North who has advocated strongly for greater cycling planning and facilities and in recent months and has been instrumental in getting Council to support the formation of a bicycle committee.
4. Martin Tukdens who is an architect with considerable experience in sustainable design and green buildings.

CONSULTATION

The Committee is a community forum and no further consultation is required. Details of the committee, presentation material, notes and reports can be obtained from Council's website.

Consultation for new members to the committee was advertised in the local paper and on Council's website for four (4) weeks.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with the report.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report was prepared by the Strategy and Environment Department.

SUMMARY

The Sustainability Reference Committee was provided with presentations regarding expenditure of various transport services from 2008-2011, bicycle committee terms of reference, biobanking, sustainability direction of Council and electronic waste in Ku-ring-gai. The committee formally recommended that Council consider a regular e-waste collection service. As the Federal Government is currently developing a stewardship scheme for televisions and computer products (that is anticipated to be finalised in 2011), it is recommended that the introduction of a scheme by Ku-ring-gai Council (if considered) should follow the direction of the Federal and State Governments.

The report also recommends the appointment of four (4) residents to the Sustainability Reference Committee following the resignation of two (2) members earlier this year. Presently the committee has sixteen (16) members and the charter permits twenty (20) members.

RECOMMENDATION

- A. That the notes and attachments of the Sustainability Reference Committee meeting held on 29 November 2010 be received and noted.
- B. That the Director Operations prepares a report to Council on the introduction of a regular electronic waste collection service in the 2011/15 Operational Plan and Delivery Program subject to the program of the National Television and Computer Product Stewardship scheme for consideration by Council in February 2011.
- C. That Troy Daly, Carolyn Pettigrew, Peter Tuft and Martin Tuktens be appointed to the Sustainability Reference Committee

Peter Davies
Manager Corporate Planning & Sustainability

Andrew Watson
Director Strategy & Environment

Attachments: 1a. Sustainability Reference Committee Meeting Notes 29 November 2010 - 2010/229395
1b. Expenditure of various transport services 2008-2011 - 2010/232401
1c. Ku-ring-gai Bicycle Advisory Committee Charter (draft) - 2010/191851
1d. Possible sites for community garden - 2010/196563
2. Nomination forms for proposed new members - Confidential



Sustainability Reference Committee

6.00 to 8.00pm **Monday 29 November 2010**

Ante Room, Level 3, 818 Pacific Highway Gordon.

NOTES OF MEETING

Attendance

Councillors	Cr Holland Cr Anderson
Council Staff	Peter Davies, Manager Sustainability & Corporate Planning, Penny Colyer Environment Officer
Community	Susan Israel Grant Dyer Jim Wells Neil Papadoulous Colin Field Drew McIntosh Bernadette Pinnell
Observers	Peter Tuft
Apologies	Cr Cross (Mayor) Cr Szatow Elizabeth Gavey Chris Andrew

Meeting opened: 6.10pm

Item 1. Transport

- a. Council expenditure on traffic and transport. An overview of the expenditure of traffic, transport and maintenance trends over the past four years was tabled. This responded to a request by the Committee and subsequent resolution by Council 24 August 2010.
- b. Bicycle committee terms of reference. A number of comments on the plan were provided:
 - Modify the objective to have greater emphasis on sustainable transport.
 - The development of a bicycle plan for Ku-ring-gai be a priority for the bicycle advisory committee.
 - Increase the emphasis on cycling in the bike plan as a sustainable form of transport.
 - Incorporate cycling in bushland in the bicycle plan.
 - Incorporate a financial review of projects as part of the bike plan to assist in budget preparation and priority.
 - That the bike plan consider recreational tourism as a key element to integrate this into an economic development program for Council.
 - That the bike plan include the mutual awareness of the responsibilities of all users of shared facilities (motorists, cyclists and pedestrians).
 - Expand the role of the committee to include an additional point 'That Council considers the impact on cyclists of Council's maintenance activities and capital works program'.

Item 2: Biobanking

Penny Colyer provided a review of the NSW Government's biobanking scheme (refer to presentation slides in attachment). More information can be found at: <http://www.environment.nsw.gov.au/biobanking/>

Colin Field noted that the NSW Government has released the draft Biodiversity Policy for comment. The committee supported a request for a presentation on the draft policy at the next meeting. The draft Biodiversity Policy is available for viewing at: <http://www.environment.nsw.gov.au/biodiversity/nswbiostrategy.htm>

Item 3: Community Garden

Deferred to a future meeting

Item 4: Sustainability direction of Council

Ideas for direction

- That sustainability indicators be developed to track the performance of the organisation against certain objectives or goals.
- That Council's procurement policy incorporates social consideration.

Various suggestions were made for the future function of the committee. These included the development of a smaller list of agenda items for the committee to discuss over the year. This would enable more realistic time to be allocated to discuss the items so that the committee can develop recommendations for the consideration of Council.

It was also suggested that there needs to be feedback on the outcomes of the decisions of Council on matters the committee has discussed.

Other suggestions:

To distribute to the committee all draft strategies and policies that are placed for public comment.

Areas for discussion that were raised:

- Town centres and particularly the detail, review and implementation of the development control plan
- Transport (that would relate to the current sustainable transport strategy),
- Cycling (that currently has its own sub-committee)
- Electronic waste

Item 5: Electronic Waste

Discussion by the committee strongly suggested the need for Council to develop a policy to manage this emerging waste issue.

The committee recommended that Council consider the implementation of a regular electronic waste collection service to be funded by the domestic waste management charge and instigate and implement a reuse and recycling service for e-waste.

Meeting closed: 8.40pm

Attachments to agenda:

1. Expenditure of various transport services 2008-2011 (2010/ 232401)
2. Ku-ring-gai Bicycle Advisory Committee Charter (draft) (2010/191851)
3. Possible sites for community garden (2010/ 196563)
4. Penny Colyer presentation on Biobanking (2010/ 231618)

Next Meeting: TBA

Expenditure on Traffic, Transport and maintenance - Trends - Total Operating Expense and Surplus							
Cost Centres	Program Area	Project/Service	2007-08	2008-09	2009-10	2010-11 - Budget	Total
Program	Footpaths	Projects	\$645,497	\$290,496	\$557,963	\$348,300	\$1,842,256
Program	Traffic Facilities	Projects	\$83,598	\$116,157	\$137,154	\$583,000	\$919,909
Program	Roads	Projects	\$4,290,090	\$6,067,528	\$4,094,302	\$7,334,800	\$21,786,720
2950	Investigation & Design	Service	\$273,336	\$417,872	\$265,739	\$226,200	\$1,183,147
2951	Road Safety	Service	\$88,168	\$78,188	\$102,628	\$110,400	\$379,384
2952	Traffic Management	Service	\$394,588	\$466,357	\$553,227	\$498,200	\$1,912,372
2953	Road Safety Programs	Service	\$69,961	\$36,873	\$49,729	\$37,000	\$193,563
3151	Access Crossings	Service	\$227,540	\$390,590	\$289,863	\$206,000	\$1,113,993
3152	Drainage Maintenance & Repair	Service	\$977,653	\$1,077,783	\$1,089,440	\$1,108,000	\$4,252,876
3153	Footpath Maintenance	Service	\$756,187	\$824,235	\$972,165	\$1,061,100	\$3,613,687
3154	Kerb & Gutter Maintenance	Service	\$239,331	\$199,210	\$196,868	\$201,200	\$836,609
3155	Patching	Service	\$147,407	\$147,413	\$181,255	\$179,000	\$655,075
3156	Restorations	Service	\$912,385	\$743,479	\$700,010	\$464,900	\$2,820,774
3157	Road Maintenance	Service	\$3,889,514	\$3,902,493	\$3,949,219	\$4,064,400	\$15,805,626
3158	Road Maintenance - Road Shoulders	Service	\$405,107	\$397,636	\$364,869	\$358,900	\$1,526,512
3159	Car Parks	Service	\$224,429	\$201,948	\$196,603	\$228,300	\$851,280
Total			\$13,624,791	\$15,358,258	\$13,701,033	\$17,009,700	\$59,693,782

Combined Area Totals			2007-08	2008-09	2009-10	2010-11 - Budget	Totals
Cycleways	Lady Game Drive has been the main focus in recent years.	N/A		\$41,915	\$318,499	\$44,200	\$404,614
Roads	Combination of Roads, Road Maintenance and Road Shoulders		\$8,584,711	\$10,367,657	\$8,408,390	\$11,758,100	\$39,118,858
Footpaths	Combination of Footpaths and Footpath Maintenance		\$1,401,684	\$1,114,731	\$1,530,128	\$1,409,400	\$5,455,943

Notes

The figures represented in the 07-08, 08-09 and 09-10 years relate to the total expenditure for each of the service or project areas.

The figures represented in the 10-11 year relates to the current annual budget allocated for each service and project area.

In some cases an inflated budget figure may be the result of carry overs from the previous year, as is with the Roads area.

Ku-ring-gai Council



Ku-ring-gai Bicycle Advisory Committee

Draft Charter

October 2010

DRAFT CHARTER

KU-RING-GAI BICYCLE ADVISORY COMMITTEE

Objectives

- ◆ To create a safe and comfortable environment for people who ride bicycles in Ku-ring-gai.
- ◆ To promote Council's existing cycleway network so as to raise the awareness of the services already provided and to gain support for planned network improvements.
- ◆ To represent the needs of all cycling in Ku-ring-gai with regard to the provision of services and infrastructure, including adults and children who cycle for transport and recreation.
- ◆ To achieve the integration of Council's bicycle program across Council's operational areas.
- ◆ To generate awareness of the responsibilities of cyclist sharing facilities with other road users and pedestrians.

Committee Role

The role of the Ku-ring-gai Council Bicycle Advisory Committee is to provide resident and user group advice to the Sustainability Reference Committee on matters relating to:

1. To meet the objectives stated above;
2. the location for bicycle facilities;
3. the planning for future bicycle facilities;
4. the standards of service; and
5. the content of Council's plans and policies

The Ku-ring-gai Bicycle Advisory Committee is a consultative forum set up to provide the opportunity for residents and user groups' local knowledge in matters relating to bicycles to be considered. The advisory committee forum is a key part of Council's wider participation, input and consultation process.

Committee Membership

Membership of the committee will consist of the following persons or positions:

- ◆ Councillor representation comprising any interested Councillors;
- ◆ 1 representative from Bicycle NSW;
- ◆ 1 representative from the Roads and Traffic Authority;
- ◆ 1 representative from the Police;
- ◆ 5 resident/community representatives (including 2 representatives from Bike North and 1 representative of pedestrian's interests).

Community representatives may also include key stakeholder representatives such as bike shop owners and school representatives.

The Committee will be supported by staff from Strategy and Environment, with input from Operations as appropriate.

All Councillors are encouraged to attend meetings of the Bicycle Advisory Committee and contribute to discussions.

Reporting Relationships

By Council resolution, the committee is formed as a sub-committee to the Sustainability Reference Committee. As a result, the committee makes recommendations to the Sustainability Reference Committee on all relevant matters put before it. Following consideration by the Sustainability Reference Committee, any recommendations will be presented to the Council in accordance with the protocols of the Sustainability Reference Committee.

Matters determined by the General Manager as operational in nature will be dealt with by the relevant Director.

Meeting Schedule

The committee meets on a bi-monthly cycle between the 2nd and 11th months or such other cycle approved by the Sustainability Reference Committee. The meeting is to be held on the 3rd Wednesday of the month subject to there being sufficient matters before the committee. Meeting duration should not exceed 2 hours.

Committee Support

Technical and strategic advice is provided primarily by the Strategic Transport Engineer or nominee. Support will also be provided from Sustainability and Urban Planning/Heritage, with input from Operations where appropriate. Administrative support is limited to preparation and distribution of each agenda and taking and distribution of meeting notes.

Committee Status

The Ku-ring-gai Bicycle Advisory Committee does not have any delegated authority under Section 377 of the Local Government Act 1993.

Term of the Committee

Appointments to the committee will remain current for two years from the date of appointment. The Sustainability Reference Committee may extend the appointment of a member for a second term.

Committee Chairperson

The Chairperson will be elected by the Sustainability Reference Committee.

Member Obligations

As a member of the committee, members agree to:

- ◆ Attend meetings and participate in discussions;
- ◆ Report their views and where known those of the Ku-ring-gai community;
- ◆ Give feedback from meetings to the wider community where possible;
- ◆ Allow all committee members to present their views and opinions;

- ◆ Suggest agenda items;
- ◆ Work within the framework of the committee Charter and structure; and
- ◆ Clearly declare any conflict of interest regarding any issue under discussion.

Meeting Focus

The Ku-ring-gai Bicycle Advisory Committee should focus on Council-wide issues but should also consider the broader planning issues associated with bicycle facilities such as the NSW Bike Plan.

Local issues of mainly a personal interest are best raised with the relevant Council staff outside the meeting forum. Complaints are dealt with through established, standard processes outside committee meetings.

Matters that need to be referred to the Ku-ring-gai Traffic Committee should be in the form of a recommendation to the Ku-ring-gai Traffic Committee for its consideration.

Sustainability Reference Committee Obligations

In constituting the committee, the Sustainability Reference Committee agrees to:

- ◆ Give due and proper consideration to all recommendations and suggestions put forward;
- ◆ Give members feedback on the status of recommendations;
- ◆ Encourage member participation and meeting attendance;
- ◆ Respond within a reasonable timeframe to requests for relevant information;
- ◆ Provide administrative resources to assist in the smooth operation of the committee;
- ◆ Accurately record and represent the views of the committee.

* * * *

Possible Sites for Community Garden

Burrage Place Park End of Cocupara Avenue through to end Burrage Place,		Lindfield	y?	
Highfield Drain Between No's 125 and 127 Highfield Road to Provincial Road,		Lindfield	y?	Path
Gordon Recreation Ground Werona Avenue through to Rosedale Road,		Gordon	y	At back on previous formal gardens & terraces
R.H. Patterson Park 17 Carlotta Ave, (Metzlers End)		Gordon	y	
Bandalong Reserve	Corner Bandalong and Bolwarra Avenue,	Gordon W	y	
Jinkers Green Between No's 31-33 Charles Street,		Killara	y	Poor access
St Andrews Forest Between No's 80 and 82 Spencer Road,		Killara	y	Poor access
Redfield Reserve Cnr. Saiala and Redfield Roads,		Killara E	y	Flat
Reading Avenue Reserve Cnr. Koola Avenue and Reading Lane,		Killara K	y	
Allen Park End of Terrace Road, West Killara	End of Terrace Road,	Killara W	y	Next to National park. Weedy
St Crispens Green Between nos. 16-22 Albert Drive,		Killara W	y	Rocky
Ibbitson Park Wolseley Road,		Lindfield	y	Some space, BGHF
Seven Little Australians Park Cnr Northcote Rd and Slade Ave,		Lindfield	y	On small lawn area
Dukes Green	East Lindfield Shopping Centre, Wellington Road,	Lindfield E	y	Small, island is sunny
Lindfield Soldiers Memorial Park 62A Tryon Road,		Lindfield E	y	1928 used for propagating ornamental plants. Small
Patricia Gardener Reserve Lady Game Drive, Moore Avenue and Bradfield Road,		Lindfield W	y	Poor drainage, bushland, poss bus route
Robert Pymble Park Between Park Crescent and Alma Street,		Pymble	y	
Boronga Avenue Reserve	Cnr Boronga Avenue,	Pymble W	y	Poor access
Claire Taylor Park End of Camira Street,		Pymble W	y	Out of the way
Frogmore Park Next to No. 35 Wyomee Avenue to Warrowa Place,		Pymble W	y	Limited space, trees
Kendall Village Green 27 Kendall Street,		Pymble W	y	
Sequoia Close Park 4 Sequoia Close,		Pymble W	y	Links to W Pymble primary school
Shoppers Rest 4 Binalong Street through to Yarrara Road,		Pymble W	y	Sunny, facilities, flat, underutilised
West Pymble Village Green 80 Kendall St,		Pymble W	y	Possible other uses for council
Bancroft Park Ku-ring-gai Arts Centre,	45 Bancroft Avenue,	Roseville	y	On lower level, but used for Carols by Candlelight
Roseville Park Between Clanville Road and Cranbrook Avenue		Roseville	y	Between Clanville Rd & dog off leash area
Calga Street Reserve 21 Calga Street,		Roseville Chase	y	Not used, access a problem
Eldinhope Green 3-5 Morris Avenue, Wahroonga		St Ives	y	Small & playground there

Possible Sites for Community Garden

Seven Wives Wood Next to no.19 Richard Road	St Ives	y	Open drainage, is risk management issue
Willis Avenue Reserve No.14 Willis Avenue,	St Ives	y	Flat, space, sun
Transmission Park East Warrimoo Road to Phillip Road,	St Ives Chase	y	Easement requirements would restrict some uses & heights
Transmission Park Between Warrimoo Ave to Yarralumla Ave,	St.Ives Chase	y	Easement requirements would restrict some uses & heights
Hamilton Park No.82 Kissing Point Road between Boronia Avenue & Barallan Avenue	Turramurra	y	
Irish Town Grove Cnr Princess Lane and Bannockburn Road to 16 Adams Ave	Turramurra	y	
Milkmaids Reserve No. 19A Ellalong Road,	Turramurra	y	Mostly trees
The Lookout - Queens Park No. 1328 Pacific Highway next to Railway line,	Turramurra	y	
Yeramba Street Reserve Cnr. Yeramba Street and Acacia Close,	Turramurra	y	Close to Turramurra Ppublic School
Orange Green 16A Allara Avenue,	Turramurra N	y	Next to North Turramurra Public School
Cherrywood Reserve 9A Bunyana Avenue through to Cherrywood Avenue,	Wahroonga	y	Largely vacant space, playground in part
Mahratta 1536 Pacific Highway,	Wahroonga	y	May be leased, location not good
McKenzie Park Cnr Millewa Avenue and Illoura Lane,	Wahroonga	y	
Sainty Reserve Chilton Parade cnr Raymond Avenue,	Wahroonga	y	Some large trees + 2 creeklines
Wahroonga Park Coonanbarra Road, Illoura and Millewa Avenue, Stuart St,	Wahroonga	y	M Plan for this district park would have to be changed, but possible. Lacks parking

SPECIAL RATE VARIATION FOR A SECOND ENVIRONMENTAL LEVY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To seek Council's support for the development of a special rate variation for a continuation of the Environmental Levy.

BACKGROUND:

In 2005 the Minister for Local Government approved a seven year, five per cent special rate variation to fund a range of environmental programs. This program is in its sixth year and will conclude on 30 June 2012.

COMMENTS:

On 2 December 2010 the Division of Local Government released its guideline for local government to prepare special rate variations for 2011/2012 financial year. This recommends that Council apply for a section 508(A) special rate that would be determined by the Independent Pricing and Regulatory Tribunal (IPART). It is recommended that Council apply for a new special rate to commence 1 July 2012 and that this would fund a range of environmental and sustainability projects as outlined in the report.

RECOMMENDATION:

That Council apply to the Independent Pricing and Regulatory Tribunal for a special rate variation under section 508(A) of the Local Government Act, 1993 for seven years at a rate of five per cent above the ordinary rate commencing 1 July 2012. This special rate would be referred as to Council's Environmental Levy and would build on the activities funded by the current levy that has wide spread support by the community.

PURPOSE OF REPORT

To seek Council's support for the development of a special rate variation for a continuation of the Environmental Levy

BACKGROUND

In 2005 the Minister for Local Government approved a seven year five per cent special rate variation to fund a range of environmental programs. The levy commenced on 1 July 2005 and will conclude on 30 June 2012. Funding is based on a five per cent increase on the notional general income, less rate pegging.

Table 1, below, provides a summary of the income and expenditure for the Environmental Levy program based on actuals for the financial years 2005-09 and estimated for the financial years 2010-12.

Table 1. Financial summary of the income and expenditure of Environmental Levy

Year	Carry forward from previous year (\$)	Income (\$) (from rates)	Expenditure (\$)	End of year balance
2005/06 (a)	0	1,885,000	1,033,000	852,000
2006/07(a)	852,000	1,823,000	2,250,000	425,000
2007/08(a)	425,000	1,882,000	2,074,000	233,000
2008/09(a)	233,000	1,958,969	1,685,336	506,633
2009/10(a)	506,633	2,172,751	1,936,478	742,906
2010/11(b)	742,906	2,230,000	2,586,923	385,983
2011/12(b)	385,983	2,250,500	2,636,483	0

Notes:

- a) actuals from audited financial statements
- b) estimates based on projects identified in the capital works program as included in the adopted Operational Plan and Delivery Program for 2010-14.

Supporting the income from rates, an additional \$5,980,000 from State and Federal Government grants was obtained over the first five years of the levy. This has enabled a number of new and supplementary range of environmental projects, otherwise not possible within Council's ordinary budget. This demonstrates the financial leverage that is possible as a result of having a dedicated special rate, particularly where many grants require matching funding commitment.

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The current levy was developed to achieve five objectives:

1. Protection and enhancement of biodiversity;
2. Support and promote urban communities through sustainable design and development;
3. Manage water and catchments incorporating total catchment perspectives;
4. Managing fire risk; and
5. Promote community partnership and participation.

Details on how the levy has sought to achieve these through various projects are included in **Attachment 1**. Key highlights over the first five years include:

- 2.7km² bushland under regeneration
- 94 community small grants awarded
- Support provided to 165 bushcare sites
- 8 sportsfields have stormwater harvesting schemes that have complemented the open space capital works program and have also reduced stormwater pollutants into waterways
- 9 stormwater outlets upgraded to reduce erosion to downstream creeks
- 6.5km of new fire trails built, most notably the critical area linking North Wahroonga to North Turramurra
- 4.6km of bushland walking tracks constructed or repaired
- Ground truthing bushfire prone lands
- Mapping of endangered ecological communities to assist in the preparation of Council's local environment plan
- 178 bushland dumping or encroachments investigated.

The need to bring this report to Council arises as the current levy will conclude on 30 June 2012. If Council wishes to continue with a program of environmental improvements over and above its operational funding, and has been assumed in Council's long term financial plan, it will need to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a new special rate variation to commence 1 July 2012. The section below outlines what will be required of Council in relation to:

1. giving its support to prepare for a second environmental levy application;
2. what the levy would fund (ie the types of programs and projects);
3. what type of special rate variation it should apply for; and
4. how it will need to consult with the community in relation to the proposed levy.

COMMENTS

This section will discuss the major issues related to the direction of the Environmental Levy and other special rate variation options. On 2 December 2010, the Division of Local Government released its guidelines for the preparation of an application for a special variation to general income in 2011/2012

(<http://www.dlg.nsw.gov.au/dlg/dlghome/documents/Information/Special%20Variation%20Application%20Guidelines.pdf> (accessed 2 December 2010))

A notable difference in the process for 2011-12 and beyond, is that the Independent Pricing and Regulatory Tribunal (IPART) has been given the responsibility by the NSW Government for determining the peg for Council general income and reviewing Councils' applications for special variations and minimum rate increases under the *Local Government Act 1993* (LGA) (refer to IPART

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website for more detail <http://www.ipart.nsw.gov.au/local-government/local-government.asp> (accessed 2 December 2010). This function was previously the responsibility of the Department of Local Government who made recommendations to the Minister for Local Government for his or her determination.

1. Support and timing for a second environmental levy application

This report recommends a second Environmental Levy be implemented over seven years with an increase to general income of five per cent over the ordinary rate. This is consistent with the existing environmental levy and therefore has no new impact on ratepayers.

The levy is recommended to commence 1 July 2012 and would follow the conclusion of the current levy (30 June 2012). Approval is recommended to be sought from IPART at the beginning of the 2011/12 financial year (12 months prior to the commencement of the program). This would be incorporated within the development and consultation of the draft Operational Plan and Delivery Program for 2011-15.

The rationale for seeking approval 12 months early will enable the appropriate planning, contract documentation and administration for the first year. This draws on the experience of the first few years of the current levy where a significant amount of funds were required to be carried forward in the budget process as contract or project documentation had not been completed and therefore projects had been unable to commence on time (refer to Table 1). The early approval will also enable a more coordinated approach to the development of Councils other capital works and operational programs over the coming years, particularly upgrades to sports grounds as part of the proposed stormwater harvesting program. A preliminary discussion with an officer from IPART has indicated that IPART may support a special rate variation application that would come into effect 12 months following its determination of the 2011-12 rating. However as the guidelines issued by the Division of Local Government specifically refer to the applications for special variations to the general income in 2011/12 it is unclear how IPART would formally consider this early request.

2. Programs and projects

This report presents two options in relation to the allocation of funds for projects to be funded by Environmental Levy 2 over seven years. While the option taken by Council and subsequently approved by IPART may be less than this period or have a sustained increase to Council's rate base, the seven year scenario enables some comparison to the current program and also identifies many of the ongoing needs of many environmental initiatives. Details of the options are presented below. In summary:

- Option 1 includes the development of a cultural and environmental facility at the Ku-ring-gai Wildflower Garden. This project is estimated to cost \$9, 446, 000 and would represent 51 per cent of the anticipated income.
- Option 2 has a greater emphasis on the delivery of decentralised community environmental education programs and the management of bushland. It does not include any funding for a new facility and therefore is able to allocate funding to many projects that would build on the work of the current levy and complement the activities of Council's bushland maintenance teams.

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Option 1 Environmental education and cultural facility

This option contains funding for a new environmental education and cultural facility at the Ku-ring-gai Wildflower Garden. This facility was envisaged and included in the options paper for the St Ives Showground and precinct options plan as adopted by Council on 22 June 2010. The cost of the facility is estimated to be \$10,000,000 and would provide a six star sustainable building with parking facilities for 57 cars. The centre would provide opportunities for a seminar and lecture room, Aboriginal heritage office, local history interpretive displays, exhibition and gallery, staff services, bushfoods kitchen /kiosk and amenities.

The cost of this major facility would reduce the amount for community consultation and biodiversity programs identified in option two below. To enable the funding for this facility many of the existing projects funded by the current levy would need to be concluded or greatly reduced to fund the new centre. These include various environmental education programs that work directly with residents and a number of biodiversity programs such as weed control and bush regeneration.

Table 2 lists and Figure 1 illustrates the proportional funding across the seven proposed program areas under Option 1.

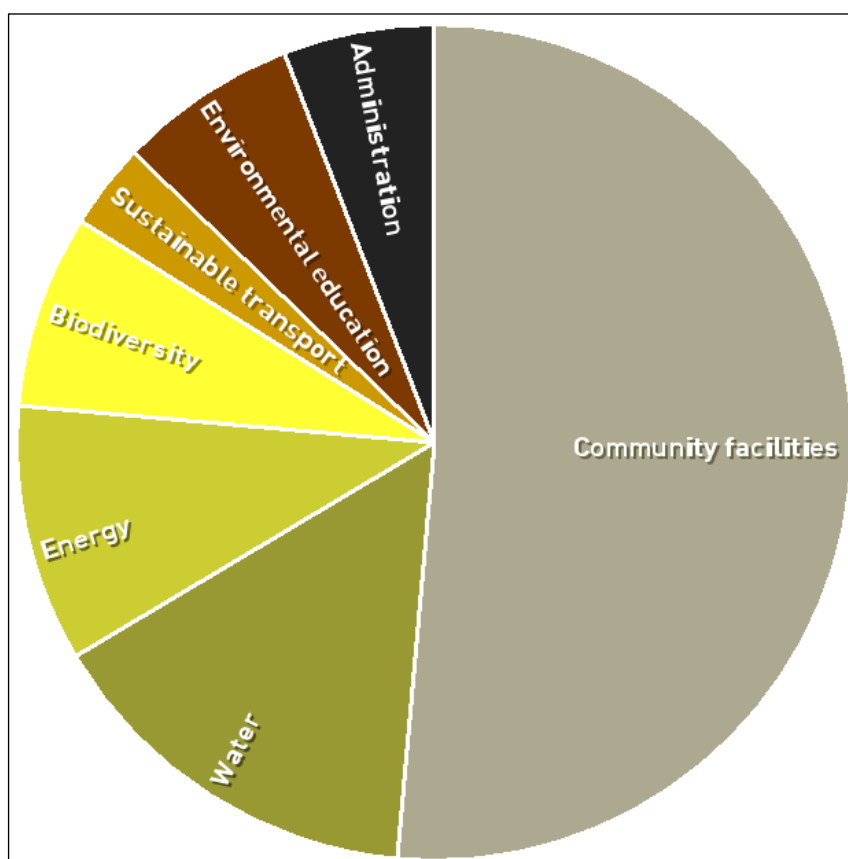


Figure 1 Proportional funding of programs under Option 1

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Option 2 Protecting bushland and assets

This is the recommended option for the second environmental levy and has a greater focus on the delivery of on-ground programs to improve the condition of the natural environment (notably bush regeneration within land that have conservation agreements such as Flying Fox Reserve and Browns Forest) and work more closely with residents to change their behaviours to become more sustainable. This option also identifies funding for the construction of three additional fire trials and more funds to manage the existing trails and fire breaks that reflect for Council to implement programs to adapt to higher fire risks associated with climate change.

No funding is provided in this option for a new facility at the Ku-ring-gai Wildflower Garden. However, it is suggested that should Council wish to build a new cultural and environmental facility, this could be the focus of another New Facilities Levy. The current New Facilities Levy is for the construction of the North Turramurra Recreation Area and was approved for five years commencing 1 July 2010 to 30 July 2015.

Table 2 lists and Figure 2 illustrates the proportional funding across the six proposed program areas under Option 2.

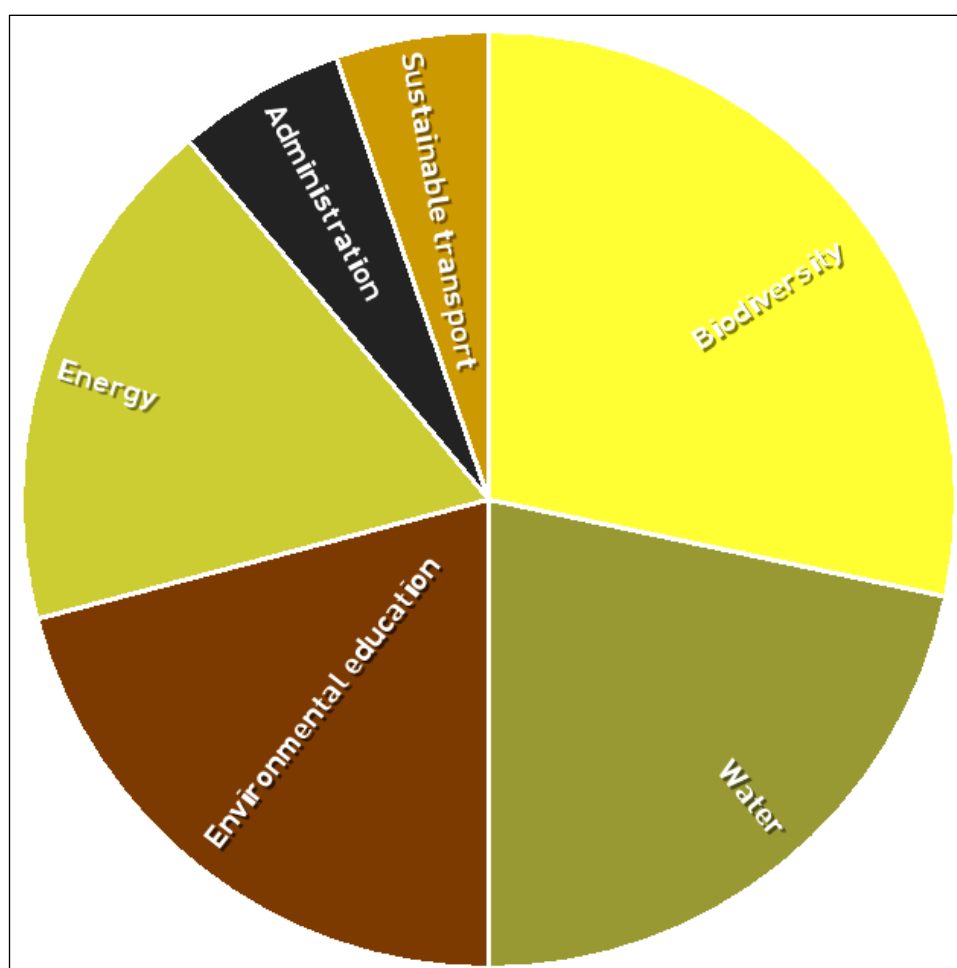


Figure 2 Proportional funding of programs under Option 2

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Finance breakdown of each program under this option are summarised in Table 2.

Table 2. Financial allocation by program area for the two funding options over seven years

Program areas	Option 1 (\$000)	Option 2 (\$000)
Community facilities	9,446	0
Biodiversity	1,400	5,180
Water	2,740	3,980
Energy	1,830	3,305
Community engagement and environmental education	1,439	3,847
Sustainable transport	620	960
Governance and administration	1,076	1,076
Total	18,551	18,348

Details of the types of projects that could be funded in each of the program areas are summarised below and listed in **Attachment 2**. These should be seen as a guide and are discussed in the consultation section in this report (this will need revision following further input from Council, staff and the community as part of the consultation process). Furthermore should Council pursue a special rate in perpetuity there will be a need to implement governance arrangements that ensure revenue is not used to offset existing programs and maintenance that is currently budgeted within operational funding.

Community facilities

- Construction of an environmental cultural centre at the Ku-ring-gai Wildflower Garden.
- Relocation of and upgrade of Council's community nursery within the St Ives Showground precinct.

Biodiversity

- Improve the quality of bushland within Council sites containing endangered ecological communities.
- Undertake weed control in riparian areas.
- Maintain and construct strategic fire breaks at the bushland interface to respond to a changing climate and increased bush fire risk.
- Undertake ecological burns to facilitate regeneration of native species.

Water

- Implement and maintain stormwater harvesting schemes across many of Council's ovals to improve the quality of these community assets and increase the use of recycled or stormwater resources.
- Reduce the hydraulic and water quality impacts of the stormwater drainage system on important riparian areas.
- Implement various water quality and reuse schemes within the commercial and residential areas to improve stream health.
- Upgrade plumbing fixtures across Council's facilities to reduce water consumption.
- Establish real time water use monitoring to assist in meeting conservation targets.

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Energy

- Install energy efficient lighting across Council's public facilities and open spaces.
- Install alternative air conditioning systems, such as chilled beams, within key town centre buildings (subject to further decisions by Council in relation to the town centres).
- Install alternative energy generation systems at key sites as to reduce Council's energy costs and serve as community demonstration projects.
- Expand the canopy replenishment program to incorporate vegetation to help cool town centres and buildings.
- Install real time energy management data collection and reporting systems to track consumption and influence behaviours.

Environmental education and engagement

- Supplementary support to the environmentally based community volunteer programs such as Bushcare and Tanks-a-million.
- Interpretive displays and exhibitions.
- Small group events and environmental education sessions.
- Expanded use of e-communication.
- Promotion of sustainable residential and business practices.
- Use of informal community engagement strategies such as communities of practice.

Sustainable transport

- Develop and promote new cycleways particularly to key destinations such as the town centres and regional business precincts.
- Promote cycling through additional signage and community information.
- Develop and promote appropriate mountain bike facilities in line with the adopted strategy.
- Promote sustainable commuting.

Governance and administration

- The Governance theme relates to systems and structures to administer and report on the Levy.

3. Type of special rate

There are two types of special rate variations permitted under the *Local Government Act, 1993*. These include a rate approved under section 508(2) and an approval under section 508(A). At present each of Councils three current special rate variations have been approved under section 508(2) and each has a different assessment criteria.

In short, a 508(A) variation enables additional revenue that is generated over the period of the special rate to be permanently added to the council's notional general income. When the term of the special rate finishes (between 2 and seven years) the effect of the increase in the rate base will be elevated yielding Council with greater rate income. A 508(2) variation is a one off, multiple year or permanent increase in rating. If the rate was approved for a fixed period of time, after the conclusion of the rate, the rate base is adjusted to match the rate peg path that occurred in the preceding years.

Details of the two types of special rate variations and guidelines for preparing an application for a special rate variation for the 2011-12 year are included in a Guideline published by the NSW Department of Premier and Cabinet, Division of Local Government (2010) (refer <http://www.dlg.nsw.gov.au/dlg/dlghome/documents/Information/Special%20Variation%20Application%20Guidelines.pdf> (accessed 2 December 2010)).

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As Ku-ring-gai Council has nominated to be a Group 1 Council as part of the integrated planning and reporting reforms, and given the recommendation that the special rate variation for an environmental levy extend for seven years, the guidelines expect Council to apply for a section 508(A) special variation. In summary this type of variation allows for multiple annual percentage increases to Councils general income for between two and seven years and that the proposal must be consistent with the Community Strategic Plan and Operational Plan and Delivery Program as developed under the integrated planning and reporting reforms (pages 8,9).

4. Assessment of the special rate variation by IPART

Section 6 of the 'Guidelines for preparing an application for a special rate variation for the 2011-12' (Division of Local Government 2010) sets out how IPART will assess application for section 508(A) applications. A summary of the six criteria is included below:

Criterion 1. Demonstrated need for the rate increases derived from Council's completed integrated planning and reporting framework, highlighting one or more of the following:

- Service provision requirements (eg, unmet demand for services, new demand for services, or community support for enhanced service standards).
- Infrastructure backlogs that have adverse implications for the amenity, safety and health of the community.
- A special or unique cost pressure faced by the Council.

Criterion 2. Demonstrated community support for the special variation.

Criterion 3. Reasonable impact on ratepayers.

Criterion 4. Sustainable financing strategy consistent with the principles of intergenerational equity.

Criterion 5. An explanation of the productivity improvements the Council has realised in past years, and plans to realise over the period of the proposed special variation.

Criterion 6. Implementation of the integrated planning and reporting framework.

In relation to these criteria it is anticipated that an application would be able to demonstrate:

- Need (particularly for option 2 as discussed above given the poor condition of many bushland and natural areas).
- Community support (given that environmental management and sustainability is continually rated as important and deserving more funding).
- Financial impact on ratepayers would be reasonable (not increase to the current rate).
- Projects identified for funding respond to past, current and future impacts and would not overly disadvantage current ratepayers.
- Council has improved many of its processes as evidenced in the preparation of the preliminary budget for 2011-12.
- The program of works is consistent with the delivery against Council's vision as developed in the Community Strategic Plan and many of the 20 and five year

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objectives set in this plan and related to the Operational Plan and Delivery Program for 2010-14.

5. Notification of intention to apply

Councils are required to notify IPART in writing of their intention to apply for a section 508A special variation for the period in general income in 2011/12. This must be received by Friday 28 January 2011. The notification is required to address the following matters:

- Nature of the request: A brief statement outlining the purpose of the special variation.
- Proposed increase: Details of the proposed increase, both in percentage and dollar terms, for each year of the variation. (If this is not yet finalised by Council, an estimate may be provided)
- Contact details: Council contact officer and relevant contact details.

Other dates critical to the process are summarised in Table 3. It should be noted that some have passed.

Table 3. Special rate variations timeline

Task	Timeframe
Release guidelines	December 2010
Workshops with Councils	November-December 2010
Deadline for Councils to notify intention to apply for a s508(A) variation	28 January 2011
Applications for s508(2) single year variations due	25 March 2011
Applications for s508(A) variations due	25 March 2011
Applications for minimum rate variations due	25 March 2011
Determine applications	10 June 2011

6. Council's other special rate variations and charges

As context to the report, Council has a number of other special rate variation and charges that contribute to the income of Council. These include:

- Infrastructure Levy (seven year, 5 per cent approved for the period June 2006 – July 2013).
- New Facilities Levy (five years, 3.15 per cent approved for the period June 2010 – July 2015 (noting that there was a one year approval for the period June 2009-July 2010).
- Stormwater charge (permanent charge at \$25.00 per year for residential properties and variable amount for businesses).

COMMUNITY CONSULTATION

Extensive community consultation and engagement has been undertaken over the period of the Environmental Levy. This has helped shape the direction and focus of programs, balancing the priorities of the Ku-ring-gai community with the needs of the local environment. Importantly, these

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consultation results demonstrate the strong community support for programs funded through the Environmental Levy.

2009 Environmental Levy satisfaction survey

In late 2009, at the half-way point of the seven year levy (up to 2012), a survey was conducted to rate the level of satisfaction and ongoing priority of the programs funded through the levy. Conducted by an independent research contractor, feedback was received from 472 randomly selected Ku-ring-gai residents. In addition to the online and postal survey, three focus groups and interviews were conducted with respondents in late March 2010.

This survey found:

1. High awareness of the levy and the broad nature of work conducted, however a low awareness of the individual levy projects. The Comenarra stormwater harvesting project was the most recognisable by respondents.
2. The top five environmental priorities identified by respondents included:
 - stop and/or control development/over development.
 - stormwater to irrigate ovals.
 - collect rubbish/litter from stormwater.
 - improve conditions of creeks.
 - feral animals and weed control.
3. The priority community projects that 'need' to be funded through the levy include:
 - water quality projects, e.g. bushland erosion.
 - community education.
 - weed control.
 - protection of animals.
 - community grants.

The survey reinforced the high priority residents place on environmental programs and the focus of projects over the next three years.

2010 Stormwater re-use survey

In January and February 2010 a household survey was conducted across three catchments in Ku-ring-gai. 373 residents were interviewed on their awareness and understanding of stormwater re-use projects in their local area. Consistent with the 2009 Environmental Levy survey, respondents noted their strong support for stormwater harvesting projects. This support included:

1. 88 per cent of residents stating the need to re-use stormwater as an alternative water supply for Council's open spaces.
2. 82 per cent of residents indicating a high need to continue improving irrigation of local fields, ovals and sporting facilities

2010 Community satisfaction survey

In May 2010, a statistically representative survey of 400 residents was conducted by an independent research contractor to determine the importance and satisfaction of 39 Council service delivery areas. In addition to the telephone survey, four focus groups were conducted with 40 respondents in late July 2010.

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Of the 39 Council areas examined in the survey, three areas corresponded to programs funded through the levy:

- healthy natural waterways,
- restoration of natural bushland, and
- environment and sustainability.

The survey and focus groups found:

1. All three environmental areas were rated as 'very high importance' with high satisfaction scores. Respondents commented on their 'love' and 'passion' for living in an area that is abundant with natural bushland and waterways. In most instances, it was the very reason they moved to the area or have stayed in the area since growing up.
2. Environmental Levy programs were rated as the second most influential driver of community satisfaction across all Council areas. Despite representing on 7.5 per cent of the 39 Council service areas surveyed, the three environmental attributes accounted for 16 per cent of total satisfaction, representing a very high relative proportion.
3. Restoration of natural bushland and healthy natural waterways rated well above the state-wide LGA benchmark for importance and satisfaction. Residents' satisfaction levels of Council is 2.7 times more likely to be driven by restoration of natural bushland then compared to the state LGA average.

The 2010 Community satisfaction survey highlighted that programs funded by the Environmental Levy are core strengths for Council. It needs to maintain, or even attempt to improve its position in these environmental areas, as they are highly influential and address clear community needs.

Emerging priorities for Ku-ring-gai community

The role of Council in mitigating the threat of climate change has been identified as an emerging priority for residents. The climate change mitigation survey was an opt-in online survey conducted in mid 2010 to rate residents' perceptions and knowledge of climate change, and the importance of local government in alleviating the associated risks. The results highlight the need for the Environmental Levy to fund programs in this area.

The survey found:

1. A significantly high perception amongst Ku-ring-gai respondents (84.6 per cent) that climate change is happening or is likely to happen.
2. Over 60 per cent rate local government as playing a role in reducing the risk of climate change.
3. Limited knowledge and considerable confusion by Ku-ring-gai residents on the causes and related risks of climate change.

These findings are supported by the 2009 Environmental Levy satisfaction survey that identified both the youngest and oldest surveyed demographic groups as alarmed about the detrimental impact of climate change. This high awareness of climate change, coupled with the confusion of its impact, emphasises the need for the Environmental Levy to fund community education and mitigation programs across the LGA.

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Council employees were also asked their opinion of the levy and what should be the focus into the future. A major theme for employees was the need to invest in long term maintenance of the initiatives commenced under the current Environmental Levy program.

Applying for a levy extension

The NSW Division of Local Government requires that Ku-ring-gai Council must demonstrate community support for the extension of the Levy (criteria 2). In response it is proposed that a consultation program will be undertaken on the special rate that would build on the immediate past consultation (as summarised above) with a particular focus on determining community acceptance of an ongoing Environmental Levy.

FINANCIAL CONSIDERATIONS

Council has assumed for many years in its adopted long term financial plan the ongoing contribution of an Environmental Levy at five per cent of notional income to assist in the delivery of various projects. This report and recommendation is therefore consistent with previous resolutions of Council and the approval by IPART as part of a special rate variation, as proposed, would not have any major financial impact on Council. However, if Council or IPART did not support the application for a special rate variation there would be a need to significantly review Council's financial plan and service delivery across many areas that would subsequently result in a significant reduction in environmental and sustainability programs.

CONSULTATION WITH OTHER DEPARTMENTS

The details of this report were formed with the support of Council's executive and have drawn on two previous briefings with Councillors in October and November 2010 (**Attachment 3**)

Discussions in relation to the list of projects identified in **Attachment 2** were a culmination of many individual and group meetings with managers and staff in August 2010. These included representatives from:

- Strategy- Urban and Heritage Planning, Strategic Asset Management and Property, Corporate Planning and Sustainability;
- Operations – Engineering, Traffic and transport, Open Space;
- Community – Communication and media, Community development, Community recreation services, Cultural and Leisure Services and Customer Services; and
- Development and Regulation- Regulation and Compliance.

SUMMARY

This report provides a case for the submission of a special rate variation under section 508(A) of the *Local Government Act, 1993* to fund a range of environmental and sustainability projects. It recommends that Council prepare an application for a seven year, five per cent levy for consideration by the Independent Pricing and Regulatory Tribunal. The application would follow the 'Guidelines for the preparation of an application for a special variation to general income 2011/2012' as issued by the Division of Local Government on 2 December 2010. The programs to be funded by the new special rate are recommended to follow the projects as outlined in option 2 of

Item 6

S08441
2 December 2010

this report. This option has a greater focus on the delivery of on-ground works including bush regeneration within endangered ecological communities and within land that has conservation agreements, provides and support a range of environmental education and partnership projects and will enable the construction of additional fire trails and maintenance to existing trails and fire breaks that respond to the anticipated increase in fire risks associated with climate change. Community consultation on the proposed special rate would build on recent surveys and would seek to identify residents' support for the levy and the mix of projects and programs as outlined in option 2. A report on this consultation will be included within the report to Council on the draft Operational Plan and Delivery Program for 2011-15.

RECOMMENDATION

- A. That Council resolve to prepare a Special Rate Variation application for an Environmental Levy under section 508(A) of the *Local Government Act 1993* for seven years at a rate of five per cent above the ordinary rate commencing 1 July 2012.
- B. That this Special Rate Variation application be formed on the basis of the environmental and sustainability projects identified in Option 2 as outlined in this report.
- C. That Council notify the Independent Pricing and Regulatory Tribunal of its intention to apply for a special rate variation under section 508(A) of the *Local Government Act 1993* by 28 January 2011.
- D. That Council conduct further community consultation in relation to the support of the special rate for environmental and sustainability projects.
- E. That a report be prepared for Council, following feedback from IPART in relation to the Special Rate Variation application and prior to the consideration of the draft Operational Plan and Delivery Program.
- F. That the development of the draft Operational Plan and Delivery Program for 2011-15 and long term financial plan incorporate the income and delivery of projects to be funded by the special rate.

Mary Lou Lewis
**Natural Areas &
Environmental Levy Program
Leader**

Peter Davies
**Manager Corporate Planning
& Sustainability**

Andrew Watson
**Director Strategy &
Environment**

Attachments:

- 1. Environmental Levy 1 achievements - 2010/232561**
- 2. Environmental Levy 2- Scenarios One and Two - 2010/234135**
- 3. Councillor presentation on direction of Environmental Levy - 2010/230758**

Special rate variation
Environmental Levy 1

Progress report 2005 - 2010



Performance to date

The Environmental Levy has had many achievements in the period of 1 July 2005 to 1 December 2010. The following ten programs have been individually assessed to determine the successes or otherwise of each program throughout the duration of the Levy thus far. These areas include:

- **Water sensitive urban design** – Council using stormwater to irrigate ovals, parks and gardens;
- **Sustainable town centre design** - Reducing the dependence of water and energy in new town centre projects;
- **Biodiversity** - Regenerating bushland; controlling feral animals and noxious weeds; planting more trees in public areas;
- **Water and catchments** - Improving the condition of streams and creeks; reducing flooding risks and improving the quality of runoff; collecting rubbish and litter from stormwater drains;
- **Community partnerships** - Supporting Council community based environmental volunteer groups; funding community based local environmental projects through a small grants scheme;
- **Recreation** - Creating more walking tracks and improving access to natural areas;
- **Fire management** - Constructing new fire trails to assist in fire control; mapping fire prone land; creating new fire breaks between residential housing and bushland;
- **Regulation and enforcement** – Control of dumping and encroachment into bushland and noxious weed control education;

-
- **Monitoring and evaluation** – Monitoring environmental change to evaluate the impacts of development and projects;
- **Communication** – Newsletters, general promotion and ongoing consultation.

Key achievements

30,000 native plants planted

2.7km² of bushland regenerated

2,260KL of stormwater storage capacity for open space irrigation

80,126m² of riparian bush regenerated

20,300KL of stormwater treated *per annum*

94 Small Grants distributed over ten rounds

165 Bushcare sites supported

Australia's first urban fauna translocation program (Blue Tongue Lizards)

Over 34 Pool to Pond conversions

4,634m of walking tracks constructed /repaired

5,000 FireWise kits distributed to homes on the bushland interface

6.5km of new fire trails

178 bushland dumping and encroachment investigations

13 threatened flora species monitored on public land

1,000 Faunafriends kits distributed



Water and catchments

Aim

To design and manage urban landscapes within the principles of integrated urban water cycle management and Council's adopted policy and strategy. This approach provides more economical and environmentally appropriate ways to irrigate public spaces, while at the same time using the stormwater that would normally cause flooding, erosion or carry pollution into our waterways.

To reduce the impacts from stormwater, by combining water sensitive urban design with the active management, restoration and rehabilitation of important waterways. The program also supplements Council's current maintenance of gross pollution traps and works alongside existing regeneration programs.

Achievements

Stormwater harvesting at:

▪ Lindfield Soldiers Oval	✓
▪ The Glade	x
▪ Cliff Oval	✓
▪ Edenborough Oval	✓
▪ Comenarra playing field	✓
▪ Lofberg Oval	✓
▪ Allan Small	✓
▪ Swain Garden	x
▪ Kent Oval	✓
▪ Auluba Oval	✓
▪ Roseville Chase Oval	✓
▪ St Ives leachate reuse	✓
▪ St Ives Village Green	✓
▪ Wahroonga Park	✓

Swales and bioretention at:

- Birubi Ave Turramurra
- Brisbane Ave East Lindfield
- Kalang Ave Killara
- Kooloona Cres, West Pymble
- Lofberg Oval

Integrated side entry and street tree pits:

- Various locations

Stormwater outlet protection:

- Merivale Rd
- Richmond Park
- Karangi Rd
- Lynbarra Ave
- Ulm Ave
- Blackbutt Creek
- Windsor Street
- Chilton Pde
- Bolwarra Ave
- Kalang Ave
- Kiparra St
- Du Faur Street wetland
- Kissing Point Rd

Creek restoration at:

- Coups Creek (The Glade): stabilisation of riparian vegetation
- Stoney Creek (Richmond Park): Pre and post hazard reduction burn weeding
- Gordon Creek (Swain Garden): Weed control
- Rocky Creek (Harry Seidler Reserve): Avondale Creek

Riparian bush and wetland regeneration at:

- Top section of Avondale Creek in Sheldon Forest
- Blackbutt Creek (Minnamurra and Hammond Reserve)
- Stoney Creek (Orana Street)
- Lovers Jump Creek (Mona Street and Karuah rd)
- Kissing Point Road
- Allan Small Oval
- Dari Track entrance
- Little Blue Gum (Paddy Pallin)
- Coups Creek (around San Hospital)
- Du Faur Street wetland reinstatement
- Minnamurra Creek
- Bannockburn Oval
- Orana St, Pymble

Key Features

- 2,260KL of stormwater storage capacity for open space irrigation
- 22,800KL of irrigation water *per annum*
- 20,300KL of stormwater treated *per annum*
- Eight sports fields with greater drought resilience
- 80,126m² of riparian bush regenerated
- 50 out of 180 riparian zones assessed for excessive erosion and general stream health
- 13 creeks improved
- 9 outlet protection devices installed

Comments

Many additional projects have been completed above the initial intentions of the Levy Program. This has been achievable through the leverage of Levy funds to source further State and Federal Government grants.

Stormwater harvesting at The Glade did not commence as a result of more detailed hydrological modelling and site investigations. At this stage the project will not proceed until the completion of a district parks master plan. Therefore the project became unfeasible.

Swain Gardens stormwater harvesting was also removed from the program as the entry to the park was not considered stable enough to accommodate large construction vehicles. Additionally the irrigation system at the gardens would require substantial upgrade that was not budgeted.

Council creeks were assessed and prioritised using the rapid riparian assessment tool. One of the main limiting factors in undertaking work was access to the sites. Machinery damage in accessing the sites often outweighed the benefits of creek construction. Vegetation management was an alternative method of riparian improvement. Weeds were removed and plantings were undertaken.



Biodiversity

Aim

To improve the quality and quantity of native fauna and fauna within bushland, parks, reserves, residential areas and town centres. Works included:

- supplementing Council's existing regeneration programs across key sites containing rare or threatened species or vegetation communities*;
- promoting wildlife within residential areas;
- adding to Council's existing canopy replenishment program through expanding this to include mid and ground storey vegetation; and
- increasing the control of feral animals and noxious weeds.

Achievements

Regeneration and revegetation at:

- | | |
|---------------------------------------|---|
| ▪ Sheldon Forest (BGHF) | ✓ |
| ▪ Browns Field and surrounds | ✓ |
| ▪ Browns Forest (BGHF) | ✓ |
| ▪ St Ives Showground (Duffy's Forest) | ✓ |
| ▪ Auluba Oval and surrounds (STIF) | ✓ |
| ▪ The Glade (BGHF) | ✓ |
| ▪ Maddison Reserve (BGHF) | ✓ |
| ▪ Acron Oval (BGHF) | ✓ |
| ▪ Turiban Reserve (BGHF) | ✓ |
| ▪ Blackbutt Creek (Sydney Sandstone) | ✓ |
| ▪ Rosedale Road (BGHF) | ✓ |
| ▪ Mona Street (BGHF) | ✓ |

Urban biodiversity:

- | | |
|-----------------------------------------|---|
| ▪ Wildlife promotion through WildThings | ✓ |
| ▪ School native plant program | ✓ |
| ▪ Feral animal and noxious weed control | ✓ |

Key Features

- 30,000 native plants planted
- 2.7km² of bushland regenerated
- Over 180 sting less native bee hives distributed
- 30 tree frog habitat placements
- Over 60 captive-bred blue tongue lizards released
- 2,500 firetail Gudgeon released
- 2,000 fresh water shrimp distributed
- 200 native bass distributed
- 420 aquatic plants distributed in the community

Comments

The biodiversity component has been a highly successful sector of the environmental levy. Council's WildThings program has proved so popular that there is now a resident waiting list for blue tongue lizards and sting less bee hives. In addition, Council has had interest from neighbouring Councils to expand the program from a local to regional scale.

Council's bushland regeneration program has been highly successful with over 2.7km² of bushland regenerated, most containing endangered ecological communities.

*Blue Gum High Forest (BGHF), Duffy's Forest (DF) and Sydney Turpentine Ironbark Forest (STIF).



Community partnerships

Aim

Building stronger links with our community through increasing support for the existing volunteer based environmental programs and establishing a community Environmental Grants Program.

Achievements

Community volunteer programs:

- Bushcare site improvements ✓
- Bushcare support ✓
- Urban Landcare support ✓
- Community Firewise ✓
- Pool to Pond ✓
- Greenstyle ✓
- ClimateClever Shop ✓
- Community Garden ✓
- Tree Nurturers ✓
- Parkcare ✓
- Community murals ✓

Community grants

- Community small grants project ✓

Key Features

- 94 Small Grants distributed over ten rounds
- 34 registered ParkCare and StreetCare groups
- 850 Bushcare volunteers
- 165 Bushcare sites supported
- Australia's first urban fauna translocation program (Blue Tongue Lizards)
- Over 34 Pool to Pond conversions

- 500 WildThings community participants
- Six other Councils adopting a regional expansion based on Council's WildThings program
- 4,900 individual visits to the Greenstyle website www.greenstyle.org.au
- Over 65 environmental workshops and training opportunities listed in the Greenstyle calendar
- Over 2000 free plant giveaways to residents
- Free compost bins distributed in community giveaways
- 575 residents participating in Greenstyle home and garden assessments
- 30,000 visits to the Greenstyle YouTube channel, GreenstyleNorth www.youtube.com/user/greenstylenorth
- 165 Interpretive Bushcare sign installed
- Water Sensitive Urban Design model house
- 4 Community murals

Comments

The small grant program provides an opportunity for the community to source funds to improve the local environment. This program builds a strong link with the community where advice, guidance and financial support are supplied for on-ground works.

The levy assisted the established care projects such as Streetcare, Bushcare, Landcare and Parkcare. Each of these programs are growing and funding allows these programs to meet the demand.



Recreation

Aim

The recreational program is focused on the construction and improvement of a number of important walking tracks that will:

- Offer walkers access to a range of bushland environments;
- Promote local and neighbourhood recreation, identified as a need through Council's Open Space Strategy – People, Parks & Bushland;
- Provide more environmental education opportunities, such as signs and guided walks;
- Assist with the development and implementation of the bushfire hazard reduction program through improved access to natural areas; and
- Augment links to the major regional trails, including the Great North Walk and Harbour to Hawkesbury Walk, a key focus of a current Department of Infrastructure, Planning and Natural Resources (DIPNR) plan for the Metropolitan Trails Strategy.

Achievements

Walking track sites:

- | | |
|----------------------------------------------|---|
| ▪ Auluba linking to LCNP | ✓ |
| ▪ AGAL land | ✓ |
| ▪ Seven Little Australians | ✓ |
| ▪ Sheldon Forest to Mimosa | ✓ |
| ▪ Rothwell to Comenara | ✓ |
| ▪ Paddy Pallin | ✓ |
| ▪ Little Blue Gum Creek to GNW | ✓ |
| ▪ Wildflower Gardens (including bike tracks) | ✓ |
| ▪ Richmond to Craig Street | ✓ |
| ▪ Unstructured Recreation Strategy | ✓ |

Key Features

- 4,634m of walking tracks constructed /repaired
- 3 Movie nights
- 5 Music nights
- 6 Information talks
- Over 300 participants on the guided walks

Comments

Recreation provides a fun and educational opportunity for the community. Without the levy many participants would not have had the opportunity to be introduced to or expand their knowledge of the local bushland.



Fire management

Aim

To improve Council and the community's preparedness to bush fire risks.

Achievements

Fire management

- Ground truth bushfire prone lands (LEP) ✓
- Bush regeneration trial in asset protection zone Kokoda and Kooloona ✓

Fire breaks at:

- Sheldon Forest *
- Warrimoo Avenue *
- Blackbutt Reserve *
- Valley Park Crescent North Turramurra) *
- Craige Street (St Ives) *
- Golden Jubilee fire trail ✓
- Samuel King to Gwyder ✓
- Lister Street ✓
- Rosedale Rd to Eastern Arterial (easement) *

Pre and post fire weeding at:

- Rofo Park, Turramurra ✓
- Primula Oval, Lindfield ✓
- Richmond Park ✓
- Kokoda Avenue and Kooloona Crescent ✓
- Hammond reserve, Pymble ✓
- Blackbutt Ck, Gordon ✓

Fire education:

- Draft fire mitigation strategy Lane Cove National Park, Killara Public School, Ku-ring-gai Creative Arts High School.
- On site local advice for fire safety RFS, Council and Rural Fire Service at:
 - Eurong Street
 - Morona Avenue
 - Muttama Street
 - Canoon Road
 - Banks Avenue
 - Gwydir Avenue
 - Awatea Road

Key Features

- 5,000 FireWise kits distributed to homes on the bushland interface
- 6.5km of new fire trails

Comments

Many projects within the achievements list have been identified as not completed. This is due to these projects being undertaken and funded through Council's operational budget and not the levy (as noted by a *). This has allowed Council to redistribute levy funding to construct the North Wahroonga to North Turramurra fire trail.



Regulation and enforcement

Aim

Control of dumping and encroachment into bushland and noxious weed control education;

The regulatory and enforcement program will support the positive benefits of the various projects and associated education programs. This program will focus on the urban-bushland interface to manage the problems of dumping rubbish, spreading noxious weeds and illegally clearing nearby bushland.

Achievements

Projects:

- Dumping ✓
- Encroachment management ✓
- Noxious weed control ✓

Key Features

- 20 Vegetation protection signs
- 178 bushland dumping and encroachment investigations
- Dob in a Dumper campaign
- Over 216 participants at Bush Neighbour Days
- 550 letters of request to residents
- Properties surrounding 8 reserves monitored for encroachment

Comments

Proactive attention to dumping and bushland encroachments included Bush Neighbours Days, dissemination of information regarding living on the bushland interface

The proactive approach to dealing with illegal activities has successfully led to behavioural change in our community.



Environmentally Sensitive Area


Endangered Ecological Community *

Help us protect vegetation

- No mowing / slashing
- No spraying / poisons
- No grading / digging
- No fill / mulch
- No drainage works

Unless with Council assessment and approval.

* Protected under the Threatened Species Conservation Act 1995 or the Environmental and Biodiversity Conservation 1999. Fines and/or imprisonment may apply for harming or removing any part of habitat or species.



Ku-ring-gai Council
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Monitoring and evaluation

Aim

To quantify and clearly demonstrate that the various programs are achieving their long-term objectives.

The proposed programs focus on sustainability and will measure and evaluate changes to both the physical and social environment. This will help Council and the community determine whether the many strategies and programs are effective and meet the objectives of the project and expectations of residents.

Achievements

- Biodiversity monitoring (macro-invertebrate, flora, fauna, aquatic) ✓
- Aerial/satellite canopy mapping ✓
- Community survey
 - flying fox ✓
 - bird survey ✓
 - community satisfaction survey ✓
 - Environmental Levy Survey ✓
- Sustainability Visioning Survey ✓
- Social research ✓
- Program evaluation ✓
- Fire - fuel loads and moisture monitoring ✓
- Weed inspectorial (weed condition) ✓
- Scout hall lease review ✓
- Ant riparian study ✓
- Phytophthora protocols and testing ✓
- Wildlife tunnel ✓
- Ku-ring-gai Ck water sampling ✓
- Lyrebird translocation study ✓
- Climate Change economic study ✓
- Water quality monitoring at WSUD sites ✓
- Audit of threatened flora species ✓

Key Features

- 13 threatened flora species monitored on public land
- Key vegetation communities within private and public lands mapped
- 40 staff trained in phytophthora identification and management
- 2,500 self completion levy satisfaction questionnaires distributed to residents
- Quarterly newsletter and E-News distribution
- Bird surveys completed at 17 selected Bushcare sites over three years

Comments

Monitoring has enabled Council to develop quality reporting in regards to Water Sensitive Urban Design, including constructed filter gardens and stormwater harvesting. These results have supported numerous national and international papers and presentations (See Appendix A for a comprehensive list).

Auditing of threatened species and natural environment indicators help Council to better manage environmental sustainability.

Council has also gained positive outcomes from the vegetation mapping program. The program allows for greater reliability for Council in identifying the presence of threatened ecological communities across the LGA providing a more accurate assessment of conservation significance and priorities within the LGA.

The program provides an ecological framework for improved understanding of the development and function of ecological communities across the landscape.



Communication

Aim

The communication program is to make sure the Ku-ring-gai community is regularly and comprehensively informed about the progress of the projects funded by the levy.

Achievements

Projects include:

- Quarterly newsletters ✓
- General promotion ✓
- Interpretive signs ✓
- Directional signs ✓
- Festivals ✓
- Community surveys ✓
- Visioning plan ✓

Key Features

- 8 Walking track brochures
- 4 Educational brochures
- Over 32 outdoor interpretive signs
- 5,000 FireWise kits distributed
- 1,000 Faunafriends kits distributed
- WSUD brochure
- WSUD house display
- Over 30 directional signs
- Environmental Levy brochure distributed
- Anti-dumping display
- Weed displays

Comments

Regular communication occurs with the local newspapers, E-News, Ku-ring-gai Update, Bushcare news and rates notices to deliver information on completed projects, advertise small grants and promote projects and events

Council attends or hosts all major community festivals which give residents an opportunity to talk face to face with Council's environment officers on issues affecting them or their area. These festivals include, Festival on the Green; St Ives Garden Festival, St Ives and the annual wildflower Garden Festival and local shopping centres.



Sustainable town centre design

Aim:

Reduce the dependence of water and energy in new town centre projects.

Achievements

- LED lighting upgrade at Council Chambers customer services foyer and building façade.

Key features

- 10.8 tonnes of CO₂ saved *per annum*
- \$1,500 energy savings *per annum*

Comments

Projects were initially envisaged for the town centres of Gordon, St Ives and Turramurra. This was based on the assumption that these areas would have begun redevelopment as a result of the gazettal of the town centres local environmental plan.

Delays in the gazettal of this plan meant that the majority of funding for these projects have had to be reallocated in a bid to spend the funding within the seven years.

\$31,000 of this allocation has been spent so far, including \$11,000 to fund the installation of LED lights within the foyer of the Council administration building and external lighting of the heritage building.

The remaining funding shall be used to fund energy efficiency and alternative energy generation projects identified within Council's Energy Reduction and Alternative Energy Generation Strategy including:

- solar hot water systems
- photovoltaic (solar) panels
- small wind turbines:
- LED light upgrades
- motion sensors and timers
- ceramic paint insulation
- window insulation technology
- gas micro-turbine
- appliance upgrades
- cogeneration

At completion, these projects will see:

- 10 year saving: \$2,283,979
- kWh saving pa: 952,282
- CO₂ saving pa: 981 tonnes
- Payback period: 5.2 years



LGA-wide projects:

Backyard Buddies (WildThings)
 Greenstyle
 ClimateCleverShop
Phytpthera testing program
 Environmental Education program
 Bushland encroachment regulation
 Graphic artist
 Firewise kit distribution
 Bush Neighbour Days
 Bio Box distribution
 Interpretive signs and brochures
 String bag distribution
 Threatened species signs
 Endangered Ecological Communities signs
 Threatened species booklets
 Levy satisfaction survey
 Bird survey
 Water quality monitoring
 Biodiversity monitoring
 Parkcare
 Streetcare
 Bushcare
 Aerial satellite mapping
 Weed inspectorial

Area specific projects

1. Endangered Ecological Community protection, St Ives Showground
2. Fencing and regeneration of Duffy's Forest
3. Fire education
4. WSUD Normurra rain gardens
5. Windsor Street stormwater outlet protection
6. Sandstone capping and stormwater outlet protection
7. Bush neighbours
8. Community mural
9. Endangered Ecological Community regeneration, Acron Oval

10. Bush Neighbours
11. Endangered Ecological Community regeneration, Maddison Reserve
12. Maddison Reserve stormwater outlet protection
13. Birubi WSUD
14. Endangered Ecological Community regeneration, Bannockburn Oval
15. Bush neighbours
16. Endangered Ecological Community regeneration, Browns Forest
17. Stormwater outlet protection
18. Barra Brui stormwater harvesting and regeneration
19. Endangered Ecological Community regeneration, Orana Street
20. Endangered Ecological Community regeneration, Richmond Park
21. Bush Neighbours
22. Allan Small stormwater harvesting and vegetation management
23. Harry Seidler Regeneration
24. Wattle Street Storm water outlet protection
25. Swain Gardens Shot Machine creek regeneration
26. Seven Little Australians regeneration and trail restoration
27. Stormwater harvesting, Lindfield Soldiers Memorial Oval
28. Community mural
29. Bush neighbours
30. Edenborough Oval stormwater harvesting and community mural
31. Edenborough walking track
32. Little Blue Gum Creek regeneration
33. Bush neighbours
34. Wyuna to Blackbutt regeneration
35. Asset Protection Zone vegetation control, Kooloona Crescent
36. WSUD rain garden, Kooloona Crescent
37. Pre and Post fire regeneration, Blackbutt
38. Bolwarra Ave stormwater outlet construction and vegetation management
39. Lofberg Oval stormwater harvesting

40. WSUD swales, Inverallan
41. Minnamurra vegetation regeneration
42. Maintenance of Enviro Pods within catchment
43. Hammond Park walking track
44. Endangered Ecological Community regeneration, Hammond reserve
45. Stormwater harvesting, water tank, Endangered Ecological Community regeneration, Community Mural, Auluba Oval
46. WSUD, Canoon Road
47. Fire education
48. Stormwater harvesting, Commenarra oval
49. Bush Neighbours
50. Rofe to Sheldon walking track
51. Sheldon pre-fire weeding
52. Endangered Ecological Community regeneration, Sheldon Forest
53. Regeneration, Avondale Creek
54. Fire education
55. Fire education
56. Endangered Ecological Community regeneration, Browns Field
57. Endangered Ecological Community regeneration, Blytheswood Avenue
58. Bush Neighbours
59. Endangered Ecological Community regeneration, The Glade
60. Coupes Creek riparian restoration
61. Endangered Ecological Community regeneration, Karuah Road
62. Chilton storm water outlet protection
63. Endangered Ecological Community regeneration, Mona Street
64. Endangered Ecological Community regeneration, Turiban Reserve
65. Asset Protection Zone vegetation management, Kokoda Crescent
66. Stormwater harvesting and vegetation protection, Cliff Oval
67. North Wahroonga to North Turramurra fire trail construction
68. Du Faur wetland construction

LGA-wide projects



Small Grants

LGA-wide projects:

Natural Historian

Audit of natural history of Ku-ring-gai

WIRES

Nurturing and protection of grey headed flying fox

Turrumurra Off-Road Cycling

Mountain bike investigation

Macquarie University

Water testing at stormwater harvesting sites

Sub-catchment Gordon Creek impact study

Linking riparian biodiversity to property value study

Ku-ring-gai Bushcare Association

Distribution of weed information

Permaculture North

Sustainability workshops

Westmead Hospital Department of Entomology

Mosquitoes and frog ponds

Ku-ring-gai Flying Fox Association

Flying fox awareness program

University of NSW

Lyre bird translocation study

Area specific projects

1. **Mini Wheels**
Site management, St Ives Showground
2. **Mini Wheels**
Site remediation, St Ives Showground
3. **Australian Plant Society**
Interpretive signs, Ku-ring-gai Wildflower Garden
4. **Pigabilla Bushcare**
Weed Control
5. **Christ Church Preschool**
Water tank installation
6. **St Ives Park Primary School**
Outdoor Classroom
7. **St Ives North Public School**
Bush regeneration
8. **Masada College**
Environmental Education – Recycling
9. **Spastic Centre**
Landscaping
10. **Friends of Lane Cove**

- Track construction
11. **St Ives High School**
Sydney Turpentine Ironbark Forest regeneration
12. **St Ives High School**
Rainwater tank installation
13. **Rocky Creek Bushcare**
Drainage work in Blair Place to Rocky Creek
14. **Gordon East Primary School**
Bush regeneration
15. **Stanhope Road Bushcare**
Waugoola road cliff weed control
16. **Eryldene Trust**
Rainwater tank
17. **Geary Way Bushcare**
Bush regeneration
18. **Killara Park Preschool**
Rainwater tank
19. **Killara High School**
Erosion control
20. **Marrumba Place Bushcare**
Drainage works
21. **Bushcare**
Gordon Creek Ridge top bush regeneration
22. **Wombin Bushcare**
Bush regeneration
23. **Ormond Road Bushcare**
Bush regeneration
24. **Bushcare**
Babbage road vegetation regeneration
25. **Roseville Primary School**
Catchment education
26. **Langford Abington Bushcare**
Post-fire weeding
27. **Lindfield Primary School**
Maintenance and environmental awareness
28. **Little Blue Gum Creek Bushcare**
Weed and vine control
29. **Paddy Palin Bushcare**
Weed removal and education
30. **Beaumont Road Primary School**
Landscaping
31. **Quarry Creek Bushcare**
Bush regeneration
32. **Duncan Bushcare and Gordon West Primary School**
Drainage works and education
33. **Blackbutt Creek Bushcare**
Bush regeneration

34. **Pinjara Preschool**
Rainwater tank
35. **Gordon East Scout Group**
Access improvement
36. **Kissing Point Rd Community group**
Kissing Point Road Reserve landscaping
37. **Friends of Lane Cove Valley**
Bush regeneration
38. **Kingsford Avenue Bushcare**
Weed control
39. **Bullerst Bushcare**
Bush regeneration
40. **Mimosa Bushcare**
Bush regeneration
41. **Turrumurra Primary School**
Aboriginal heritage protection and signage and fix leaking taps
42. **Sacred Heart Primary School**
Blue Gum High Forest landscaping
43. **Little Athletics Association**
Landscaping the clubhouse
44. **Turrumurra Lookout Community Garden Group**
Turrumurra Community Garden
45. **Warrawee Public School**
Blue Gum High Forest regeneration
46. **Marshall Avenue Streetcare**
Marshall Avenue landscaping
47. **Friends of Lane Cove Valley**
Koorra to Comenarra weed control
48. **Turrumurra Memorial Park Bushcare**
Bush regeneration
49. **Cudjee Street Backyard Bush friendly**
Weed removal
50. **Little Rabbit Preschool**
Rainwater tank supply and installation
51. **Wahroonga Public School**
Weed control, signage, Blue Gum High Forest regeneration, outdoor classroom
52. **Azalea Neighbourhood Group**
Weed control
53. **Backyard Bush Friendly**
Wahroonga to Turrumurra fire trail weed control
54. **Ku-ring-gai Creative Arts High School**
Native garden, mural and sculptures

The map displays the Sydney metropolitan area with 54 numbered locations for small grants. The locations are distributed across various suburbs, including North Wahroonga, North Turramurra, Warrawee, Fox Valley, St Ives, Pymble, Gordon, East Killara, Lindfield, Roseville, and Killara. Major roads such as the Pacific Highway, Monvale Road, and the M4 are shown. Water bodies like Middle Harbour and Crows Creek are also labeled. The numbers 1 through 54 are placed at specific points within the map, indicating the locations of the small grants.



Awards

Sustainable Water Challenge 2005

Retrofit Category

"Minnamurra Avenue Water Sensitive Road Project"

NSW Local Government and Shires Association Excellence in the Environment Awards 2008

Climate Change Adaptation and Mitigation Award:

Commended - Division C

"Development of a Cost Benefit Model for Climate Change Adaptation and Mitigation at the Local Scale"

Stormwater and Urban Waterways Award

Winner - Division C

"Ku-ring-gai Catchment Remediation Program"

Environmental Education Award

Commended - Division C

"Pool to Pond"

Stormwater and Urban Waterways Award

Overall Winner

"Ku-ring-gai Catchment Remediation Program"

Natural Resource management Integration Award

Commended - Division C

"Integrating Sustainability into Management Processes and Outcomes"

Local Sustainability Award

Commended - Division C

"The Ku-ring-gai to Global Sustainability Strategy"

NSW Sustainable Water Challenge - 2008

Planning and Policy Category

Winner

"Integrated Water Cycle Management"

Retrofit Category

Highly Commended

"Retrofit of Stormwater harvesting Systems for Sports Field Irrigation"

Research Projects Category

Winner

"Assessment of Bioretention Filter Media Effectiveness, Karuah Road"

Landscaping Category

Highly Commended

"Karuah Road Upgrade"

Community Engagement Category

Commended

"Gordon West Public School WSUD"

Sustainability Green Globe Awards 2008

Government Award: Environmental Sustainability

Achievement - "Outstanding Achievement in Environmental Sustainability in NSW"

Keep Australia Beautiful NSW

Sustainable Cities Awards 2008

Overall Sustainable Council Award

Highly Commended

"The Ku-ring-gai to Global Sustainability Strategy"

NSW Local Government and Shires Association Excellence in the Environment Awards 2009

Biodiversity Protection & Enhancement

Commend C Division:

"Managing our urban biodiversity - if only it was simple"

Environmental Protection & Restoration

Commend C Division:

"Greenweb - Integrated mapping of lands of strategic and biodiversity significance "

NSW Stormwater Industry Association 2009

Excellence in stormwater harvesting award

Finalist:

"Ku-ring-gai Council Stormwater Harvesting Program"

Leveraging Funding

Since the beginning of the Environmental Levy in 2005 to date, the success of the projects and funding itself has been used to leverage additional income from State and Federal Government grants. The amount of additional funding would not have been achieved without the levy funding, expertise of staff and the reputation of the organisation as a leader in environmental management.

In total over **\$5,980,000** in additional funding has been leveraged through the Environmental Levy.

NSW Environmental Trust

\$86,000	Barra Brui Rocky Creek restoration project
\$250,000	Riparian improvement, stormwater treatment and re-use: Bicentennial park Lofberg Catchment
\$430,000	Urban Sustainability Program
\$568,500	North Shore Sustainable Business (shared)
\$40,000	Kylie and Wattle Streets restoration
\$40,000	102 Rosedale Road remediation
\$88,250	Creekline restoration – The Glade
\$154,000	Urban Sustainability Program (shared)

NSW Department of Environment and Climate Change and Water

\$831,500	Sewer mining Gordon Golf Course
\$112,900	Roseville Chase Oval stormwater harvesting
\$488,600	Reusing leachate St Ives former landfill

Department of Infrastructure & Planning Resources

\$3,500	Waterwise garden
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NSW Department of Lands

\$14,000	Pest and feral animal control on Crown Land
\$19,000	Weed control program on Crown Land

Bendigo bank

\$20,000	Turramurra Community Garden
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Noxious Weeds Regional Group

\$2,000	Willows RWAPS
\$1,000	Alligator Weed RWAPS
\$1,000	Tussock Paspalum RWAPS
\$1,000	Pampas
\$1,000	Green Cestrum
\$4,000	Broome, Scotch Broome, Gorse Willows
\$12,000	Weed control coordination
\$1,833	Sydney North Weeds Committee Coordinators

NSW Department of Primary Industries

\$24,431	Weed Buster Week 2005
\$24,000	Weed Buster Week 2006
\$24,000	Weed Buster Week 2007
\$8,500	Noxious weed control
\$8,360	Control of noxious weeds

NSW Department of Environment and Conservation

\$54,378	Face to Face education campaign
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Sydney Harbour Foreshores Authority

\$50,000	Walking track and picnic space
\$50,000	Moore's Creek to Wellington Road

Hawkesbury-Nepean Catchment Management Authority

\$54,000	Clissold – Old quarry
\$30,000	Declared Threatened Plant Communities
\$20,000	Cliff Oval weed control

Sydney Catchment Management Authority

\$5,000	Stormwater Education Gordon West Primary School
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Macquarie University

\$20,000	Climate Change economic analysis
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Department of Water and Energy

\$10,000	Water for Life promotion
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Metropolitan Greenspace

\$60,000	Above ground disabled access boardwalk
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\$20,000	Rotary picnic shelter
\$15,000	St Ives conservation management plan
\$73,000	Echo point
\$60,000	Walking track linking rail line to bush track – Slade Avenue
\$60,000	Little Blue Gum Creek walking track

NSW Treasury

\$67,000	Fire Trail Turramurra - Wahroonga
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NSW Rural Fire Service

\$89,460	Fire trails
\$60,000	Fire trail
\$60,000	Fire mitigation works

Department of Infrastructure, Transport, Regional Development and Local Government

\$2,000,000	North Turramurra Recreation Area sustainable water supply scheme
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Australian Government Water Fund

\$12,500	Trash rack installation Lofberg Oval
\$46,000	Stormwater harvesting at Cliff Oval
\$50,000	Tryon Oval 2 Stormwater harvesting



Knowledge

The Environmental Levy has supported many successful and innovative projects, most notably, Council's stormwater harvesting, sewer mining and climate change adaptation assessment. Promotion of these projects has occurred through various forums including industry presentations, conferences and peer reviewed journals. This work represents a significant part of the evaluation and reputation of the success, failures and key learning across many projects. It has also opened the door to many collaborations with highly respected researchers and universities.

Ku-ring-gai's innovation has led to interest from industry peers, encouraging Council to present its findings at many industry conferences or within industry publications.

Below is a brief list of publications and presentations relating to environmental levy projects where Council has been able to share our knowledge to assist the wider community. For a more detailed list of references, see appendix A.

Presentations

Annual Conference of the NSW Stormwater Industry Association and the Australasian Chapter of the International Erosion Control Association	Prioritisation of funding urban creek rehabilitation through the application of the Rapid Riparian Assessment in the Ku-ring-gai local government area, Sydney	Sydney 2006
Australian Stream Management Conference	A Rapid Riparian Assessment tool for local council urban creek assessment: Ku-ring-gai Council, Sydney, NSW	Hobart 2005
Australian Stream Management Conference	Aquatic macro invertebrates in urban waterways: comparing ecosystem health in natural reference and urban streams	Thurgoona 2007
Australian Water Association Conference	Stormwater Management - Water Balance Modelling and Impact on Project Costs - A Case Study from Ku-ring-gai Council NSW	Sydney, 2007
Climate Change Adaptation Risk Assessment	Climate Change Management Strategies – meeting the challenge head on. Climate Change Accountability and Litigation,	Sydney 2009
Climate Congress	Enhancing Local Government Climate Change Adaptation Decision Making: Development of understanding of the economic costs and benefits of adaptation for Ku-ring-gai Council, Sydney Australia	Copenhagen 2009
Community Development and Ecology: Engaging ecological sustainability through community development conference	Connect – Intergenerational democracy as an approach to activate sustainability,	Melbourne, 2008
Ecological Consultants Association of NSW Inc.	Corridors of Opportunity – Riparian Policy and protection of riparian zones in the Ku-ring-gai Local Government Area	Sydney, 2006
Environmental Change: making it happen, Environmental Research Conference	1. The relationship between riparian buffer width, condition and biodiversity: an assessment of urban creek systems in the Ku-ring-gai local government area 2. The condition of urban streams in Northern Sydney. 3. The utility of the Rapid Riparian Assessment tool for predicting fish habitat in urban streams.	Hobart 2005
Hawkesbury Nepean Catchment Management Authority Local Government Advisory Group	Water Sensitive Urban Design"	Windsor ,2008
Hunter & Central Coast Regional Environmental Management Strategy (HCCREMS)"	Management of Natural Assets	Newcastle 2010
International Conference on Urban River Rehabilitation	Application and assessment of a rapid riparian creek assessment tool in Ku-ring-gai Council	Germany 2005

International Conference on Technologies for Waste and Wastewater Treatment	Water Sensitive Urban Design and Stormwater Harvesting – On the path to Sustainable Urban Development – Case Studied from Sydney, Australia	Sweden 2007
International Water Sensitive Urban Design Conference and Hydropolis	<ol style="list-style-type: none"> 1. Effects of concrete and PVC pipes on water chemistry. 2. Urban Stormwater Management Targets - Linking Targets with Ecological Impacts 3. Stormwater reuse: can health risks be adequately managed without disinfection? 4. Stormwater management – Runoff generation in the Sydney region and impact on stormwater harvesting design 	Perth, 2009
International Conference on Sustainable techniques and Strategies in Urban Water Management	<ol style="list-style-type: none"> 1. Hydraulic conductivity and impact on retrofit stormwater biofiltration - case study of the design, assessment and function of retrofit rain gardens using different filter media in Sydney. 2. The effect of the in-transport process on urban water chemistry - an examination of the contribution of concrete pipes and gutters on urban water quality 	France 2010
National conference of the Australian Stormwater Industry Association	<ol style="list-style-type: none"> 1. Biofiltration design – a case study of biofiltration systems in residential areas using different filter media 2. Impact on runoff quality by the drainage system – what you put in is not necessarily what you get out. 3. What does it cost to build a water quality treatment system? Findings from Council retrofits in Sydney. 4. UV or not UV, that is the question – what level of disinfection do we need for stormwater reuse, and why? 	Sydney, 2010
Newcastle City Council	Riparian Policy and Assessment	Newcastle 2005
NSW and Queensland and Stormwater Industry Associations	<ol style="list-style-type: none"> 1. Comparison of filter media in rain gardens – Ku-ring-gai council case study. 2. Stormwater harvesting – case study of Edenborough sports field, Lindfield, NSW 	Surfers Paradise, 2008
NSW Biennial Weed Conference	Bang for your weed buck; how to know if weed control programs are effective and where should you target your works?	Wollongong 2007
Royal Zoological Society Forum: The Natural History of Sydney	A Hotbed of Biodiversity? A Natural History of the Ku-ring-gai Council Area	Sydney, 2007
St Ives Rotary Garden Festival	Water Saving Practices	Sydney 2007
St Ives Rotary annual meeting	Environmental Levy Projects	Sydney 2010
Sydney Metropolitan Catchment Management	Riparian Assessment	Sydney 2007
Water sensitive urban design conference	Community Consultation Normurra street Rain gardens	Sydney 2006
Hunter Councils Sport and Recreation Taskforce	Contemporary Practices In Sportsfield Development	Newcastle, 2008
Stormwater Industry Association NSW	<ol style="list-style-type: none"> 1. stormwater harvesting in Ku-ring-gai Council 2. water balance modelling in Ku-ring-gai Council 	Sydney, 2008

Publications

Area Journal	2006
Why rehabilitate urban river systems?	
Aquatic Ecology	2010
Impact of urban development on aquatic macroinvertebrates in south eastern Australia	
FEMS Microbiology Letters	2008
Quantification of Class 1 integron abundance in natural environments using real-time quantitative PCR	
Greenhouse	2009
Assessing climate change adaptation options for local government	
Local Government Law Journal	2008
Climate Change adaptation – socialising the science	
Localised Climate Risk Assessment	2009
Climate change monitoring and strategy	
Public Works Engineering	2008
Stormwater harvesting for irrigation of public space	
Urban Water Journal	2010
Impact of concrete and PVC pipes on urban water chemistry	
Water and Environment Journal	2009
Development and application of a rapid assessment tool for urban stream networks	
Water Engineering Australia	2009
Promoting integrated management	
Water Science & Technology	2010
The urban stormwater farm	

Appendix A - References

Creeks and Riparian Zones

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Special rate variation . Environmental Levy 2 . Scenario 1

Identified projects (\$,000)

ENERGY																				
Project description			Financial analysis								Project evaluation									
Staff resources	Project										Strategic integration									
		2013	2014	2015	2016	2017	2018	2019	Total	NSW Government Metro Strategy	Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation	Social evaluation	Environmental evaluation	
1.25 x EFT	Energy efficient park lights installation	60			60			30	150	✓	✓	✓	✓			Climate Change Policy	Replacement of existing grid connected lights wil reduce Council's energy costs	Will provide improved lighting within park areas, improving park visibility and safety	Council's carbon footprint will be reduced through decreased energy consumption	
	Sustainable lighting for sports field and tennis courts		100		100			100	300	✓	✓	✓	✓	✓		Climate Change Policy	Replacement of existing inefficient sports lighting will significantly reduce energy consumption at sports facilities	Will improve light levels at sports facilities providing a safer and more visible play surface for night sporting activities.	Council's carbon footprint will be reduced through decreased energy consumption	
	Solar panel installation at community facilities	100			100				200	✓	✓	✓	✓			Climate Change Policy	Reduce operational costs of additional power consumption at GGC through operation of sewer mining plant	Will provide a working example of solar panels which can be used as a demonstration for community replication.	Council's carbon footprint will be reduced through decreased energy consumption from the operation of the sewer mining plant.	
	Geothermal and chill beams/heat coils for air conditioning at town centres and public buildings				100				100	✓	✓	✓	✓		Climate Change Policy Climate Change Adaptation Strategy	Reduced operational costs of future Council facilities as part of the Town Centres upgrades	Provision of cooled buildings for community without the use of noisy air conditioning plants	Council's carbon footprint will be reduced through decreased energy consumption from the operation of new facilities within the Town Centres		
	Wind farming at North Turramurra.				100				100	✓	✓	✓	✓	✓	✓	Climate Change Policy	Renewable energy generated from the turbines can be sold to energy utilities at a premium price or can be used to offset energy consumption at NTRA.	The turbines will be used as a demonstration to community members who can use smaller scale turbines within the domestic setting	Renewable energy produced from the turbine will offset the expected increase in greenhouse emissions through electricity consumption from the operation of NTRA.	
	St Ives Showground Wind farming					100			100	✓	✓	✓	✓			Climate Change Policy	Renewable energy generated from the turbines can be sold to energy utilities at a premium price or can be used to offset energy consumption at the Showground precinct.	The turbines will be used as a demonstration to community members who can use smaller scale turbines within the domestic setting	Renewable energy produced from the turbine will offset greenhouse emissions created through electricity consumption from the operation of the Showground precinct.	
	Co generation plants at key council facilities							300	300	✓	✓	✓	✓			Climate Change Policy	Reduced operational costs of Council facilities, and an opportunity to sell excess energy to energy suppliers	Provides reliable energy supply to Council facilities improving resilience to black outs during extreme heat days or storms	Renewable energy produced from the plant will offset greenhouse emissions created through non renewable energy consumption from the operation of Council facilities.	
	Establish National Australian Built Environment Rating System (NABERS) controls on top five public buildings							100	100	✓	✓	✓	✓		Ku-ring-gai Development Control Plan (Town Centres) 2010	Identifies inefficient Council facilities to be targeted for greater financial sustainability.	Encourages other businesses and residents to undertake rating of their own propoerties and increase awareness of energy consumption of their properties	Allows Council to identify inefficient facilities where sustainable practices and fixtures can be implemented to reduce greenhouse emissions		
	Lighting upgrades at Council facilities		50	50	50	50		50	250	✓	✓	✓	✓			Climate Change Policy	Reduces operating costs of Council facilites through reducing energy consumption	Provides a working example of energy efficient lighting which can be used as a deJmonstration for community replication.	Reduces greenhouse emissions through reduced energy consumption through lighting of Council facilities.	
	Design, construct and landscape for cool environments	60		50			50		160	✓	✓	✓	✓		Climate Change Policy Climate Change Adaptation Strategy	Well designed and insulated buildings will reduce the need for mechanical cooling and associated operating costs	Provides cool environments for community members during days of extreme heat.	Reduces the need for mechanical ventilation and cooling and associated greenhouse emissions. Provides a showpiece for residents and businesses to emulate sustainable design within their own propoerty.		
	Real time energy monitoring of Council facilities (smart metering)	10	10	10	10	10	10	10	70	✓	✓	✓	✓			Climate Change Policy	Identifies cost anomolies immediately and reduces continued overuse of energy and assocaited increased costs	Allows Council to provide real time data of the energy consumption for users of Council facilities.	Provides immediate identification and notification of energy consumption anomolies and reduces energy (and CO2) wastage.	
SUBTOTAL		230	160	310	420	110	410	190	1,830											

BIODIVERSITY																				
Project description			Financial analysis								Project evaluation									
Staff resources	Project	Strategic integration																		
		NSW Government Metro Strategy	Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation			Social evaluation			Environmental evaluation					
1xEFT	Maintenance of EEC sites regenerated under Environmental Levy One	100	100	100	100	100	100	100	700	✓	✓	✓	✓				Biodiversity Strategy Bushland Plan of Management Weed Management Policy Ecologically Sensitive Lands Policy	Reduces investment losses through maintaining existing regeneration work and reducing weed invasion into regenerated areas.	Demonstrates continued support of existing regeneration sites	Ensures the longevity and effectiveness of regeneration projects undertaken within the existing levy
	Riparian weed control	20	20	20	20	20	20	20	140	✓	✓	✓	✓	✓			Bushland Plan of management Riparian policy Biodiversity strategy Weed Mangement Policy Ecologically sensitive lands policy	Short term attention to weed control can reduce long term management costs	Addresses community concerns identified through community consultation	Improves riparian zones through increasing biodiversity and decreasing erosion and sedimentation within creeks
	Maintain Greenweb sites	20	20	20	20	20	20	20	140	✓	✓	✓	✓				Bushland Plan of Mangement Weed Mangement Policy Ecologically sensitive lands policy	Ongoing maintenance of Greenweb sites reduces long term management costs of large scale regeneration and repair	Addresses community concerns identified through community consultation	Improves riparian zones through increasing biodiversity and decreasing erosion and sedimentation within creeks
	Maintain high profile natural areas	20	20	20	20	20	20	20	140	✓	✓	✓	✓				Weed Mangement Policy Ecologically sensitive lands policy	High profile sites increase public awareness of Levy projects and assists in gaining financial support for further levy programs	These high profile sites are highly valued by the community.	The high profile sites are visible to many community members who can see a demonstrated effort to value bushland.
	Maintenance of existing and construction of new fire breaks and trails		160		80				240	✓	✓	✓	✓	✓			Bush Fire Risk Management Plan	Reduces the associated financial losses from long term damage to fire breaks and trail infrastructure. Improves fire fighting capacity for life and property protection, reducing the financial impact of wild fire events.	Improves the fire fighting capacity to protect life and property within the bushland interface providing an improved physical and psychological level of safety to residents.	Provides increased access to bushland which increases fire fighting capacity, reducing the overall adverse impacts on bushland and biodiversity from a wildfire event.
	Ecological burns	10		10		10		10	40	✓	✓	✓	✓	✓			Bushland Plan of Management Biodiversity strategy Weed Mangement Policy Ecologically sensitive lands policy	Reduces maintenance costs within burn areas by initiating natural regeneration through a specified fire regime.	Ensuring the continuity of our bushland reserves for community enjoyment and recreational value.	Ensuring the continuity and increasing the diversity of our bushland reserves by restoring ageing plant communities that need fire to encourage re-growth
SUBTOTAL		170	320	170	240	170	160	170	1,400	1500										

WATER																						
Project description			Financial analysis								Project evaluation											
Staff resources	Project									Strategic integration												
		2013	2014	2015	2016	2017	2018	2019	Total	NSW Government Metro Strategy	Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation	Social evaluation	Environmental evaluation			
	Stormwater Harvesting Bannockburn Oval	200							200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.			

3xEFT	Stormwater Harvesting Norman Griffiths Oval	200						200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Stormwater Harvesting Warrimoo Oval	200						200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Stormwater Harvesting Turramurra Oval	150						150	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Stormwater Harvesting Primula Oval	200						200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Stormwater Harvesting Wellington Oval	200						200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	End of pipe treatment	50						50	✓	✓	✓	✓	✓		Riparian policy Biodiversity strategy Bushland Plan of Management Integrated Water Cycle Policy	Reduces adverse effect of stormwater run off in turn reducing long term maintenance and repair of riparian areas.	Improves water quality for users of Council creeks	Improves water quality and associated riparian zones
	Remediate high risk erosion areas	30	30	30		30	30	150	✓	✓	✓	✓				Short term attention to erosion control can reduce long term management costs	Improves creek safety through minimising severe erosion and bank scouring.	Reduces erosion and sediementation within riparian zones. Improves creek and riparian health within catchments.
	Maintenance of levy one stormwater projects	30	30	30	30	30	30	30	✓	✓	✓	✓	✓		Biodiversity strategy Bushland Plan of Management	Reduces investment losses through maintaining existing regeneration work and reducing weed invasion into regenerated areas.	Demonstrates continued support of existing regeneration sites	Ensures the longevity and effectiveness of regeneration projects undertaken within the existing levy
	WSUD around urban environment APZ zones. Behind residential properties in flat areas to reduce impacts of water and nutrients on bushland. Eg; Kooloona Cres	20	20	20	20	20	20	20	✓	✓	✓	✓	✓	✓	Climate Change adaptation strategy	Reduces adverse effect of stormwater run off in turn reducing long term maintenance and repair of riparian areas.	Improves water quality for users of Council creeks and assists in improving bush fire resilience of interface properties.	Improves water quality and associated riparian zones
	Bio filter systems	60	60	60	60			120	✓	✓	✓	✓	✓	✓	Integrated Water Cycle Policy	Reduces adverse effect of stormwater run off in turn reducing long term maintenance and repair of riparian areas.	Improves water quality for users of Council creeks	Improves water quality and associated riparian zones
	Roseville Park water collect and irrigate from under the tennis courts for water needs at the café and the oval	200						200	✓	✓	✓	✓	✓	✓	Climate Change Policy Integrated Water Cycle Policy	Reduces Council's dependednce and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding andscouring of creeklines.
	Install drought tolerant landscaping at Council facilities	20	20	10	10			10	✓	✓	✓	✓			Climate Change Policy	Reduces maintenance costs of Council landscaping.	Educates community on practical actions to improve drought resilience	Reduced dependence on potable water supply. Increased resilience of flora and fauna habitat to drought.
	Upgrade water saving fixtures on council facilities	20	20	10	10			10	✓	✓	✓	✓		✓	Climate Change adaptation strategy Climate Change Policy	Increased efficiency of Council facilities, reducing operating costs.	Educates community on practical actions to improve drought resilience and reduces dependence on potable water	Reduces Council dependence on potable water wources and increases Council's resilience to drought.
	Real time water monitoring of Council's irrigated faciltiies (smart metering)	5	5	5	5	5	5	5	✓	✓	✓	✓			Climate Change Policy Integrated Water Cycle Policy	Identifies cost anomolies immediately and reduces continued overuse of water and assocaited increased costs	Allows Council to provide real time data of the water consumption for users of Council facilities.	Provides immediate identification and notification of water consumption anomolies and reduces potable water wastage.
	Install detention basin on council buildings (ie water tanks)	30	30	30				30	✓	✓	✓	✓		✓	Climate Change Policy Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and associated operational expenses.	Educates community on practical actions to improve drought resilience and reduces dependence on potable water	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Monitor Council buildings for water consumption ie; leaks and anomalies. Refer KGB program	5	15					15	✓	✓	✓	✓			Climate Change Adaptation Strategy	Identifies cost anomolies immediately and reduces continued overuse of water and associated increased costs	Allows Council to provide real time data of the water consumption for users of Council facilities.	Provides immediate identification and notification of water consumption anomolies and reduces potable water wastage.
SUBTOTAL		390	630	545	215	105	335	520	2,740						2700			

SUSTAINABLE TRANSPORT

Project description									
Staff resources	Project	Financial analysis							
		2013	2014	2015	2016	2017	2018	2019	Total
0.05xEFT	Develop and promote new cycle ways ie; identify missing links to major transport or activity hubs	30	50					50	130
	Develop and promote walkways.Identify and rectify missing links	30		30				40	100
	Develop, promote and maintain Mountain Bikes Facilities	10		10			10	10	40
	Develop and promote sustainable commuter transport alternatives	40		30					70
	Actions derived from Integrated transport strategy, Bike Plan and Pedestrian Access Management Plan (examples may include parking at sports fields, recreation and neighbourhood centres, increased frequency of community shuttle bus, car sharing and promoti	40	40	40	40	40	40	40	280
SUBTOTAL		150	90	110	40	40	50	140	620

Project evaluation									
Strategic integration									
NSW Government Metro Strategy	Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation	Social evaluation	Environmental evaluation
✓		✓	✓			Transport plan	Reduces high rependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.
✓		✓	✓			Transport plan Regional Recreation Trails Framework	Reduces high rependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.
✓		✓	✓			Regional Recreation Trails Framework	Increases the potential for tourism funding to enter the area.	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.
✓		✓	✓			Regional Recreation Trails Framework	Reduces high rependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.
✓		✓	✓			Transport Plan	Reduces high dependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.
610									

ENVIRONMENTAL EDUCATION

Project description									
Staff resources	Project	Financial analysis							
		2013	2014	2015	2016	2017	2018	2019	Total
	Street Care	10	10	10	10	10	10	10	70
	Park Care	10	10	10	10	10	10	10	70
	Bushcare	10	10	10	10	10	10	10	70
	Wild Things	10	10	10	10	10	10	10	70
	Tanks a million	10	10	10	10	10	10	10	70

Project evaluation									
Strategic integration									
NSW Government Metro Strategy	Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation	Social evaluation	Environmental evaluation
✓	✓	✓	✓				Financial leverage of Council resources through the use of community groups and individuals to improve maintenance and rehabilitation of urban streets.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Improved maintenance and rehabilitation of urban streets
✓	✓	✓	✓				Financial leverage of Council resources through the use of community groups and individuals to improve maintenance and rehabilitation of urban parks.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Improved maintenance and rehabilitation of urban parks
✓	✓	✓	✓				Financial leverage of Council resources through the use of community groups and individuals to improve maintenance and rehabilitation of urban bushland.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Improved maintenance and rehabilitation of urban bushland
✓	✓	✓	✓				Cost effective method of ensuring endemic fauna within Ku-ring-gai are maintained.	Improved interaction and appreciation of native fauna.	Increased breeding and release success of fauna endemic to Ku-ring-gai
✓	✓	✓	✓				Reduces the financial impact of increasing water costs on residents	Increased resilience to drought	Reduced community reliance on potable water sources.

4xEFT	Community garden	10	10	10	10	10	10	10	70	✓	✓	✓	✓	Provides and opportunity for residents to grow their own food, reducing grocery expenses.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Provides a local area to grow food, reducing the adverse impact of purchasing food transported to the area.	
	Bush Fire education	5	5	5	5	5	5	5	35	✓	✓	✓	✓	Improves the fire fighting capacity and preparedness of community to protect life and property within the bushland interface reducing the financial impact of wild fire events.	Improves the fire fighting capacity and preparedness of community to protect life and property within the bushland interface providing an improved physical and psychological level of safety to residents.	Reduced damage to the bushland interface from residential bushfire protection as a result of misinformation or lack of awareness of bushfire protection.	
	Greenstyle	35	36.05	37.132	38.245	39.393	40.575	41.792	268.186	✓	✓	✓	✓	Increased resilience of the community to increasing living costs associated with climate change (ie energy and water costs)	Increased appreciation of sustainability and biodiversity. Increased resilience to climate change.	Reduces community reliance on non renewable resources, and improves community understanding and awareness of biodiversity, bushland and general sustainability	
	Better Business Partnership	35	36.05	37.132	38.245	39.393	40.575	41.792	268.186	✓	✓	✓	✓	Increased resilience of the community to increasing living costs associated with climate change (ie energy and water costs)	Increased business resilience to cliamte change	Reduces greenhouse gas emissions through more efficient use of energy	
	Static display of sustaianable behaviour and technologies	10			10			10	30	✓	✓	✓	✓	Cost effective method of raising community awareness of levy projects	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs	
	Electronic displays of sustainabale behaviour and technologies		40					40	80	✓	✓	✓	✓	Cost effective method of displaying dynamic materials through electronic methods	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs	
	Electronic news, You tube							40	40	✓	✓	✓	✓	Cost effective method of displaying dynamic materials through electronic methods	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs	
	Information kiosks at multiple Satelite sites	40							40	✓	✓	✓		A dynamic method of promoting Council activities	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs	
	Promote sustainable products and activities ie; paving,photovoltaics,greywater,walking tracks	12	12	12	15			15	66	✓	✓	✓	✓	Disability plan Climate Change Policy	Reduces community reliance on water and energy and associated costs.	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs
	SUBTOTAL	197	189.1	151.26	166.49	143.79	146.15	253.58	1,247	1450							

COMMUNITY FACILITIES

Project description									
Staff resources	Project								
2xEFT	Relocation of the council nursery				200				200
	Develop plans and sort sponsorship to part fund Environmental Cultural Centre				100				100
	Fully funded construction of an Environmental Cultural Centre				1,500	4,646	3,000		9146
SUBTOTAL		0	0	0	1800	4646	3000	0	9,446

Financial analysis									
2013	2014	2015	2016	2017	2018	2019	Total		

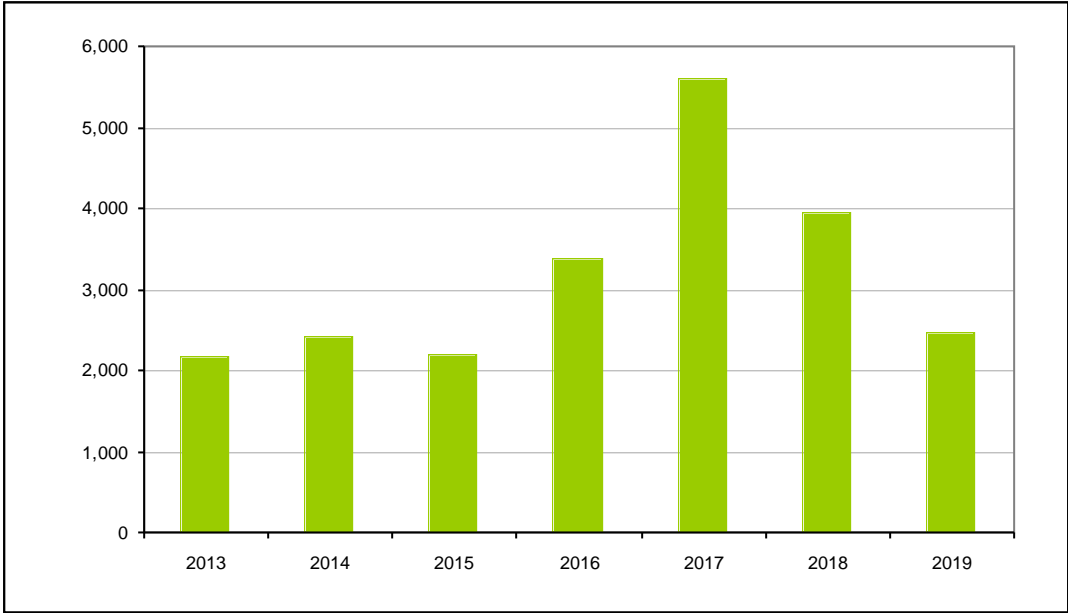
Project evaluation									
Strategic integration									
NSW Government Metro Strategy	Sustainability Vision Report 2003	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation		
✓	✓	✓	✓		✓	Master Plan for St Ives Showground Precinct	Provides more reliable water source, reducing dependance on potable water and associated costs	More effective use of community land for social and sporting activities	Relocation will allow greater use of leachate for irrigation at the new site.
✓	✓	✓	✓			Master Plan for St Ives Showground Precinct	Provides for additional external funding to undertake sustainability project	Provides a new venue to handle the demand for greater cultural and environmental activities within Ku-ring-gai	Provides a showcase building to display sustainable design and products. Provides a meeting point and centre for multiple environmental and cultural activities and events.
✓	✓	✓	✓			Master Plan for St Ives Showground Precinct	Provides for additional external funding to undertake sustainability project	Provides a new venue to handle the demand for greater cultural and environmental activities within Ku-ring-gai	Provides a showcase building to display sustainable design and products. Provides a meeting point and centre for multiple environmental and cultural activities and events.

ADMINISTRATION AND GOVERNANCE

Project description		Financial analysis							
Staff resources	Project	2013	2014	2015	2016	2017	2018	2019	Total
1xEFT	Staff to manage contracts	40	41	42	44	45	46	48	306.498
1 xEFT	Promotion of levy funded projects	30	50	50	30	30	30	50	270
1xEFT	Coordination of Levy projects	60	61.8	63.654	65.564	67.531	69.556	71.643	459.748
0.25 x EFT	Levy reporting and auditing		20				20		40
SUBTOTAL		130	173	156.09	139.27	142.55	165.9	169.41	1,076

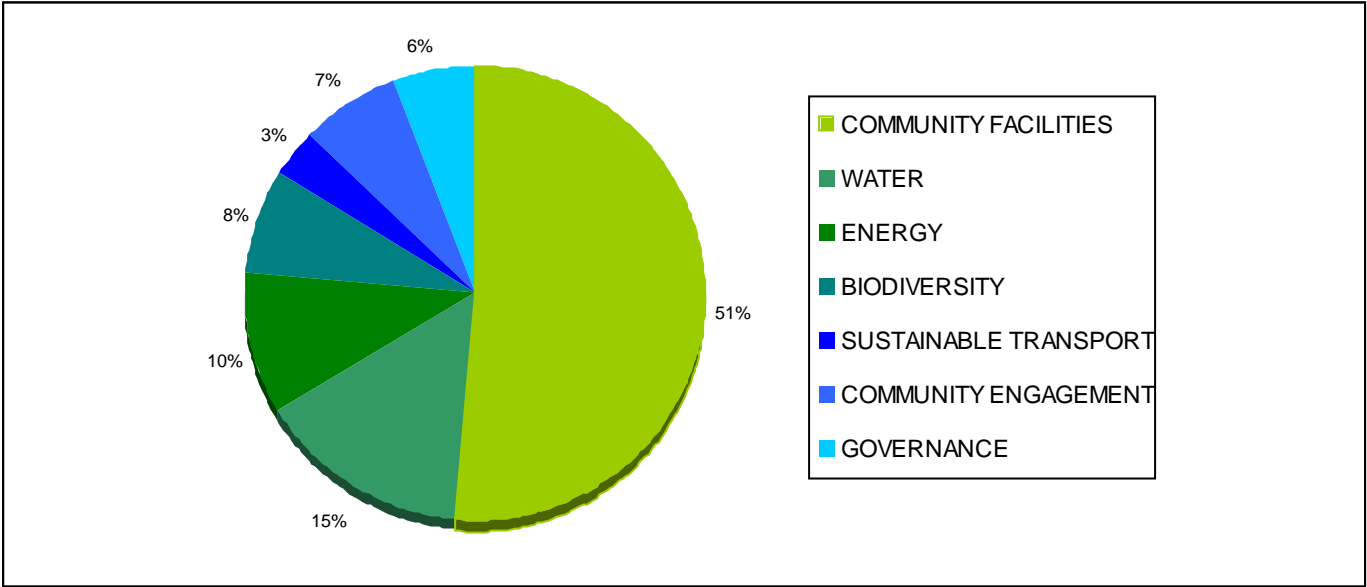
SUB TOTALS	1267	1562	1442	3021	5357	4267	1443	18360
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GRAND TOTAL	\$18,360
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Project evaluation												
Strategic integration												
NSW Government Metro Strategy Sustainability Vision Report 2033 KRG Community Strategic Plan 2030 Delivery Program & Plan 2010-2014 Ku-ring-gai Long Term Financial Plan Ku-ring-gai Capital Works Program 2014 Other							Economic evaluation			Social evaluation		
	✓			✓			Efficient contract management of projects assists in greater financial management of the levy			Projects are completed within set timelines and budgets, allowing community members to enjoy and use levy funded projects within a set timeframe.		
	✓			✓			Efficient contract management of projects assists in greater financial management of levy projects			Projects are completed within set timelines and budgets, allowing community members to enjoy and use levy funded projects within a set timeframe.		
	✓			✓			Efficient program management of projects assists in greater financial management of levy projects			Projects are completed within set timelines and budgets, allowing community members to enjoy and use levy funded projects within a set timeframe.		
✓			✓			Comprehensive and transparent reporting and auditing of the levy identifies any inefficiencies in financial management.			Greater accountability of project implementation and community awareness of levy projects			Projects are completed efficiently and within set timeframes, achieving environmental or sustainability improvements quickly and efficiently.

COMMUNITY FACILITIES	SUBTOTAL	9,446
WATER	SUBTOTAL	2,740
ENERGY	SUBTOTAL	1,830
BIODIVERSITY	SUBTOTAL	1,400
SUSTAINABLE TRANSPORT	SUBTOTAL	620
COMMUNITY ENGAGEMENT	SUBTOTAL	1247
GOVERNANCE	SUBTOTAL	1,076



Special rate variation . Environmental Levy 2 . Scenario 2

Identified projects (\$,000)

ENERGY													
Project description		Financial analysis								Project evaluation			
Staff resources	Project									Strategic integration			
		2013	2014	2015	2016	2017	2018	2019	Total	NSW Government Metro Strategy Sustainability Vision Report 2033 KRG Community Strategic Plan 2030 Delivery Program & Plan 2010-2014 Ku-ring-gai Long Term Financial Plan Ku-ring-gai Capital Works Program 2014 Other	Economic evaluation	Social evaluation	Environmental evaluation
1.25 x EFT	West Pymble Pool sustainability showcase for cogeneration and sustainability features of the site			200					200	✓✓✓✓✓✓Climate Change Policy	Provides real-time data on financial savings produced through sustainability fixtures at the pool facility	This will be an educational hub for the thousands of visitors to the site each year	This will provide an opportunity to educate the community and other aquatic facility managers on sustainability
	Energy efficient park lights installation	60	60	60	60	60	60	60	420	✓✓✓✓Climate Change Policy	Replacement of existing grid connected lights wil reduce Council's energy costs	Will provide improved lighting within park areas, improving park visibility and safety	Council's carbon footprint will be reduced through decreased energy consumption
	Sustainable lighting for sports field and tennis courts		100		100		100		300	✓✓✓✓✓Climate Change Policy	Replacement of existing inefficient sports lighting will significantly reduce energy consumption at sports facilities	Will improve light levels at sports facilities providing a safer and more visible play surface for night sporting activities.	Council's carbon footprint will be reduced through decreased energy consumption
	Solar panel installation at community facilities	100				100			200	✓✓✓✓Climate Change Policy	Reduce operational costs of additional power consumption at GGC through operation of sewer mining plant	Will provide a working example of solar panels which can be used as a demonstration for community replication.	Council's carbon footprint will be reduced through decreased energy consumption from the operation of the sewer mining plant.
	Geothermal and chill beams/heat coils for air conditioning at town centres and public buildings		100				100		200	✓✓✓✓Climate Change Policy Climate Change Adaptation Strategy	Reduced operational costs of future Council facilities as part of the Town Centres upgrades	Provision of cooled buildings for community without the use of noisy air conditioning plants	Council's carbon footprint will be reduced through decreased energy consumption from the operation of new facilities within the Town Centres
	Wind farming at North Turramurra.		100						100	✓✓✓✓✓✓Climate Change Policy	Renewable energy generated from the turbines can be sold to energy utilities at a premium price or can be used to offset energy consumption at NTRA.	The turbines will be used as a demonstration to community members who can use smaller scale turbines within the domestic setting	Renewable energy produced from the turbine will offset the expected increase in greenhouse emissions through electricity consumption from the operation of NTRA.
	St Ives Showground Wind farming				100				100	✓✓✓✓Climate Change Policy	Renewable energy generated from the turbines can be sold to energy utilities at a premium price or can be used to offset energy consumption at the Showground precinct.	The turbines will be used as a demonstration to community members who can use smaller scale turbines within the domestic setting	Renewable energy produced from the turbine will offset greenhouse emissions created through electricity consumption from the operation of the Showground precinct.
	Co generation plants at key council facilities							500	500	✓✓✓✓Climate Change Policy	Reduced operational costs of Council facilities, and an opportunity to sell excess energy to energy suppliers	Provides reliable energy supply to Council facilities improving resilience to black outs during extreme heat days or storms	Renewable energy produced from the plant will offset greenhouse emissions created through non renewable energy consumption from the operation of Council facilities.
	Establish National Australian Built Environment Rating System (NABERS) controls on public buildings	25	25	25	25	25	25	25	175	✓✓✓✓Ku-ring-gai Development Control Plan (Town Centres) 2010	Identifies inefficient Council facilities to be targeted for greater financial sustainability.	Encourages other businesses and residents to undertake rating of their own propoerties and increase awareness of energy consumption of their properties	Allows Council to identify inefficient facilities where sustainable practices and fixtures can be implemented to reduce greenhouse emissions
	Lighting upgrades at Council facilities	50	50	50	50	50	50	50	350	✓✓✓✓Climate Change Policy	Reduces operating costs of Council facilities through reducing energy consumption	Provides a working example of energy efficient lighting which can be used as a de]monstration for community replication.	Reduces greenhouse emissions through reduced energy consumption through lighting of Council facilities.
	Design and construct for cool environments				200		200	200	600	✓✓✓✓Climate Change Policy Climate Change Adaptation Strategy	Well designed and insulated buildings will reduce the need for mechanical cooling and associated operating costs	Provides cool environments for community members during days of extreme heat.	Reduces the need for mechanical ventilation and cooling and associated gthouse emissions. Provides a showpiece for residents and businesses to emulate sustainable design within their own propoerty.
	Landscaping for cool environments					30	30	30	90	✓✓✓✓Climate Change Policy Climate Change Adaptation Strategy	Reduces the need for mechanical cooling and associated operating costs.	Provides cool environments for community members during days of extreme heat.	Reduces the need for mechanical ventilation and cooling and associated gthouse emissions. Provides a showpiece for residents and businesses to emulate within their own property.
Real time energy monitoring of Council facilities (smart metering)		10	10	10	10	10	10	10	70	✓✓✓✓Climate Change Policy	Identifies cost anomolies immediately and reduces continued overuse of energy and assocaited increased costs	Allows Council to provide real time data of the energy consumption for users of Council facilities.	Provides immediate identification and notification of energy consumption anomolies and reduces energy (and CO2) wastage.
		245	245	545	545	275	575	875	3305	3000			

BIODIVERSITY

Project description		Financial analysis								Project evaluation															
										Strategic integration															
Staff resources	Project	2013	2014	2015	2016	2017	2018	2019	Total	NSW Government Metro Strategy Sustainability Vision Report 2033	KRG Community Strategic Plan 2030 Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation	Social evaluation	Environmental evaluation								
1xEFT	Maintenance of EEC sites regenerated under Environmental Levy One	100	100	100	100	100	100	100	700	✓	✓	✓	✓		Biodiversity Strategy Bushland Plan of Management Weed Management Policy Ecologically Sensitive Lands Policy	Reduces investment losses through maintaining existing regeneration work and reducing weed invasion into regenerated areas.	Demonstrates continued support of existing regeneration sites	Ensures the longevity and effectiveness of regeneration projects undertaken within the existing levy							
	Riparian weed control	80	80	80	80	80	80	80	560	✓	✓	✓	✓	✓	Bushland Plan of management Riparian policy Biodiversity strategy Weed Mangement Policy Ecologically sensitive lands policy	Short term attention to weed control can reduce long term management costs	Addresses community concerns identified through community consultation	Improves riparian zones through increasing biodiversity and decreasing erosion and sedimentation within creeks							
	Maintain Greenweb sites	20	20	20	20	20	20	20	140	✓	✓	✓	✓		Bushland Plan of Mangement Weed Mangement Policy Ecologically sensitive lands policy	Ongoing maintenance of Greenweb sites reduces long term management costs of large scale regeneration and repair	Addresses community concerns identified through community consultation	Improves riparian zones through increasing biodiversity and decreasing erosion and sedimentation within creeks							
	BMP -bushfire mitigation program Commenwealth bush fire mitigation program (supply 1/3 of funding with RFS)	30	30	30	30	30	30	30	210																
	Fire mitigation works fund (Bush fire Coordinators committee)	30	30	30	30	30	30	30	210																
	Bush regeneration on Conservation agreement land	100	100	100	100	100	100	100	700																
	Support for operations bushland regenerators	80	80	80	80	80	80	80	560																
	Maintain high profile sites	20	20	20	20	20	20	20	140	✓	✓	✓	✓		Weed Mangement Policy Ecologically sensitive lands policy	High profile sites increase public awareness of Levy projects and assists in gaining financial support for further levy programs	These high profile sites are highly valued by the community.	The high profile sites are visible to many community members who can see a demonstrated effort to value bushland.							
	Maintenance of existing and construction of new fire breaks and trails	200	200	200	200	200	200	200	1400	✓	✓	✓	✓	✓	Bush Fire Risk Management Plan	Reduces the associated financial losses from long term damage to fire breaks and trail infrastructure. Improves fire fighting capacity for life and property protection, reducing the financial impact of wild fire events.	Improves the fire fighting capacity to protect life and property within the bushland interface providing an improved physical and psychological level of safety to residents.	Provides increased access to bushland which increases fire fighting capacity, reducing the overall adverse impacts on bushland and biodiversity from a wildfire event.							
	Ecological burns	80	80	80	80	80	80	80	560	✓	✓	✓	✓	✓	Bushland Plan of Management Biodiversity strategy Weed Mangement Policy Ecologically sensitive lands policy	Reduces maintenance costs within burn areas by initiating natural regeneration through a specified fire regime.	Ensuring the continuity of our bushland reserves for community enjoyment and recreational value.	Ensuring the continuity and increasing the diversity of our bushland reserves by restoring ageing plant communities that need fire to encourage re-growth							
		740	740	740	740	740	740	740	5180	4300															

WATER

Project description		Financial analysis									Project evaluation																	
											Strategic integration																	
Staff resources	Project	2013	2014	2015	2016	2017	2018	2019	Total	NSW Government Metro Strategy Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-rin g-gai Long Term Financial Plan	Ku-rin g-gai Capital Works Program 2014	Other	Economic evaluation				Social evaluation				Environmental evaluation				
	Stormwater Harvesting Bannockburn Oval	200							200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.				Provides an improved play surface, reducing oval closures and disruption aand player injury.				Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.			
	Stormwater Harvesting Norman Griffiths Oval		200						200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.				Provides an improved play surface, reducing oval closures and disruption aand player injury.				Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.			
	Stormwater Harvesting The Glade Oval			200					200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.				Provides an improved play surface, reducing oval closures and disruption aand player injury.				Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.			
	Stormwater Harvesting Warrimoo Oval				200				200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.				Provides an improved play surface, reducing oval closures and disruption aand player injury.				Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.			

3xEFT	Stormwater Harvesting Turrumurra Oval	200							200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Stormwater Harvesting Primula Oval	200							200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Stormwater Harvesting Wellington Oval	200							200	✓	✓	✓	✓	✓	✓	Climate Change policy Site master plan Sportground Plan of Management Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	End of pipe treatment	50	50	50	50	50	50	50	350	✓	✓	✓	✓	✓		Riparian policy Biodiversity strategy Bushland Plan of Management Integrated Water Cycle Policy	Reduces adverse effect of stormwater run off in turn reducing long term maintenance and repair of riparian areas.	Improves water quality for users of Council creeks	Improves water quality and associated riparian zones
	Remediate high risk erosion areas	30	30	30	30	30	30	30	210	✓	✓	✓	✓				Short term attention to erosion control can reduce long term management costs	Improves creek safety through minimising severe erosion and bank scouring.	Reduces erosion and sedimentation within riparian zones. Improves creek and riparian health within catchments.
	Maintenance of levy one stormwater projects	60	60	60	60	60	60	60	420	✓	✓	✓	✓	✓		Biodiversity strategy Bushland Plan of Management	Reduces investment losses through maintaining existing regeneration work and reducing weed invasion into regenerated areas.	Demonstrates continued support of existing regeneration sites	Ensures the longevity and effectiveness of regeneration projects undertaken within the existing levy
	WSUD around urban environment APZ zones. Behind residential properties in flat areas to reduce impacts of water and nutrients on bushland. Eg; Kooloona	80	80	80	80	80	80	80	560	✓	✓	✓	✓	✓	✓	Climate Change adaptation strategy	Reduces adverse effect of stormwater run off in turn reducing long term maintenance and repair of riparian areas.	Improves water quality for users of Council creeks and assists in improving bush fire resilience of interface properties.	Improves water quality and associated riparian zones
	Bio filter systems	60	60	60	60	60	60	60	420	✓	✓	✓	✓	✓	✓	Integrated Water Cycle Policy	Reduces adverse effect of stormwater run off in turn reducing long term maintenance and repair of riparian areas.	Improves water quality for users of Council creeks	Improves water quality and associated riparian zones
	Roseville Park water collect and irrigate from under the tennis courts for water needs at the café and the oval	200							200	✓	✓	✓	✓	✓	✓	Climate Change Policy Integrated Water Cycle Policy	Reduces Council's dependednce and use of potable water supply, and improves play surface quality and resilience, reducing maintenance and operational expenses.	Provides an improved play surface, reducing oval closures and disruption aand player injury.	Reduces use of potable water supply. Reduces localised flooding andscouring of creeklines.
	Install drought tolerant landscaping at Council facilities	10	10	10	10	10	10	10	70	✓	✓	✓	✓			Climate Change Policy	Reduces maintenance costs of Council landscaping.	Educates community on practical actions to improve drought resilience	Reduced dependence on potable water supply. Increased resilience of flora and fauna habitat to drought.
	Upgrade water saving fixtures on council facilities	10	10	10	10	10	10	10	70	✓	✓	✓	✓		✓	Climate Change adaptation strategy Climate Change Policy	Increased efficiency of Council facilities, reducing operating costs.	Educates community on practical actions to improve drought resilience and reduces dependence on potable water	Reduces Council dependence on potable water wources and increases Council's resilience to drought.
	Real time water monitoring of Council facilities [smart metering]	5	5	5	5	5	5	5	35	✓	✓	✓	✓			Climate Change Policy Integrated Water Cycle Policy	Identifies cost anomolies immediately and reduces continued overuse of water and assocaited increased costs	Allows Council to provide real time data of the water consumption for users of Council facilities.	Provides immediate identification and notification of water consumption anomolies and reduces potable water wastage.
	Install detention basin on council buildings [ie water tanks]	30	30	30	30	30	30	30	210	✓	✓	✓	✓		✓	Climate Change Policy Integrated Water Cycle Policy	Reduces Council's dependance and use of potable water supply, and associated operational expenses.	Educates community on practical actions to improve drought resilience and reduces dependence on potable water	Reduces use of potable water supply. Reduces localised flooding and scouring of creeklines.
	Monitor Council buildings for water consumption ie; leaks and anomalies. Refer KGB program	5	5	5	5	5	5	5	35	✓	✓	✓	✓			Climate Change Adaptation Strategy	Identifies cost anomolies immediately and reduces continued overuse of water and assocaited increased costs	Allows Council to provide real time data of the water consumption for users of Council facilities.	Provides immediate identification and notification of water consumption anomolies and reduces potable water wastage.
			540	740	740	540	340	540	540	3980	4000								

Project description		Financial analysis									Project evaluation									
Staff resources	Project	2013	2014	2015	2016	2017	2018	2019	Total	Strategic integration										
										NSW Government Metro Strategy Sustainability Vision Report 2033	KPG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Economic evaluation		Social evaluation		Environmental evaluation
0.05xEFT	Develop and promote new cycle ways ie; identify missing links to major transport or activity hubs	50	50	50	50	50	50	50	350	✓		✓			Transport plan	Reduces high dependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.		
	Develop and promote walkways.Identify and rectify missing links	20		20		20		20	80	✓		✓		✓	Transport plan Regional Recreation Trails Framework	Reduces high dependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.		
	Develop, promote and maintain Mountain Bikes Facilities	20	10	20	10	20	10	20	110	✓		✓		✓	Regional Recreation Trails Framework	Increases the potential for tourism funding to enter the area.	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.		
	Develop and promote sustainable commuter transport alternatives			40				40	80	✓		✓		✓	Regional Recreation Trails Framework	Reduces high dependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.		
	Actions derived from Integrated transport strategy, Bike Plan and Pedestrian Access Management Plan (examples may include parking at sports fields, recreation and neighbourhood centres, increased frequency of community shuttle bus, car sharing and promotion)																			
		50	50	50	50	50	50	50	350	✓		✓		✓	Transport Plan	Reduces high dependence on car usage, road surface wear and maintenance of car parks	Encourages and active and healthy lifestyle	Reduces high dependence on private car transport, improving localised air quality and reduces CO2 emissions.		
		140	110	180	110	140	150	140	970	1500										

Project description		Financial analysis									Project evaluation											
Staff resources	Project	2013	2014	2015	2016	2017	2018	2019	Total	Strategic integration										Economic evaluation	Social evaluation	Environmental evaluation
	Street Care	35	35	35	35	35	35	35	245	NSW Government Metro Strategy	Sustainability Vision Report 2033	KRG Community Strategic Plan 2030	Delivery Program & Plan 2010-2014	Ku-ring-gai Long Term Financial Plan	Ku-ring-gai Capital Works Program 2014	Other	Financial leverage of Council resources through the use of community groups and individuals to improve maintenance and rehabilitation of urban streets.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Improved maintenance and rehabilitation of urban streets			
	Park Care	35	35	35	35	35	35	35	245								Financial leverage of Council resources through the use of community groups and individuals to improve maintenance and rehabilitation of urban parks.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Improved maintenance and rehabilitation of urban parks			
	Bushcare	35	35	35	35	35	35	35	245								Financial leverage of Council resources through the use of community groups and individuals to improve maintenance and rehabilitation of urban bushland.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Improved maintenance and rehabilitation of urban bushland			
	Wild Things	10	10	10	10	10	10	10	70								Cost effective method of ensuring endemic fauna within Ku-ring-gai are maintained.	Improved interaction and appreciation of native fauna.	Increased breeding and release success of fauna endemic to Ku-ring-gai			
	Tanks a million	10	10	10	10	10	10	10	70								Reduces the financial impact of increasing water costs on residents	Increased resilience to drought	Reduced community reliance on potable water sources.			
	Community garden	10	10	10	10	10	10	10	70								Provides and opportunity for residents to grow their own food, reducing grocery expenses.	Improved social interaction and physical activity within the community. Enhanced social cohesion	Provides a local area to grow food, reducing the adverse impact of purchasing food transported to the area.			
	Bush Fire education	10	10	10	10	10	10	10	70								Improves the fire fighting capacity and preparedness of community to protect life and property within the bushland interface reducing the financial impact of wild fire events.	Improves the fire fighting capacity and preparedness of community to protect life and property within the bushland interface providing an improved physical and psychological level of safety to residents.	Reduced damage to the bushland interface from residential bushfire protection as a result of misinformation or lack of awareness of bushfire protection.			
	Cee change	40	41.2	42.44	43.71	45.02	46.37	47.76	306.5								Improves the effectiveness of Council sustainability initiatives and associated costsamongst Councils	Promotes learning and information sharing	Improves the effectiveness of Council sustainability initiatives			

4xEFT	Greenstyle	40	41.2	42.44	43.71	45.02	46.37	47.76	306.5	✓	✓	✓	✓	Increased resilience of the community to increasing living costs associated with climate change (ie energy and water costs)	Increased appreciation of sustainability and biodiversity. Increased resilience to climate change.	Reduces community reliance on non renewable resources, and improves community understanding and awareness of biodiversity, bushland and general sustainability			
	Small Grants	50	50	50	50	50	50	52	352	✓	✓	✓	✓	Provides financial assistance to community groups undertaking environmental or sustainability works.	Provides support to local community groups to enhance community led programs	Improves biodiversity and sustainablty throughout the logal government area			
	Climate Clever Shop	40	41.2	42.44	43.71	45.02	46.37	47.76	306.5	✓	✓	✓	✓	Increased resilience of the community to increasing living costs associated with climate change (ie energy and water costs)	Increased community resilience to climate change	Reduces greenhouse gas emissions through more efficient use of energy			
	Better Business Partnership	40	41.2	42.44	43.71	45.02	46.37	47.76	306.5	✓	✓	✓	✓	Increased resilience of the community to increasing living costs associated with climate change (ie energy and water costs)	Increased business resilience to cliamte change	Reduces greenhouse gas emissions through more efficient use of energy			
	West Pymble Pool sustainability showcase for cogeneration and sustainability features of the site	200							200	✓	✓	✓	✓	✓	✓	Climate Change Policy	Provides real-time data on financial savings produced through sustainability fixtures at the pool facility	This will be an educational hub for the thousands of visitors to the site each year	This will provide an opportunity to educate the community and other aquatic facility managers on sustainability
	Static display of sustaianable behaviour and technologies	10	10				10	30	✓	✓	✓	✓	Cost effective method of raising community awareness of levy projects	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs				
	Electronic displays of sustainabale behaviour and technologies	40						40	80	✓	✓	✓	✓	Cost effective method of displaying dynamic materials through electronic methods	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs			
	Technical workshops ie;energy saving in the home	30	30	30	30	30	30	30	210	✓	✓	✓	✓	workshops are shown to be one of the most effective methods of behaviour change and Although resource intensive, workshops are shown to be one of the most effective methods of behaviour change and program	workshops are shown to be one of the most effective methods of behaviour change and	of environmental and sustainability programs			
	Social interaction ie; films, cooking, walks, talks	30	30	30	30	30	30	30	210	✓	✓	✓	✓		Provides and opportunity for social gatherings with an environmental theme.	Promotes and increases community uptake of environmental and sustainability programs			
	Electronic news, You tube	40							40	✓	✓	✓	✓	Cost effective method of displaying dynamic materials through electronic methods	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs			
	Information kiosks at multiple Satelite sites	40	40							✓	✓	✓		A dynamic method of promoting Council activities	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs			
	Enviornmental Art Installations	20	20	20				20	60	✓	✓	✓		Reduces maintenance costs of graffitti removal	Provides and avenue for local youth to display their art.	Promotes environmental and sustainability programs.			
	New residents kit	30	30	30	30	30	50		200	✓	✓	✓		Reduced distribution costs for project information through using existing distribution methods.	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs			
	Interpretive signs for natural spaces including Brail	20	20	20	10	20	30		120	✓	✓	✓	✓	In situ method of promoting Council projects without the expense of continuing short term promotion methods	Improves community awareness of Council projects	Promotes and increases community uptake of environmental and sustainability programs			
	Promote sustainable products and activities ie; paving,photovoltaics,greywater,walking tracks	12	12	12	15	15			66	✓	✓	✓	✓	Disability plan Climate Change Policy	Reduces community reliance on water and energy and associated costs.	Improves community awareness and increases uptake of Council projects	Promotes and increases community uptake of environmental and sustainability programs		
	SUBTOTAL		547	541.8	686.7	494.8	485.1	440.5	653	3849									

ADMINISTRATION AND GOVERNANCE

Project description		Financial analysis							
Staff resources	Project	2013	2014	2015	2016	2017	2018	2019	Total
1xEFT	Staff to manage contracts	40	41	42	44	45	46	48	306.5
1 xEFT	Promotion of levy funded projects	30	50	50	30	30	30	50	270
1xEFT	Coordination of Levy projects	60	61.8	63.65	65.56	67.53	69.56	71.64	459.75
0.25 x EFT	Levy reporting and auditing	20				20		40	
SUBTOTAL		130	173	156.1	139.3	142.6	166	169.4	1,076

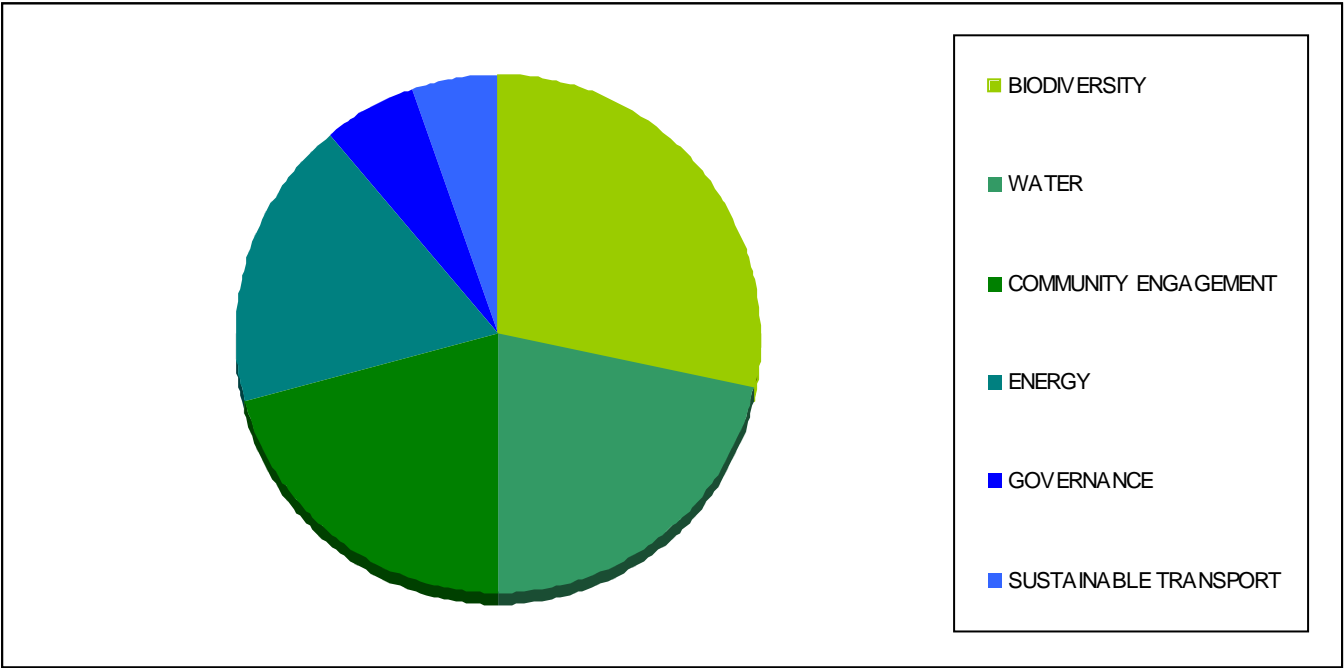
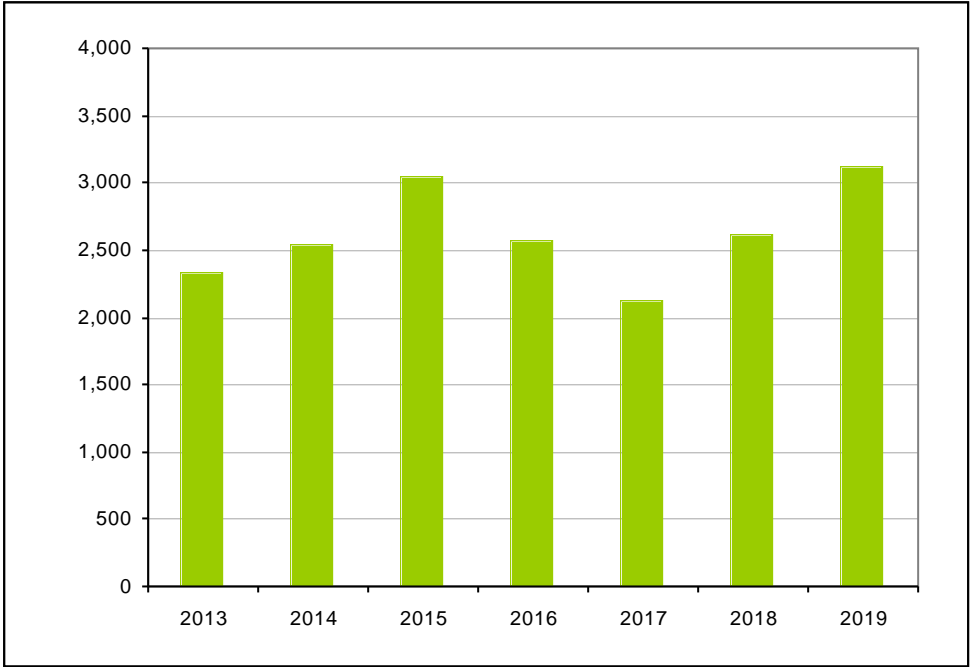
SUB TOTALS

GRAND TOTAL

2342	2550	3048	2569	2123	2611	3117	18360
Available funds						\$18,360	
						\$18,300	

Project evaluation				Strategic integration					
NSW Government Metro Strategy Sustainability Vision Report 2033 KRG Community Strategic Plan 2030 Delivery Program & Plan 2010-2014 Ku-ring-gai Long Term Financial Plan Ku-ring-gai Capital Works Program 2014 Other							Economic evaluation	Social evaluation	Environmental evaluation
	✓		✓				Efficient contract management of projects assists in greater financial management of the levy	Projects are completed within set timelines and budgets, allowing community members to enjoy and use levy funded projects within a set timeframe.	Projects are completed efficiently and within set timeframes, achieving environmental or sustainability improvements quickly and efficiently.
	✓		✓				Efficient contract management of projects assists in greater financial management of levy projects	Projects are completed within set timelines and budgets, allowing community members to enjoy and use levy funded projects within a set timeframe.	Projects are completed efficiently and within set timeframes, achieving environmental or sustainability improvements quickly and efficiently.
	✓		✓				Efficient program management of projects assists in greater financial management of levy projects	Projects are completed within set timelines and budgets, allowing community members to enjoy and use levy funded projects within a set timeframe.	Projects are completed efficiently and within set timeframes, achieving environmental or sustainability improvements quickly and efficiently.
	✓		✓				Implementation of the levy identifies any inefficiencies in financial management.	Implementation and community awareness of levy projects	Implementation and community awareness of levy projects

BIODIVERSITY	SUBTOTAL	5,180
WATER	SUBTOTAL	3,980
COMMUNITY ENGAGEMENT	SUBTOTAL	3,849
ENERGY	SUBTOTAL	3,305
GOVERNANCE	SUBTOTAL	1,076
SUSTAINABLE TRANSPORT	SUBTOTAL	970





Environmental Levy 2

Community support



2009 Environmental levy satisfaction survey

- Issues of importance
 - Stormwater to irrigate ovals
 - Improve the condition of creeks and waterways
 - Control weeds
 - Manage feral animals
- Projects to be funded
 - Water quality
 - Environmental education
 - Weed control
 - Community grants
- Emerging issues
 - Managing and adapting to climate change

Community support cont



2010 Community satisfaction survey


- *The 3 environmental programs surveyed rated very high in terms of satisfaction and importance*
 - *Healthy natural waterways*
 - *Restoration of natural bushland*
 - *Environment and sustainability*
- *These comprised 16% of overall satisfaction with Council as a whole*
 - *This is compared to the 39 services surveyed*

What does Council need to consider?



1. Does it support a special rate variation to continue the Environmental Levy?
2. What mix of programs or projects does it want to fund?
3. Does it want to include other program areas such as roads or new facilities in a special rate variation application?

What do we need to ask the community ?

- 
1. Does the community support a continuation of the environmental levy and for how long?
 2. Does the community support the range of programs and projects proposed?
 3. Does the community support the incorporation of all its special rates as part of a consolidated application

What does IPART need to know?



1. How does Council's special rate application and programs relate to community priorities?
2. Is the program of works consistent with the adopted Community Strategic Plan?
3. What other Council policies and documents support the direction of the special rate application
4. Is the program of works consistent with Council's long term financial plan?
5. Does the proposed program consider and respond to the asset management plan?
6. How does the application relate to Council's other special rate variations

(note that the DLG is yet to release its guidelines on how to apply for a special rate variation)

Option 1

Environmental and cultural centre

- Located at the Ku-ring-gai Wildflower Garden
- Cost approx \$10M



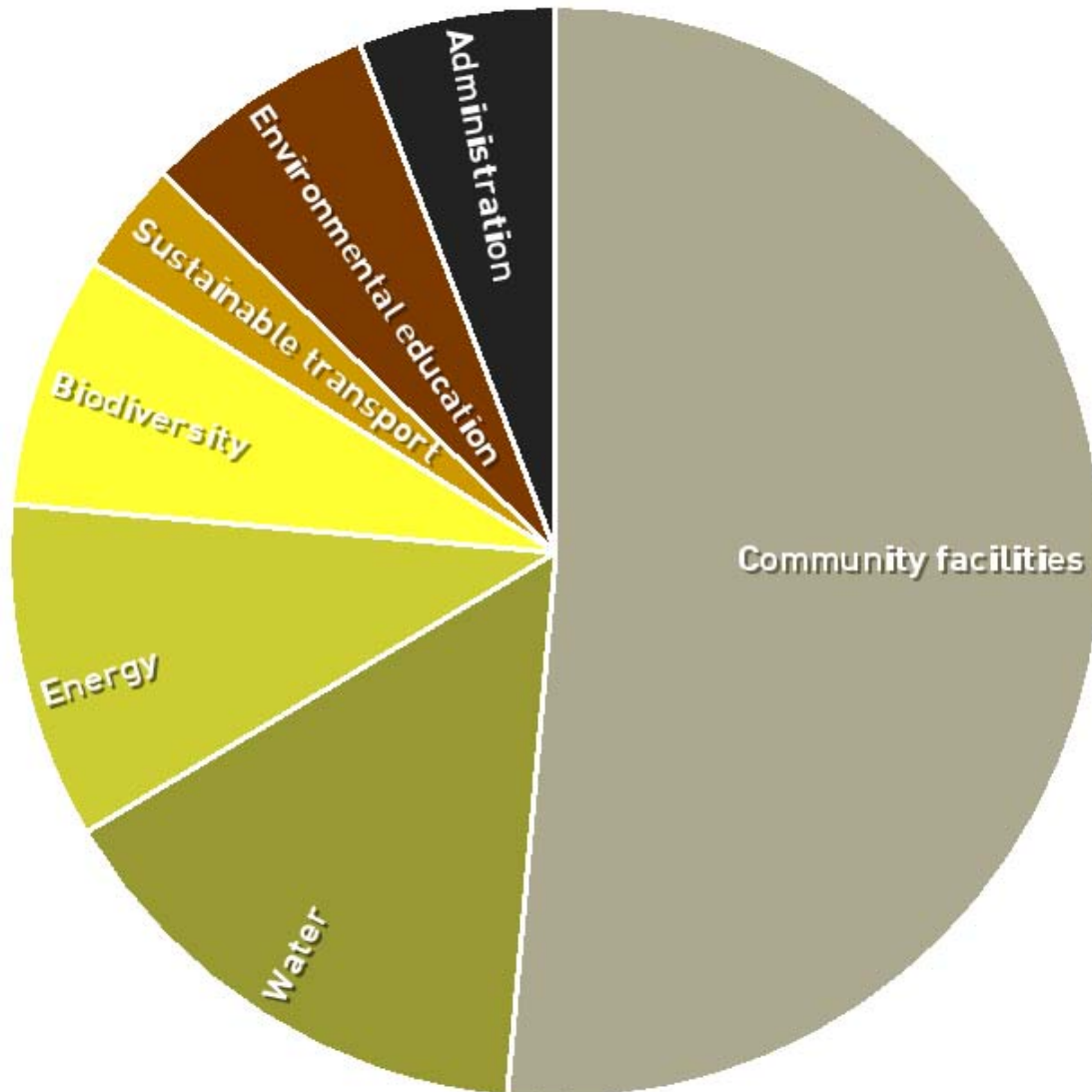
Option 2

Increased emphasis on

- Bushland regeneration
- Bushfire management
- Recreation in bushland

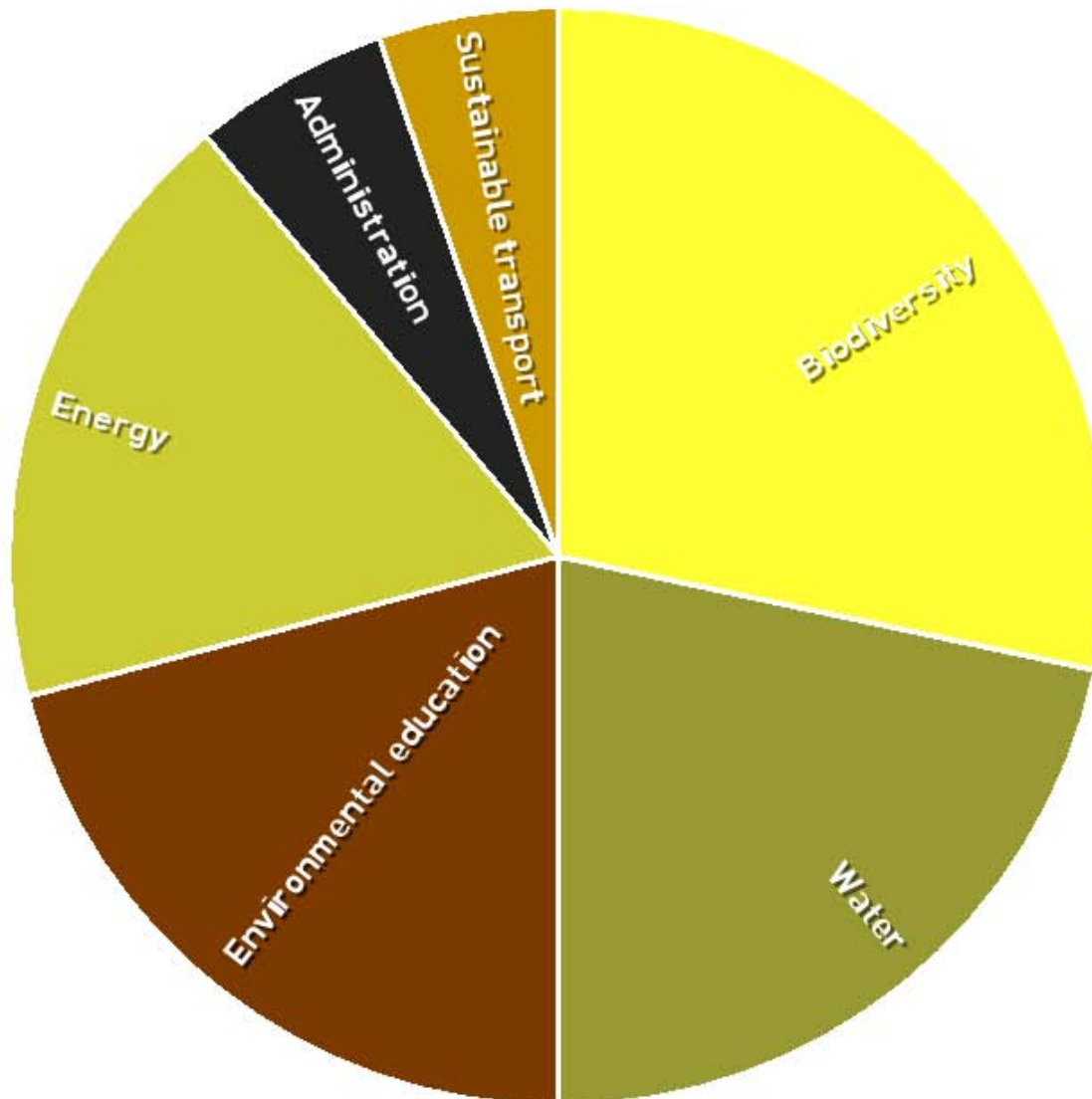


Option 1: Including environmental and cultural centre



Community facilities	\$9,446
Water	\$2,740
Energy	\$1,830
Biodiversity	\$1,400
Sustainable transport	\$620
Environmental education	\$1,247
Administration	\$1,076

Option 2: Protection of natural and built environment



Biodiversity \$5,180

Water \$3,980

Environmental education \$3,849

Energy \$3,305

Administration \$1,076

Sustainable transport \$970

Areas of concern and discussion

- Funding a new environmental and cultural centre at the Ku-ring-gai wildflower garden
 - it is not included in Council's long term financial plan
 - It has not been raised as part of a broader community consultation process outside its inclusion in the St Ives Showground and precinct master plan
 - It lends itself for inclusion in a new facilities levy that could follow NTRA
 - Its inclusion comes at a significant expense to other environmental projects and programs that build on the current levy
- Whether to include other special rate variations within the one application to IPART
 - Infrastructure (roads with a possible expanded scope related to asset plans)
 - New Facilities (that would follow from the completion of the NTRA project)

PROPOSAL FOR THE GLADE SPORTSGROUND

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider an offer to assist with the funding of an athletics track at The Glade Oval, Wahroonga.

BACKGROUND:

On 12 November 2010, Council received a joint letter from the Headmistress of Abbotsleigh and the Headmaster of Knox Grammar School requesting that the General Manager consider a proposed upgrade to The Glade Sportsground. In the letter the schools proposed to contribute towards the upgrade of The Glade Sportsground for an all-weather synthetic athletics track surrounding a full size playing field.

COMMENTS:

To assess the request by Knox and Abbotsleigh, Council staff have prepared two draft masterplans for The Glade that accommodate a standard all-weather athletic track. One option involves the purchase of one or two private properties. The second option does not involve any property acquisitions but does have a higher environmental impact, extending into the riparian area on the southern boundary of the oval. The report also discusses two alternative options for athletics at Bannockburn Oval, Pymble, the current location for athletics in Ku-ring-gai.

RECOMMENDATION:

That Council determine that Bannockburn Oval is the preferred location for an all-weather synthetic athletics facility, and that Council approach Abbotsleigh and Knox and any other interested parties, including Ku-ring-gai Little Athletics Centre, to ascertain their level of interest in making a financial contribution to the facility.

PURPOSE OF REPORT

For Council to consider an offer to assist with the funding of an athletics track at The Glade Oval, Wahroonga.

BACKGROUND

On 12 November 2010, Council received a joint letter from the Headmistress of Abbotsleigh and the Headmaster of Knox Grammar School requesting that the General Manager consider a proposed upgrade to The Glade Sportsground. A copy of the letter is included as **Confidential Attachment 3**. In the letter the schools propose an upgrade of The Glade Sportsground for an all-weather synthetic athletics track surrounding a full size playing field.

This receipt of this letter followed a meeting with the Principals of the respective schools on 2 November 2010. Attending this meeting was the Mayor, Councillor Malicki, Director Strategy and Environment, and Manager Corporate Planning and Sustainability. At this meeting the schools were advised to make a written submission in relation to the proposal to enable Council to formally consider the offer.

The schools are initially seeking Council's consent to lodge a Development Application (DA) for the proposal and to enter into a non-exclusive 21-year licence to use the facility if development consent for the facility is forthcoming.

At a regional level, this is a unique and rare opportunity for Council to realise the construction of a high quality all-weather synthetic athletics facility in Ku-ring-gai. The nearest comparable synthetic athletics facilities are located at the Sydney Academy of Sport, Narrabeen, and Sydney Olympic Park, Homebush.

COMMENTS

Options

To assess the capability of The Glade to accommodate a standard all-weather athletic track, staff prepared two options within a draft master planning process for the site. Details of these are included in **Confidential Attachment 4**. In summary, both options present significant issues in relation to accommodating the proposed use within the existing site and would require either the acquisition of private property or filling in sections of the creek (that is contrary to Council's riparian policy). Photographs of The Glade Creek form **Attachment 1**.

If a synthetic athletics track is built at The Glade, Council would need to move the turf cricket to another location, such as Bannockburn Oval and build a synthetic cricket wicket at The Glade. This would effectively swap cricket facilities between the two ovals at a cost of approximately \$120,000.

Other alternatives

As part of an analysis to assess the feasibility of providing a standard athletics track within the existing sportsgrounds across Ku-ring-gai, only four other sites would qualify due to their size. These include Bannockburn Oval, St Ives Showground, Koola Park, Killara, and the future North Turramurra Recreation Area.

Item 7

S02670
6 December 2010

As discussed below Bannockburn Oval is the most desirable location as presently the opportunity cost of locating a synthetic track at the other three sites is too great in terms of the number of playing fields that would be lost to other sports. At St Ives Showground the result is the loss of one full size rectangular field and one small or junior size field. At Koola the result would be the loss of three full size rectangular fields and at NTRA the result would be the loss of two full size rectangular fields. The Glade Sportsground or Bannockburn Oval results in the loss of only one small or junior size rectangular field

Alternative Option - Bannockburn Oval

Two other options for the development and extension of Council's only current athletics track – a non-standard 300 metre natural turf track at Bannockburn Oval, Pymble, are also discussed in Options 3 and 4 below. Bannockburn Oval is Council-owned land classified community land.

Option 3 – Synthetic athletics track at Bannockburn Oval

This option would be for a full size all-weather synthetic athletics track encircling a full size rectangular playing field at Bannockburn Oval. This option is illustrated in **Attachment 2**.

Advantages of this option include:

- lower environmental impact than at The Glade.

Disadvantages of this option include:

- a small number (approximately 3) of Blue Gums along Bannockburn Road would need to be removed.
- local resident opposition due mainly to traffic and parking is already known as a result of the Ku-ring-gai Little Athletics Centre (KLAC). This opposition is known as a Development Application for a full size natural turf athletics track and clubhouse extension was lodged in 2008. This DA was withdrawn before determination and Council resolved at this time to prepare a masterplan for the site in consultation with the local community. This master planning process has not been completed.

It should be noted that 11 trees that need to be removed to fit the track were previously thought by Council to be Blue Gums (*Eucalyptus saligna*) when the DA was lodged 2008. These trees are actually planted Flooded Gums (*Eucalyptus grandis*). These trees are not part of the Blue Gum High Forest critically endangered ecological community nor do they form part of any locally occurring vegetation community.

Option 4 - Natural turf athletics track at Bannockburn Oval

This option would be for a full size natural turf athletics track encircling a full size rectangular playing field at Bannockburn Oval. The nature of this facility would mean that it would be unlikely that Council could attract significant funding from a number of partners as would not meet all the demands for little, junior or senior athletics. Further, the dimensions of this option are non-standard and would only be acceptable to KLAC and primary-school aged athletes.

Advantages of this option include:

- lowest environmental impact of the 4 options.

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Disadvantages of this option include:

- funding offer from schools would be withdrawn due to track being grass and not of standard dimensions.
- high quality all-weather synthetic athletics track not provided.

Impact on residents' amenity

In terms of traffic generation, which is generally one of the main concerns among residents for any intensified use of open space, the use of The Glade Sportsground by the schools for athletics is unlikely to result in a significant increase in parking or traffic as students from both schools would walk to the venue after school.

The four annual carnival days would, however, generate a significant amount of traffic and parking due to parents attending as spectators. A similar scenario could also be expected during other athletics carnival bookings throughout the year from other schools, although generally these other bookings are from much smaller schools and would therefore have a much lower impact in terms of traffic and noise.

Saturday mornings during the summer sports season from October to March would see a significant increase on current use with regard to traffic parking and noise. It is foreseeable that Ku-ring-gai Little Athletics Committee would move all of their current activities from Bannockburn Oval to The Glade. Little Athletics is currently held on Saturday mornings throughout the summer sports season (apart from their recess period during the Christmas school holidays). By way of comparison the impacts on local residents from Ku-ring-gai Little Athletics Committee activities would be similar to that currently experienced by residents in the vicinity of Bannockburn Oval on Saturday mornings.

Evening traffic and noise resulting from evening training and competition does not need to be considered as floodlighting of The Glade Oval is not part of the proposal.

Capital and maintenance costs

In order to ascertain the approximate capital and maintenance costs of an all –weather synthetic athletics track an example from Botany Bay Council has been used, that being the Hensley Athletic Field which was upgraded in 2010. In brief these costs are:

- \$2 million for athletics track and synthetic turf playing field
- \$3.5 million for grandstand, amenities, lights, landscaping etc
- \$100,000/year sinking fund for eventual replacement of synthetic grass playing field after 8-10 years
- \$30,000/year sinking fund for eventual replacement of synthetic athletics track after 15-20 years
- maintenance of synthetic playing field approx \$20,000/year
- maintenance of synthetic track negligible.

Maintenance costs of a synthetic athletics track are negligible other than maintenance or replacement of sections of the track if damaged by vandals. Maintenance of a turf playing field inside the athletics track would be similar to what they are currently.

CONSULTATION

No community consultation has been undertaken as this is currently a confidential proposal and Council direction is required before any action is taken.

FINANCIAL CONSIDERATIONS

The estimated cost to construct a new synthetic athletics track and associated facilities would be in the vicinity of \$3.5 million. Should Council decide to proceed with a synthetic athletics facility at either The Glade Sportsground or Bannockburn Oval the cost of works will be greater than the financial contributions offered by Abbotsleigh Girls School and Knox Grammar. In this respect additional funding will need to be sought from other sources, including Ku-ring-gai Little Athletics Centre, potential sponsors, and from Council's ordinary budget. Council may also be financially exposed if the tender to build the facility exceeds the budget and if was obligated to pay for variations during construction that were not foreseen. If Council was faced with such a shortfall the most relevant budget program area that could be used the fund the shortfall would be the Sportsfields Development Program.

Future projects in this program funded through cash or facilities reserves during the next two years that could be postponed include:

2011/12

\$285,700 Cliff Oval No.2 - oval upgrade to complement stormwater harvesting system that has been installed

\$276,000 Golden Jubilee Field - funding to complement s.94 funding for oval upgrades and masterplan implementation

\$80,000 Lindfield Oval No.1 - turf wicket upgrade

2012/13

\$152,000 Samuel King Oval - funding to complement s.94 funding for oval and fencing upgrade

\$343,100 Hassell Park, St Ives - funding to complement s.94 funding for oval and fencing upgrade

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

No consultation with other Council Departments has been necessary for this report.

SUMMARY

To assess the request by Knox and Abbotsleigh to upgrade of The Glade Sportsground for an all-weather synthetic athletics track surrounding a full size playing field, staff prepared two draft masterplans. One plan involves the purchase private properties and the other has a higher environmental impact that includes piping and covering a riparian area on the southern boundary of the oval. In recognition of the site constraints at The Glade, other sites have also been investigated and two options are proposed for Bannockburn Oval, Pymble.

Council is being asked to consider two matters in this report. First, whether it wants to build a synthetic athletics track at The Glade as part of the offer extended by Knox and Abbotsleigh

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schools. This would in turn enable the schools to lodge a DA for the facility. Second, whether Council wants to develop a synthetic athletics track at Bannockburn Oval, being the most suitable alternative site within the local government area. Options for this site are outlined in the report.

Should Council gives owner's consent for Abbotsleigh and Knox to lodge a Development Application for the an all-weather synthetic athletics track facility at The Glade without the acquisition of any adjoining properties, it does so knowing that the application will seek the piping of a section of creek, which in turn would require Council to consider approving an application which is contrary to Council's Riparian Policy.

RECOMMENDATION

That Council determine that Bannockburn Oval is the preferred location for an all-weather synthetic athletics facility in Ku-ring-gai, and that Council approach Abbotsleigh and Knox and any other interested parties, including Ku-ring-gai Little Athletics Centre, to ascertain their level of interest in making a financial contribution to the facility.

Roger Faulkner
**Team Leader Open Space
and Recreation Planning**

Peter Davies
**Manager Corporate
Planning and
Sustainability**

Andrew Watson
**Director Strategy and
Environment**

Attachments:

- 1. The Glade Creek photographs – 2010/234975**
- 2. Athletics Options at Bannockburn Oval - 2010/234971**
- 3. Letter from Knox & Abbotsleigh regarding upgrade proposal - Confidential**
- 4. Athletics Options at The Glade - Confidential**

Photographs of THE GLADE CREEK



Start of open section of creek at southern end of oval with cricket nets at rear & oval to the left.



Creek headwall (bottom) which dissipates water flowing under the length of the oval & drainage line (top) which drains from oval gutters



Initial section of creek from headwall flowing south



Section of park at rear of cricket nets at southern end of oval with oval to the left.

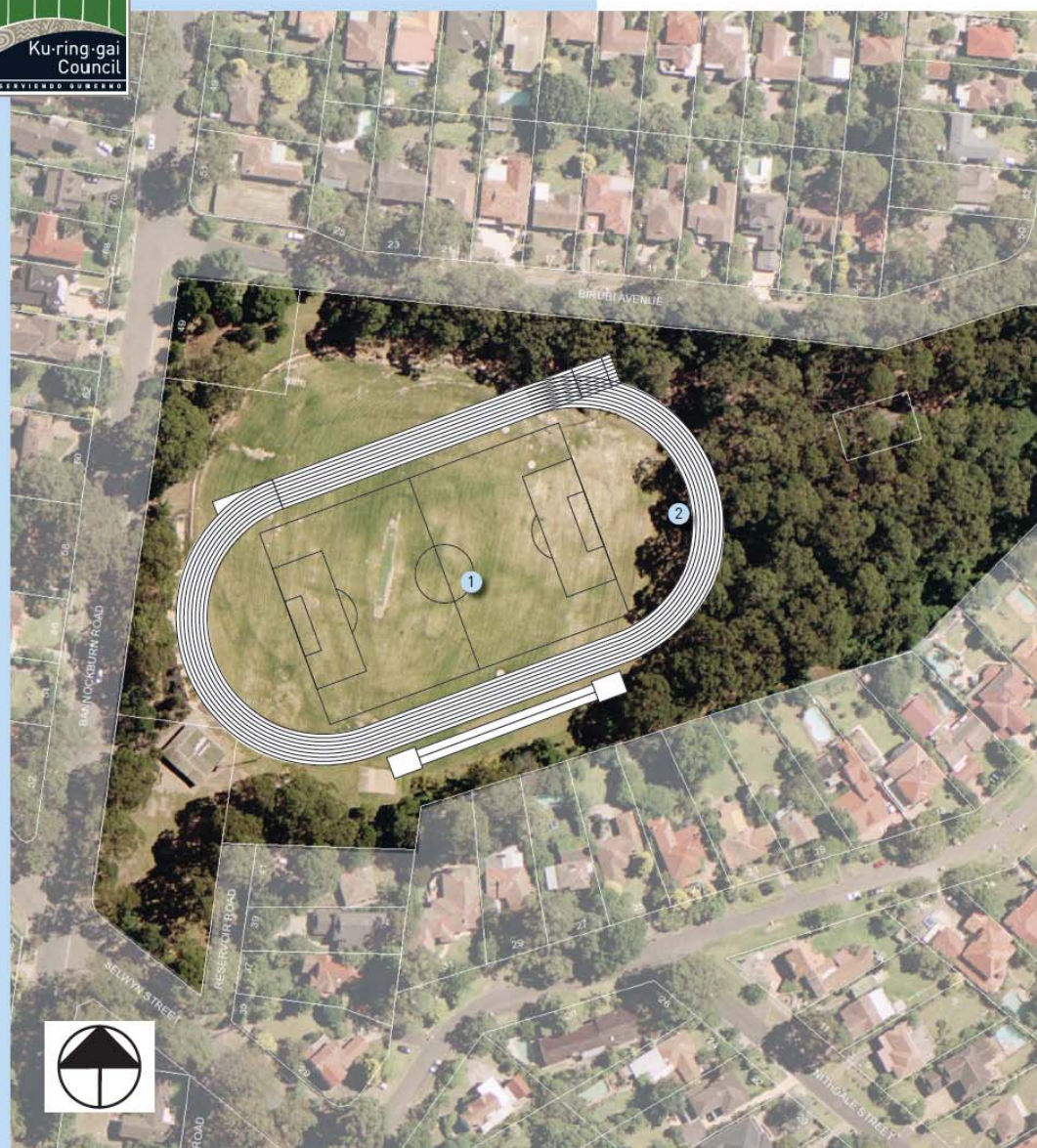


Headwall at rear, cricket nets left & oval right.



BANNOCKBURN OVAL LANDSCAPE MASTERPLAN

DRAFT



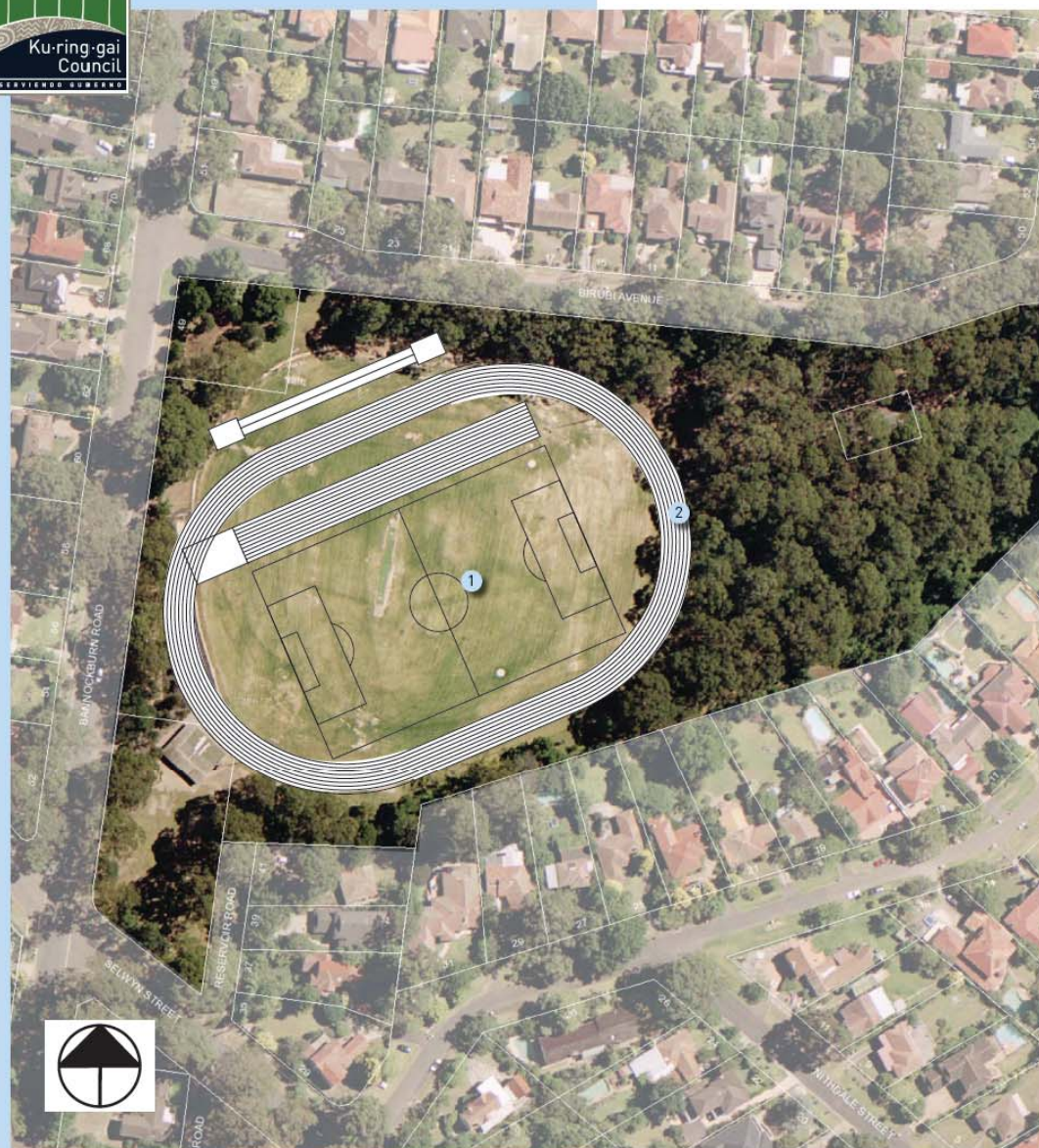
Potential Changes - Option 1

- 1 Full size synthetic athletics Track
- 2 Impact on bushland



BANNOCKBURN OVAL LANDSCAPE MASTERPLAN

DRAFT



Potential Changes - Option 2

- 1 400m grass running track
- 2 Low impact on bushland

FUTURE USE OF WATER STREET RESERVE - LOT 1, 134 TO 136 EASTERN ROAD, WAHROONGA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report to Council the funding options to enable the future use of the Water Street Reserve at Lot 1, 134 to 136 Eastern Road, Wahroonga.

BACKGROUND:

On 11 May 2010, Council resolved to defer a decision on the future of Water Street Reserve at Lot 1, 134-136 Eastern Road, Wahroonga, pending further information on the cost to develop it as either a park or bushland reserve. The use of the site has been the subject of previous reports that have dealt with a design of the park (that responded to the purpose of its acquisition) and environmental considerations related to the development of the site under relevant state and federal laws.

COMMENTS:

Council's adopted budget for 2010/11 does not include funding to develop the site as either a park or bushland reserve. Limited funding exists in Section 94 to develop the site as a park.

RECOMMENDATION:

That Council determines whether to embellish the Water Street Reserve as bushland or park and that, should Council resolve to develop the site as a park in accordance with the draft design presented to Council on 11 May 2010 that funding for the project be considered in the development of the 2011/12 budget.

PURPOSE OF REPORT

To report to Council the funding options to enable the future use of the Water Street Reserve at Lot 1, 134 to 136 Eastern Road, Wahroonga.

BACKGROUND

On 25 September 2007, Council resolved to commence the process to purchase vacant land located on the corner of Water Street and Mona Street known as Water Street Reserve at Water Street Reserve, Lot 1, 134-136 Eastern Road, Wahroonga. The site was acquired on 18 July 2008 for a local park that was funded from section 94 development contributions.

On 10 November 2009, a draft landscape design for the park (**Attached**) was considered at the Ordinary Meeting of Council (GB.8). At this meeting Council deferred a decision on the draft plan pending a site inspection (minute number 241).

This matter was subsequently considered by Council at the Ordinary Meeting on 8 December 2009. At this meeting Council resolved to defer the decision on the draft concept design of the park until clarity could be provided to Council in relation to its obligations under endangered species legislation (minute number 320).

On 11 May 2010, Council considered a report on its obligations under the *Threatened Species Conservation Act 1995 (NSW)* and the *Environmental Protection and Biodiversity Conservation Act 1999* (Commonwealth) in relation to the draft concept design of the park (GB 5). This report concluded:

1. that the site included Blue Gum High Forest (an endangered ecological community);
2. that the draft concept plan prepared for the site had incorporated the presence of Blue Gum High Forest as part of the bushland design; and
3. that the review of environmental factors undertaken as part of the design determined that the proposal would not have a significant environmental impact.

In considering this report, Council resolved that the matter stand deferred for a further report on funding information on the two proposals for the site, being a bushland reserve or a park (minute 124). This report responds to this resolution.

COMMENTS

This section discusses the cost involved to develop the site, funding options available in this year and future years for the development of the site, the use of Section 94 development contributions funding and how a park is defined under the Section 94 development contributions plan.

Cost of the draft design for a park and for a bushland reserve

The estimated capital cost to develop the park, as reflected in the modified draft landscape design plan (Ordinary Meeting of Council 11 May 2010) is \$240,000. \$79,000 would be available from Section 94 contributions (as discussed below), leaving a deficit of \$161,000.

The estimate capital cost to develop the site as a bushland reserve is \$513,140. This includes the reimbursement of \$460,140 to the Section 94 plan (that includes the capital purchase of the land, \$400,000, cost of all consultancies involved in the design of the park (\$7,962), plus interest on both amounts estimated at \$52,178). The cost to rehabilitate the site is approximately \$53,000. This includes the importation of appropriate soil material to fill the excavated area in order to make the site safe (\$30,000) and rehabilitation of the disturbed areas (\$23,000).

Both options will require ongoing maintenance and for this reason the analysis of these costs has not been included in this report.

Available funding options

There are two main funding sources for the development of the site; general funds and Section 94 contributions. Council has discretion as to how it applies general funds as part of the budget process. The allocation of funding for various projects and programs is determined by Council as part of the adoption of the operational plan and delivery program and associated budget. A Council can modify the budget at anytime, however if this is significant it may require re-exhibition of the Operational Plan and Delivery Program and budget for public comment. Section 94 contributions are determined in the adopted Section 94 contributions plan and are limited to the purposes set in the plan and as discussed later in this report.

On 8 June 2010 (minute number 165), Council adopted the capital works budget and program for 2010/11. This did not contain any allocation for the development of Lot 1 Water Street as either a park or bushland reserve.

Funding within the Section 94 contributions plan that can be allocated towards the embellishment of Lot 1 Water Street as a park is \$79,000 (refer to report to Council on 8 December 2009). This figure is derived from the square metre apportionment rate for a local park as set in the adopted 2004-2009 Development Contributions Plan.

Use of section 94 development contributions

In determining whether the site can use development contributions to purchase, design and develop the site it is important to consider the purpose of the site. The site was acquired through funding from the 2004-2009 development contributions plan for a local park. Under this plan a 'local park' would typically have a number of the following elements:

- areas for socialising and quiet reflection;
- open grassed areas for solar access;
- areas for expending energy through informal active recreation (such as run around or kick about areas;

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- playgrounds or exercise equipment;
- access paths and broad pavements;
- amenity lighting;
- site planting; and
- site furniture including signage, seats, bins, shade structures, drinking fountains, bike racks and fencing.

Importantly, this definition does not include the use of the space primarily as a natural area or bushland. While the existence of remnant bushland does not preclude the use of a site as a local park it needs to be effectively subordinate to the primary purpose of providing a useable local park that meets the needs of the contributing developments for additional local parks. It is expected that it will be, in use and appearance, comparable to other typical local parks in that category.

CONSULTATION

No community consultation has been undertaken in relation to this report. Should there be a decision by Council in relation to a change in the budget for 2010/11 this would require community consultation as it is expected this would materially affect the currently adopted capital works program as identified in the adopted Operational Plan and Delivery Program given the amount of money to be relocated (\$161,000 for a park or \$513,140 for a bushland reserve).

If Council decides to fund either option in the development of the draft 2011/12 budget, public comment would occur as part of the normal consultation process, though Council would be aware that interest on the original purchase would continue to accrue and will be repaid to Section 94 resources in full.

FINANCIAL CONSIDERATIONS

Funding options

1. Park

The extra funding required to develop the site as a park would be approximately \$161,000. This is in addition to Section 94 contributions funding of \$79,000 currently allocated for the project in the 2010/11 budget.

Funding for this could be derived from various budget programs. Most relevant would be the *parks development program*. In 2010/11 the budget allocated by Council to this program is \$527,500. This is derived from general funds and the facilities and infrastructure reserve. An additional \$262,300 has also been apportioned from the 2004-2009 development contributions plan. The combined funding is being used for the development of: Shot Machine Track, Lindfield; Regimental Park investigation and design, Killara; Mountain Bike Park, North Wahroonga; The Mall Park, St Ives; Warrimoo Oval, St Ives; Allan Small Park, East Killara; Loyal Henry Park, Roseville; Pymble Soldiers Memorial Park; Echo Point Park, Roseville Chase; and Kent Road Park, Turramurra.

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The forward works program for 2011/12 in its four year capital works budget is *parks development program* as adopted by Council \$492,600 from general funds including the facilities and infrastructure reserve, in addition to \$264,100 from the 2004-2009 development contributions plan.

The foreshadowed projects include the upgrade of parks at:

- Bicentennial Park, West Pymble (\$169,200);
- Golden Jubilee Field North Wahroonga; (\$44, 600
- St Ives Village Green (\$33,400 s94)
- Swain Gardens, Killara (\$78,000)
- Wahroonga Park, Wahroonga (\$33,400 s94)
- Mahratta Curtilage Park, Wahroonga (\$169,400 s94); and
- Turramurra Memorial Park (\$200,800 + \$27,900 s94)

Detailed designs and masterplans for these projects are currently being completed. However, Council will not adopt the final capital works program for 2011/12 until it considers the draft Operational Plan and Delivery Program for 2011-15 including the budget for 2011/12. This will occur in the third and fourth quarters of the 2010/11 financial year.

A second relevant source of funding is the *playgrounds development program*. In 2010/11 Council resolved to allocate \$237,600 from general funds and the facilities and infrastructure reserve in addition to \$110,900 from the 2004-2009 development contributions plan. For new and upgrades to playgrounds at: Blackburn Street Reserve, St Ives; The Mall Park, St Ives; Wahroonga Park; and Koola Park, East Killara.

The adopted forward works program for 2011/12 for the *playgrounds development program* is \$246,800 from general funds and the facilities and infrastructure reserve plus \$139,300 from the 2004-2009 development contributions plan. Identified projects include the upgrade of playgrounds at:

- Gordon Recreation Ground (\$107,800);
- Bicentennial Park playground near community hall (\$53,900); and
- St Ives Village Green (\$85,100 + \$139,300 s94)

2. Bushland reserve

The cost to make the site a bushland reserve is estimated to be \$513,140. This is comprised of:

- \$53,000 – capital cost;
- \$400,000 – repayment of the purchase price of the land to Section 94 development contributions plan;
- \$52,178 – reimbursement of interest against the funding borrowed from the Section 94 contributions plan (as at 14 December 2010) and;
- \$7,962 – reimbursement of design and other consultancy services (that has also been borrowed from the Section 94 contributions plan).

There is no budget program for the purchase of bushland nor is this possible through any of Council's Section 94 contributions plans.

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Funding for this option would require consideration by Council in relation to an amendment to the 2010/11 budget or during the development of the draft Operational Plan and Delivery Program for 2011-15 including budget for 2011/12, as discussed above.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has been prepared with input from the Finance section of the Corporate Department. It has also relied on previous discussion with the Operations Department in relation to the capital and ongoing costs affecting the future use of the site.

SUMMARY

All of Ku-ring-gai's current new open space contributions have been levied for the purpose of providing additional local parks, as distinct from additional natural areas. Any new park proposed to be funded from development contributions must meet that definition.

Local parks would typically incorporate areas for socialising and quiet reflection, open grassed areas for solar access or areas for expending energy through informal active recreation such as playgrounds or exercise equipment. Local park site embellishment would also typically include features such as access paths and broad pavements, amenity lighting, site planting and site furniture. The characteristics were incorporated into the draft design considered by Council at the Ordinary Meeting of Council on 11 May 2010.

Should Council determine not to proceed with the proposed park, the site would need to be remediated and re-categorised to natural area in accordance with the *Local Government Act, 1993*. As discussed in previous reports on this matter (Ordinary Meeting of Council on 11 May 2010), this proposal would require stabilisation of the existing slope and planting.

Based on the funding information provided in the report Council it is recommended that the site be developed as a local park and that this be considered in the preparation of the 2011/12 parks development and playground capital works program.

RECOMMENDATION

That Council develop the Water Street Reserve at Lot 1 134 to 136 Eastern Road, Wahroonga as local park in accordance with previous recommendations on this matter considered at Ordinary Meeting of Council on 11 May 2010, namely:

- i. That Council adopt the draft concept design plans and commence embellishment of the park as soon as practicable;
- ii. That Council fund this project in part using the remaining funds in the Section 94 development contributions plan and seek to identify the additional funding needed for construction as part of the development of the 2011/12 budget;

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- iii. That the Parks Generic Plan of Management be amended to include the park; and
- iv. That Council applies to the Geographical Names Board to call the new park Badu Park.

Roger Faulkner
**Team Leader Open Space &
Recreation Planning**

Peter Davies
**Manager Corporate Planning
& Sustainability**

Andrew Watson
**Director Strategy &
Environment**

Attachments: **Draft landscape design plan Water Street Park, 2 pages - 2010/073868**

NETWORKS ALLIANCE REQUEST FOR SHORT-TERM LICENCE - BRADLEY RESERVE, SOUTH TURRAMURRA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To seek Council's approval for a short term licence to Networks Alliance over a portion of Council bushland known as Bradley Reserve, South Turramurra.

BACKGROUND:

On 11 May 2010, Networks Alliance representatives briefed Council on the program of Sydney Water project upgrade works.

COMMENTS:

Networks Alliance [on behalf of Sydney Water] has been proactive in its assessment and engagement processes regarding all potential impacts associated with proposed works. They have engaged private and government sector specialists to explore possible options to mitigate potential impacts and provided supporting evidence and documentation on how best to ensure the impact to the environment would be minimised.

RECOMMENDATION:

That Council approves a six (6) month licence (with a monthly holdover clause) over a portion of Lot1 DP217243 and Lot 2 DP18318 – AKA Bradley Reserve, South Turramurra, to Networks Alliance.

PURPOSE OF REPORT

To seek Council's approval for a short term licence to Networks Alliance over a portion of Council bushland known as Bradley Reserve, South Turrumurra.

BACKGROUND

Sydney Water Corporation (Sydney Water) manages water, wastewater and stormwater services in the Sydney, Blue Mountains and Illawarra Regions of New South Wales. As part of WaterPlan 21, Sydney Water is delivering a program of work to provide good quality drinking water, protect the environment and conserve drinking water supplies. The Sydney Water program will:

- maintain 20,000km of water mains in Sydney Water's area of operations;
- replace aged or damaged water mains;
- minimise the risk of main breaks in the future;
- maintain other water assets such as pumping stations and reservoirs, and
- improve water pressure in targeted areas.

The project works include a series of aqueduct upgrades located at four [4] sites across the Kuring-gai local government area, which are located at:

- Links Creek;
- De Burghs Creek;
- Kissing Point Road; and
- Khartoum Road – Rudder Creek.

Networks Alliance is responsible to carry out the program of water main renewals and water pressure regulation, together with a range of special projects including refurbishment of Sydney Water aqueducts and bridges. The Alliance comprises of Sydney Water, Bovis Lend Lease, CLM Infrastructure and Veolia Water Network Services.

On 11 May 2010, Networks Alliance representatives briefed Council on the program of Sydney Water project upgrade works. At the same time a report was submitted to the Ordinary Meeting of Council requesting approval for access over a portion of Council land known as St Andrews Forest Reserve, Killara, at which time Council granted access to Networks Alliance [on behalf of Sydney Water] for the purpose of carrying out the works.

This report details the second request from Networks Alliance for a short term licence over Council land to establish a site compound area and obtain access to undertake the works at Bradley Reserve, South Turrumurra.

COMMENTS

Sydney Water has advised that to complete the necessary refurbishment works, the following will be required to be undertaken at this site:

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- establish two compound site areas and access to the aqueduct site through Bradley Reserve;
- preparation of a delapidation survey of all concrete access paths prior to works commencing;
- removal of imported compound area base material;
- installation of drainage bars, diversion banks and sumps to control surface flow across the rehabilitated areas;
- installation of logs won during the construction works and coir fibre logs across the natural contour;
- installation of mulch and brush vegetation won during the construction works;
- treatment of any weeds on site that colonise the area during aqueduct works;
- maintenance of rehabilitation works (erosion and sediment control structures and revegetation works) including regular inspections taking place on a fortnightly basis for the first 3 months after completion of restoration works, with the following 6 months on a one inspection per 3 week basis and the final 3 months on a monthly basis.
- preparation of a dilapidation survey of all concrete access paths after all works are complete; and
- undertake restorative site works following completion and if required.

Further detail and a description of the proposed construction activities are set out in Section 2 of Sydney Water's draft Review of Environmental Factors [REF] Lane Cove River Aqueduct. Given that the full REF is in excess of 400 pages, a full copy will be made available in the Councillor's room.

Access over Council Bushland

Access to the aqueduct will be from existing pedestrian and cycleway access from Kissing Point Road into Bradley Reserve. The concrete pedestrian cycle path will however need to be closed to protect park patrons during times of frequent vehicle movement during the proposed works. The pathway closure will be limited to between 9am and 3pm on weekdays and during the following periods only:

- site re-establishment and demobilisation activities (approximately 1-3 days for each activity);
- access track maintenance and compound establishment activities (approximately 1 week); and
- site restoration and rehabilitation activities (approximately 2-5 days).

Site Compound Area Works

Networks Alliance have advised that in order to undertake these works they will require three [3] compound areas for approximately six [6] months, of which two areas will be on Council land. The establishment of the compound areas on Council land will require that the following activities:

- hand remove native trees with a diameter at breast height (DBH) >200mm (mulch crowns and harvest logs for use in rehabilitation) within the compound area;
- scrape and stockpile topsoil and understorey vegetation for use in rehabilitation (location of vegetation stockpile detailed in Kissing Point Aqueduct Refurbishment Project REF);
- construct two [2] compound areas with an excavator and dozer;
- carry out subgrade compaction works;

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- install capping material (crushed 75mm sandstone) and compact surface; and
- the proposed compounds will be surrounded with ATF style security fencing and a locked gate will restrict access to the compound when the compound is not in use.

The location of the proposed compound areas on Council land are contained in **(Attachment A)**. The compound area will store types of plant and equipment expected to be kept and used onsite, and include generators, compressors, a vacuum unit, worker decontamination unit, bobcat, excavator, storage container, steel formwork, concrete truck, bulldozer, grader, site sheds and portable toilet.

Upon the completion of works, stored material (vegetation and mulch) will be used to rehabilitate the track margins and compound area. The temporary access path within Bradley Reserve will be reinstated

Networks Alliance engaged Soil Conservation Services (a branch of the former NSW Department of Lands) to design and construct the proposed compound area and access tracks to ensure the impact on the environment is reduced as much as possible.

Networks Alliance has provided a compound management plan (CMP) which details the proposed site use and the operational and environmental controls **(Attachment B)**.

Impact on adjoining residents and community consultation are detailed in the Networks Alliance's Community and Stakeholder Consultation Plan **(Attachment C)**. All properties in close proximity to the bushland/ compound locations will be door knocked approximately 3-4 weeks prior to work commencing to ensure they are informed of the work and associated impact.

Notifications will be issued to the neighbouring community 7-10 days prior to the start of work. This will provide detail of the Networks Alliance community enquiry line and Networks Alliance signage will be clearly displayed.

Work will be carried out during weekdays between 7am and 6pm, and between 8am and 1pm on Saturdays if required. All contacts with the community will be responded to and managed on the same day by Networks Alliance's Senior Community Relations Officer.

All Contractors will be inducted and are experienced in management measures to reduce the disruption to the surrounding community and all personnel on the project site or entering private property will carry Sydney Water identification cards. Visual impacts will be minimised by maintaining the worksite in a clean and tidy state.

The local fire brigade will be notified of the works prior to commencement, and all access tracks will remain clear at all times to facilitate thoroughfare by emergency vehicles.

Development Controls - SEPP (Infrastructure) 2007

The Infrastructure SEPP has specific planning provisions and development controls for infrastructure works or facilities, including water supply systems. SEPP (Infrastructure) 2007, Part 3 Div 24 Clause 125(1), provides for development permitted without consent and states that:

"Development for the purpose of water reticulation systems may be carried out by or on behalf of a public authority without consent on any land".

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As the proposed development is for the purpose of maintaining water reticulation systems (which includes aqueduct refurbishment, access ways, and environmental management works) which may be carried out by or on behalf of a public authority without consent on any land. Given that, the Sydney Water refurbishment program will be undertaken under the SEPP (Infrastructure) 2007, therefore no development application is required for these works.

However, Council's Development and Regulation staff have reviewed the proposal, and recommended amendments to the scope of works in relation to the hours of operation to ensure reasonable standards of amenity for occupants of neighbouring properties, potential contamination from spillage and leakage of petrol/oil/ chemicals within the compound area during the use of the site, and a request that the application be referred to NSW Rural Fire Services and National Parks & Wildlife Services for comments due to machinery and works being undertaken within a bushland area.

Flora & Fauna Impacts

A flora and fauna assessment of the areas was carried out by Total Earth Care. Due to the size of this document a copy of the assessment will be placed in the Councillors Room. This assessment identified that the vegetation that will be removed from this site does not comprise a significant proportion of native vegetation in the locality. Similarly, the vegetation to be removed does not support a significant area of habitat for common, protected or threatened fauna species occurring in the locality. The vulnerable red crown toadlet was identified down-stream of the aqueduct. Mitigation measures will be in place to prevent any impact to this population.

Additionally, Council's ecologist raised a number of concerns with the REF provided in support of the proposed works, due to the potential ecological impacts to the bushland area. Consequently, staff requested that a further detailed flora and fauna study and analysis be undertaken in accordance with guidelines set by the Department of Environment and Climate Change 2007). In brief Council requested the following additional information:

- The flora survey conducted is not adequate an updated flora survey is required specifically to identify all specimens of *Epacris purpurascens* var. *purpurascens*.
- The flora and fauna assessment report is to fully consider the impacts associated with the installation of the access track & compound area and impacts upon the Red-crowned Toadlet and nesting sites for Owls.

Council officers have requested an updated flora and fauna survey. At the time of writing this report the additional survey has not been approved by Sydney Water. However, it is anticipated that the survey will be completed and submitted to Council prior to entering into the licence agreement.

Summary of Networks Alliance Responses

Following Council's review of the submitted documentation, site inspection and supplementary reports Networks Alliance has primarily addressed Council's concerns.

Networks Alliance [on behalf of Sydney Water] has been proactive in its assessment and engagement processes regarding all potential impacts associated with these works. They have engaged private and government sector specialists to explore possible options to mitigate

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potential impacts and provided supporting evidence and documentation on how best to ensure the impact to the environment would be minimised.

Due to the nature of the work being carried out a compound area is required within 100 metre from the aqueduct. This site compound area and access track will be established in the bushland and Networks Alliance will require a licence agreement to occupy Council land whilst carrying out these works. Furthermore, Sydney Water have requested for permanent access to be established to the aqueduct to ensure there is access for the future maintenance of this essential water main.

Although the land is zoned as Recreation Existing 6(a) and these works would not be permitted under the Ku-ring-gai Planning Scheme Ordinance without development consent. Under the SEPP (Infrastructure) 2007, there are provisions and development controls for infrastructure works including water supply for development permitted without consent. As the proposed development is for the purpose of maintaining water reticulation systems, which may be carried out by or on behalf of a public authority without consent on any land, no development application is required for these works.

In addition to the above considerations Council staff sought confirmation of the following matters:

- Dilapidation survey – required to ensure hard surface access ways are restored as a result of vehicle and machinery impacts. Networks Alliance will ensure a copy of this dilapidation is provided to Council prior to works commencing.
- Access over Energy Australia [EA] easement – A copy of EA's permission to use the easement, along with a list of their conditions is attached (**Attachment D**).
- Risk Management and protocols –A copy of the Networks Alliance Risk Assessment Management documentation specific to this project. (281009 RAMP Northern Aqueducts) (**Attachment E**).
- NSW Rural Fire Services requirements – confirmation of consultation and any conditions they require. Networks Alliance has advised that ongoing liaison with the NSW Fire Brigade regarding all projects has been agreed and that once the contract is awarded, the contractor is to engage directly with the Fire Control Officer to inform them about the works. All crew members will complete a bushfire awareness course prior to commencing work on site. Works will also comply with Networks Alliance hot works and Total Fire Ban procedures.
- Access over Lane Cove National Park - Confirmation from National Parks & Wildlife Services [NPWS] regarding access over their land, along with a list of their conditions/requirements was requested. Networks Alliance has confirmed that the requirements of NPWS are stipulated in the REF document. This REF has been approved by NPWS.
- Traffic Management Plan – was requested to assess impacts on vehicle movements and on street parking. Networks Alliance has confirmed that a traffic management plan will be developed by an appropriately qualified traffic controller. This will be provided to Council for comment prior to works commencing. The traffic management plan will include Variable Message Signs (VMS) to alert particularly cyclists and pedestrians using the existing path to the works occurring.

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- Consultation plan – A copy of the Community Consultation Plan and the extent of consultation to adjoining properties i.e. which properties, how, where, when and over what period is attached (**Attachment C**).
- Project Timeline - A project timeline identifying key site activities and proposed timeframes is detailed below:

TASK	TIMEFRAME
Access track and compound establishment works commence.	17 January 2011
Access track and compound establishment works complete	28 January 2011
Refurbishment of aqueduct commences (including site mobilisation)	31 January 2011
Refurbishment of aqueduct complete (including site demobilisation and restoration works)	30 June 2011

Networks Alliance has modified the design and scope of works in response to Council's review of the Sydney Water REF, and subsequent site visit. All amended mitigation measures will be included in the final REF and updated Flora and Fauna report.

No canopy trees will be removed to establish the compound areas or along the proposed access track created in the bushland to access and maintain the aqueduct.

Sydney Water could access Council's land under its own legislation i.e. Section 38 of the Sydney Water Act 1994, which provides powers of entry to do anything that the Corporation considers necessary or appropriate to any of its works below or above the surface of the land.

In accordance with the *Local Government Act, 1993*, the bushland area of Bradley Reserve is classified as community land and covered under Council's Generic Plan of Management [POM] – Parks – adopted 2005. The POM permits Council, by resolution, to lease or licence parks or parts of parks to government authorities, organisations, individuals or companies for any purpose any purpose described in Section 46 of the *Local Government Act, 1993* which allows for the provision of public utilities and works associated with or ancillary to public utilities. As such Council may legally enter into a short term licence agreement with Networks Alliance to occupy the land.

CONSULTATION

Networks Alliance commenced consultation with Council officers in March 2010, with site specific consultation in October 2010. A series of documentation has been provided to, and assessed by Council staff. Site inspections have been undertaken and additional information has been sought from Networks Alliance in relation to environmental impacts, development control measures and community impacts.

To date, Networks Alliance has responded to Council's concerns in relation to these matters.

FINANCIAL CONSIDERATIONS

Details of the licence arrangements are covered in the (Confidential Attachment F). The information is considered to be confidential as it is regarded as commercial in confidence information.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Significant consultation has taken place between staff from Operations, Development and Regulation and Strategy and Environment Departments on this matter.

SUMMARY

Networks Alliance is responsible to carry out the program of water main renewals and water pressure regulation, together with a range of special projects including refurbishment of Sydney Water aqueducts and bridges. Networks Alliance commenced consultation with Council officers in March and October 2010, to set up two site compound area and obtain access to commence essential works on an aqueduct at Bradley Reserve, South Turramurra.

A series of documentation has been provided to, and assessed by Council staff. Site inspections have been undertaken and additional information has been sought from Networks Alliance in relation to environmental impacts, development control measures and community impacts.

Networks Alliance advised all possible options for the location and construction of the site compound area had been thoroughly explored, and the proposed areas were designed to ensure the minimal impact to the environment. Due to the nature of the work being carried out, a site compound area is required within 100 metres from the aqueduct. The two site compound areas will total approximately 240m² with 4 metre wide access track to be established in the bushland. In order to do this Networks Alliance will require short-term access over Council land.

The bushland area of Bradley Reserve is classified as community land and covered under Council's Generic Plan of Management (PoM) Parks –adopted 2005. The PoM permits Council, by resolution, to lease or licence parks or parts of parks to government authorities, organisations, individuals or companies for any purpose described in Section 46 of the *Local Government Act, 1993*, which allows for the provision of public utilities and works associated with or ancillary to public utilities. As such Council may legally enter into a short term licence agreement with Networks Alliance to occupy the land. In addition, Council will be required to undertake public Notification for the short-term licence agreement in accordance with Section 47A *Local Government Act, 1993*.

Sydney Water through Networks Alliance has been proactive in engaging Council staff to ensure the proposed essential works will have minimal effect on the community and more importantly the environment.

RECOMMENDATION

- A. That Council approves a six (6) month licence (with a monthly holdover clause) over a portion of Lot1 DP217243 and Lot 2 DP18318 – AKA Bradley Reserve, South Turramurra, to Networks Alliance.
- B. That Public notification of the licence agreement is undertaken in accordance with Section 47A *Local Government Act, 1993*.
- C. That Council authorises the Mayor and General Manager to execute all documentation associated with the licence.
- D. That Council authorises the affixing of the Common Seal of Council to the licence documentation.
- E. That the land must be restored as nearly as possible to the condition that it was in at the time the licence is granted at the expense of Networks Alliance.

Deborah Silva
Manager Strategic Assets & Property Services

Andrew Watson
Director Strategy & Environment

Attachments:

- A. Compound Site Areas Map - 2010/234140**
- B. Compound Management Plan - 2010/234154**
- C. Networks Alliance Consultation plan - 2010/233452**
- D. Energy Australia agreement to access easement - 2010/233451**
- E. Networks Alliance Risk management Plan - 2010/235110**
- F. Heads of Agreement - Confidential**

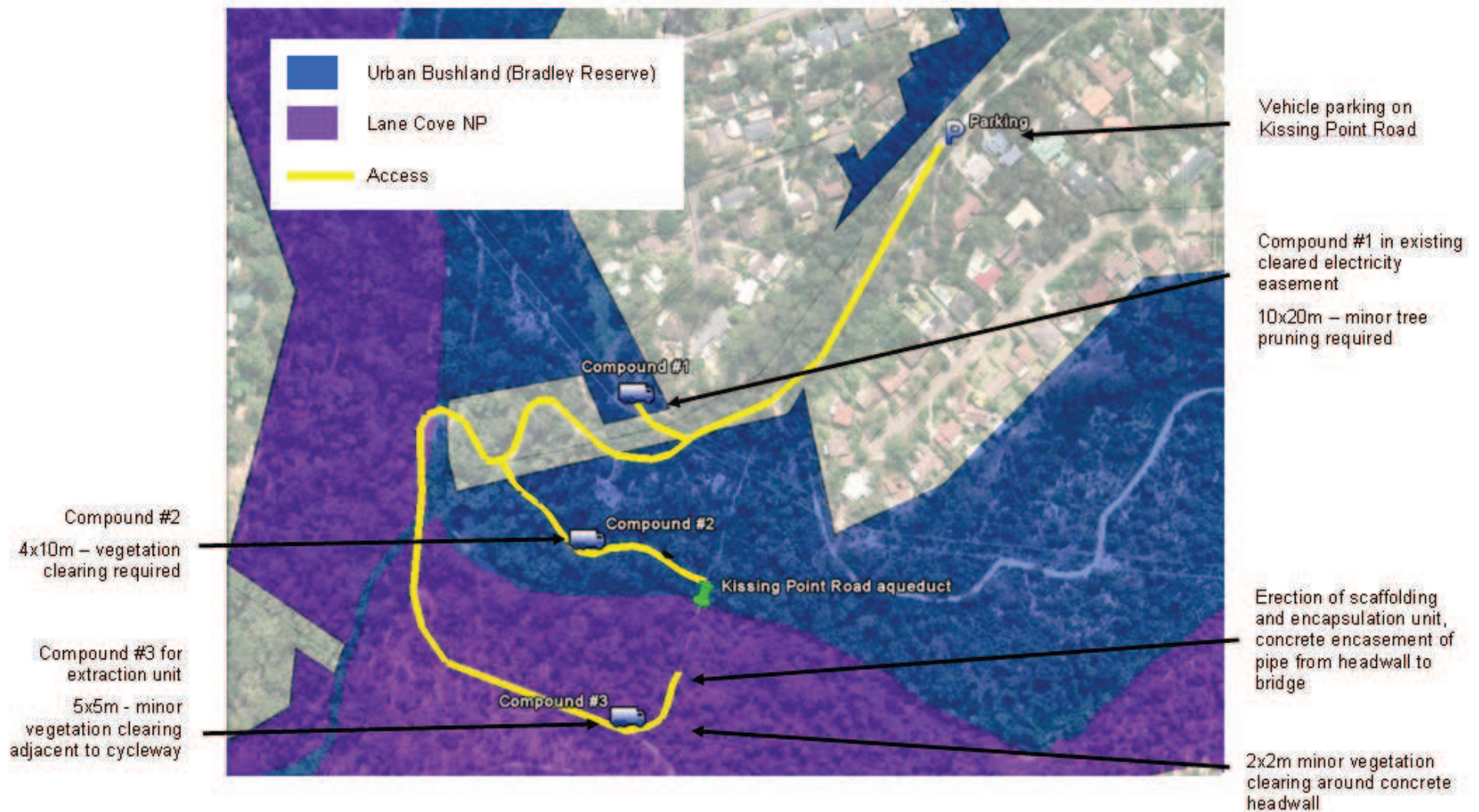


Figure 1: Proposed Kissing Point Aqueduct compounds, Turramurra. Site location indicated by red star.

1.1 Background

The Kissing Point Road Aqueduct (approximately 75 metres in length) is located over Lane Cove River, Turrumurra. The aqueduct is accessible by foot from the end of Kissing Point Road, Turrumurra off the Great Northern walkway. The northern section of Lane Cove River forms the border between Ku-ring-gai Local Government Area (LGA) to the north and Ryde LGA to the south. The southern side of the aqueduct is also within Lane Cove National Park.

Inspections of the aqueduct in 2006 showed that the lead paint system of the pipework is severely compromised.

In order to carry out this refurbishment activity, the aqueduct will be encapsulated during works to isolate the refurbishment activity from the surrounding environment.

To facilitate the Kissing Point aqueduct refurbishment works, three works compound areas are required for the storage of equipment, materials, and site facilities. Due to technical limitations of the extraction machinery, two of these compounds are required to be within 100m of the aqueduct site, to extract all abrasive dust and contaminants captured within the encapsulation unit. Of these two sites, one is located on the southern side of the Lane Cove River (within Lane Cove National Park), and the other is located on the northern side of the Lane Cove River (within Ku-Ring-Gai Council, Bradley Reserve urban bushland).

All three compound locations were chosen for their relative absence of canopy tree species and absence of steep topography.

This document details the extent of works in establishing the compounds, the environmental management measures to be implemented on the sites, and the compound restoration activities once the refurbishment works are complete. Further detail regarding approvals and refurbishment scope of works can be found in the Networks Alliance Kissing Point Aqueduct Refurbishment REF July 2010.

The aqueduct refurbishment project is permissible under the State Environmental Planning Policy (Infrastructure) 2007 (Part 1 Clause 5, Section 3b) and setting up this compound is an ancillary activity under that legislation. Approval from the NPWS has been obtained for the works and compound activities on the southern side of the Lane Cove River.

The proposed works will require the establishment of three separate compound areas as follows (refer to Figure 1):

Compound #1 – 10x20m area in existing cleared electricity easement (Ku-ring-gai Council)

Compound #2 – 4x10m area in urban bushland (Bradley Reserve) approximately 50m from the aqueduct on the northern side of the river (Ku-ring-gai Council)

Compound #3 – 5x5m area adjacent to existing concrete pathway (Lane Cove NP)

It is anticipated that the proposed work will generate some minor increases in vehicle movements along the access route from the southern end of Kissing Point Road to both sides of the aqueduct. Vehicles visiting the site will include flat-bed loader delivery trucks, a small crane and utility and personnel vehicles.

The walkway traversing the structure is planned to be closed for the duration of the works and then permanently closed to the public following refurbishment. This will not impact on bushwalkers as there are numerous alternative river traversing points in Lane Cove National Park, including the concrete pedestrian cycle path approximately 200m west of the aqueduct.

The concrete pedestrian cycle path will however need to be closed to protect park patrons during times of frequent vehicle movement during the proposed works. The pathway closure will be limited to between 9am and 3pm on weekdays and during the following periods only:

- site re-establishment and demobilisation activities (approximately 1-3 days for each)
- access track maintenance and compound establishment activities (approximately 1 week)
- site restoration and rehabilitation activities (approximately 2-5 days)

The project in general has been carefully planned to minimise social and visual impacts by ensuring that only existing and disturbed areas of the park are utilised wherever possible, and by minimising the amount of vegetation clearing.

There is parking space available at the southern end of [Kissing Point Road](#) (refer to Figure 1).

Access to all three compound areas will be via the existing concrete pedestrian cycleway extending from the southern end of Kissing Point Road, and via existing unsealed access tracks extending from the cycleway.

Vehicle parking and movement in and around the compound areas is unlikely to disrupt residences or the general public.

1.2 Description of Compound Establishment Activities

The following compound establishment activities are proposed:

- Hand remove native trees with a diameter at breast height (DBH) >200mm (mulch crowns and harvest logs for use in rehabilitation) within the compound area;
- Scrape and stockpile topsoil and understorey vegetation for use in rehabilitation (location of vegetation stockpile detailed in Kissing Point Aqueduct Refurbishment Project REF);
- Construct compound areas with an excavator and dozer;
- Carry out subgrade compaction;
- Install capping material (crushed 75mm sandstone) and compact surface;

The proposed compounds will be surrounded with ATF style security fencing and a locked gate will restrict access to the compound when the compound is not in use.

There are no formal drains within the compound areas.

1.3 Compound Site Activities

Activities to be carried out at the site include:

- Consultation with adjacent residents
- Installation of ERSED controls around the compound area
- Access to the site by trucks for delivery of material
- Storage of equipment, materials, and site facilities

Daily access to the site by trucks for loading of required materials for use during the refurbishment activities.

The types of plant and equipment expected to be kept and used on site include generators, compressors, a vacuum unit, worker decontamination unit, bobcat, excavator, manitou, storage container, scaffold, concrete truck, bulldozer, grader, site sheds and port-a-loo.

Not all the plant and equipment listed above will necessarily be on site at any one time.

1.4 Work Hours

The works activities will be completed over approximately 5-6 months, commencing between January 2011 and June 2011.

A number of different contractors will be required for different tasks, at varying times, which could result in a workforce of up to 10 workers within the compound or at the aqueduct at any one time.

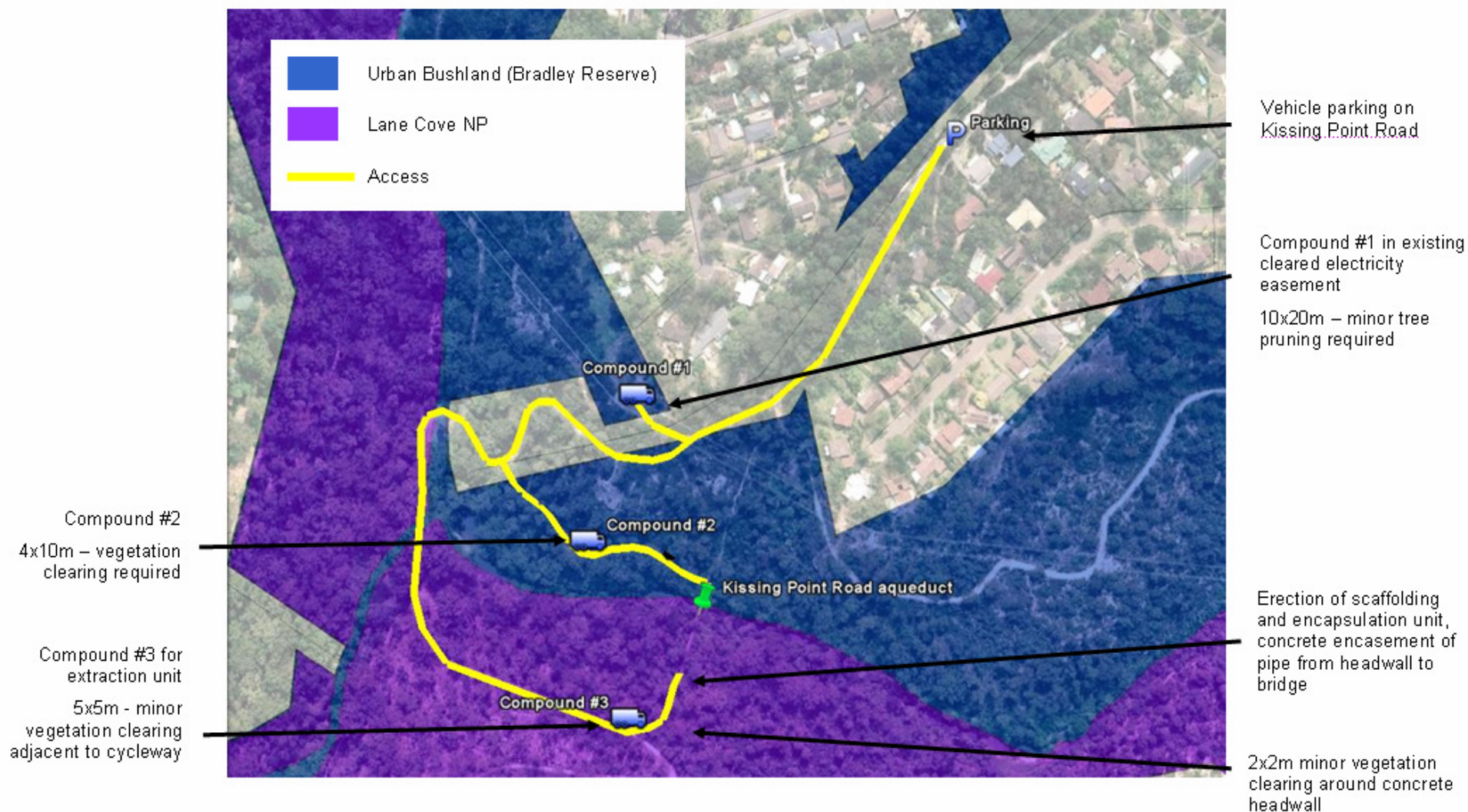


Figure 1: Proposed Kissing Point Aqueduct compounds, Turramurra. Site location indicated by red star.

Working hours for all refurbishment works will be restricted to 7am – 6pm Monday to Friday, 8 am-1pm Saturday, with no works on Sundays or public holidays. Work outside normal working hours because of exceptional circumstances will only be undertaken following completion of a NWA Noise Management Plan (Kissing Point Aqueduct Refurbishment Project REF) which includes detailed consultation with all potentially impacted stakeholders.

The community will be informed of any access restrictions well in advance of construction activities via signage and / or local media.

1.5 Traffic Management

It is anticipated that the proposed work will generate an increase in vehicle movements on Kissing Point Road.

Personnel will be required to park their vehicles on Kissing Point Road, Turramurra. Personnel parking around this area will be instructed to ensure that no private property access is blocked at any time.

1.6 Incident Management

Incident Management is detailed in the *Program Community, Environment, Health and Safety (CEHS) Management Plan*. This includes a comprehensive emergency contact list. With regard to onsite environmental incidents, spills have been identified as the most likely risk. To address this risk, mitigation measures have been detailed in Section 1.9 below.

1.7 Compound Restoration Activities

Site rehabilitation of the compound area will incorporate the following activities:

- Preparation of a delapidation survey of all concrete access paths prior to works commencing
- Removal of imported compound area base material;
- Installation of drainage bars, diversion banks and sumps to control surface flow across the rehabilitated areas;
- Installation of logs won during the construction works and coir fibre logs across the natural contour;
- Installation of mulch and brush vegetation won during the construction works;
- Treatment of any weeds on site that colonise the area during aqueduct works;
- Maintenance of rehabilitation works (erosion and sediment control structures and revegetation works) including regular inspections taking place on a fortnightly basis for the first 3 months after completion of restoration works, with the following 6 months on a one inspection per 3 week basis and the final 3 months on a monthly basis.
- Preparation of a dilapidation survey of all concrete access paths after all works are complete

1.8 Environmental Management Measures

Environmental management on the compound site will be carried out in accordance with Networks Alliance Program procedures and documentation. This includes the *Program Community, Environment, Health and Safety (CEHS) Management Plan*.

Onsite environmental management checks and inspections carried out on a Program wide basis apply to the compounds sites. Construction crews undertake daily checks using the *Daily Hazard ID and SWMS Review Checklist*. Weekly inspections are conducted by the NWA Superintendent using a more comprehensive *CEHS Checklist*. NWA Environmental Team inspects compounds on a frequent random basis during the compounds operation.

1.9 Environmental Management Conditions

Topography, Geology & Soils

- A Pre and Post NWA occupation soil contamination assessment is to be conducted. The sampling program is used to determine the levels of contamination prior to NWA occupation of the site and post NWA occupation. The intent of this sampling program is to validate to the land owner that the activities carried out by NWA have not degraded the site in any way.
- Prior to works the contractor shall prepare an Erosion and Sediment Control Plan (ESCP) to be included within the Contractor's EMP which details the following as a minimum:
 - location of site boundaries and adjoining roads
 - approximate grades and indications of direction(s) of fall
 - approximate location of trees and other vegetation, showing items for removal or retention
 - location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities)
 - existing and proposed drainage patterns with stormwater discharge points
 - high-vis barrier fencing delineating the work site from adjacent bushland
 - north point and scale
 - location of spill kit(s)
 - soil erosion control measures including, but not limited to:
 - locations of lands where a protective ground cover will, as far as is practicable, be maintained
 - access/exit protection measures
 - nature and extent of earthworks, including the amount of any cut and fill where applicable, the diversion of runoff from upslope lands around the disturbed areas
 - location of all soil and other material stockpiles including topsoil storage,
 - location and type of proposed erosion and sediment control measures
 - timing, frequency and nature of any maintenance program
 - any other site-specific soil or water conservation structures.
- Topsoil and understorey vegetation shall be scraped and stockpiled for use in rehabilitation.
- Solid materials gained in site establishment such as tree trunks and substantial rocks will be retained on site to assist in the stabilising soil during restoration.
- All spoil intended for off site disposal shall be tracked and placed directly into appropriate containers or bins, covered, classified and removed to a licensed facility.

Waste and contamination

- The NWA contractor occupying the site will provide NWA with an inventory of all chemicals and fuels stored on the premises stating their common name, chemical composition, volume and storage location immediately after site set up.
- Background and post works soil contamination sampling shall be undertaken by the Contractor to ensure no impacts from the refurbishment works
- Storage of all fuels / oils / chemicals is to be within a bunded area in a fully enclosed and sealable container such as a lockable shipping container. The bund must have 110% capacity of the liquids stored and an inventory kept to ensure the limit is not exceeded. Material Safety Data Sheets (MSDS) to be kept at the compound for all fuels and chemicals stored on site and be readily available in the case of an incident or emergency.
- Plant and equipment shall be regularly maintained to ensure clean and efficient operation.
- The Contractor is to ensure that a procedure for management of Contaminated Material is in place prior to commencement of work and detailed in the EMP.

- Hazardous material is expected to be generated by the proposed works (lead-based paint removal). All waste material handling, transport and disposal will be in accordance with the requirements of POEO Act (1997), WARR Act (2001) and relevant DECCW or WorkCover Guidelines and AS 4361.1-1995, Guide to Lead Paint Management-Industrial Applications.
- All waste shall be disposed of as soon as practicable in accordance with the waste disposal safeguards and only at an appropriately licensed facility. Contractors are to provide disposal locations and environmental protection licence for transport of trackable waste details in EMP.
- Documents and records of the transport and disposal of all materials removed from the site will be kept on site and submitted to the Project Manager as proof of correct disposal and for environmental audit purposes
- Machinery, equipment and containers stored on site will be regularly checked for leaks.

Water and drainage

- A portable toilet will be maintained on site and serviced on a weekly basis or as needed. The location of the toilet will be away from any drainage lines in the compound and as far from the creek as practicable.
- Cleaning of painting equipment will be inside bunded areas and as far as practicable from the creek.
- A spill kit will be maintained on-site and in close proximity to all chemical use areas, with training of staff on procedures for cleanup of spillages to be carried out.
- On completion of the works, all vehicles, construction equipment, materials (except for sandstone for access track upgrade), and refuse relating to the works will be removed from the work site and any adjacent affected areas.
- Machinery is to be cleaned of soil and debris before bringing it onto site to reduce the potential spread of weeds.
- In the unlikely event of a lead paint waste spill from storage containers, the material will be immediately contained and a vacuum used to siphon the material back into another container.
- Decontamination areas adjacent to the enclosed encapsulation unit shall capture all water and pump to waste facilities in the compound area. These areas shall be bunded and maintained to ensure no escape of contaminated water to the environment.

Flora and fauna

- An environmental site induction that addresses the threatened species within the locality (refer to Kissing Point Aqueduct Refurbishment Project REF) and proposed environmental impact mitigation measures will be delivered to all staff prior to commencement of works;
- The specialised contractor shall be inducted as to the fauna issues on the site and shall report to Networks Alliance if any potential nesting or breeding sites are present on the site prior to clearing and site establishment.
- No trimming or removal of native vegetation outside of the scope of this report is to be carried out. If the contractor considers that vegetation removal is required, the contractor must gain approval from Networks Alliance prior to the works progressing. If trees are likely to be impacted, Ku-Ring-Gai Council will be consulted prior to the works.
- Compound and work areas shall be delineated with fencing to prevent impact to native vegetation outside the nominated site and also to prevent the movement of machinery into adjoining bushland. Barrier fencing shall be shown clearly in the ESCP within the contractors EMP. Equipment shall not be stored outside these fenced off areas or leant against trees at any time
- The storage of all materials/equipment is to be restricted to the designated work zone and compounds only, and where possible set up to limit disturbance to vegetation.
- The compound site is to be made good by the contractor on completion of construction with no excess construction materials or debris to remain in bushland or other areas.

- Any necessary trimming will be carried out in accordance with best-practice or by a qualified arborist to relevant Australian Standards (Australian Standard Pruning of Amenity Trees AS4373 – 1996 Standards Australia).
- Any noxious weeds removed from the site will be transported in sealed bags and disposed at an appropriate DECCW approved waste facility.
- No materials or plant storage will occur within the drip lines of trees where practicable. Any materials stored in the drip line of trees will be palletised.
- Any native species encountered must be allowed to leave site without being harassed and WIRES must be called for assistance where necessary.
- Networks Alliance is to be informed immediately of any sightings of or impact upon any threatened flora or fauna.
- Machinery is to be cleaned of soil and debris before bringing it on site to reduce the potential spread of weeds and the fungal pathogen Phytophthora.
- Any unforeseen excavation shall avoid the Critical Root Zone (CRZ) (a distance from the base of the tree of 5 times the trunk diameter at chest height). Any excavations in the CRZ shall be approved by the NWA Environment Officer prior to works.
- Xanthorrhoea plants will be removed prior to works by a suitably qualified contractor and donated to Ku-Ring-Gai nursery.
- The contractor will be required to establish a communication protocol with the Fire Brigade. All requirements set out by the Fire Brigade will be implemented onsite. All site staff are to be inducted into the presence and significance of working around Bushfire prone land. The NWA Superintendent will ensure Networks Alliance TOBAN forms are completed where required. Minimal fuels, oils and chemicals will be kept on site. All fuels, oils and chemicals stored on site will be stored in accordance with MSDS requirements and within bunded and secure areas. Evacuation plans and emergency contacts will be included in the Contractors Project Management Plan.

Noise and vibration

- Noise generated during construction works will comply with limits and guidelines specified in the DECCW Interim Construction Noise Guidelines.
- Standard working hours will be enforced; 7am to 6pm Monday to Friday, Saturday 8am to 1pm. No work to be carried out on Sundays or public holidays unless a Noise Management Plan is completed and approved by the NWA Environment Manager prior to works.
- NWA Communications Team will inform Council and potentially affected stakeholders of any work required to be undertaken outside standard works hours.
- All stationary and mobile equipment will be fitted with residential-type silencers. Noise generated by work equipment will comply with Australian Standard AS 1055.
- All staff and Contractors will be informed of Sydney Water and NetWorks Alliance code of behaviour and noise management procedure to emphasise the need to minimise all unnecessary noise (eg slamming doors, radios, swearing, yelling etc).

Air and energy

- Supervisor/contractors to undertake and record maintenance checks of plant/equipment brought to site to ensure they do not have smoky exhausts.
- All Contractors are to ensure that only vehicles and machinery in good working condition, with appropriate exhaust pollution controls that meet all relevant Australian Standards are used. Machinery and vehicles will be required to be fully maintained during works (including filling out daily checks and maintenance log books), and that plant is not left running when not in use.

Heritage – Aboriginal and Non-Aboriginal

- If Non-Aboriginal heritage items or Aboriginal artefacts are discovered during operations, all work will cease in the area and the Contractor will inform the NetWorks Alliance Environment Manager as soon as possible to advise on appropriate actions (which may include assessment by a specialist archaeologist or Land Council representative).

Traffic, access, and parking

- The contractor will prepare the Traffic Management Plan in consultation with the relevant traffic authority(s) and NWA communications department. All traffic control devices will be in accordance with AS1742.3 – 1996 "Traffic Control Devices for Works on Roads and will cover the use of the paved shared use track.
- The site and all associated activities shall be secured from public access by appropriate fencing and locks.
- Parking of personnel/staff vehicles is to be restricted to Kissing Point Road, Killara.
- Work/personnel vehicles are not to obstruct the roadway or restrict access to any private driveways.

Social and visual

- All Contractors will be inducted and are experienced in management measures to reduce the disruption to the surrounding community and to "be a good neighbour".
- All personnel on the project site or entering private property will carry Sydney Water identification cards.
- Visual impacts will be minimised by maintaining the worksite in a clean and tidy state.
- All staff and Contractors will be informed of Sydney Water and NetWorks Alliance code of behaviour and noise management procedure to emphasise the need to minimise all unnecessary noise (eg slamming doors, radios, swearing, yelling etc)
- The local fire brigade will be notified of the works prior to commencement and informed that NWA shall ensure that access tracks will remain clear at all times to facilitate thoroughfare by emergency vehicles.

Kissing Point Road Aqueduct Refurbishment

Networks Alliance Community and Stakeholder Consultation Plan

Stakeholder	Action	Purpose	4+ weeks prior	3-4 weeks prior	2 weeks prior	1 week prior	During work
Property owners adjacent to Compound1 - Bowen Avenue # 40, 49, 47, 45, 43, 41	Site meeting held between Networks Alliance and property owner	To proactively engage with the property owners and inform them about the upcoming work and address any potential issues and concerns upfront. To discuss the minor maintenance work required on the access track between Spencer road and the park.					
Properties on Kissing Point Road between Currong Place and the Aqueduct	<i>Pre consultation</i> - Properties door knocked by Networks Alliance and initial notification provided.	To proactively engage with the community potentially most highly impacted by the work. An opportunity to inform them about the upcoming work and address any potential issues and/or concerns upfront prior to works commencing.					
	Networks Alliance 7-day notification issued to community.	To provide further more specific information about when the work is scheduled to commence.					
	Update notifications.	To provide updates to the community about how the work is progressing.					
Wider community	Signage erected in visible locations near the work area.	To inform the community about who is carrying out work in the area and provide the NWA contact number should they require further information.					
Macquarie University	Contact made with Macquarie University and notification issued.	To inform the Macquarie University about the upcoming work.					
Bush Care- (Jocelyn Chenu, Ku-ring-gai Council)	<i>Pre consultation</i> - Networks Alliance to speak with and offer to meet with Bush Care group.	To identify if there are any particular bush care groups that may have an interest in the proposed works.					
	Networks Alliance 7-day notification issued	To provide further more specific information about when the work is scheduled to commence.					
	Update notifications.	To provide updates to the community about how the work is progressing.					

Key	
	Planned

- Networks Alliance Community Relations will manage all complaints and enquiries related to this project. All contacts will initially be responded to within 24-hours of the initial contact and documented in the Networks Alliance database.
- All Networks Alliance notifications and signage will contain the Networks Alliance Community Relations enquiry line and the Sydney Water out-of-hours emergency contact number.
- Work will only be carried out during standard working hours between 7 am and 6 pm Monday to Friday and between 8 am and 1 pm on Saturdays. If out of hours work is required, Council will be informed in advance.
- Copies of the notifications will be provided to Council for their records.

- Throughout the duration of the project, Networks Alliance will conduct Community Relations, Safety and Environmental audits of the work site.

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NSW 2001 Australia

Telephone +61 2 13 15 25
Facsimile +61 2 9269 2830



1 December 2009

Amanda Shaw
Networks Alliance
7 Parkview Drive
Homebush Bay NSW 2127

Dear Amanda,

Easement Encroachments at bushland near Kissing Pt Rd, South Turramurra

I refer to your letter dated 5 November 2009 regarding a proposed temporary site facility at the bushland near Kissing Pt Rd, South Turramurra which is encumbered by a registered easement in favour of EnergyAustralia.

Purpose of easement

This easement was acquired by EnergyAustralia for the Sydney North – Lane Cove 132,000 Volts transmission line. The purpose of the easement is to protect the transmission line and to provide adequate working space along the route of the line for construction and maintenance work and also to ensure that no work or other activity is undertaken under or near the transmission line which could either by accident or otherwise create an unsafe situation for persons or for the security of the transmission line.

Encroachments over easement site

- Site office
- Site facilities
- Storage sheds

As you are aware, under the terms of the easement no building or any other structure may be erected on the easement site without EnergyAustralia's consent.

It appears that there may be no immediate hazard associated with your proposed encroachments over the easement site and EnergyAustralia consents to the above mentioned encroachments for a period of up to 12 months only, subject to the following conditions:

1. EnergyAustralia requires 24 hour access within the easement site for large heavy plants; where urgent access is required, dismantling or modification of the encroachments may be necessary at Networks Alliance's cost.

2. No obstructions of any type shall be placed within 10 metres of any part of the transmission line tower.
3. All structures shall be placed at least 5m from the overhead transmission lines (measured horizontally, on plan view).
4. All metallic structures (sheds, site office, fencing, etc) within the easement site must be locally earthed via a 70 sq. mm stranded copper conductor bonded to a copper-clad earth-stake driven at least 1.6m into the ground.
5. Mains electricity must not to be connected to the easement site for lighting or power use, without specific written approval from EnergyAustralia.
6. No vehicles, plant or equipment having a height exceeding 4 metres when fully extended are to be brought into the easement site without specific written approval from EnergyAustralia.

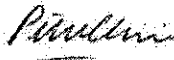
EnergyAustralia reserves the right by written notice, require Networks Alliance to implement further safety measures, removal or modification of the encroachments should this be necessary for the safe and continued operation of the transmission line.

EnergyAustralia is to be indemnified by Networks Alliance from and against all actions, suits, claims and demands of whatsoever nature, which EnergyAustralia may incur as a result of the abovementioned encroachments.

To acknowledge your acceptance of the abovementioned conditions, will you please sign and complete one copy of this letter and return to me. If this acknowledgement is not received within 30 days, this agreement will lapse.

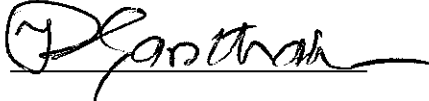
Please do not hesitate to contact Peter Chin on Tel: 131 525 or 02-9394 6798 (please quote our ref: IAMS 3000.000.320) should you require any further information. A copy of the guidelines as to what can or cannot be done within an electricity easement is attached for your information.

Yours faithfully,



Peter Chin
Engineer
Transmission Mains Section

We agree to comply with the conditions as detailed in EnergyAustralia's letter above dated 1 December 2009.

Signed:-  Date: 08/12/09

Name:- RAJA SANTHAKUMAR

Program	Networks Alliance	
	Risk Assessment Management Plan- Northern Aqueducts	
Date:	08/09/2009	
Prepared By:	Eugene Dagher, Amanda Shaw, Phill McLean, Greg Arrell	
Discipline		
Community	C	
Environment	E	
Safety	S	
This RAMP to be read in conjunction with Contractor's Guide to CEHS		

PREVENTATIVE ACTION HIERARCHY OF CONTROLS

Design - Eliminate the risk or impact if it is reasonably practicable

Substitute - the hazard or impact giving rise to the risk with a hazard that gives rise to a lesser risk.

Isolate - the hazard or impact from the person or environment put at risk.


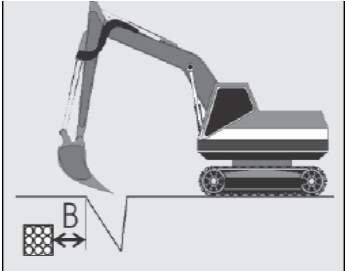
Engineer - minimise the risk or impact by engineering means i.e. ELCB, crane, etc

Use administrative means – minimise risk by adopting safe working practices or providing appropriate training, instruction or information. Training and selecting persons to suit the skills required. Adjust the procedure to eliminate the risk.

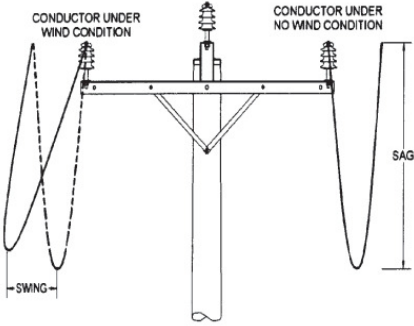
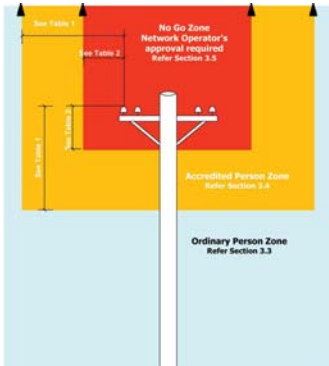
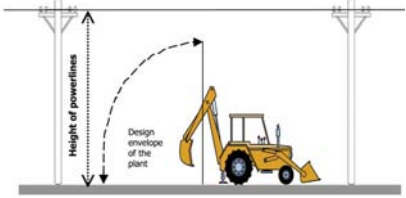
Protective Equipment – minimise the risk by using Safe work procedures with personal protective safety equipment

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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1	S	<p>Potential risk of damaging existing services.</p> <p>Contact with Existing services</p> <p>DON'T RISK IT</p>  	<p>Positively locate existing services before excavation works –</p> <p>Service locating to be carried out – use of location devices- Dial before you dig plans- pot holing – Field notes – representatives from Energy Australia –Integral Energy to be contacted where trench works in close proximity to underground power supplies.</p> <p>No mechanical excavation works to be carried out unless service locations positively identified – hand dig / Non destructive dig where unable to positively identify locations.</p> <p>Distance 'B' is the minimum approach distance for powered excavating machines</p> <p>The distance (B) to comply with asset owner's requirements.</p> <p>For directional boring across the line of an asset a minimum clearance of 300mm from the asset shall be maintained.</p> <p>For directional boring parallel to the asset and at the level of the asset, a clearance of 500mm shall be maintained from the edge of the nearest asset.</p> <p>It may be necessary to dig trial holes to prove the location of the nearest asset at points along the route.</p> <p>If the risk assessment identifies a potential risk of making contact with both underground and overhead assets, two safety observers would be required. One observer to ensure that the</p>		
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		<p>Existing Services Continued</p> <p>Overhead power services</p>  	<p>machinery maintains a safe distance from underground assets, the other observer to ensure a safe distance from the overhead</p> <p>In the case of gas or electricity assets, an appropriate fire extinguishing system must be at the worksite.</p> <p>If the width and/or depth of the excavation will expose the asset, the asset owner must be contacted prior to commencing work</p> <p>Provision to be made for the effects of wind & heat sag on overhead lines when determining the working area for plant and equipment</p> <p>No works within "No go zone" around overhead power services</p> <p>Statutory clearance to be maintained at all times. Consult energy authority where works may be inside "No go Zone" for installation of protective measures. Where equipment may pass within "Accredited Person Zone" Spotter & plant operators to hold Close Proximity tickets- works to be undertaken in compliance with COP for work near over head power lines.</p> <p>Provision to be made for operating reach of plant & equipment</p>  <p>Provision to be made for the effects of wind & heat sag on overhead lines when determining the working area for plant and equipment</p>		
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2		<p>Low or poor levels of skill & or competent supervision</p> <p>Works do not proceed in controlled manner</p> <p>Site personnel welfare not provided for</p> <p>Possible out of hours works</p> <p>Legal action</p> <p>UV Protection – SWC-NWA clothing policy</p> <p>Incident - Emergency management</p>	<ul style="list-style-type: none"> • Scope of work in contract to be achievable – contractor selected with demonstrated appropriate level of capability – ITP's clearly identify standards to be achieved prior to works commencing. • Contractor to identify Primary & Secondary competent supervisors for works • Project staff to submit experience, skills & qualifications prior to works proceeding to competence • Site management plan & documented work methods to be submitted prior to works • Provision to be made for welfare – amenities • Site rules to incorporate full length clothing for personnel working on SWC-NWA sites • Provision for lighting, night rated PPE & clothing for site personnel • Site management systems incorporate requirements of local legislation <p>Response plan to be developed for site staff clearly identifying emergency procedures & reporting protocols to NWA</p>		
3		Plant/Equipment	<ul style="list-style-type: none"> • All plant/equipment must be inspected & registered on site register with maintenance records available from qualified persons. 		
4	S	Potential risk of unable to access tracks to remote sites.	Consultant to be engaged to provide options and construction method to allow for constant access to site. Limit length and weight of vehicles that access site past a certain point.		

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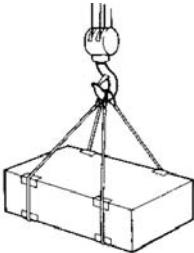

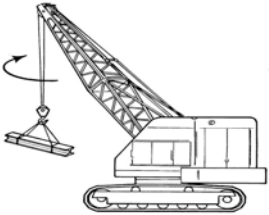
5	S/E	Potential Risk of falling trees during clearing for tracks and compound areas.	Use qualified arborist to undertake all clearing of areas. Use cleared areas already available.		
6	S/C	Potential risk of Bush Fires in areas	Contact Fire Service and National Parks prior to works. Build an understanding with RFS on what work is being done. Establish Communication protocol with RFS and National Park. Be on Critical Call list. Work in high risk areas in cooler months. Continuous communication with local authorities through out the works		
7		Hot works/Risk of fire 	No works are to be undertaken on a TOBAN day without hot works permit signed by a NWA Superintendent. If an area is identified as high risk for fire, A hot works permit is required for all work in accordance with NWA procedures No hot works to undertaken adjacent to existing live assets in the ground (eg gas – power) unless provisions have been made to protect the assets from exposure to heat by use of protective barriers (solid panels – fire blankets etc) Hot works permit to be obtained where hot works will adjacent to existing services.		
8	S	Potential Risk of Adverse Weather	Weather conditions to be checked. Appropriate PPE to be worn.		
9	S / C	Access for emergency services to remote areas	Liaise with emergency services. Construct improved access tracks through bushland Have a walk through of jobsite with emergency services		
10	S	Potential risk from working in remote location. Loss of Communications.	Prior to site establishment on site, assess phone carrier's reception quality at each site. No work alone on any of the sites. Qualified first aid person on each site. Have UHF radio onsite		
11	S	Potential Risk working at heights. Debris falling from scaffold onto workers.	Look at different types of scaffold systems that can be used. Module type scaffold, no leading edge. Follow Sydney Water HS – 052.		

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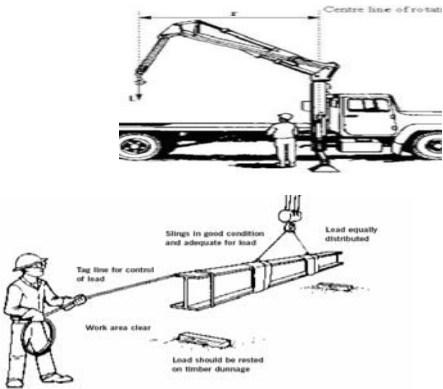

Sydney
WATER

12	S /Q	Opportunity to use new methods of scaffolding on bridges.	Access system to be designed, inspected and signed off by certified engineer. Design certificates to be given to NWA prior to work commencing.		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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13		<p>Material & equipment handling</p>   	<p>Equipment to be lifted using rated lifting points All loads to be slung by ticketed dogman No earth moving equipment to be used to lift loads not directly related to excavation operation – cranes to be used All plant and equipment to be listed on register with up to date service history All lifting gear to be inspected by competent person and certified as to capacity by the manufacturer. Plant required to be operated by holders of national certificates of competency not to be operated by persons operating under “logbook” conditions. All plant & equipment to be maintained according to manufactures instructions – maintenance records to be produced to demonstrate current maintenance status. Daily inspections and operator pre start checks to be done & records kept of this activity</p> <p>Provision to be made for plant operating envelopes to prevent personnel from being struck or caught by plant & equipment.</p> <p>Procedures to be in place to report defective equipment. Material handling equipment to be located in positions that do not impose excessive loads on excavation support structures</p> <p>Material delivery and disposal routes to be incorporated into TCP's Clearly defined material storage areas to be established. Equipment / material delivery routes to be established to minimise interaction with site personnel access ways.</p> <p>Movement of plant to be managed according to COP for Moving Plant on Construction Sites.</p> <p>Personnel to wear high viz clothing.</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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14		<p>Cranage</p> 	<p>Cranes to be operated according to AS2550.1 and relevant code for type of crane Cranes to have been inspected within the last 12 months by competent person for compliance to manufacturers specifications Concrete elements to be lifted from rated lifting points (swift lifts) only. Concrete elements to be inspected for damage during transport prior to lifting No loads to be lifted over persons No person to be in excavation while pre cast elements lifted into place.</p>		
15		<p>Night works</p> 	<p>If night works planned TCP to take in account lighting requirements for traffic management and the lighting required for the work area. Personnel to wear retro reflective high visibility clothing Portable lighting towers not to be located in positions where exhaust fumes may effect excavations or work area air quality</p>		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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Sydney
WATER

16	S	Potential Risk of Structural Failure of Bridge	Structural Engineer to assess all loading and structures on the bridge. RFI to be formally issued providing response.		
17	S / E	Potential risk from working above water.	Follow Sydney Water HS – 054.		
18	S	Scaffolding for encapsulation and abrasive blasting	Structural engineers certificate for design to be obtained and to be erected by a ticketed scaffolder. Scaf tag to be provided to NWA project manager prior to work taking place on scaffold.		
19	S/E	Risk of lead contamination	Assessment of contamination levels from reports. During abrasive blasting of bridge encapsulation of work areas. Use of Garnet in abrasive blasting. Monitoring equipment set up around site. Have all workers tested for baseline readings prior to work		
20	S / C / E	Disposal of solid & Liquid Hazardous Waste	To be disposed as per the DECCW Guide Lines to qualified disposal facility. Disposal Dockets to be stored on site and sited by the NWA site superintendent.		
21	S	Painting	The aqueduct has to be completely encapsulated with extraction system and the personnel have to wear the correct Peps. MSDS register to contain all paints used. No Hazardous paints to be used. All paints to be stored in bunded area.		
22	S	Structural repairs	To be carried out once methodology approved by qualified engineer. Experienced structural steel contractors to be used and supervised by a steel work foreperson. Fire watch for all hot works		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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23		Welfare & emergency response	<p>Contractor to make provision in site procedures and equipment for emergency management to cover at a minimum the following: First aid and injury management – fire- traffic collision – unplanned contact with exiting service assets (gas, power, water)</p> <p>Provision of amenities for site personnel Provision for toilets / hand washing and drinking water to be made on sites Site induction – briefing of site personnel on procedures for the activities at the site Site crew to have access to reliable communication Suitably trained & qualified first aid personnel for each site crew</p> <p>Potential for exposure to snakes – procedure for how to identify snakes likely to be found in the project area and handle contact with snakes to be included in site procedures and induction. Snake catcher contact number to be included in the site emergency number list</p> <p>Fire extinguishing equipment onsite to have media for extinguishing electrical and oil/fuel fires.</p>		
24	S / E	Potential risk from snakes / spiders / wildlife	Have crew trained in snake and spider awareness by trained handler. Have contact details of handler and National Parks. Include provision of Snake Bite Kit in First Aid kits on site and portable belt packs when working away from compound area.		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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25	S / C	Risk from being hit by Golf Balls	NWA comms to liaise with Pymble golf course prior to refurbishment activities commencing. NWA to develop signage to be placed close to the 5 th hole alerting golfers to work in the area. Signage to be erected by contractor.		
26	S	Potential risk of leaking from water main during abrasive blasting	Contractor to specify methodology for blasting water main. Leak clamps to be on site. Tyco water to inspect pipe prior to blasting to determine thickness.		
27	S	Risk to scaffolding from high winds and updrafts in valley	Have encapsulation designed to wind code for the area. Wind and weather forecast to be reviewed each day. Routine inspections by a competent person to ensure the ongoing safety and integrity of the scaffold. As per AS 1576 – scaffold to be reinspected after severe weather events or other incidents that have the potential to affect the safety of the scaffold.		
28	S / C/	Potential risk of maritime traffic hitting bridge structure while work underway. (Clifford Love Bridge.)	NWA Comms to consult with maritime authorities prior to work and identify any requirements. NWA to liaise with contractor in relation to any requirements made by maritime authority. (eg it may be necessary to have an exclusion zone and/or reduced speed zone around the bridge for maritime traffic in the area while work is underway)		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
31	S / C	Potential risk of recreation event along bush trails near work areas.	Once dates determined NWA comms to liaise with Councils and Great North Walk coordinator to investigate any events in the area that may occur during works.		
32	S/ C	Risk to bushwalkers where access track is part of the Great North Walk.	<p>Signage developed by NWA Comms and traffic control signage to be erected at site to notify bushwalkers.</p> <p>Every effort to be made to maintain Great North Walk track or alternatively construct a separate track. If any closure/detour is required, NWA comms to be notified at least 14 days prior to liaise with Great North Walk Co-ordinator.</p> <p>Traffic control personnel to be on either side of machinery to warn public.</p>		
33	S / C	Potential risk to cyclists / Pedestrian traffic.	<p>Traffic Calming devices to be installed along access track to slow cyclists.</p> <p>Signage developed by NWA Comms and traffic control signage to be erected at site prior to start of work to notify cyclists about the upcoming work at traffic controlling devices to be installed.</p> <p>NWA comms to consult with Bicycle action groups early and advertise work in local newspaper.</p>		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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34	S / C	Risk of Public accessing site	Site to be secured with fencing. Scaffolding to be checked daily to ensure nothing has been tampered with. Security services to be contracted to protect site during night time and weekends.		
35	C	Risk of community complaints due to closure of bridge for an extended period of time	Contractor to investigate options to reinstate access to the bridge as soon as possible. Networks Alliance to implement extensive communications plan. Amanda Shaw to manage all complaints and Contractor/ SI to notify NWA comms about any community contacts.		
36	C	Potential risk of negative response by community interest groups (eg Blue Gum High, Forest and Friends of Lane Cove National Park)	NWA Comms to identify any action community interest groups and consult with them in advance of work. NWA Comms to manage any complaints and enquiries received. S/Contractor to notify NWA Comms of any community contacts.		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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37	C	Impact to community within close proximity to the work/compound site or those who use the bush areas.	<p>Contractor to deliver notifications to all stakeholders within close proximity to the work at least 7 days prior to work commencing.</p> <p>SW approved advertisements to be placed in relevant newspapers two weeks prior to commencement of work (4 weeks prior to start of work notice required)</p> <p>Contractor to display NWA signage.</p> <p>Whenever possible, work (and access to compound site) to only be undertaken during standard working hours (7am- 6pm Mon- Fri and 8am-1pm on Sat.) If out of hours work is required, NWA Communications to be advised and notifications issued at least 5 days prior.</p> <p>NWA Comms to door knock all residents in close proximity to the compound site.</p>		
39	C	Risk of customers making a complaint about the work	<p>All customer complaints and enquiries should be managed by Amanda Shaw, NWA communications (9752 3100).</p> <p>Contractor to provide all customers with community relation cards and complete the record of contact form.</p>		
40	C/E	Risk of community being disgruntled about the removal of vegetation near the aqueduct or compound.	Contractor to make every effort to only remove the necessary vegetation that is required to undertake the work.		
41	C/E	Impact to mangroves and associated community reaction.	When possible, every effort should be made by contractor to reduce any impact on the mangroves.		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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Sydney
WATER

42	C/E	Working within Aboriginal Heritage Items - Clifford Love Bridge aqueduct - De Burghs Creek aqueduct	Contractor to adhere to mitigation measures agreed between NWA and Metropolitan Aboriginal Council and specified in the project REF.		
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43	E	<p>Harm to threatened / endangered species</p> <ul style="list-style-type: none"> - <i>Ninox strenua</i> Powerful Owl  <ul style="list-style-type: none"> - <i>Miniopterus orianae oceanensis</i> Eastern Bentwing Bat  <ul style="list-style-type: none"> - <i>Pseudophryne australis</i> Red Crowned Toadlet 	<p>All employees working on the site are to be made aware of the potential presence of these species.</p> <p>Information regarding these species is to be included in the site induction material.</p> <p>Should there be a potential that one of these animal species is encountered during the works, work is to stop and the NetWorks Alliance is to be notified.</p> <p>Buffers and protective fencing is to be established around any threatened plants in accordance with the project REF.</p>		
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44	E	Harm to sensitive bushland environments	<p>The contractor is to engage a suitably qualified flora and fauna consultant to develop a revegetation plan, undertake tree and noxious weed removal and undertake rehabilitation works including a maintenance period of six months.</p> <p>The revegetation plan is to be approved by Networks Alliance prior to the conclusion of the project.</p> <p>The specialised flora and fauna contractor shall be inducted as to the fauna issues on the site and shall report to Networks Alliance if any potential nesting or breeding sites are present on the site prior to clearing and site establishment.</p> <p>Native vegetation removal/disturbance is to be minimised and areas determined in consultation with a member of the NetWorks Alliance Environment Team.</p> <p>No trimming or removal of native vegetation greater than approximately 50mm in girth at 1m height. If the contractor considers impact to a tree greater than this size is required the contractor would gain approval from Networks Alliance prior to the works progressing. If trees are likely to be impacted, the relevant Council will be consulted prior to works.</p> <p>Compound and work areas shall be delineated with safety fencing to prevent impact to native vegetation outside the nominated site and to exclude the passage of native fauna through construction areas and the site compound to minimise opportunities for fauna to shelter in machinery or materials stockpiles and also to prevent the movement of machinery into adjoining bushland. Equipment shall not be stored outside these fenced off areas or leant against trees at any time</p> <p>The storage of all materials/equipment is to be restricted to the designated work zone and</p>		
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45	E	<p>Working around marine vegetation</p> <ul style="list-style-type: none"> - Mangroves at Clifford Love Bridge 	<p>Mangroves can be removed or trimmed from beneath the aqueduct and up to a maximum width of 10 m either side of the aqueduct. However, care is to be taken in erecting scaffolding so that the area of mangrove harm within this zone is minimised where possible. Mangroves can only be removed once the construction methods for this site and the actual minimal mangrove clearance zone have been determined.</p> <p>Removed mangrove trees and branches are to be mulched and deposited appropriately on land.</p> <p>Whole mangrove trees are to be cut at the base.</p> <p>Works below Mean High Water Mark (MHWM) are only to be conducted whilst the area is exposed by the falling tide. Works below Mean High Water-Mark (MHWM) are not to be undertaken whilst the area is subject to tidal inundation.</p>		
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46	E	Acid Sulphate Soils and Potential Acid Sulphate Soils - Clifford Love Bridge aqueduct	The contractor will be required to prepare an ASS management plan as part of the EMP for this site. The plan shall be prepared in accordance with the Acid Sulfate Soil Manual (ASSMAC 1998) and will include but not be limited to the following: Excess excavated material that cannot be used in backfilling must be placed within appropriate receptacles for off-site treatment and/or disposal at an appropriately licensed facility; soil disposal will be managed in accordance with the DECC's Waste Classification Guidelines (Part 4 – Acid Sulfate Soils); soils should also be dampened down to minimise oxidation and the generation of acid if backfilling cannot occur within 24 hours; any runoff generated will be managed appropriately.		
47	E	Incorrect disposal of weeds.	All weeds removed and any spoil removed with potential weed contamination (seeds, etc.) is required to be disposed of at a suitably licensed waste facility. Details of the preferred waste facility for weed disposal is to be addressed in the EMP.		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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48	E	Waste Management. Incorrect classification/disposal of spoil and waste.	<p>All waste/spoil must be managed and disposed in accordance with the NetWorks Alliance <i>Spoil Management Procedure</i>. This includes visual waste classification and tracking with supporting documentation (Spoil Log). All waste records are to be submitted with invoicing at completion of the works for each package.</p> <p>All proposed disposal locations must be included in the EMP (Including licence number, location and contact). Written consent and supporting documentation, from non-licensed properties, authorising the location to accept spoil (i.e. Council DA) must be obtained. Copies are to be submitted to the NetWorks Alliance as part of the EMP.</p> <p>The NetWorks Alliance must be advised of any change in disposal location (against those set out in the EMP) in writing or via Project Web.</p> <p>If asbestos or other contaminants are encountered during excavations, contractors will be required to notify NetWorks Alliance and follow approved-WorkCover procedures for handling and transport of this waste to an EPA-approved facility.</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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49	E	Uncontrolled emission to atmosphere	<p>A mobile encapsulated unit is to be used during all works on the aqueduct structure.</p> <p>The proposed encapsulated unit is to prevent emissions of water, dust, spent abrasives, debris and paint spray mists to the environment and will allow the collection of all wastes and debris generated by the work.</p> <p>Supervisor/contractors to undertake and record maintenance checks of plant/equipment brought to site to ensure they do not have smoky exhausts.</p> <p>Ensure machinery or plant is not left running idle when not in use for extended periods.</p> <p>No burning of any materials (including vegetation) on site.</p> <p>All Contractors are to ensure that only vehicles and machinery in good working condition, with appropriate exhaust pollution controls that meet all relevant Australian Standards are used. Machinery and vehicles will be required to be fully maintained during works (including filling out daily checks and maintenance log books), and that plant is not left running when not in use.</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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50	E	Damage to Council / Sydney Water Assets	<p>Damage will be avoided during works in close proximity to unlisted heritage relics older than 50 years such as sandstone kerbing, 'bullnose brick' kerbing, cast iron light poles or cast iron sewer vents etc.</p> <p>Any inadvertent damage or removal of such assets will be restored back to pre existing condition.</p> <p>The Contractor shall be responsible for ensuring all work carried out on this structure is consistent with the structure being of heritage significance and, wherever possible, works shall be "sympathetic" with the existing structure.</p> <p>The Contractor shall make all workers and subcontractors working on this aqueduct aware that it is an old and culturally significant engineering structure.</p> <p>All works shall be carefully controlled and supervised by the Contractor to ensure any damage to the existing structure is kept to an absolute minimum. All damage sustained to the structure shall be immediately reported to the NWA Project Manager and rectified by the Contractor to the satisfaction of the NWA Project Manager at the Contractor's own expense.</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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51	E	<p>Discovery of an Indigenous or non-indigenous Heritage Item</p> 	<p>Site crew will monitor for any potential heritage relics during excavations.</p> <p>If any relics are identified during construction, stop works immediately and notify the Environment Officer/Manager.</p> <p>If any Aboriginal objects are discovered on the site, excavation or disturbance is to cease and the NWA Environment Team is to be contacted. The NWA Environment Officer will inform the Department of Environment and Climate Change in accordance with section 91 of the National Parks and Wildlife Act, 1974.</p> <p>If any potential archaeological item or substantial intact archaeological relics are unexpectedly found during the excavation works, works must cease within that area and the NWA Environment Team is to be contacted. The NWA Environment Officer must inform Sydney Water's Heritage Adviser, Yvonne Kaiser Glass (8849 4143) or Sydney Water's Program Leader Heritage, Phil Bennett (8849 5936). Works within the affected area may only begin again after approval is given by Sydney Waters Heritage Adviser or Program Leader - Heritage.</p>		
52	E	Stockpiling of materials on site	<p>Stockpiling of material directly on the ground is not permitted until the material has been classified.</p> <p>Any stockpiles should be no greater than two metres in height.</p> <p>Use appropriate sediment controls to ensure no offsite movement of sediment from stockpiles</p>		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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53	E	Dust	<p>All access tracks and compound areas shall be monitored by the Contractor for dust generation. Access shall be restricted, vehicle speeds reduced or water carts utilised if excessive dust generation is noted.</p> <p>Work activities will be monitored and restricted if necessary during windy conditions.</p>		
54	E	<p>Erosion and sediment control</p> 	<p>Prior to works the contractor shall prepare an Erosion and Sediment Control Plan (to be included within the Contractor's EMP) in accordance with the project REF.</p> <p>Ensure no sediment or contaminants enter any waterways.</p> <p>All sedimentation and erosion control measures will be designed, installed and maintained using procedures outlined in Managing Urban Stormwater – Soils & Construction (Landcom, 2004) and will be inspected daily and after rainfall. As a minimum, sediment controls will be installed around stormwater drains and stockpiles, stormwater will be diverted away from excavated areas, stockpiles will be located on flat ground away from drainage lines with sediment controls, appropriate training and supervision will be provided and monitoring of activities and measures will be undertaken.</p>		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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55	E	Water quality and drainage	<p>Generators and other similar equipment will be positioned on sand, hay or sawdust to prevent any spillage of oil, grease, petrol and/or diesel.</p> <p>Fuels, paints and chemicals to be stored, labelled, transported and used in accordance with Standards and MSDS's. Storage must be within bunded, secured areas within compounds.</p> <p>All fuels, paints and chemicals are to be stored away from drainage lines, as far as practicable from the river.</p> <p>MSDS to be available on site for all fuels, paints and chemicals kept on site</p> <p>A portable toilet will be maintained on site and serviced on a weekly basis or as needed. The location of the toilet will be away from any drainage lines in the compound and as far from the river as practicable.</p> <p>Good housekeeping practices will be implemented at all times, including daily checks of ERSED controls during works.</p> <p>Cleaning of painting equipment will be inside bunded areas and as far as practicable from the river.</p> <p>A spill kit will be maintained on-site and in close proximity to all chemical use areas, with training of staff and procedures for cleanup of spillages.</p> <p>The Contractor will develop an erosion and sediment control plan (ESCP) including site drawings and locations/descriptions of proposed safeguards (including sed fence, bunding, spill kits etc) as part of the EMP.</p> <p>Adequate ERSED controls to be installed between all excavations and the creek to minimise erosion and sediment movement. Geofabric matting, sediment fence or other measures shall be identified and implemented as</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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56	E	<p>Excavation or other work activities within possible contamination</p> <ul style="list-style-type: none"> Possible soil contaminated with lead based paint 	<p>Particular notice and care is to be taken whilst excavating on this site.</p> <p>Contractor to ensure that a procedure for management of Contaminated Material is in place prior to the commencement of work.</p> <p>Any unusual material showing discolouration, odours, and foreign objects should be treated as contaminated and further investigation carried out to determine the correct handling and disposal requirements.</p> <p>Potentially contaminated material to be identified on site through either visual observations, odour, or chemical analysis. Any identified contamination to be removed from site is to be tested prior to disposal to an approved landfill by an approved waste removal contractor, in accordance with DECC requirements.</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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57	E	Waste and chemical controls	<p>Lead Paint flakes disturbed during pre works that are found around the work area are to be collected and stored as per hazardous waste controls. This lead waste may also include organic matter that is collected when paint chips are collected from the ground.</p> <p>Waste containment areas will be inspected daily and if any additional safeguards are required to protect impact on water quality, they to be implemented immediately.</p> <p>The reuse of collected abrasives used in the blasting process shall be maximised following the removal of all respirable dust and other contaminants. All waste resulting from the process of paint removal shall be collected in a sealed container at the site compound and disposed of appropriately at a suitably licensed waste facility.</p> <p>All waste shall be disposed of as soon as practicable in accordance with the waste disposal safeguards and only at an appropriately licensed facility. Contractors to provide disposal locations and licence details in EMP.</p> <p>All excavated spoil removed from the site for off site disposal will be classified before it leaves the site.</p> <p>Hazardous material is expected to be generated by the proposed works (lead-based paint removal). All waste material handling, transport and disposal will be in accordance with the requirements of POEO Act (1997), WARR Act (2001) and relevant DECCWW or WorkCover Guidelines and AS 4361.1-1995, Guide to Lead Paint Management-Industrial Applications.</p> <p>All worksites to be kept clean and tidy at all times</p> <p>Documents and records of the transport and disposal of all materials removed from the site will</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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58	E	<p>Incorrect disposal of lead-based paint and pollution to environment.</p> <p>- The paint surfaces of the pipes contain a lead-based paint.</p>	<p>Any removed lead-based paint product is to be collected, sealed and disposed of appropriately at a suitably licensed waste facility.</p> <p>Machinery is to be cleaned of soil and debris before exiting the site to reduce the potential spread of weeds.</p> <p>The Contractor is to ensure that a procedure for management of Contaminated Material is in place prior to commencement of work and detailed in the EMP.</p> <p>Lead paint waste spills from storage containers will be immediately contained and a vacuum used to siphon the material back into another container.</p> <p>Decontamination areas adjacent to the enclosed encapsulation unit shall capture all water and pump to waste facilities in the compound area. These areas shall be bunded and maintained to ensure no escape of contaminated water to the environment.</p> <p>Any unusual material showing discolouration or odours should be treated as contaminated and further investigation carried out to determine the correct handling and disposal requirements. In all cases the Networks Alliance Superintendent to be notified.</p> <p>Potentially contaminated material not identified in this REF (and associated preliminary site assessment) is to be identified on site through either visual or odour observation (i.e. unusual discolouration or odours). Any identified contamination to be removed from site is to be tested prior to disposal to an approved landfill by an approved waste removal contractor, in accordance with the DECCW requirements.</p> <p>Background and post works soil sampling shall be undertaken by the Contractor to ensure no</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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69	E	Excavation adjacent to sensitive waterway - Upper Lane Cove River	<p>Work during low tide periods.</p> <p>Ensure no sediment or contaminants enter waterways by keeping all materials away from roads/gutters and stormwater drains.</p> <p>Protect stormwater drains using appropriate silt and sediment controls.</p> <p>Use appropriate silt and sediment controls and coverings on stockpiles. Stockpile away from stormwater drains, gutters and waterways.</p> <p>Clean vehicle wheels to avoid tracking. Sweep roadways clean prior to rain events and at the end of each day.</p> <p>Cover all vehicle loads and waste skip bins.</p> <p>Maintain chemical register (including MSDSs) on the site.</p> <p>Store all chemicals in a contained/bunded area. Spill kits and procedures to be accessible on-site.</p>		
60	E	Water discharge greater than 1 mega litre entering the environment.	<p>PM in association with SWC Water Operations to provide Environment Officer with discharge volumes. If greater than 1meg, Water Ops to provide methods of dewatering appropriate for this site. Follow measures specified in the REF.</p> <p>All discharge from excavations in to be in accordance with the NWA discharge procedure. Including the use of silt socks, sand bags in gutters and other measures to ensure turbidity of discharge water is minimised.</p>		

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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61	E	Site compounds	<p>NWA to gain appropriate approvals from Council or landowner. Fully demobilise and restore site to previous condition.</p> <p>Crushed sandstone to be used for driveway and path for trucks within compound area.</p> <p>Possible use of two gates (for ingress and egress).</p> <p>Fencing to prevent runoff.</p> <p>The contractor shall carry out soil contamination testing of all compound areas pre and post occupation, in accordance with NWA Contamination Assessment procedures.</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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62	E	Excessive noise may impact on sensitive receptors, including fauna species in the surrounding area.	<p>Noise generated during construction works will comply with limits and guidelines specified in the DECCW Interim Construction Noise Guidelines. Standard working hours will be enforced; 7am to 6pm Monday to Friday, Saturday 8am to 1pm.</p> <p>No work to be carried out on Sundays or public holidays unless a Noise Management Plan is completed and approved by the Networks Alliance Environment Manager prior to works.</p> <p>Council and potentially affected stakeholders will be informed of any work required to be undertaken outside standard works hours.</p> <p>All stationery and mobile equipment will be fitted with residential-type silencers. Noise generated by work equipment will comply with Australian Standard AS 1055.</p> <p>All staff and Contractors will be informed of Sydney Water and NetWorks Alliance code of behaviour and noise management procedure (Appendix D) to emphasise the need to minimise all unnecessary noise (eg slamming doors, radios, swearing, yelling etc)</p> <p>Plant and equipment to be regularly maintained to ensure clean and efficient operation.</p> <p>All complaints will be recorded in the complaints register and responded to accordingly. Communications Manager will be advised of all complaints received. All complaints shall be actioned and the action taken recorded. Refer to Communication Protocols.</p> <p>Ensure that all delivery drivers are informed of site hour restrictions and do not deliver or pick up outside of these hours.</p> <p>Machinery to be turned off when not in use.</p> <p>No yelling, loud talk or swearing or loud music</p>		
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Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL	CONTRACTOR PROPOSED ACTIONS	PM SIGN OFF
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63	E	Effect of vibration on adjacent structures	<p>Where vibration may affect adjacent structures or excavations, a risk assessment to identify appropriate procedures to be developed. Risk assessment to identify safe work practices to eliminate or reduce potential physical damage to structures or surrounding environment from overexposure to vibrating machinery.</p> <p>Dilapidation surveys and vibration monitoring may be undertaken to assess and control the impact as required by the Networks Alliance Project Manager</p>		
64	E	Revegetation	Bush regeneration and weed work shall be carried out (as per the tender documentation) in a competent manner by experienced and qualified bush regenerators. A minimum 50% of the workforce must have completed a TAFE Bushland Regeneration Certificate Course, or equivalent and have suitable field experience (eg. 100 hours prior employment).		

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Risk Evaluation Tables



Qualitative Measures of Consequence or Impact

Level	Description of Consequence or Impact
H (High level of harm)	Potential Death, Permanent Disability or Major Structural Damage or Potential Incident resulting in permanent or significant detrimental impact on the natural or built environment. Potential incident that may result in community outrage with major threat to Program success or Sydney Water reputation.
M (Medium level of harm)	Potential Temporary Disability or Minor Structural Damage or Potential Incident that could impact on environmental elements (natural or built) that can be contained and remediated with no long term effect. Any potential to exceed a Statutory Licence/Permit condition. Potential incident that can be managed to achieve acceptable outcomes for the community and avoid long term effect to Sydney Water reputation.
L (Low level of harm)	Potential incident which may cause inconvenience to the community or minor damage to the environment or persons, which may require first aid treatment, proactive action, communication and/or follow up activities.

Qualitative Measures of Likelihood / Probability

Level	Likelihood / probability
Likely	Could happen frequently
Moderate	Could happen occasionally
Unlikely	May occur only in exceptional circumstances.

Qualitative Risk Analysis Matrix – Level of Risk

Consequence	Likelihood / Probability		
	Likely	Moderate	Unlikely
H (High)	P1	P1	P2
M (Medium)	P1	P2	P3
L (Low)	P2	P3	P3

Key

P1	1st rank actions
P2	2nd rank actions
P3	3rd rank actions
No injury	Acceptable Risk

Job No	Discipline	Risk/Opportunity	NETWORKS ALLIANCE RECOMMENDED CONTROL
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Ranking a method of deciding priorities can be made. Items from the first rank would be prioritised 1st followed by those from the 2nd rank and then those from the 3rd rank. Bringing together a risk of injury and likelihood such that an unshaded area is reached means that the risk is acceptable, further assessment of this hazard is needed, but no action need be taken to control the risk arising from it. Such an outcome would arise when considering a hazard, which at worst would produce a minor injury, which "could occur sometime".

AMENDMENT TO CATEGORISATION OF CERTAIN COMMUNITY LANDS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To allow Council to consider varying the categorisation of a number of community land sites under the Local Government Act, 1993.

BACKGROUND:

Council has undertaken extensive work in regard to vegetation mapping within the LGA and is now preparing the Greenweb mapping for the Principal Local Environmental Plan (LEP). Part of this work has included the consideration of sites listed as community land under the *Local Government Act, 1993*. Some community land sites, and parts of sites, have been identified as being inappropriately categorised.

COMMENTS:

Four sites are proposed for re-categorisation to "natural areas" due to their value for biodiversity conservation. Boundary re-alignment between categories within a number of sites is also proposed.

RECOMMENDATION:

That Council prepare amendments to the relevant plans of management during the 2011/2012 financial year, to amend the community land categories of 4 sites, in their entirety, to natural area (bushland), and that Council note boundary re-alignments for a further 11 community land sites.

PURPOSE OF REPORT

To allow Council to consider varying the categorisation of a number of community land sites under the Local Government Act, 1993.

BACKGROUND

Local Government Act

Community land is governed by the provisions of the *NSW Local Government Act 1993*. Section 36 of the Act provides for the categorisation of community land:

- (4) *For the purposes of this section, land is to be categorised as one or more of the following:*
 - (a) *a natural area,*
 - (b) *a sportsground,*
 - (c) *a park,*
 - (d) *an area of cultural significance,*
 - (e) *general community use.*
- (5) *Land that is categorised as a natural area is to be further categorised as one or more of the following:*
 - (a) *bushland,*
 - (b) *wetland,*
 - (c) *escarpment,*
 - (d) *watercourse,*
 - (e) *foreshore,*
 - (f) *a category prescribed by the regulations.*

Under Section 36E of the Act:

- 36E *The core objectives for management of community land categorised as a natural area are:*
 - (a) *to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and*
 - (b) *to maintain the land, or that feature or habitat, in its natural state and setting, and*
 - (c) *to provide for the restoration and regeneration of the land, and*
 - (d) *to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and*
 - (e) *to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.*

Section 36 of the *Local Government Act, 1993* requires that all land classified as community land must have a plan of management. Plans of management:

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- are written by Council in consultation with the community;
- identify the important features of the land;
- provide a framework for management and clarify how Council will manage the land; and
- indicate how the land may be used or developed such as leasing.

The changes proposed in this report will result in the need to update a number of Council's plans of management. The plan requiring the most significant change (addition of 4 sites) is the Bushland Plan of Management which covers bushland owned by, or under the care, control and management of Ku-ring-gai Council. It was designed to be relevant for five (5) years (to 2014) and envisages that changes to legislation, policies and plans that occur during this period will be incorporated within the annual revision of service plans and where necessary minor amendments made where required. All bushland reserves dedicated or categorised as bushland under the *Local Government Act, 1993* will be managed in accordance with this plan of management.

Environmental Planning Instruments

Under the *Ku-ring-gai Planning Scheme Ordinance* (KPSO) most sportsgrounds, parks and natural areas are zoned Open Space – 6(a). This zoning permits quite a broad range of uses, including some active recreational uses.

Under the *Ku-ring-gai Local Environment Plan (Town Centres) 2010*, some Council lands that are identified as natural areas are zoned E2 – Environment conservation. The permitted land uses and objectives for this zone are considerably more restricted than those currently permitted under the current Open Space zoning under the KPSO.

Triggers for amending the categories and plans of management

It is intended to include natural areas in a biodiversity overlay in the Ku-ring-gai Principal Local Environment Plan (LEP), in the same manner as in clause 6.5 of the *Ku-ring-gai Local Environmental Plan (Town Centres) 2010*. Similarly, the Greenweb map in the comprehensive Development Control Plan (DCP) is intended to identify land categorised as 'natural area' as 'category 1 - core lands', in line with the *Ku-ring-gai DCP (Town Centres) 2010*. The Town Centres DCP outlines controls that require, in part:

- avoiding locating development in category 1 areas; and
- rehabilitation where works are proposed within disturbed areas.

In line with the planning methodology for the town centres, Council lands that are identified as natural areas are also likely to be zoned E2 – Environment conservation in the Principal LEP.

Community lands were categorised by Council around 10 years ago. As a result of vegetation mapping within the LGA, and the work currently being undertaken in relation to Greenweb mapping for the Principal LEP, some community land sites, and parts of community land sites, have been identified as being appropriate for a change in category. This is because of the way they are used and/or the condition or change in the significance of the vegetation, or its potential for rehabilitation. In addition, some anomalies in the categorisation have been identified. The identification is based on aerial photograph interpretation and the knowledge of Council staff from relevant Departments and from inspections.

COMMENTS

Twenty four sites were reviewed, and of these, changes are proposed to fifteen. The map in **Attachment 1** provides a broad overview of the location of the sites where changes are proposed. **Attachment 2** contains a summary table and maps of the proposed changes for each of these sites.

Matters considered in the assessment of the sites include the following:

- the condition of the vegetation and its potential for regeneration or rehabilitation. Where vegetated areas have structure (at least 2 layers dominated by natives) there is good potential for regeneration. Where the native vegetation is canopy only, particularly where it is regularly mown underneath, the potential for rehabilitation is reduced;
- the current and any proposed use. In some instances the use of a land management unit (LMU) spills over to a neighbouring LMU, for instance, a sportsground is maintained across the boundary of a natural area;
- the current management of the site. Some parks include areas that are not mown, or are already managed as natural areas;
- current licences for clubhouses and scout halls (Kissing Point Sports Field, Acron Oval, Rofe Park);
- bushfire hazard, where the vegetation is currently maintained to reduce risk to local residents; and
- location, for instance in relation to National Parks.

It should also be noted that categorisation as a natural area will not prevent the inclusion of asset protection zones or fire trails, passive recreation facilities or pathways within a site. Nor will it have any impact on activities or bookings.

For convenience, sites are broken up into land management units (LMUs), with each LMU being identified as one of the categories listed in the Act. Four entire LMUs are recommended to be re-categorised from park or the generic 'council land' to natural area (bushland). These are:

- Aleta End (20 Morona Avenue, Wahroonga) (LMU 337) (see maps 9 and 10 in **Attachment 2**);
- Florey Avenue Reserve, Pymble (LMU 75) (see map 15 and 16 in **Attachment 2**);
- Founders Way, St Ives (LMU122) (see maps 7 and 8 in **Attachment 2**); and
- Holt Avenue Reserve, North Wahroonga (LMU709) -Crown land, currently categorised as council land (see map 13 and 14 in **Attachment 2**).

Note that permission is not required from Land and Property Information for re-categorisation.

The justification for each site and maps of the sites are included in **Attachment 2**.

Boundary realignments are also recommended for 11 LMUs, due to quality and/or significance of vegetation, potential for rehabilitation, current management (for example, managed as a bush regeneration site, or a mown or 'no mow' site) and land use investigations (eg used as oval, or bushland). The maps referred to below are all within **Attachment 2**:

- Ku-ring-gai Creek Reserve/ Warrimoo Oval, St Ives Chase (see maps 1 and 2);
- Acron Oval and Douglas St Reserve St Ives (see maps 3 and 4);

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- Kissing Point Road Sports Field South Turramurra (within Sir David Martin Reserve) (see maps 5 and 6);
- William Lewis Park and Bush, Fox Valley Road, Wahroonga (see maps 11 and 12);
- Turramurra Park Oval, Upper Lovers Jump Creek, and Karuah oval Turramurra (see maps 17 and 18);
- Mitchell Crescent Reserve, and Twin Creeks Reserve, Warrawee (see maps 19 and 20);
- Rofe Park, Kate Street Turramurra (see maps 21 and 22);
- Warrington Reserve and Reading Avenue Reserve, East Killara (see maps 23 and 24);
- Seven Little Australians Park, Slade Avenue, Lindfield (see maps 25 and 26).
- Fiddens Wharf Oval in National Park, Lindfield (see maps 27 and 28); and
- Upper Bicentennial Park West Pymble Chase (see maps 29 and 30).

The justification for each site is also included in **Attachment 2**.

CONSULTATION

The recommended changes in community land categories will be discussed with the Open Space Reference Committee at its meeting of 13 December 2010 (prior to the Council meeting). The agenda of this meeting was sent to all Councillors to enable their attendance. In regard to the boundary re-alignments, further consultation with relevant stakeholders will be undertaken prior to the finalisation of the boundaries. This may result in minor edits. Bicentennial Park has a site specific plan of management, which is being reviewed this financial year. The proposed amendments to the LMUs are consistent with the plan of management for this site.

In regard to the locations where the category of the entire site is proposed to be varied, plans of management will need to be amended. It is envisaged that the plans of management for parks and for bushland will be updated in the 2011/2012 financial year. Consultation, including a public hearing will be conducted as part of this process.

FINANCIAL CONSIDERATIONS

The variations to the categorisation of these lands will not have any immediate financial implications. Council's Operations staff have advised that future maintenance budgets can be adjusted as required to ensure existing schedules and service levels are adhered to.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

An integrated approach has been adopted in reviewing the categories for these community lands. Relevant sections of Council including Corporate Planning and Sustainability, Open Space Services, Urban Planning and Heritage, Strategic Assets and Services and Council's Bushcare trainer have been consulted in the preparation of this report.

SUMMARY

Following vegetation mapping within the LGA and the work being undertaken for the Principal LEP, a number of community land sites have been identified as being inappropriately categorised under the *Local Government Act, 1993*.

Amendment to the category of four of these sites in their entirety to 'natural area' is proposed, due to their value for biodiversity conservation. It is recommended that the relevant plans of management be amended during the 2011/2012 financial year.

Boundary re-alignment between community land categories within eleven additional sites is also proposed to improve the alignment with appropriate uses.

RECOMMENDATION

- A. That Council note the boundary re-alignment between community land categories for the 11 sites listed below:
 - i. Ku-ring-gai Creek Reserve/ Warrimoo Oval, St Ives Chase;
 - ii. Acron Oval and Douglas Street Reserve St Ives;
 - iii. Kissing Point Road Sports Field South Turramurra (within Sir David Martin Reserve);
 - iv. William Lewis Park and Bush, Fox Valley Road, Wahroonga;
 - v. Turramurra Park Oval, Upper Lovers Jump Creek, and Karuah Oval Turramurra;
 - vi. Mitchell Crescent Reserve, Warrawee;
 - vii. Rofe Park, Kate Street Turramurra;
 - viii. Reading Avenue Reserve, and Warrington Reserve, East Killara;
 - ix. Seven Little Australians Park, Slade Avenue, Lindfield;
 - x. Fiddens Wharf Oval in National Park, Lindfield; and
 - xi. Upper Bicentennial Park, West Pymble Chase.
- B. That Council prepare amendments to the relevant plans of management during the 2011/2012 financial year, to amend the community land categories of the following sites, in their entirety, to natural area (bushland):
 - i. Aleta End (20 Morona Avenue, Wahroonga) (LMU 337);
 - ii. Florey Avenue Reserve, Pymble (LMU 75);
 - iii. Founders Way, St Ives (LMU122); and
 - iv. Holt Avenue Reserve, North Wahroonga (LMU709).

Penny Colyer
Team Leader Natural Areas

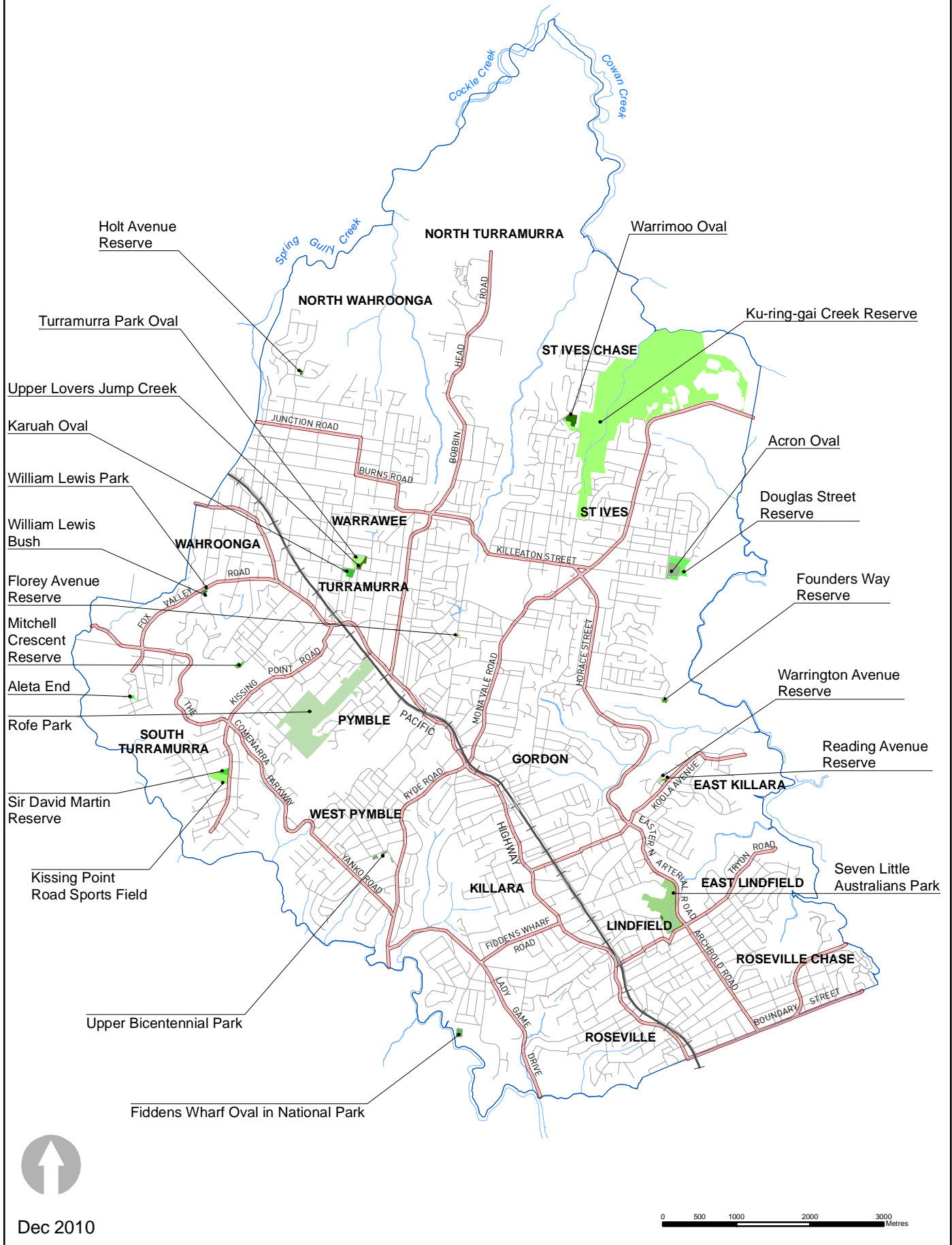
Terri Southwell
Senior Urban Planner

Andrew Watson
Director Strategy &
Environment

Attachments: 1. Map of community lands recommended for category amendments - 2010/233085
2. Table and map of sites for category amendments - 2010/214351

Attachment 1

PROPOSED RE-CATEGORISATION OF CERTAIN COMMUNITY LANDS



SITES REVIEWED, AND RECOMMENDED CHANGES TO CATEGORISATION

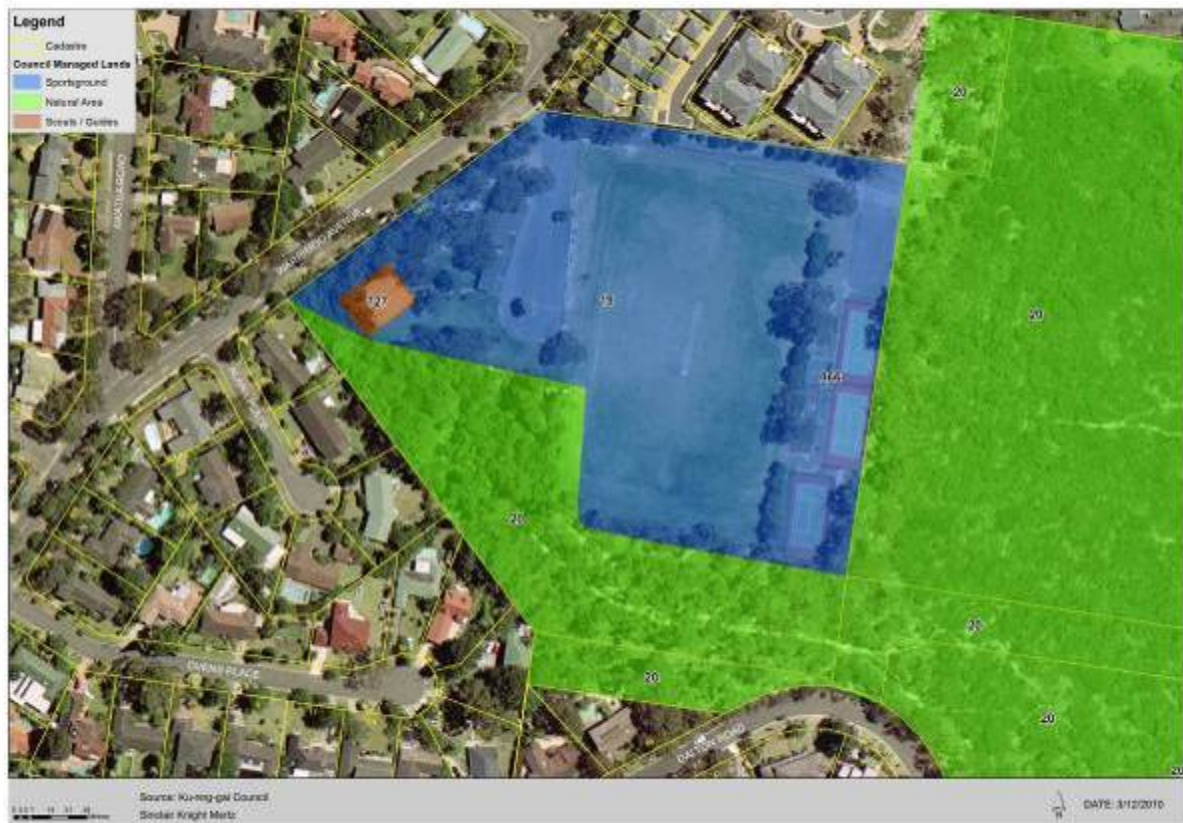
LMU	Site	Current category/ies	Site management / issues	Recommendation
20 & 19	Ku-ring-gai Creek Reserve & Warrimoo Oval, St Ives Chase	Sportsground, Natural area	<ul style="list-style-type: none"> Part of western area of oval mapped as natural area Extent of natural area between residents and scout hall should be reduced to prevent future management resulting in increased fire risk 	Modify boundaries of: <ul style="list-style-type: none"> Natural area to remove area of sportsground See Map 1 & 2
93 & 94	Douglas Street Reserve & Acron Oval, St Ives	Sportsground, Natural Area	<ul style="list-style-type: none"> To north of oval, structured vegetation extends south to the edge of the carpark Southern part of oval mapped as natural area 	Modify boundaries of: <ul style="list-style-type: none"> Natural area to edge of oval car park Natural area to remove area of sportsground See Map 3 & 4
361 & 257	Kissing Point Road Sports Field & Sir David Martin Reserve, South Turramurra	Sportsground	<ul style="list-style-type: none"> Large area of important bushland mapped as Sportsground 	Modify boundaries of: <ul style="list-style-type: none"> Natural area to include good condition vegetation See Map 5 & 6
122	Founders Way, Hunter Avenue, St Ives	Park	<ul style="list-style-type: none"> Bushland area adjacent to National Park, headwaters of Middle Harbour Creek. Beginning of Bungaroo track 	<ul style="list-style-type: none"> Re categorise LMU to natural area See Map 7 & 8
337	Aleta End 20 Morona Ave, Wahroonga	Park	<ul style="list-style-type: none"> Currently managed as if a natural area 	<ul style="list-style-type: none"> Re-categorise LMU to natural area See Map 9 & 10
216 & 873	William Lewis Park & William Lewis Bush, Wahroonga	Park, Natural area	<ul style="list-style-type: none"> Important area of Blue Gum High Forest. Part of site is currently no mow area / regeneration site 	<ul style="list-style-type: none"> Modify natural area and park boundary to include no mow area in natural area Natural area to be delineated with logs or bollards See Map 11 & 12

LMU	Site	Current category/ies	Site management / issues	Recommendation
709	Holt Avenue Reserve, North Wahroonga	Council Managed Lands	<ul style="list-style-type: none"> Land is Crown Land - KMC Trustee. Identified as Council land, (this area is uncategorised community land under the <i>Local Government Act</i>) Zoned 'special use – municipal purpose' Shale sandstone transition area, including structured vegetation. 	<ul style="list-style-type: none"> Re-categorise LMU to natural area <p>See Map 13 & 14</p>
75	Florey Avenue Reserve, Pymble	Park	<ul style="list-style-type: none"> Land contains Blue Gum High Forest vegetation. Suitable for a no mow site and potential native seed resource 	<ul style="list-style-type: none"> Re-categorise LMU to natural area <p>See Map 15 & 16</p>
42 & 876	Turramurra Park Oval & Upper Lovers Jump Creek, Turramurra	Natural area, Sportsground	<ul style="list-style-type: none"> Bushcare and bush regeneration site along creek 	<ul style="list-style-type: none"> Modify boundaries of natural area to reflect bushcare and bush regeneration works and exclude sportsground area including buildings. <p>See Map 17 & 18</p>
232 & 233	Mitchell Crescent Reserve & Twin Creeks Reserve Warrawee	Park, Natural area	<ul style="list-style-type: none"> Includes bushland vegetation within park 	<ul style="list-style-type: none"> Re-align LMU boundary to ensure bushland area is within natural area. <p>See Map 19 & 20</p>
250 / 249	Rofe Park, Turramurra	Park, Natural area	<ul style="list-style-type: none"> Includes bushland vegetation within park. 	<ul style="list-style-type: none"> Re-align LMU boundary to ensure bushland area is within natural area. <p>See Map 21 & 22</p>

LMU	Site	Current category/ies	Site management / issues	Recommendation
153 & 154	Warrington Avenue Reserve & Reading Avenue Reserve, East Killara	Park, Natural area	<ul style="list-style-type: none"> The park 'Reading Avenue Reserve' is zoned 3a –a3 (Business – retail services), but includes native structured vegetation Natural area includes area used as park 	<ul style="list-style-type: none"> Re-align LMU boundaries to ensure better condition vegetation is within natural area. Natural area to be delineated with logs or bollards <p>See Map 23 & 24</p>
370 & 165	Seven Little Australians Park & Seven Little Australians, Lindfield	Park, Natural area	<ul style="list-style-type: none"> Southern section of park currently under bush regeneration. Western edge of park currently includes bushland vegetation. 	<ul style="list-style-type: none"> Amend natural area boundary to include southern portion of current park to natural area to include regeneration area and western edge to include bushland vegetation. <p>See Map 25 & 26</p>
315	Fiddens Wharf Oval in National Park, Lindfield	Sportsground in National Park	<ul style="list-style-type: none"> Sports field operates on DECCW estate. Mapping of Sportsground extends beyond occupied sports area. No sports activities would be affected by the recommended changes. 	<ul style="list-style-type: none"> Amend extent of Sportsground LMU to reflect mown oval, access handle and amenities <p>See Map 27 & 28</p>

LMU	Site	Current category/ies	Site management / issues	Recommendation
285 & 286	Upper Bicentennial Park & Bicentennial Park Bushland West Pymble	Park, Natural area	<ul style="list-style-type: none"> The area of Upper Bicentennial Park (LMU 285) along Lofberg Rd has been excluded from mowing contracts since 2002 (in accordance with the adopted plan of management for Bicentennial Park Plan of Management 2002). Vegetation along the northern section of community centre carpark off Lofberg Road is an existing War Memorial. The existing access to the Preschool playground for service vehicles will be realigned to improve access and reduce impact area. 	<ul style="list-style-type: none"> Re-categorise the northern section in LMU 285 from park to be within the natural area, Bicentennial Park Bushland LMU 286. Re-categorise Community Land, in order to include the memorial area and vegetated island on western side of proposed driveway as park. <p>See Map 29 & 30</p>

**Map 1. Ku-ring-gai Creek Reserve (LMU 20) & Warrimoo Oval (LMU 19)
– Existing categorisation**



**Map 2. Ku-ring-gai Creek Reserve (LMU 20) & Warrimoo Oval (LMU 19)
– Proposed categorisation**



Map 3. Acron Oval (LMU 94) & Douglas St Reserve (LMU 93) – Existing categorisation



Map 4. Acron Oval (LMU 94) & Douglas St Reserve (LMU 93) – Proposed categorisation



Map 7. Founders Way (LMU 122) – Existing categorisation



Map 8. Founders Way (LMU 122) – Proposed categorisation



Map 9. Aleta End (LMU 337) – Existing categorisation



Map 10. Aleta End (LMU 337) – Proposed categorisation



**Map 11. William Lewis Park (LMU 873) & William Lewis Bush (LMU 216)
– Existing categorisation**



**Map 12. William Lewis Park (LMU 873) & William Lewis Bush (LMU 216)
– Proposed categorisation**



Map 13. Holt Avenue Reserve (LMU 709) – Existing categorisation



Map 14. Holt Avenue Reserve (LMU 709) – Proposed categorisation



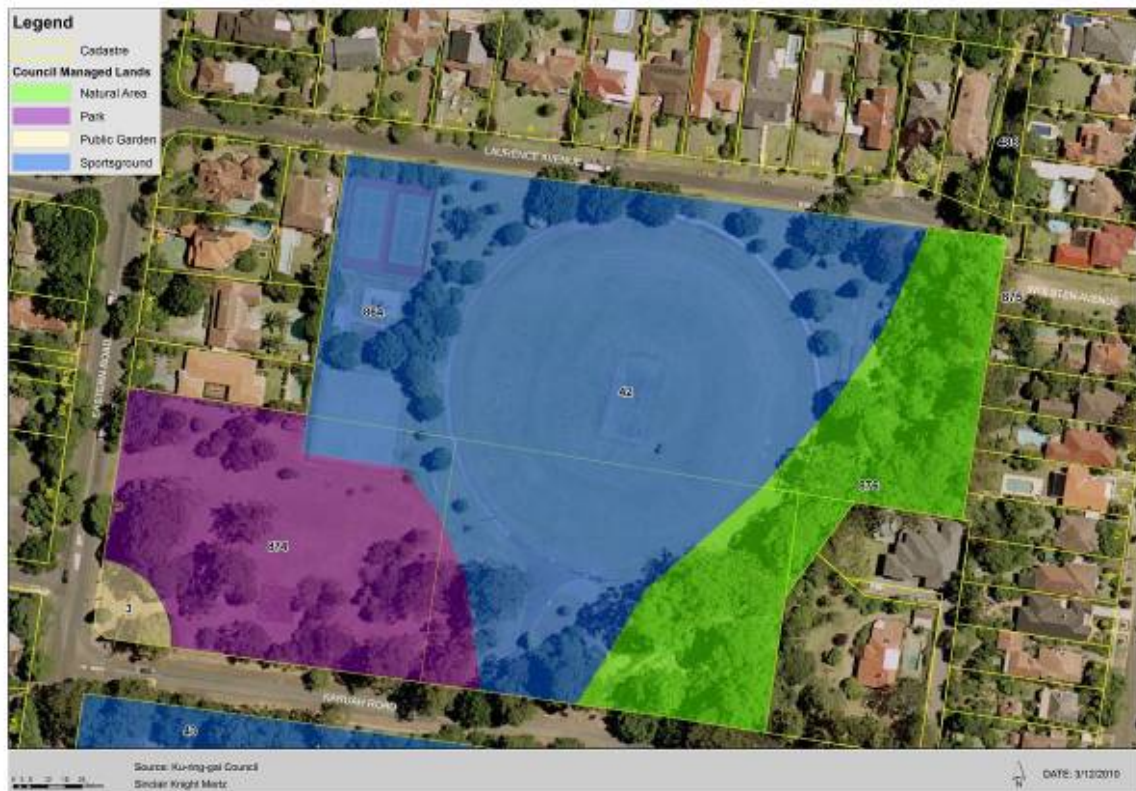
Map 15. Florey Avenue Reserve (LMU 75) – Existing categorisation



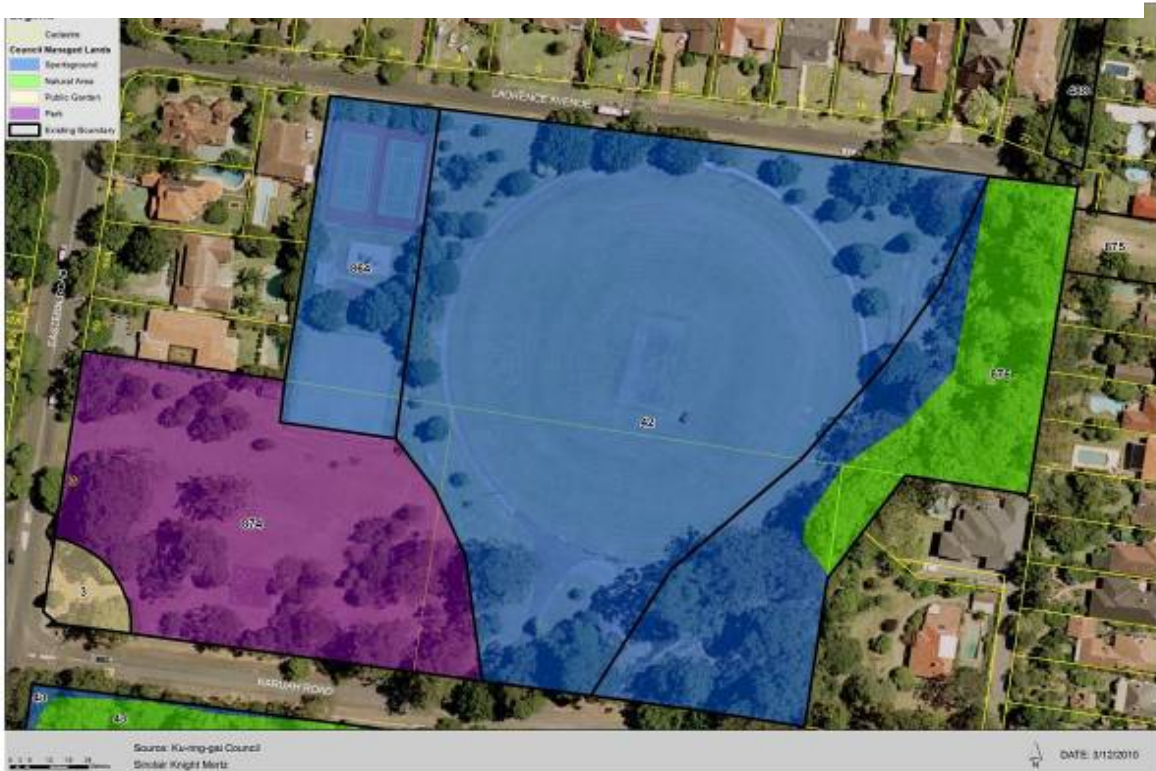
Map 16. Florey Avenue Reserve (LMU 75) – Proposed categorisation



Map 17. Turrumurra Park Oval (LMU 42) & Upper Lovers Jump Creek (LMU876) – Existing categorisation



Map 18. Turrumurra Park Oval (LMU 42) & Upper Lovers Jump Creek (LMU876) – Proposed categorisation



Note: On ground mapping of proposed natural area (including regeneration area) to be undertaken. This may result in small adjustments to proposed line.

**Map 19. Mitchell Crescent Reserve (LMU 232) & Twin Creeks Reserve (LMU 233)
– Existing categorisation**



**Map 20. Mitchell Crescent Reserve (LMU 232) & Twin Creeks Reserve (LMU 233)
– Proposed categorisation**



Map 21. Rofo Park Turramurra (LMUs 250 and 249) – Existing categorisation



Map 22. Rofo Park Turramurra (LMUs 250 and 249) – Proposed categorisation



Map 23. Warrington Avenue Reserve (LMU 153) & Reading Avenue Reserve (LMU 154) – Existing categorisation



Map 24. Warrington Avenue Reserve (LMU 153) & Reading Avenue Reserve (LMU 154) – Proposed categorisation



Note: On ground mapping of proposed natural area (including no mow / regeneration area) to be undertaken. This may result in small adjustments to proposed line.

Map 25. Seven Little Australians Park (LMU 370) & Seven Little Australians (LMU 165) – Existing categorisation



Map 26. Seven Little Australians Park (LMU 370) & Seven Little Australians (LMU 165) – Proposed categorisation



Map 27. Fiddens Wharf Oval (LMU 315) – Existing categorisation/extent



Map 28. Fiddens Wharf Oval (LMU 315) – Proposed categorisation/extent



Map 29. Upper Bicentennial Park (LMU 285) & Bicentennial Park Bushland (LMU 286) – Existing categorisation



Map 30. Upper Bicentennial Park (LMU 285) & Bicentennial Park Bushland (LMU 286) – Proposed categorisation



KU-RING-GAI PRINCIPAL LOCAL ENVIRONMENTAL PLAN GATEWAY DETERMINATION AND REVISED TIMELINE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council the gateway determination for the Ku-ring-gai Principal Local Environmental Plan (LEP) and for Council to consider a revised timeline for its completion.

BACKGROUND:

On 12 October 2010 Council resolved to submit a Planning Proposal for the Ku-ring-gai Principal LEP (PLEP) to the Minister for Planning for a gateway determination. It is proposed that the PLEP will largely be a translation of the Ku-ring-gai Planning Scheme Ordinance (KPSO) into the Standard Instrument format and will apply to all land in Ku-ring-gai that is not subject to the Town Centres LEP.

COMMENTS:

On 15 November 2010 Council received a gateway determination from the Department of Planning to proceed with the PLEP based on the Planning Proposal submitted by Council. The gateway determination required the PLEP to be completed in 18 months. Following a review of the adopted work program for the PLEP, it is proposed that a revised work be submitted to DoP that will meet the requirements of the gateway determination.

RECOMMENDATION:

That Council note the gateway determination issued by the Department of Planning for the Principal Local Environmental Plan (LEP) and that Council submit to the Department of Planning a revised work program timetable that satisfies the requirements of the overall timeframe contained in the gateway determination.

PURPOSE OF REPORT

To present to Council the gateway determination for the Ku-ring-gai Principal Local Environmental Plan (LEP) and for Council to consider a revised timeline for its completion.

BACKGROUND

On 12 October 2010 Council considered a draft planning proposal for the completion of a Principal LEP (PLEP) for Ku-ring-gai. It is intended that the PLEP will largely be a translation of the Ku-ring-gai Planning Scheme Ordinance (KPSO) into the Standard Instrument format and apply to all land in Ku-ring-gai that is not subject to the *Ku-ring-gai Local Environmental Plan (Town Centres) 2010*.

The planning proposal included a revised work program for the PLEP, consistent with the new LEP making system, which was developed taking into consideration the need to be able to integrate the LEP with the Town Centres LEP along with the requirement to submit the final LEP to the Department of Planning with sufficient time to be finalised in 2011.

At the Ordinary Meeting of Council on 12 October 2010 Council resolved.

- B. That Council, in accordance with Section 56 of the Environmental Planning and Assessment Act 1979, submit the Planning Proposal for the Ku-ring-gai Principal Local Environmental Plan to the Department of Planning, as provided at Attachment 1, to seek a gateway determination.*
- C. That upon the receipt of any gateway determination, a further report be brought back to Council on the conditions of the determination and any implication for Council's adopted process and timetable for the completion of the Principal LEP.*

The adopted planning proposal (**Attachment 1**) was submitted to the Department of Planning on 21 October 2010.

COMMENTS

On 15 November 2010 a gateway determination was received from the Department for Planning in respect to the submitted planning proposal. (**Attachment 2**) The gateway determination permits Council to proceed with the planning proposal subject to conditions. The conditions contained in the gateway determination are summarised as follows:

1. Community consultation is required under sections 56(2)(c) and 57 of the (EP&A Act) and the planning proposal must be made publicly available for **28 days**. The public exhibition must be in accordance with section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.

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2. Consultation is required with the a number of specified public authorities under section 56(2)(d) of the EP&A Act. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal.
3. No public hearing is required to be held under section 56(2)(e) of the EP&A Act unless there is a need to conduct a public hearing under the provisions of any other legislation.
4. The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination. This means that the LEP is to be finalised, i.e. gazetted, by mid May 2012.

Proposed amendments to the work program time table

In addition to the conditions contained in the gateway determination, the covering letter from the Department of Planning request that Council submit a proposed timeline for the key milestones for the completion of the Planning Proposal incorporating the following:

- *By the end of December 2010, submission of a preliminary draft Instrument and maps reflecting the outcomes of those studies reported to Council in December 2010;*
- *The Department of Planning providing advice to Council officers on this preliminary draft during February 2011;*
- *By the end of March 2010, submission of a draft Instrument and maps reflecting all relevant studies to be endorsed by the Director-General's delegate under section 57(2) of the EP&A Act;*
- *Submission of the final Planning Proposal (following exhibition) twelve weeks prior to the projected publication date.*

The timing of the milestones set out in the covering letter of the gateway determination is consistent with the timetable contained in the planning proposal submitted to the Department of Planning. Council's adopted planning proposal contains details of additional planning studies are currently underway or proposed to be undertaken for the purposes of the PLEP and provides a rationale for the studies and a timeframe for their completion. These were based on the timeline adopted by Council on 25 May 2010.

Since the submission of the planning proposal a review has been undertaken of the work program including an assessment for work completed to date, the time time included in the gateway determination and covering letter and Council's meeting schedule for 2011. The table included as **Attachment 3** contains an assessment of the current status of each of the studies identified in the Planning Proposal and revised completion dates based on current progress and intended consultation. The revised approach acknowledges that in a number of cases the various strategies are dependent on the outcomes of certain other strategies and therefore cannot be finalised until clearer directions and recommendations are provided. An example of this is the interface study; the ultimate conclusions and recommendations will be dependent on and influence by findings and considerations of other studies, in particular the heritage conservation area review and the green web mapping and riparian studies. This has resulted in the staggering of the completion dates of a number of studies.

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Based on the review, a revised timetable for the completion of the PLEP has been developed, a copy of which is included at **Attachment 4**. The proposed revised key milestones are as follows:

Key Milestone	Completion date
<i>Submission of a preliminary draft Instrument and maps reflecting the outcomes of those studies reported to Council</i>	31 March 2011
<i>Completion of Consultation with public authorities under section 56(2)(d) of the EP&A Act</i>	31 May 2011
<i>Submission of a draft Instrument and maps reflecting all relevant studies to be endorsed by the Director-General's delegate under section 57(2) of the EP&A Act;</i>	30 June 2011
<i>Formal Exhibition/Community Consultation of Detailed Planning proposal and associated Planning Strategies</i>	31 October 2011
<i>Council considers community and agency submissions</i>	6 December 2011
<i>Submission of the final Planning Proposal (following exhibition)</i>	16 December 2011
<i>Finalisation of Principal LEP by Minister</i>	18 May 2012

Response to additional matters raised in covering letter

The covering letter accompanying the gateway determination identified a number of issues that Council should work closely with the Department of Planning Sydney West Regional Team throughout the plan making process. These issues and the proposed approach are as follows:

- *Council's proposed use of the R5 Large Lot Residential zone*

The zoning translation table contained in the planning proposal submitted by Council proposes that the existing "Residential 2(g)" zone be converted to the "R5 – Large Lot Residential" zone under the standard instrument with the existing key development standards contained in the KPSO to be retained. The "Residential 2(g)" zone under the KPSO applies to a small number of lots in North Turrumurra and provides for a minimum subdivision area of not less than 1.012 hectares (10,120 square metres).

The Department of Planning has requested that this proposal be reviewed having regard to the stated objectives of the "R5 – Large Lot Residential" zone in the standard instrument. In doing so, there is no suggestion that the existing development standards under the KPSO be relaxed.

- *Ownership of land in proposed E2 Environmental Conservation zone*

It is proposed that the "E2 Environmental Conservation" zone be applied to those lands high ecological, scientific, cultural or aesthetic values outside of the National Parks. The Department of

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Planning requires that, if it is the intention to apply this zone to land that is not under Council ownership or care control and management, permission must be sought by the respective land owners.

While there is no intention to apply the E2 zone to privately owned land there is the potential that land owned by public authorities may be of a quality that would justify the application of the B2 zone. In such cases relevant public authorities will be consulted and the necessary consent obtained before the E2 zone is applied to those lands.

- *Use of the urban design excellence clause*

The Department of Planning is seeking clarification on the intended use of clause 6.4 of the *Kuring-gai Local Environmental Plan (Town Centres) 2010* relating to urban design excellence for Key Sites. This clause provides development incentives in return for the provision of urban design and public domain enhancements on key sites in centres covered by the Town Centres LEP. As the stated position of Council in the planning proposal for the PLEP is for the retention of the existing development standards for commercial zones outside the town centres, there is no intention to identify any further "key sites" to which to apply the urban design excellence clause. As such, the clause will have no role to play in the PLEP and therefore should not be included.

CONSULTATION

The need to prepare a specific consultation strategy for the Principal LEP has been identified within the report to Planning Committee on 12 May 2010. There will be many projects running concurrently within the various themes outlined in the revised work program. To date as part of the development of the various planning strategies, targeted consultation has occurred within key community and State Government stakeholders. Council's reference committees will also be used to provide feedback on an ongoing basis throughout the development of the PLEP.

It is proposed only to place the key planning strategies informing the PLEP on public exhibition prior to finalising the drafting of the LEP instrument and maps. This includes the Heritage Conservation Area Review, the Biodiversity and Riparian mapping and the Interface Study. The Department of Planning have advised that preliminary consultation on these planning strategies in advance of the formal exhibition of the PLEP should only be undertaken if it does not result in the delay to the overall plan making process. Further comment from the Department about non statutory advertising may arise from a decision of the Land & Environment Court in coming months in relation to Friends of Turramurra vs Minister for Planning.

Other more strategic studies which are more focused on the context of the PLEP in relation to the subregional plan rather than directly informing the drafting of the instrument and maps, will not be subject to preliminary public consultation prior to the formal exhibition process.

The Gateway Determination identifies a 28 day formal public notification process which needs to be undertaken in accordance with section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*. The revised timetable contained in this report proposes that this formal exhibition process be undertaken in October 2011.

FINANCIAL CONSIDERATIONS

The work program for the Principal Local Environmental Plan (LEP) and Development Control Plan (DCP) is covered by the Strategy and Environment operational and project budgets for 2010/11 and 2011/12.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

An integrated planning approach involving staff from all Council divisions is required for the preparation of a Principal LEP and DCP for Ku-ring-gai. The revised program as outlined in this report has been developed with those staff currently working on the background studies.

SUMMARY

On 15 November 2010 Council received a gateway determination from the Department of Planning to proceed with the PLEP based on the planning proposal submitted by Council. The gateway determination requires the PLEP process to be completed by mid May 2012, with Council submitting a final draft LEP, post exhibition, to the Department of Planning by early February 2012.

Following a review of the adopted work program for the PLEP, it is proposed that a revised work program be submitted to the Department of Planning that will meet the requirements of the gateway determination. This will see the Principal LEP going on formal exhibition in October 2011 and being submitted to the Department in December 2011.

RECOMMENDATION

- A. That Council note the gateway determination issued by the Department of Planning for the Principal Local Environmental Plan.
- B. That Council submit to the Department of Planning the revised work program and timetable as outlined in this report, which satisfies the requirements of the overall timeframe contained in the gateway determination.

Craig Wyse
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Antony Fabbro
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Planning**

Andrew Watson
**Director Strategy &
Environment**

Attachments:

- 1. Ku-ring-gai Council Planning Proposal - Ku-ring-gai Principal Local Environmental Plan October 2010 - 2010/200026**
- 2. Department of Planning Gateway Determination - Ku-ring-gai Principal Local Environmental Plan - November 2010 - 2010/217111**
- 3. Updated status of planning studies - 2010/234547**
- 4. Revised work program and timetable - 2010/234798**



Ku-ring-gai Council

Planning Proposal

Ku-ring-gai Principal Local Environmental Plan

October 2010

Background

The KPSO was initially gazetted in 1971 and has been subject to a significant number (over 200) of ad-hoc changes over the subsequent 36 years. The development of the Metropolitan Strategy and associated sub regional planning process provides the strategic framework in which now local land-use planning can be undertaken in a integrated and strategic manner. Land use planning issues to be addressed by the LEP includes sustainability, physical and social Infrastructure provision, natural and built environment, housing and employment.

The *Ku-ring-gai Local Environmental Plan (Town Centres) 2010* (Town Centres LEP) was prepared by the Ku-ring-gai Planning Panel and came into effect on 25 May 2010. At this point in time the Ku-ring-gai Planning Panel has the plan making functions under part 3 of the Act for all land within the Town Centres. As such, Council has no authority to prepare a planning proposal for its principal LEP (PLEP) if it includes land within the Town Centres boundary. As a result, the PLEP will include all land in the local government area that is not subject to the Town Centres LEP.

Given that the Town Centres LEP is in the standard instrument format, it is proposed that the PLEP will largely take the same format of the town centres LEP, including adopting the relevant local provisions such as those for biodiversity and riparian lands. This will facilitate greater ease in amalgamating the two LEPs in the future to form a single LEP applying to the whole local government area.

A work program for the PLEP has been developed which takes into consideration the need to be able to integrate the LEP with the Town Centres LEP and the requirement to submit the final LEP to the Department with sufficient time to be finalised in 2011. The work program was presented to Council's Planning Committee on 12 May 2010 and subsequently endorsed at its meeting on 25 May 2010 (refer to **Attachment A**). This Planning Proposal is based on the work timetable and program endorsed by Council and in discussion with the NSW Department of Planning Sydney West team.

Planning Proposal

1. A statement of the objectives or intended outcomes of the proposed local environmental plan.

The intended outcome of the planning proposal is to implement an LEP following the Standard Instrument format to apply to the Ku-ring-gai local government area (except for land subject to the Ku-ring-gai Local Environmental Plan (Town Centres) 2010), that replaces but maintains the general effect of the existing Ku-ring-gai Planning Scheme Ordinance (KPSO) applying to the land, except where it is intended to:

1. Rezone unzoned land to same as adjoining zoning.
2. Rezone land covered by Interim Development Orders to standard instrument equivalent.
3. Rezone certain interface sites to provide a solution to those low density housing areas adjoining land zoned for five storey apartment buildings or other higher zonings within the town centres.
4. Rezone certain existing residential and open space sites to an appropriate environmental zone having given consideration to the biodiversity, riparian and other natural resource assessment and mapping processes.
5. Include heritage conservation areas and add or delete heritage items
6. Include 'natural resource sensitivity' provisions and mapping layers to address biodiversity and riparian lands issues, consistent with Ku-ring-gai Town Centres LEP. Investigation will also be undertaken to consider the potential application of additional local provisions for flood planning areas and landslide risk.
7. Rezone certain sites currently zoned Special uses in accordance with Department of Planning PN 08-002 – zoning infrastructure.
8. Correct existing zoning anomalies, e.g. where existing open space is currently zoned residential.
9. Remove redundant road and open space reservations following consultation with relevant public authority.
10. Include new road and open space reservations where necessary following consultation with relevant public authority.

2. An explanation of the provisions that are to be included in the proposed local environmental plan.

It is intended that the LEP will be a translation of the KPSO into the Standard Instrument format consistent with the Town Centres LEP and will incorporate relevant provisions currently contained in the Town Centres LEP including zoning, land use table such as those for biodiversity and riparian lands and controls for miscellaneous permissible uses, for which there are no current equivalent provisions in the KPSO. This will facilitate greater ease in amalgamating the two LEPs in the future to form a single LEP applying to the whole local government area.

There are also a number of 'special provisions' in Part VII of the KPSO for which there are no equivalent standard LEP clauses. Each of these will be considered to determine whether or not it is appropriate or necessary to incorporate an equivalent local provision in the PLEP.

The KPSO contains a number of site specific provisions which were introduced to guide development of specific sites. As the development has occurred on these sites there is no need to carry these forward to the PLEP. Instead, these sites will be zoned so as to best reflect the existing development of the sites

Zoning and Development Standards

This will included converting existing zones and associated land uses to the standard instrument equivalent and retain the associated development standards including height, floor space ratio, and minimum subdivision requirements. The table below identifies the likely translations from the KPSO zones to the equivalent standard instrument zones.

Existing KPSO Zone	Proposed Standard Instrument Equivalent Zone	Comment
<i>Residential Zones</i>		
Residential 2(a), 2(b), 2(c),	R2 – Low Density Residential	General low density residential
Residential 2(a), 2(b), 2(c),	E4 – Environmental Living	To be identified as part of natural resource sensitivity studies
Residential 2(c1), 2(c2)	R2 – Low Density Residential	Sites where detached dual occupancy currently permitted - include in Schedule 1
Residential 2(c1), 2(c2)	E4 – Environmental Living	To be identified as part of natural resource sensitivity studies
Residential 2(d)	R4 – High Density Residential	Existing key development standards to be retained
Residential 2(d3)	R4 – High Density Residential	Existing key development standards to be retained
Residential 2(e)	R4 – High Density Residential	Existing key development standards to be retained
Residential 2(f)	R4 – High Density Residential	Existing key development standards to be retained
Residential 2(g)	R5 – Large Lot Residential	Existing key development standards to be retained
Residential 2(h)	R4 – High Density Residential	Existing key development standards to be retained
<i>Business Zones</i>		
Business - Retail Services 3(a)-(A1)	B2 - Local Centre	Existing key development standards to be retained
Business - Retail Services 3(a)-(A2)	B2 - Local Centre	Existing key development standards to be retained
Business - Retail Services 3(a)-(A3)	B1 - Neighbourhood Centre	Existing key development standards to be retained
Business - Commercial	B4 - Mixed Use	Land other than Pymble business Park

Existing KPSO Zone	Proposed Standard Instrument Equivalent Zone	Comment
Services 3(b)-(B1)		
Business - Commercial Services 3(b)-(B1)	B7 - Business Park	Land in Pymble Business Park
Business - Commercial Services 3(b)-(B2)	B2 - Local Centre	Existing key development standards to be retained
Special uses Zones		
Special Uses 5(a)	SP2 – Infrastructure or same as the adjacent zone	As per PN 08-002
Special Uses 5(a1)	SP1 – Special Activities or same as the adjacent zone	As per PN 08-002
Special Uses 5(b) (Railways)	SP2 – Infrastructure	
Open Space Zones		
Open space Recreation existing 6(a)	RE1 - Public Recreation	Recreational uses on public land
Open space Recreation existing 6(a)	E1 - National Parks and Reserves	Land in national parks
Open space Recreation existing 6(a)	E2 - Environmental Conservation	Land with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves, as per PN 09-002. To be identified as part of natural resource sensitivity studies.
Open space Recreation existing 6(a)	E3 – Environmental Management	Land where there are special ecological, scientific, cultural or aesthetic attributes, as per PN 09-002. To be identified as part of natural resource sensitivity studies.
Open space Recreation private 6(b)	RE2 - Private Recreation	Recreational uses on private land
Reservations		
<i>Open Space</i>		
(a) Open Space (Public Parks & Recreation)	RE1 - Public Recreation or same as adjoining zone if reservation no longer required.	To confirm ongoing reservation requirement. Also to be included on Land reservation acquisition map.
(b) County Open Space	RE1 - Public Recreation or same as adjoining zone if reservation no longer required.	To confirm ongoing reservation requirement with LPMA. Also to be included on Land reservation acquisition map.
<i>Roads</i>		
(a) County Road Proposed	SP2 – Infrastructure or same as adjoining zone if reservation no longer required.	To confirm ongoing reservation requirement with RTA. Also to be included on Land reservation acquisition map.
(b) County Road Widening	SP2 – Infrastructure or same as adjoining zone if reservation no longer required.	To confirm ongoing reservation requirement with RTA. Also to be included on Land reservation acquisition map.
Interim Development Orders		
IDO 29	RE2 - Private Recreation	Include educational establishment and function centre as permissible uses on site include in Schedule 1
IDO 78	R2 – Low Density Residential	Same uses and development standards as general low density residential.

As the development standards included in the standard instrument LEP are generally restricted to building height, floor space ratio and subdivision standards, certain other development standards currently included in the KPSO, such as 'built upon area' will not be transferred to the LEP, but will rather be included in the associated DCP.

However, it should be noted that, while it is proposed that the PLEP take on largely the same format of the Town Centres LEP, this will not extend to increasing heights and densities of commercial centres not currently covered by the Town Centres LEP. It has already been demonstrated that the Town Centres LEP, in conjunction with LEP 194/200 before it, will deliver Ku-ring-gai's housing and employment targets under the Metropolitan Strategy and, consequently, any further up zonings are not considered justified or warranted (other than those to address zone interface issues).

Other additional provisions

In order to make the PLEP largely consistent with the Town Centres LEP, it will incorporate relevant local or optional provisions currently contained in the Town Centres LEP including the following:

2.6AA Demolition requires consent

2.6BB Temporary use of land

5.3 Development near zone boundaries

5.4 Controls relating to miscellaneous permissible uses

6.1 Particular site requirements for multi dwelling housing and residential flat buildings

6.2 Ground floor development in business zones

6.3 Minimum building street frontage in business zones

6.4 Urban design excellence for Key Sites

6.5 Natural resources sensitivity—biodiversity

6.6 Natural resources sensitivity—riparian lands

6.7 Restrictions on consent for particular sex services premises

The KPSO contains a number of site specific provisions which were introduced to guide development of specific sites. As the development has occurred on these sites there is no need to carry these forward to the PLEP. Instead, these sites will be zoned so as to best reflect the existing development of the sites. There are also a number of 'special provisions' in Part VII of the KPSO for which there are no equivalent standard LEP clauses. Each of these will be considered to determine whether or not it is appropriate or necessary to incorporate an equivalent local provision in the PLEP.

3. Justification for those objectives, outcomes and provisions and the process for their implementation.

A. Need for the planning proposal.

A1. Is the planning proposal a result of any strategic study or report?

It is proposed that the development of the PLEP builds upon the significant number of planning studies and key work that have already been undertaken by Council in recent years. This information, along with the additional studies outlined below, will be used to develop a series of consolidated local planning strategies that establish the planning principles, policy directions and strategic goals and objectives to align the PLEP with the seven strategy areas contained in the Draft Subregional Strategy. This is considered the most efficient and resource effective approach and avoids duplication of existing relevant data.

Completed studies that will inform the process include:

- Ku-ring-gai Retail Centres Study (2006) – Hill PDA
- Town centres Heritage conservation Area review – (2009) Paul Davies Pty Ltd
- Potential heritage items identified in the review in 2006 – Perumal Murphy Alessi Pty Ltd
- Ku-ring-gai Development & Demographic Forecasts (2008) – SGS Economics and Planning
- Hornsby – Ku-ring-gai Employment Lands Study (2008) – SGS Economics and Planning
- Ku-ring-gai Open space acquisition strategy (2006) – Environmental Partnership and Recreation Planning
- Town Centres Traffic and Parking Studies (various)
- People, Parks and Bushland – Open Space Strategy for Ku-ring-gai, (2005)
- Ku-ring-gai Community Facilities Strategy (2009) – Elton Consulting

The table below outlines which additional studies are currently underway or proposed to be undertaken and provides a rationale for the studies and a timeframe for their completion.

Name of study	Purpose	Intended outcomes for LEP	Current status	Completion date
Interface Study	To investigate and assess the potential impacts of future development on low density housing areas adjoining land zoned for five storey apartment buildings or other higher zonings within the town centres.	Identification of appropriate zoning and development standards for sites adversely affected.	Significant study completed in 2006 for initial draft Town Centres LEP. A review of sites currently being conducted following gazettal of Town Centres LEP 2010	Reported to Council in December 2010
Affordable housing issues paper	It will examine the issue of housing affordability in Ku-ring-gai. This paper will identify any potential policy mechanisms or planning options Council may wish to consider to address the issue.	In all likelihood these initiatives, if taken up by Council, will sit outside the new LEP.	The study is nearing completion.	October 2010

Name of study	Purpose	Intended outcomes for LEP	Current status	Completion date
Heritage conservation area review	To refine the boundaries and description of heritage conservation by through the review of previous Council commissioned heritage studies and historical data and detailed fieldwork.	The identification and mapping of heritage conservation areas for inclusion within the LEP Development of detailed conservation area provisions for the DCP	Consultants currently engaged to review 14 areas in the North of the LGA. In the process of engaging consultants to review southern areas.	March 2010
Additional Heritage item assessment	To undertake an assessment of the potential heritage items identified in the review in 2006 (Perumal Murphy Alessi Pty Ltd) and the work of Paul Davies Heritage Consultants for the town centres LEP in 2008/2009.	This work will identify additional heritage items to be included and any existing items to be removed,	List of items being finalised in consultation with Heritage Reference Committee. Priority will be given to assessment of those items outside of the proposed HCAs.	March 2010
Indigenous Heritage study	To undertake a review of the extent of existing indigenous heritage and investigate appropriate planning mechanisms to address issues and sensitive nature of the matter.	Unknown at this stage – will be subject to findings of the study and liaison with relevant agencies.	Mapping completed. Further consultation required with Aboriginal Heritage Office and other relevant agencies.	March 2010
Integrated Traffic and Transport Strategy	To develop a framework and strategies to guide planning for improved transport options in Ku-ring-gai to manage growth and reduce dependence on the private motor vehicle.	While this strategy is largely aimed at identifying broader Traffic and Transport action plans for Council, the project brief also requests the development of recommendations for the Principal LEP and DCP.	In the process of engaging consultants to prepare the study. This strategy will pick up on the significant baseline data already compiled by Council in the 2000 RDS baseline study and the Town Centres LEP traffic studies.	December 2010
Biodiversity mapping and assessment	To identify those areas within the LGA that are of biodiversity significance and identify appropriate planning mechanisms to address issues.	Incorporation of existing biodiversity provisions and mapping layer from Town Centres LEP and DCP.	LGA wide vegetation mapping has been completed. Currently finalising detailed assessment from 'green web' mapping for the DCP.	December 2010
Riparian lands study	To identify riparian lands within the LGA develop appropriate	Incorporation of existing riparian lands provisions and	Substantially completed. Final ground truthing of	December 2010

Name of study	Purpose	Intended outcomes for LEP	Current status	Completion date
	planning mechanisms to address issues.	mapping layer from Town Centres LEP and DCP.	maps currently being undertaken.	
Flood risk and management study	<p>To identify the extent of potential flood planning areas within the LGA so as to implement planning mechanisms.</p> <p>To reduce the impact of flooding and flood liability on individual owners and occupiers of a flood prone property, and to reduce private and public losses resulting from floods. (<i>Floodplain Development Manual (DIPNR 2005)</i>)</p> <p>To ensure compliance with the section 117 Direction 4.3 Flood Prone Land.</p>	<p>To inform appropriate zoning and land uses.</p> <p>The development of a "Flood Planning Area" map</p> <p>Determine whether or not it is appropriate to incorporate the "Flood Planning" model local provision within the LEP.</p> <p>Investigate whether provisions are required in a DCP to address more detailed issues</p>	Currently investigating GIS and software requirements to complete in house. If in-house completion is not possible consultants could be engaged to complete on time - dependant upon funding.	Completion by December 2010
Soil/Landslip risk assessment	<p>To identify those areas within the LGA that may be subject to land slip risk due to soil and slope conditions and identify appropriate planning mechanisms to address issues.</p> <p>To ensure compliance with section 117 direction 4.2 - Mine Subsidence and Unstable Land</p>	<p>Identification of appropriate zoning land uses and appropriate principal development standards for at risk areas</p> <p>The development of a 'Landslip Risk Area' map</p> <p>Determine whether or not it is appropriate to incorporate 'Landslip Risk' local provision within the LEP.</p> <p>Investigate whether provisions are required in a DCP to address more detailed issues</p>	LGA wide slope and soil maps have already been prepared. Overlaying maps to identify at risk areas and development of appropriate provisions still need to be completed. Study to be prepared in house.	Completion by December 2010
Bushfire hazard study	To update planning for bushfire risk in Ku-ring-gai, including the consideration of the potential impact of climate change on	Guidance for zoning, land uses and development standards in high risk areas, including evacuation risk areas	Write up of analysis of the existing situation, and of the potential climate change impacts almost completed.	December 2010

Name of study	Purpose	Intended outcomes for LEP	Current status	Completion date
	bushfire risk in the LGA To ensure compliance with section 117 direction 4.4 Planning for Bushfire Protection		Exhibition of climate change adaptation strategy has been completed. The major part of the work still to be undertaken is the detailed development and analysis of the options for incorporation in the LEP.	
Open Space and Recreational Needs Strategy	To address the current gaps in recreation and open space needs of the community and to identify any planning mechanisms in response.	This strategy is largely aimed at identifying broader Open Space and Recreational Needs for Council, it will also potentially guide zoning and identification of potential land to be reserved for open space.	Substantive studies that document key issues have already been completed by both DoP and Council. Strategy will synthesise findings of these to identify gaps and future planning mechanisms	December 2010

A2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, this is the best means by which Ku-ring-gai can have standard template LEP provisions applying to the entire local government area.

At this point in time the Ku-ring-gai Planning Panel has the plan making functions under part 3 of the Act for all land within the Town Centres. As such Council has no authority to prepare a planning proposal for a comprehensive LEP if it includes land within the Town Centres boundary. As a result, the planning proposal will include all land in the local government area that is not subject to the Town Centres LEP.

A3. Is there a net community benefit?

A Principal Local Environmental Plan for Ku-ring-gai and will provide a significant opportunity to update our planning controls, retain the values of Ku-ring-gai's built and natural heritage whilst also providing for the future implementation of plans to respond to the Metropolitan Strategy and sub-regional planning. The principal LEP will also address a range of issues including sustainability, physical and social Infrastructure provision, natural and built environment, housing and employment.

B. Relationship to strategic planning framework.

B1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

As outlined in 3 - A1 above, the planning strategies will be developed from a synthesis of the existing studies and updated data as they apply to the Subregional Strategy areas in order to establish appropriate policy directions and strategic goals and objectives.

The North Subregional Strategy is broken down into seven sub-strategy areas, each containing a series of objectives and actions. The strategies are linked to those of the Metropolitan Strategy.

The seven strategy areas are as follows:-

- Economy and Employment.
- Centres and Corridors.
- Housing.
- Transport.
- Environment, Heritage and Resources.
- Parks, Public Places and Culture.
- Implementation and Governance.

The various studies and strategies to be undertaken are outlined below under each of the draft NSS strategic areas. The majority of these studies are well progressed and it is anticipated they could be reported to Council by the end of 2010.

Economy and Employment

A subregional Employment Lands Study was undertaken jointly with Hornsby Council in 2008. This study identifies appropriate responses and recommendations for both Councils principal LEPs to address subregional employment targets. The relevant recommendations of this study were used to inform the development of the draft Town Centres LEP and will also inform the Ku-ring-gai Principal LEP and DCP.

Centres and Corridors

The Metropolitan Strategy is based around a “centres policy”, with the Subregional Strategy identifying a centres hierarchy for each local government area. The Town Centres LEP and Town Centres DCP largely establishes a centres hierarchy consistent with that of the Subregional Strategy. The key background study informing the centres hierarchy in the Town Centres LEP was the Ku-ring-gai Retail Centres study adopted by Council in 2005 and the Employment Lands Study in 2008.

It is proposed that a final comprehensive Ku-ring-gai Centres strategy be developed based on the outcomes of these studies.

Housing

The draft NSS sets a future dwelling target for Ku-ring-gai of 10,000 additional dwellings by 2031. It also sets a number of goals and actions regarding the provision of housing mix and housing choice and addresses the issue of housing affordability. With this existing yield included in the LEP 194/200 and the Town Centres LEP, combined additional potential yield provided by the UTS and Sydney Adventist Hospital State significant sites outside the town centres, it is considered that the 10,000 dwelling target under the draft Subregional Strategy should be able to be met. This would then negate the need for Council to provide any significant additional yield through the Principal LEP beyond that already discussed. In this

respect, it is largely intended to translate remaining Ku-ring-gai Planning Scheme Ordinance (KPSO) residential and business zones and provisions into the Standard Template equivalent

To address the draft NSS housing requirements it is proposed to prepare a consolidated 'Housing Strategy' that brings together considerable work Council has undertaken in the development plans to deliver the required housing through its previous residential strategy, housing needs study, LEP 194 and 200 and the Town Centres LEP. It will also incorporate the outcomes of the interface study and the affordable housing issues paper. This will lead to a clear and coherent documented strategy which aligns with the draft NSS.

Transport

In order to address the objectives and actions of the subregional transport strategy an Integrated Transport and Access Strategy is being developed for Ku-ring-gai. This strategy will pick up on the significant baseline data already compiled by Council in the 2000 RDS baseline study and the Town Centres LEP traffic studies. It will also incorporate the Town Centres Parking Management Plan which is currently being developed.

This strategy will not only inform the development of the Principal LEP and DCP, but also identify broader action plans for Council in the areas of:-

- Public transport.
- Walking and cycling.
- Accessibility.
- Road management.
- Transport and land use.
- Parking management, and
- Travel demand management.

Environment and Natural Resource Management

Planning for the protection of natural resources, including threatened species and environmentally sensitive areas and indigenous heritage in the LGA is well progressed with the a number of studies commenced to cover the areas of vegetation, fauna, bushfire, indigenous heritage and soil and water. The studies will enable Council to address the objectives of regional and subregional plans, such as:-

- the protection of Sydney's unique plants and animals;
- improvement of the health of waterways;
- improvement in the sustainable use of resources;
- addressing and responding to climate change;
- management of bushfire risk;
- the protection of indigenous heritage.

The Town Centres LEP and DCP include specific provisions and mapping layers which address biodiversity and riparian issues. It is intended to extend these principles and provisions to also apply under the Principal LEP and DCP.

Heritage Planning (Heritage Conservation Areas and Heritage Items)

The Principal LEP /DCP process will also provide an opportunity for the identification and implementation of heritage conservation areas and heritage items within Ku-ring-gai. The

proposed heritage conservation work will build upon the work undertaken by the NSW National Trust and the subsequent work on specific areas by Godden McKay Logan as well as the other potential heritage item review in 2006 (Perumal Murphy Alessi Pty Ltd) and the work of Paul Davies Heritage Consultants in 2008/2009.

There is also a requirement for this work to link into the interface study as there are many identified potential interface impacts on existing heritage items and proposed urban conservation areas.

This work will also identify additional heritage items to be included and any existing items to be removed,

Open Space and Recreation Strategy

A number of studies have been undertaken recently by both the Department of Planning and Council that document key issues related to open space and recreation in Ku-ring-gai. This strategy will address the current gaps through planning for the following:-

- new local parks to address current undersupply of areas for passive recreation and to cater for new population;
- new urban and civic spaces within each of the town centres to fulfil community and cultural needs;
- additional sportsfields to address the current undersupply;
- multi-activity sites on the fringes of bushland areas to provide regional park facilities similar to those of Bicentennial Park for example;
- provision of special recreation facilities to cater for youth and elderly people who are not currently well catered for in terms of recreation;
- opportunities for tourism and cultural activities including heritage walking trails; and
- walking tracks and trails linking with regional routes and providing local walks linking key facilities.

Implementation and Governance

In addition to the statutory consultation with state agencies, it is envisaged that ongoing dialogue will need to take place with specific state agencies and instrumentalities with land holdings in Ku-ring-gai. The purpose of this consultation would be to determine the future intention of specific sites eg. RTA County Road Reservations, County Open Space Reservations, Sydney Water lands, Energy Australia; Department of Education sites and to establish future infrastructure requirements. It will also include liaison with NSW land and Property Management Authority (LPMA) on matters to deal with crown land.

B2. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes, Council adopted the Community Strategic Plan 2030 on 13 October 2009. This Strategic Plan is based around the following principle activity areas:

- community development
- urban environment
- natural environment
- planning and development
- civic leadership and corporate services

- financial sustainability

The planning proposal is not inconsistent with this Strategic Plan, specifically the following objectives:

- *Comprehensive Integrated Principal LEP and Development Control Plan (DCP) completed for the local government area (LGA) that addresses the Metropolitan Strategy and North Subregion objectives*
- *Protect, enhance and where appropriate increase local biodiversity and terrestrial, habitats and connectivity between reserves*
- *Council planning systems apply the principles of sustainability, best practice urban design and place making to meet the needs of the community*

B3. Is the planning proposal consistent with applicable state environmental planning policies?

The following table identifies the key applicable SEPPs and outlines the planning proposal's consistency with those SEPPs. A checklist of compliance with all SEPPs is contained at **Attachment B**

SEPP	Comment on Consistency
SEPP19 Bushland in Urban Areas	<p>When preparing draft local environmental plans for any land to which SEPP 19 applies, other than rural land, the council shall have regard to the general and specific aims of the Policy, and give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.</p> <p>Compliance with SEPP 19 will be a on of the consideration addressed in the outcomes of the biodiversity mapping project. This will guide the implementation of appropriate zoning and planning provisions of SEPP 19 bushland.</p>
SEPP 53 Metropolitan Residential Development	<p>The SEPP applies to Councils that have not prepared a suitable residential development strategy that addresses local housing needs while contributing to the metropolitan objective of more compact cities. The policy contains development controls dual occupancy development and powers for the Minister to alter local planning provisions to facilitate multi-unit redevelopment of sites that are well located in relation to transport, jobs and services.</p> <p>Ku-ring-gai is the only Council to which the SEPP still applies, although it has gained exemption for land in the 2(c1), 2(c2) and 2(d3) zones of the Ku-ring-gai Planning Scheme Ordinance (KPSO). Also excluded from the dual occupancy provisions of the SEPP are lands identified on the bushfire evacuation risk map, or category 1 land on the Ku-ring-gai Bushfire Prone Land map.</p> <p>One of the functions of the Ku-ring-gai Planning panel was to determine a planning instrument for dual occupancy development. Following its investigations, the planning has recommended to the Minister that Ku-ring-gai should be granted an immediate exemption from SEPP53 dual occupancy provisions on the basis that there is no longer a need for these dual occupancy provisions, given the new Affordable Rental Housing SEPP and the meeting of Council's housing yields under the Town Centres LEP provisions and the new housing</p>

SEPP	Comment on Consistency
	<p>choice opportunities it provides. It also recommended that dual occupancy provisions be provided for in the Principal LEP in appropriate locations in the vicinity of the neighbourhood centres and strategic bus corridors.</p> <p>The Minister has agree in-principle with the justification for exemption from SEPP 53 provided by the Ku-ring-gai Planning Panel and has asked the Department of Planning to make arrangements fro the minister to consider a report to implement an exemption. Should the exemption be forthcoming, then the planning proposal will be amended to address any conditions on regarding the inclusion of dual occupancy provisions in the Principal LEP.</p>
SEPP No. 44 - Koala Habitat Protection	<p>In order to give effect to the aims of this Policy, a council should survey the land within its area so as to identify areas of potential koala habitat and core koala habitat, and make or amend a local environmental plan to include land identified as a core koala habitat within an environmental protection zone, or to identify land that is a core koala habitat and apply special provisions to control the development of that land.</p> <p>The biodiversity mapping project that is currently being undertaken is also investigating the potential presence of core Koala habitat in Ku-ring-gai. Should any such habitat be identified, appropriate planning provision will be incorporated into the LEP.</p>
SEPP55 Remediation of Land	<p>SEPP 55 requires a planning authority to give consideration to contamination issues when rezoning land which allows a change of use that may increase the risk to health or the environment from contamination and requires consideration of a report on a <i>preliminary investigation</i> where a rezoning allows a change of use that may increase the risk to health or the environment from contamination..</p> <p>As the planning proposal is largely a translation exercise to equivalent standard instrument zones which generally will not result in a change to permissible uses. However, potential contamination matters will need to be considered as part of the process of rezoning special uses land to surrounding zones in accordance with PN 08-002 - Zoning for infrastructure in LEPs.</p>
SEPP Infrastructure 2007	<p>To complement the provisions of the SEPP Infrastructure 2007, the planning proposal will zone public infrastructure land in accordance with LEP practice note PN 08-002 - Zoning for infrastructure in LEPs.</p> <p>No exempt or complying development provisions will be included that are inconsistent with the SEPP Infrastructure 2007</p>
SEPP Exempt and Complying Development Codes 2008	<p>The planning proposal will not included exempt or complying development provisions that are inconsistent with the SEPP Exempt and Complying Development Codes 2008</p>
SREP20 Hawkesbury-Nepean River	<p>The SREP requires consideration be given to the impact of future land use in Hawkesbury-Nepean River catchment in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture, and urban and rural residential development.</p> <p>Considerations under the SEPP will be taken into account when developing provisions for identified environmentally sensitive lands within the Hawkesbury-Nepean River catchment.</p>

SEPP	Comment on Consistency
SREP (Sydney Harbour Catchment) 2005	<p>The SREP aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.</p> <p>The planning proposal is consistent with the Sydney Harbour Catchment SREP as it aims to protect identified environmentally sensitive land and implement appropriate planning provisions.</p>

B4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies applicable Section 117 Directions and outlines the planning proposal's consistency with those directions. A checklist of compliance with all Section 117 Directions is contained at Attachment B

Directions under S117	Objectives	Consistency
1.1 Business and Industrial Zones	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) Encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres. 	<p>Yes. As the planning proposal will retain the areas and locations of existing business and will not reduce the total potential floor space area for employment uses and related public services in business zones.</p>
2.1 Environment Protection Zones	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>Yes. It is proposed that the LEP include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>The planning proposal proposes to introduce environment protection zones and provisions with improved environmental protection standards applying to the land.</p>
2.3 Heritage Conservation	<p>The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.</p>	<p>Yes. The LEP will include the provisions to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This will take the form of the standard instrument heritage conservation clause and will also include the introduction of heritage conservation areas.</p>
3.1 Residential Zones	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing 	<p>Yes. The planning proposal seeks to translate the existing residential zones under the KPSO to the standard instrument equivalents while maintaining the existing residential densities on these sites.</p>

Directions under S117	Objectives	Consistency
	<p>infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	There will potentially be some minor reductions in FSR standards for residential development on land proposed to be zoned E4 – Environmental living. This will be consistent with the approach taken in the Town centres LEP and objective (c) of the Direction.
3.2 Caravan Parks and Manufactured Home Estates	<p>The objectives of this direction are:</p> <p>(a) to provide for a variety of housing types, and</p> <p>(b) to provide opportunities for caravan parks and manufactured home estates.</p>	Yes. The planning proposal will retain provisions that permit development for the purposes of a caravan park to be carried out on land in the existing 6(a) and 6(b) open space zones.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses	Yes. The planning proposals will permit home occupations to be carried out in dwelling houses without the need for development consent.
3.4 Integrating Land Use and Transport.	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	Yes. The planning proposal is largely a translation exercise and will not create, alter or remove a zone or a provision relating to urban land.
4.1 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Yes. There are minimal little known land in Ku-ring-gai that has a probability of containing acid sulfate soils. The planning proposal does not propose an intensification of land uses on this land.
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and	Yes. The planning proposal will involve a study to identify areas of

Directions under S117	Objectives	Consistency
	the environment on land identified as unstable or potentially subject to mine subsidence.	land slip risk and appropriate zoning, land uses and appropriate principal development standards for any at risk areas.
4.3 Flood Prone Land	The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land	Yes. The planning proposal will involve a study to identify the extent of potential flood planning areas within the LGA to inform appropriate zoning and land uses, develop a "Flood Planning Area" map and determine whether or not it is appropriate to incorporate the "Flood Planning" model local provision within the LEP.
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	Yes. The planning proposal will involve a study to update planning for bushfire risk in Ku-ring-gai, including the consideration of the potential impact of climate change on bushfire risk in the LGA this will provide guidance for zoning, land uses and development standards in high risk areas, including evacuation risk areas. The NSW rural fire service will be consulted in the process.
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes, the planning proposal does not seek to incorporate additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, or identify development as designated development.
6.2 Reserving Land for Public Purposes	The objectives of this direction are: (c) to facilitate the provision of public services and facilities by reserving land for public purposes, and (d) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition	Yes. The planning proposal includes consultation with public authorities on the status of existing reservations for public purposes. Where there is an identified requirement to remove a reservation or put in place a new or revised reservation, it will be done in accordance with the requirements of this direction.
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy	Yes. The planning proposal is consistent with the NSW Government's Metropolitan Strategy and the related Draft North

Directions under S117	Objectives	Consistency
		Subregional Strategy. Details are contained under Section 3- B1 above.

C. Environmental, social and economic impact.

C1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

As the planning proposal is largely a direct translation of the KPSO to the standard instrument format, it is unlikely to have an adverse affect on critical habitat or threatened species, populations or ecological communities, or their habitats.

The planning proposal will actually have a positive affect on the protection of critical habitat or threatened species, populations or ecological communities, or their habitats, through the extension of the 'Natural resource sensitivity – biodiversity' provisions to the whole local government area.

C2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As the planning proposal is largely a direct translation of the KPSO to the standard instrument format it is not expected to result in any additional negative environmental effects.

C3. How has the planning proposal adequately addressed any social and economic effects?

As the planning proposal is largely a direct translation of the KPSO to the standard instrument format it is not expected to result in any significant additional social and economic effects. By implementing the standard instrument there will be potential positive economic and ongoing positive social effects by the introduction of certain clarity and consistency within the planning framework.

D. State and Commonwealth interests.

D1. Is there adequate public infrastructure for the planning proposal?

As the planning proposal is for what is essentially a translation LEP that will result in minimal increases in residential density or intensity of land uses, it is considered that there will be negligible additional demands or pressures placed on existing infrastructure.

The purpose of this consultation would be to determine the future intention of specific sites eg. RTA County Road Reservations, County Open Space Reservations, Sydney Water lands, Energy Australia; Department of Education sites and to establish future infrastructure requirements.

D2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

The views of State and Commonwealth Public Authorities will not be known until after the initial gateway determination. It is proposed that the following State and Commonwealth Public Authorities will be consulted:

- Department of Environment, Climate Change and Water
- NSW Roads and Traffic Authority
- Ministry of Transport
- State Transit Authority
- Railcorp
- Land and Property Management Authority
- Department of Water and Energy
- NSW Rural Fire Service
- Department of Education and Training
- Department of Housing
- Department of Health
- National Parks & Wildlife Service
- NSW Heritage Office
- Aboriginal Heritage Office
- Sydney Water Corporation
- Energy Australia
- Hornsby Shire Council
- Ryde City Council
- Warringah Council
- Willoughby City Council

As the planning proposal involves land that contains critical habitat or threatened species, populations or ecological communities, or their habitats which may be adversely affected, Director-General of the Department of Environment, Climate Change and Water will be consulted under section 34A of the EP&A Act.

4. Details of the community consultation that is to be undertaken on the planning proposal.

A separate consultation strategy is to be developed for the Principal LEP. This strategy will establish a framework for appropriate consultation with all relevant stakeholders in the process.

At a minimum, community consultation will be conducted in accordance with the publication “A guide to preparing local environmental plans” released by the Department of Planning. Based on instructions in this guide the planning proposal is not considered a low impact planning proposal as it relates to the production of a principal LEP

The planning proposal will also be exhibited in accordance with the requirements of section 57 of the EP&A Act and/ or any other requirements as determined by the Gateway process under section 56 of the EP&A Act.

ATTACHMENT A

PRINCIPAL LEP WORK PROGRAM AND TIMETABLE

<i>Project element of milestone</i>	<i>Target date for Completion</i>
PRINCIPAL LEP	
Preparation of Planning Proposal and submission to DoP	June 2010.
Local Environmental Studies/Strategies	
Economy and Employment <ul style="list-style-type: none"> • Employment Lands Study 	Completed June 2008.
Centres and Corridors <ul style="list-style-type: none"> • Consolidated Centres Strategy 	December 2010
Housing <ul style="list-style-type: none"> • Interface Study • Affordable Housing Issues Paper • Consolidated Housing Strategy 	December 2010.
Transport <ul style="list-style-type: none"> • Integrated Transport and Access Strategy 	December 2010.
Environment, Heritage and Resources <ul style="list-style-type: none"> • Natural Resource Management • Vegetation mapping • Riparian lands/soil and water management • Heritage/HCAs 	December 2010.
Parks, Public Places and Culture <ul style="list-style-type: none"> • Open Space and Recreation Strategy 	December 2010.
Implementation and Governance <ul style="list-style-type: none"> • State Agency Land/Infrastructure Requirements 	September 2010.
Consultation with State agencies	
Report final planning Strategies to Council – Council adopt draft principles for LEP to address findings of studies.	March 2011.
Formal Exhibition/Community Consultation of Detailed Planning proposal and associated Planning Strategies	May 2011
Council considers community and agency submissions	June 2011
Final Planning proposal submitted to DoP	July 2011
PRINCIPAL DCP	
Finalise green web mapping for DCP	December 2010
Review of DCP38 dwelling house controls	March 2011
Finalise specific HCA controls	March 2011
12 month review of Town Centres DCP	June 2011
Public exhibition of draft Principal DCP	July 2011

ATTACHMENTB

ASSESSMENT OF PLANNING PROPOSAL CONSISTENCY WITH SECTION 117 DIRECTION AND STATE ENVIRONMENTAL PLANNING POLICIES

PART A: STATE ENVIRONMENTAL PLANNING POLICIES		Not relevant	Consistent
SEPP1	Development Standards	✓	
SEPP4	Development Without Consent	✓	
SEPP6	Number of Storeys in a Building	✓	
SEPP19	Bushland in Urban Areas		✓
SEPP21	Caravan Parks	✓	
SEPP22	Shops and Commercial Premises	✓	
SEPP30	Intensive Agriculture	✓	
SEPP32	Urban Consolidation (Redevelopment of Urban Land)	✓	
SEPP33	Hazardous and Offensive Development	✓	
SEPP44	Koala Habitat Protection		✓
SEPP53	Metropolitan Residential Development		✓
SEPP55	Remediation of Land	✓	
SEPP60	Exempt and Complying Development	✓	
SEPP62	Sustainable Aquaculture	✓	
SEPP64	Advertising and Signage	✓	
SEPP65	Design Quality of Residential Flat Development		✓
SEPP70	Affordable Housing (Revised Schemes)	✓	
SEPP	(Housing for Seniors or People with a Disability) – 2004		✓
SEPP	Building Sustainability Index : Basix 2004		✓
SEPP	Major Development	✓	
SEPP	Mining, Petroleum Production and Extractive Industries	✓	
SEPP	Temporary Structures 2007	✓	
SEPP	Infrastructure 2007		✓
SEPP	Affordable Rental Housing 2009	✓	
SEPP	Exempt and Complying Development Codes 2008	✓	

PART B: REGIONAL ENVIRONMENTAL PLANS		Not relevant	Consistent
SYDNEY REP20	Hawkesbury-Nepean River		✓
SYDNEY REP	(Sydney Harbour Catchment) 2005		✓

PART C: DIRECTIONS UNDER S117(2)	Not relevant	Consistent
PART 1 – GENERAL DIRECTIONS		
1. Employment and Resources		
1.1 Business and Industrial Zones		✓
1.2 Rural Zones	✓	
1.3 Mining, Petroleum production and Extractive Industries	✓	
1.4 Oyster Aquaculture	✓	
1.5 Rural Lands	✓	
2. Environment and Heritage		
2.1 Environment Protection Zones		✓
2.2 Coastal Protection	✓	
2.3 Heritage Conservation		✓
2.4 Recreation Vehicle Areas	✓	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones		✓
3.2 Caravan Parks and Manufactured Home Estates		✓
3.3 Home Occupations		✓
3.4 Integrating Land Use and Transport	✓	
3.5 Development Near Licensed Aerodromes	✓	
4. Hazard and Risk		
4.1 Acid Sulfate Soils		✓
4.2 Mine Subsidence and Unstable Land		✓
4.3 Flood Prone Land		✓
4.4 Planning for Bushfire Protection		✓
5. Regional Planning		
5.1 Implementation of Regional Strategies	✓	
5.2 Sydney Drinking Water Catchments	✓	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	✓	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	✓	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	✓	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	✓	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	✓	
5.8 Second Sydney Airport: Badgerys Creek	✓	
6. Local Plan Making		
6.1 Approval and Referral Requirements		✓
6.2 Reserving Land for Public Purposes		✓
6.3 Site Specific Provisions	✓	
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Strategy		✓



Planning



Mr Antony Fabbro
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

10/21304

Dear Mr Fabbro

I am writing in response to your letter dated 21 October 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the Planning Proposal to prepare an LEP to cover all land in the Ku-ring-gai Local Government Area which is not subject to the Ku-ring-gai Town Centres Local Environmental Plan (LEP) 2010.

As delegate of the Minister for Planning, I have now determined that the Planning Proposal should proceed subject to the conditions in the Gateway Determination. Council should work closely with the Sydney West regional team throughout the plan making process, particularly in relation to the following issues:

- Council's proposed use of the R5 Large Lot Residential zone
- Ownership of land in proposed E2 Environmental Conservation zone
- Use of the urban design excellence clause

The LEP should be finalised within 18 months of the week following the date of the Gateway Determination. Council must provide to the Department of Planning within two weeks a proposed timeline for the key milestones for Planning Proposal incorporating, but not limited to, the following:

- By the end of December 2010, submission of a preliminary draft Instrument and maps reflecting the outcomes of those studies reported to Council in December 2010;
- The Department of Planning providing advice to Council officers on this preliminary draft during February 2011;
- By the end of March 2010, submission of a draft Instrument and maps reflecting all relevant studies to be endorsed by the Director-General's delegate under section 57(2) of the EP&A Act;
- Submission of the final Planning Proposal (following exhibition) twelve weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the timeframes outlined in this determination or the agreed timeline are not met.



Planning

Before the Director General is able to agree to the form of the Planning Proposal under section 57(2) of the EP&A Act for the purposes of exhibition, Council is to obtain the approval of the Executive Director that the proposed instrument is consistent with the Standard Instrument LEP.

Should you have any queries in regard to this matter, please contact Felicity Moylan of the Regional Office of the Department on (02) 9873 8574.

Yours sincerely

Tom Gellibrand 10/11/10
Deputy Director General
Plan Making and Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_KURIN_005_00): to prepare an LEP to cover all land in the Ku-ring-gai Local Government Area which is not subject to the Ku-ring-gai Town Centres Local Environmental Plan (LEP) 2010.

I, the Deputy Director General, Plan Making and Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) that the draft LEP to cover all land in the Ku-ring-gai Local Government Area which is not subject to the Ku-ring-gai Town Centres Local Environmental Plan (LEP) 2010 should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the (EP&A Act) as follows:
 - (a) the planning proposal is not classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport agencies (including NSW Roads and Traffic Authority, Ministry of Transport, State Transit Authority and Railcorp)
 - Department of Environment, Climate Change and Water (including National Parks and Wildlife Service)
 - Land and Property Management Authority
 - Department of Water and Energy
 - NSW Rural Fire Service
 - Department of Education and Training
 - Department of Housing
 - Department of Health
 - Sydney Water Corporation
 - Energy Australia
 - Adjoining LGAs (including Hornsby, Ryde, Willoughby and Warringah Councils)
 - Department of Planning (heritage branch)

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.



Planning

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
4. The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination.

Dated 10th day of November 2010

Tom Gellibrand
Deputy Director General
Plan Making and Urban Renewal
Delegate of the Minister for Planning

Ku-ring-gai Principal LEP planning strategies – Project Status update – December 2010

Name of study	Purpose	Intended outcomes for LEP and DCP	Current status	Revised Completion Date
Interface Study	To investigate and assess the potential impacts of future development on low density housing areas adjoining land zoned for five storey apartment buildings or other higher zonings within the town centres.	Identification of appropriate zoning and development standards for sites adversely affected, in accordance with adopted methodology.	Significant study completed in 2006 for initial draft Town Centres LEP. A review of sites conducted following gazettal of Town Centres LEP 2010. Field work for study largely completed by end Dec 2010. Finalisation of study subject to green-web and heritage mapping.	Reported to Council following preliminary exhibition April 2011
Affordable housing issues paper	It will examine the issue of housing affordability in Ku-ring-gai and aims of Sydney North Subregional Strategy. This paper will identify any potential policy mechanisms or planning options Council may wish to consider to address the issue within its scope.	. Issues paper will address housing affordability objectives identified in the NSS. In all likelihood these initiatives, if taken up by Council, will sit outside the new LEP as it will involve significant findings and policy matters.	Continued analysis of statistics and literature. Issues Paper due for reporting to Council in Feb 2011.	February 2011
Heritage conservation area review	To refine the boundaries and description of heritage conservation areas through the review of previous Council commissioned heritage studies and historical data and detailed fieldwork.	The identification and mapping of heritage conservation areas for inclusion within the LEP Development of detailed conservation area provisions for the DCP.	Consultants' currently finalising northern and southern area reviews. Draft northern area review reported to Council on 7 December 2010. Southern area review scheduled to be reported to Council on 1 Feb 2010. Combined preliminary exhibition of north and south HCAs in Feb/March 2011. The process includes consultation with the Heritage Reference Committee.	April 2011

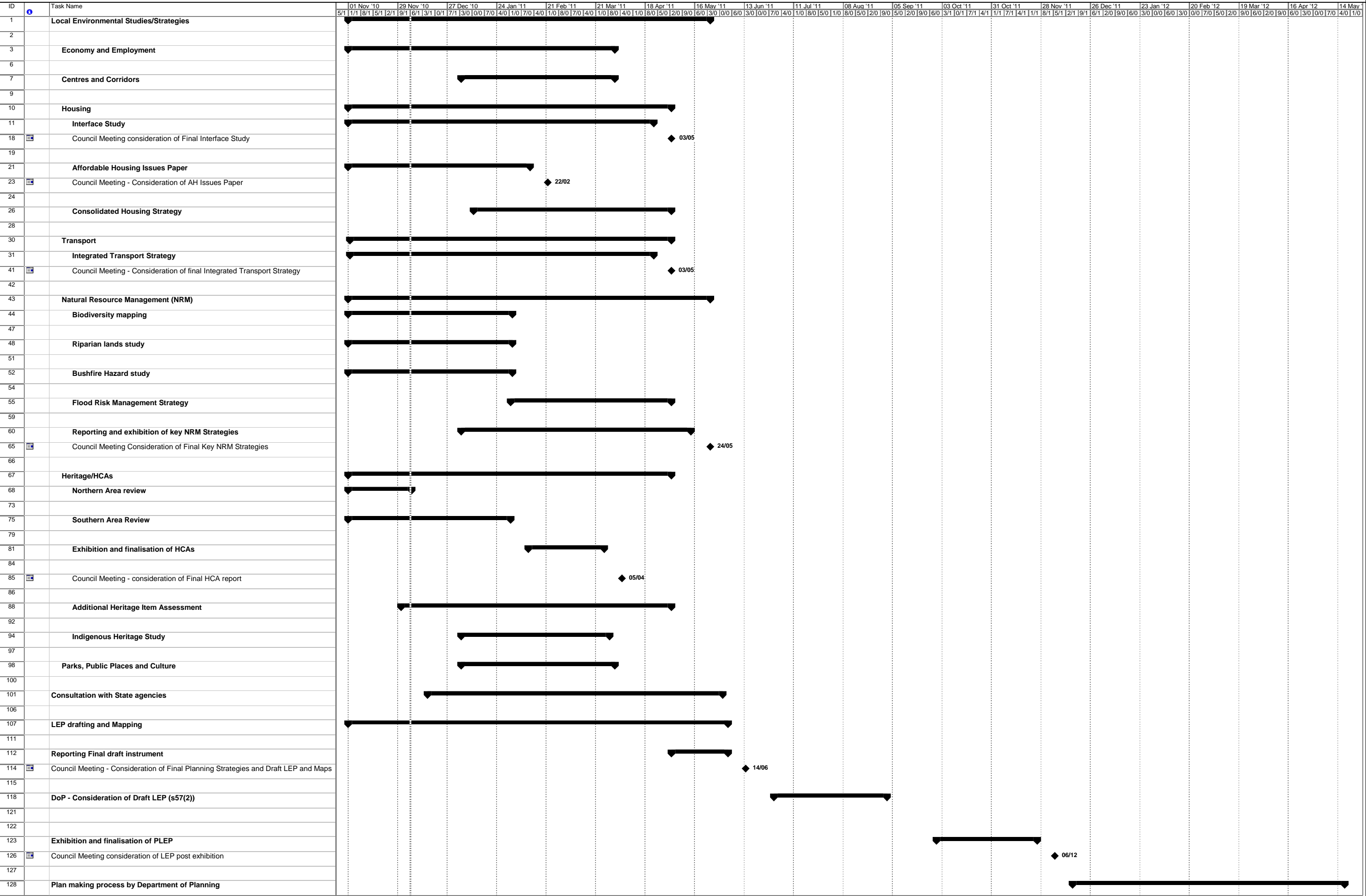
Name of study	Purpose	Intended outcomes for LEP and DCP	Current status	Revised Completion Date
Additional Heritage item assessment	To undertake an assessment of the potential heritage items identified in the review in 2006 (Perumal Murphy Alessi Pty Ltd), the work of Paul Davies Heritage Consultants for the town centres LEP in 2008/2009 and the PLEP HCA review studies.	This work will identify additional heritage items to be included and any existing items to be removed,	List of items being finalised in consultation with Heritage Reference Committee. Priority will be given to assessment of those items outside of the proposed HCAs. Consultant's currently being engaged to research and provide draft heritage inventory sheets.	May 2011
Indigenous Heritage study	To undertake a review of the extent of existing indigenous heritage and investigate appropriate planning mechanisms to address issues and sensitive nature of the matter.	Will be subject to findings of the study and liaison with relevant agencies and DoP Standard Instrument requirements. Unlikely to have specific PLEP implications. Study will focus on addressing NSS key directions and actions.	Mapping completed. Further consultation required with Aboriginal Heritage Office, DoP and other relevant agencies. Clarification is to be sought on protocols for addressing indigenous heritage matters in standard instrument LEPs.	April 2011
Integrated Traffic and Transport Strategy	To develop a framework and strategies to guide planning for improved transport options in Ku-ring-gai to manage growth and reduce dependence on the private motor vehicle.	<p>This strategy will pick up on the significant baseline data already compiled by Council in the 2000 RDS baseline study and the Town Centres LEP traffic and transport studies.</p> <p>While this strategy is largely aimed at identifying broader Traffic and Transport action plans for Council, the project brief also requests the development of recommendations for the Principal LEP and DCP.</p>	<p>Consultants engaged and study substantially commenced. Initial consultation with community and state agencies undertaken in early December 2010. Draft strategy due for reporting to Council and public exhibition in March 2011.</p> <p>The sustainability Reference Committee has been consulted on the scope of the project and involved in the workshops.</p>	May 2011

Name of study	Purpose	Intended outcomes for LEP and DCP	Current status	Revised Completion Date
Biodiversity mapping and assessment	To identify those areas within the LGA that are of biodiversity significance and identify appropriate planning mechanisms to address issues.	Incorporation of existing biodiversity provisions and mapping layer from Town Centres LEP and DCP to broader LGA.	<p>LGA wide vegetation mapping has been completed.</p> <p>Currently finalising detailed assessment for 'green web' mapping and documentation for planning strategy. Draft scheduled for reporting to Council on 22 February 2011 followed by public exhibition. Will be publicly exhibited in parallel with riparian and bushfire strategies.</p> <p>Some aspects of the project have been referred to Council's Open Space Reference Committee.</p>	May 2011
Riparian lands study	To identify riparian lands with in the LGA develop appropriate planning mechanisms to address issues.	Incorporation of existing riparian lands provisions and mapping layer from Town Centres LEP and DCP to broader LGA.	Substantially completed. Final ground truthing of maps currently being undertaken. Documentation of planning strategy being undertaken for reporting to Council on 22 February 2011. Will be publicly exhibited in parallel with biodiversity and bushfire strategies.	May 2011

Name of study	Purpose	Intended outcomes for LEP and DCP	Current status	Revised Completion Date
Flood risk and management study	<p>To identify the extent of potential flood planning areas within the LGA so as to implement planning mechanisms.</p> <p>To reduce the impact of flooding and flood liability on individual owners and occupiers of a flood prone property, and to reduce private and public losses resulting from floods. (<i>Floodplain Development Manual (DIPNR 2005)</i>)</p> <p>To ensure compliance with the section 117 Direction 4.3 Flood Prone Land.</p>	<p>To inform appropriate zoning and land uses.</p> <p>The development of a "Flood Planning Area" map.</p> <p>Determine whether or not it is appropriate to incorporate the "Flood Planning" model local provision within the LEP.</p> <p>Investigate whether provisions are required in a DCP to address more detailed issues.</p>	Currently investigating engagement of consultants to undertake modelling and mapping work. Work to commence in January 2011.	May 2011
Soil/Landslip risk assessment	<p>To identify those areas with in the LGA that may be subject to land slip risk due to soil and slope conditions and identify appropriate planning mechanisms to address issues.</p>	<p>Identification of appropriate zoning land uses and appropriate principal development standards for at risk areas</p> <p>The development of a 'Landslip Risk Area' map</p> <p>Determine whether or not it is appropriate to incorporate 'Landslip Risk' local provision within the LEP.</p> <p>Investigate whether provisions are required in a DCP to address more detailed issues</p>	<p>Resolution of existing mapping data not as complete as originally thought. Significant data to be collected and modelling to be undertaken. Project cannot be completed within time constraints of gateway determination issued by DoP. Project will no longer be undertaken.</p> <p>Consideration should be given to including project in future Operational Plans. Flagged as a future amendment to PLEP once baseline work is completed.</p> <p>The extent of lands covered by this study is relatively minor and can be dealt with at the development application stage for the time being.</p>	Project no longer to be part of initial PLEP. Possible future amendment.

Name of study	Purpose	Intended outcomes for LEP and DCP	Current status	Revised Completion Date
Bushfire hazard study	<p>To update planning for bushfire risk in Ku-ring-gai, including the consideration of the potential impact of climate change on bushfire risk in the LGA</p> <p>To ensure compliance with section 117 direction 4.4 Planning for Bushfire Protection</p>	Guidance for zoning, land uses and development standards in high risk areas, including evacuation risk areas	Write up of analysis of the existing situation, and of the potential climate change impacts almost completed. Exhibition of climate change adaptation strategy has been completed. The major part of the work still to be undertaken is the detailed development and analysis of the options for incorporation in the LEP. To be reported to Council and exhibited in parallel with other key NRM strategies.	May 2011
Open Space and Recreational Needs Strategy	To address the current gaps in recreation and open space needs of the community and to identify and planning mechanisms in response.	This strategy is largely aimed at identifying broader Open Space and Recreational Needs for Council, it will also potentially guide zoning and identification of potential land to be reserved for open space.	Substantive studies that document key issues have already been completed by both DoP and Council. Strategy will synthesise findings of these to identify gaps and future planning mechanisms and address key directions and actions of NSS.	March 2011

ATTACHMENT 4: Ku-ring-gai Principal LEP Work Program



ATTACHMENT 4

NEIGHBOURHOOD CENTRES PUBLIC DOMAIN IMPROVEMENT PROGRAM - REVIEW OF CAPITAL WORKS PRIORITIES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To assess the 16 neighbourhood centres within the Ku-ring-gai Local Government Area (LGA) to determine the priority projects for public domain capital works for the years 2012-2014.

BACKGROUND:

On 12 May 2010 a staff report to the Planning Committee recommended a program for the effective delivery of high quality improvements to the streetscape and public domain areas of the neighbourhood centres in the LGA. Design work has commenced for Philip Mall, West Pymble and Princes Street with construction due to commence in mid 2011.

COMMENTS:

This report assesses the 16 neighbourhood centres in terms of the condition and use of the public domain areas; as well as the opportunities, constraints and barriers that may limit the implementation of a capital works project.

RECOMMENDATION:

That Council undertake the design and construction of the pedestrian areas at St Ives North, West Gordon and West Lindfield neighbourhood centres as per the program set out in this report.

PURPOSE OF REPORT

To assess the 16 neighbourhood centres within the Ku-ring-gai Local Government Area (LGA) to determine the priority projects for public domain capital works for the years 2012-2014.

BACKGROUND

On 12 May 2010 a staff report to the Planning Committee recommended a program for the effective delivery of high quality improvements to the streetscape and public domain areas of the neighbourhood centres in the LGA.

At the Ordinary Meeting of Council of 25 May 2010 full Council endorsed the recommendation of the Planning Committee from 12 May 2010 that:

- A. *That the Planning Committee recommend to full Council to undertake the design and construction of Kendall Street, West Pymble with a completion date of September 2011.*
- B. *That the Planning Committee undertake the design and construction of Princes Street, Turramurra with a completion date of August 2011.*
- C. *That the works utilise the current funding identified in the draft Ku-ring-gai Delivery Program and Operational Plan 2010/2014, once it is ratified by full Council.*
- D. *That the staff provide a further report detailing the three priority projects for the years 2012-2014 based on the proposed neighbourhood centres 5 year upgrade program in this report.*

The design process has commenced for both West Pymble and Princes Street as per resolutions A, B and C.

This report will address resolution D.

COMMENTS

This report assesses the 16 neighbourhood centres in terms of the condition and use of the public domain areas; and the opportunities, constraints and barriers that may limit the easy progress of a capital works project.

Attachment 1 is a table that assesses each of the centres and recommends a category from A to D. The categories are defined as follows:

- **Category A** – locations where there is currently a public area that is in need of upgrading or where there is potential to create a new or larger public domain area; and where there are no major barriers. These projects are suitable for short term design and implementation 0-3 years.

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- **Category B** - locations where there is currently only a footpath area forming the public domain but where there is potential for major improvements by, typically, reconfiguring car parking areas (and potential loss of parking). These projects may be better undertaken in the medium term (3-5 years) as they are potentially controversial with shop owners and residents and it is preferable to get some 'runs-on-the-board' in the mean time.
- **Category C** - a location where there is an area of public domain that has potential for improvement however the scale of the work is likely to exceed one years projected program budget allocation. Alternatively there are other over-riding issues such as planning issues which also require resolution locations. Typically this will involve re-design of the car parking and access lanes and creating new public areas. It may also require a planning response. The master plans for these projects could be undertaken in the short-medium term to determine the project budget. The work may then be staged over a number of years.
- **Category D** - centres which are entirely privately owned and there is no public domain area.

The centres are categorised in Table 1.

Table 1: Categorisation of neighbourhood centres

Category	Neighbourhood Centre
Category A – short term (1-3 years)	Philip Mall, West Pymble Princes Street, Turramurra Wellington Road, East Lindfield Warrimoo Avenue, St Ives Chase Duneba Avenue, West Gordon
Category B - medium term (3-5 years)	Eastern Road, Turramurra Marion Street, Killara Kissing Point Road, South Turramurra Moore Avenue, West Lindfield
Category C – medium/long term (+5 years)	Fox Valley Road , South Turramurra Babbage Road, Roseville Chase Koola Avenue, East Killara Bobbin Head Road, North Turramurra
Category D – not suitable	Hampden Avenue, North Wahroonga Hassell Park, St Ives North

Attachment 2 provides a location map for each of the Category A centres and highlights the key public domain area.

CONSULTATION

No external stakeholder or community consultation has been undertaken at this stage. A consultation strategy will be prepared for each project to meet site specific conditions.

FINANCIAL CONSIDERATIONS

The five Category A centres are listed below against Council's Delivery Program and Operational Plan 2010-2014 which allocates the funds to streetscape and public domain work.

Table 2 – Neighbourhood centres proposed 5 year upgrade program

Priority	Neighbourhood centre	Year	Budget (as per the current draft Ku-ring-gai Delivery Program and Operational Plan 2010/2014)	Estimated cost	Project area	Construction completion
1	Kendall Street, West Pymble	2010/2011	\$203,400	\$350,000	1050sq m	2011 – subject to budget
2	Princes Street, Turramurra	2011/2012	\$211,400	\$200,000	450sqm	2011 – subject to budget
3	Warrimoo Avenue, St Ives North	2012/2013	\$218,600	\$130,000	360sqm	2013
4	Duneba Avenue, West Gordon	2013/2014	\$225,000	\$150,000	350sqm	2013
5	Wellington Road, East Lindfield	2014/2015	TBC	\$120,000	350sqm	2014

A developed design concept plan has been prepared for Philip Mall, West Pymble and the estimated construction cost for this project is \$359,000. It can be seen that this is well above the program budget for a single year. The high cost estimate arises because of the area of the public mall, which is the largest of all the public areas when compared to the other four centres in Table 2. At 1000sqm it is at double the size of Princes Street for example and almost 3 times the area of the other projects. The estimated construction rate for Philip Mall is about \$360.00 per square metre.

A preliminary design concept plan has been prepared for Princes Street and the estimated construction cost for this project is \$200,000. This project is anticipated to be within the forecast project budget for a financial year. The calculated construction rate for Princes Street is about \$450.00 per sqm - the higher rate is due to the need for steps, ramps and retaining walls.

These rates have been applied to the other 3 centres to identify appropriate future budget forecast allocations.

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Overall it can be seen that while some projects will exceed the yearly budget others will be less than the allocated yearly budget whereas over 5 years the construction of proposed works falls within budget.

In the event that additional monies are made available in the 2010/2011 capital works budget, this program can be carried out as proposed. Alternatively construction of Princes Street would be delayed to span the 2011/2012 and 2012/2013 financial years.

In order to fund the program in Table 2 it is recommended that:

- Construction of West Pymble completed in September 2011 utilising the Annual Budget remaining as of November 2010 of \$197, 000 and part funds from year 2011/2012 - \$162,000. Total \$359,000.
- Construction of Princes Street completed in late 2011 utilising part funds from year 2011/2012 - \$70,000 and from year 2012/2013 - \$130,000. Total \$200,000.
- Undertake design work for Wellington Road, East Lindfield; Warrimoo Avenue, St Ives Chase; Duneba Avenue, West Gordon in second half of 2012 utilising funds from year 2012/2013 - \$40,000.
- Construction of Warrimoo Avenue, St Ives Chase and Duneba Avenue, West Gordon completed September 2013 utilising remaining funds from year 2012/2013 - \$48,000 and funds from year 2013/2014 - \$225,000. Total \$273,000.
- Construction of Wellington Road, East Lindfield completed September 2014 utilising funds from year 2013/2014 (amount to be confirmed in Council's future Delivery Program and Operational Plan 2011-2015).

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has been undertaken with staff from the Strategy and Environment Department.

SUMMARY

Staff have assessed the 16 neighbourhood centres in terms of the condition and use of the public domain areas; and the opportunities, constraints and barriers that may limit the easy progress of a capital works project.

The assessment has grouped each of the centres into four (4) categories:

- Category A – short term (1-3 years)
- Category B - medium term (3-5 years)
- Category C – medium/long term (+5 years)
- Category D – not suitable

The five (5) category A projects are identified:

1. Philip Mall, West Pymble
2. Princes Street, Turramurra
3. Wellington Road, East Lindfield
4. Warrimoo Avenue, St Ives Chase

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5. Duneba Avenue, West Gordon

The financial implications of the Category A projects have been considered in terms of their project area and estimated cost of construction. This information is compared to the allocated funds for streetscape and public domain work under the Business Centres Program in Council's *Delivery Program and Operational Plan 2010-2014*.

The report finds that some projects are larger than others and/or more complex which means that project costs will range from \$120,000 to \$350,000. In order that Council can be sure that there will be no financial implications arising from the rise and fall it is necessary to schedule the works over a period of five (5) years.

RECOMMENDATION

- A. That Council undertake construction of Princes Street utilising \$130,000 from the Business Centre Program funds year 2011/2012 and \$70,000 Business Centre Program funds from year 2012/2013.
- B. That Council undertake the design and community consultation work for Wellington Road, East Lindfield; Warrimoo Avenue, St Ives Chase; Duneba Avenue, West Gordon in 2012/2013 utilising Business Centre Program funds from year 2012/2013.
- C. That Council undertake the construction of the pedestrian areas at St Ives North neighbourhood centre, Warrimoo Avenue and West Gordon neighbourhood centre, Duneba Road with a completion date of September 2013 utilising Business Centre Program funds from year 2012/2013 and 2013/2014.
- D. That Council undertake the construction of the pedestrian areas at West Lindfield neighbourhood centre, Wellington Road with a completion date of September 2014 utilising Business Centre Program funds from year 2014/2015.

Bill Royal
Team Leader Urban Design

Antony Fabbro
**Manager Urban & Heritage
Planning**

Andrew Watson
**Director Strategy &
Environment**

Attachments: 1. Neighbourhood Centres - priority identification - assessment criteria table - 2010/233607
2. Neighbourhood Centres - Public Domain Improvement Program - Location Plans - 2010/233604

NEIGHBOURHOOD CENTRES - PRIORITY ASSESSMENT

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Centre	Type of public areas				Constraints	Opportunities	Barriers	Recommendation	Estimated project budget		Ward	Type
	Public domain	soft	vehicle	other								
Wellington Road, East Lindfield	Footpath adjoining shops	parkland	carpark and laneway	community hall and surrounds	No constraints	large flat area of grass at the front of shops with north aspect has potential to be converted to broad paved area with trees and furniture. Also potential to remove existing road to enlarge parkland area	No barrier	Suitable project	120,000		Roseville	A
Eastern Road, Turramurra	Footpath adjoining shops	none	carpark and laneway		angle car parking out the front of shops reduces public domain area to narrow footpath. Results in an untidy appearance for the centre.	Opportunity to remove parking from front of the centre and widen the footpath and plant trees.	Removal of parking may be controversial which could delay progress of design process	undertake project but in medium term ie 5 years +. Parking Study and community survey	Not calculated		Wahroonga	B
Fox Valley, South Turramurra	Footpath adjoining shops	none	carpark	RTA road widening easement at front	Centre is dominated by car parking and access roads. Very poor amenity. Future development of retail on San site may effect viability of the centre	Opportunity to significantly enhance amenity of centre	Short term implementation of footpath works would be ineffective. Requires master plan for centre which would include major modifications to parking and access	Undertake integrated master plan.	\$10,000 ((fees only)		Comenarra	C
Hampden Avenue, North Wahroonga	Footpath adjoining shops	landscaped verges	carpark		Privately owned centre. No Council owned land			No project potential - privately owned centre	NA		Wahroonga	D
Marion Street, Killara	Footpath adjoining shops	landscaped verges	Street	Marion Street Theatre	limited scope of works	some opportunity for footpath widening with loss of car parking. Opportunity to utilise Council land to allow retail	No major barrier however scope limited	Requires planning response.	Not calculated		Gordon	B
Koola Avenue, East Killara	Footpath adjoining shops	parkland and verges	carpark and laneway		small internal mall type centre surrounded by car parking and service lanes. Currently no public domain areas other than a narrow footpath on the southern side of the centre	Limited opportunity. Council could allow a coffee cart and convert some of the car parking area to pavement. Alternatively car park is zoned commercial and Council could subdivide and sell land.	Short term implementation of footpath works would be ineffective. Requires master plan for centre which would include major modifications to parking and access. Major capital works project including roadworks	Undertake integrated master plan.	\$10,000 (fees only)		Gordon	C
Princes Street, Turramurra	Footpath adjoining shops		Street, car park to rear of centre and laneway		footpath area outside shops is below street level. Existing walls and steps and pavement in urgent need of replacement	upgrade of public area to improve safety, access and amenity	No major barrier	Suitable project for short term	\$200,000		Wahroonga	A
Babbage Road, Roseville Chase	Footpath adjoining shops		Main Road, car park to rear of centre		Centre located on major road and therefore highly visible. Footpath area in very poor condition. No scope for tree planting	Very limited opportunity for improvements with minimal public benefit. Visibility of site is a consideration	No major barrier however very limited benefit other than improving visual appearance and pedestrian safety.	Requires planning response. What is the future of this group of shops as it no longer provides a local service function?	Not calculated		Roseville	C

Centre	Type of public areas				Constraints	Opportunities	Barriers	Recommendation	Estimated project budget		Ward	Type
	Public domain	soft	vehicle	other								
Babbage Road, Roseville Chase	Footpath adjoining shops		Main Road, car park to rear of centre		Centre located on major road and therefore highly visible. Footpath area in very poor condition. No scope for tree planting	Very limited opportunity for improvements with minimal public benefit. Visibility of site is a consideration	No major barrier however very limited benefit other than improving visual appearance and pedestrian safety.	Requires planning response. What is the future of this group of shops as it no longer provides a local service function?	Not calculated		Roseville	C
Kissing Point Road, South Turramurra	Footpath adjoining shops	parkland to rear and broad landscape verge to the front	car park to front of centre	petrol station	Well used centre. Limited pedestrian areas shops - dominated by car park area	Opportunity to relocate some of the parking at the front of shops to create broad paved area with north-east aspect	Limited potential for project in short - term. Relocation/removal of parking may be controversial and delay the project. A number of projects undertaken by council in the near proximity within recent past. Upgrade of Aluba Road playground also planned	undertake project but in medium term ie 5 years +	Not calculated		Comenarra	B
Warrimoo Avenue, St Ives Chase	Footpath adjoining shops	parkland and broad landscape verge to the front	car park to front of centre and side	petrol station	Limited pedestrian areas - shops dominated by car park area	Opportunity to relocate some of the parking at the front of shops to create broad paved area with north-east aspect. Opportunity to expand centre utilising Council land. Would depend on retail study. Opportunity to link centre with park adjoining	No major barrier	Suitable project for short term. Has previously been identified by council as a priority project	\$130,000		St Ives	A
Mona Vale Road, St Ives North	verge along Mona Vale Road		Main Road		Privately owned centre. No Council owned land			No project potential - privately owned centre	NA		St Ives	D
Duneba Avenue, West Gordon	Footpath adjoining shops	landscape verge to the front	car park to front of centre		Limited pedestrian areas - shops dominated by car park area at front	Opportunity to relocate some of the parking at the front of shops to create broad paved area	No major barrier	Suitable project for short term	\$150,000		Gordon	A
Moore Avenue, West Lindfield	Footpath adjoining shops	landscape verge to the front	car park to front of centre and to the rear and laneway	Building on Crown land	pedestrian area predominantly footpaths - shops dominated by car park area at front	Opportunity to redesign car parking and landscape verge to make verge continuous parkland and increase width of footpath adjoining the shops	Limited potential in short term requires major capital works including road works to capture opportunities	Undertake integrated master plan.	\$10,000 (fees only)		Gordon	B
Kendall Street, West Pymble	pedestrian mall and footpaths	Park and playground. landscape verge to the front	car park to front of centre and to the rear + laneway	Council owned community centre	Existing pedestrian mall well used but is outdated and dominated by gardens which limits access and reduces safety.	Opportunity for major upgrade of pedestrian mall area. Also potential for expansion of shops and mall to south onto Council car park	No major barrier short term implementation	Suitable project for short term	\$350,000		Comenarra	A
Bobbin Head Road, North Turramurra	Footpath adjoining shops		Road and car park to the rear of the centre		Public areas limited to footpaths limited scope for widening	Recent work has occurred on the eastern side. Potential to continue this work across the road	No major barrier however footpath area generally in good condition	Not a high priority due to recent work	Not calculated		St Ives	C


Proposed public
domain improvements



Wellington Road, East Lindfield

Proposed public domain improvements

Princes Street, Turrumurra



Proposed public
domain improvements

The image is an aerial photograph of a residential area in St Ives Chase. A white callout box with the text 'Proposed public domain improvements' has an arrow pointing to a building at 160 Warrimoo Avenue. The building is a large, rectangular structure with a light-colored roof and a dark border. The surrounding area includes other houses, trees, and roads. The map shows property boundaries with white lines and lot numbers. The roads are labeled 'DALTON ROAD' and 'WARRIMOO AVENUE'. A scale bar at the bottom left indicates a scale of 1:1,000.

Warrimoo Avenue, St Ives Chase

Proposed public
domain improvements



Duneba Avenue, West Gordon

Proposed public
domain improvements

Philip Mall, West Pymble

1: 1,000

CONSIDERATION OF THE CONCEPT DESIGN PLAN FOR UPGRADE WORKS TO PHILIP MALL, WEST PYMBLE NEIGHBOURHOOD CENTRE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To seek Council's endorsement of the concept design plan for Philip Mall to allow Strategy and Environment staff to commence preparation of tender documentation and specifications.

BACKGROUND:

At the Ordinary Meeting of Council of 25 May 2010 full Council endorsed the recommendation of the Planning Committee from 12 May 2010 that Council undertake the design and construction of Philip Street Mall with a completion date of September 2011.

COMMENTS:

Staff have undertaken a comprehensive consultation process with residents and stakeholders. Concept options were prepared based on issues and opportunities identified. Options were presented to a series of workshops for which a preferred option has been identified. On that basis a concept design plan has been prepared and is presented in this report.

RECOMMENDATION:

That Council endorse the developed design plan for the purposes of internal consultation with Operations staff and for preparing tender documentation and specifications.

PURPOSE OF REPORT

To seek Council's endorsement of the concept design plan for Philip Mall to allow Strategy and Environment staff to commence preparation of tender documentation and specifications.

BACKGROUND

On 12 May 2010 a staff report to the Planning Committee recommended a program for the effective delivery of high quality improvements to the streetscape and public domain areas of the neighbourhood centres in the LGA.

At the Ordinary Meeting of Council of 25 May 2010 full Council endorsed the recommendation of the Planning Committee from 12 May 2010 that:

"the Planning Committee recommend to full Council to undertake the design and construction of Kendall Street, West Pymble with a completion date of September 2011".

Since that time staff have undertaken a design process including site analysis; community and stakeholder consultation; preparation of concept options; option assessment and development of a preferred option; and finally preparation of a concept design option.

COMMENTS

The following is a description of the process to date including key findings. This information was presented to community and stakeholders and the full presentation can be found in **Attachment 1**.

1. Site analysis

Staff analysis of the site identified the following site constraints:

- furniture is old and dilapidated and in some cases dangerous;
- awning structures are privately owned and require painting and repair;
- downpipes from gutters are in a state of disrepair and some are not connected to stormwater;
- covered walkway structures in the centre of the mall are owned by Council and require painting and repair;
- surface drainage is inadequate;
- paving materials are very inconsistent with numerous trip hazards and access constraints – do not meet contemporary standards;
- the gardens create concealment & visibility problems which cause safety problems in the area at night;
- lighting is inadequate and does not meet appropriate standards, the dense vegetation further exacerbates the problem;
- the existing footpath levels at shop entries are fixed and cannot be varied;
- there are underground services running through the mall including telecommunication, sewer, water and electricity which are fixed elements;

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- there is a large number of advertising signs including A-frame signs, and other privately owned structures within the public space that do not comply with Council's policies; and
- the large Melaleuca has grown too large for the space and should be removed.

2. Shopkeeper and shop owner consultation

Priorities identified by this group of stakeholders were:

- upgrade paving and increase area of paving;
- install new lighting that meets current standards and improves safety;
- remove and replace existing garden beds and walls with more modern style gardens;
- upgrade the playground with new play facilities and a fence for safety;
- remove current fixed furniture from the mall;
- provide more open areas with less fixed seating; and
- increase potential for outdoor dining.

Others priorities that were noted but are beyond the scope of the project include:

- signage;
- roads;
- toilets;
- painting; and
- graffiti.

Council has worked with the Chambers of Commerce to see that the other issues are addressed via other avenues.

3. Resident and shop-user postal survey

The community identified the following aspects of Philip Mall that they liked:

- general atmosphere - sense of community and village atmosphere;
- open space - experience of shopping outside;
- the open area between the shops;
- the gardens and garden character;
- easy access to parking; and
- playground for families with small children.

The community identified the following aspects of Philip Mall that they disliked:

- the run down appearance of shops;
- playground facilities are outdated in inadequate;
- poor public toilet facilities;
- the gardens creates a barrier and limit access between the shops;
- haphazard planning of the central area;
- seating spaces are not attractive for use and do not encourage communication; and
- the area is not attractive - unrelated and untidy mix of materials.

A sample of the resident survey is provided in **Attachment 2**. Full details of resident responses can be found in **Attachment 3**.

4. Three options

Based on the site analysis and feedback from shopkeepers and shop owners as well as the resident survey Council staff prepared three concept options. The options represent three broad approaches to Philip Mall. Details of the options as well as illustrations can be found in **Attachment 1**.

Option 1 - minimal change

This option offered the scenario where the area is revitalised with new paving, seats, lighting and landscaping however overall the existing garden character is retained by installing approximately the same square meterage of garden bed as exists now. In addition the option proposes retaining existing camellias and trees.

Other elements of this option include:

- opening of garden beds in key locations to create separate open space 'rooms' and access ways;
- providing new outdoor dining areas;
- retaining and repairing covered walkways; and
- installing new pedestrian lighting.

The broad order estimate of costs for this option is \$270,000.

Option 2 - partial change

This option proposes a change in character to create more open paved areas and less gardens, overall creating a balanced approach between option 1 and option 3.

Elements of this option include:

- retaining some existing trees and existing Camellias;
- creating a central open paved area;
- removing the existing covered walkways and rebuilding new covered areas/ walkways;
- providing outdoor dining areas; and
- installing new pedestrian lighting.

The broad order estimate of costs for this option is \$290,000.

Option 3 - new design

This option proposes a significant change in character to create an open mall area with paving and trees and limited garden area.

Elements of this option include:

- removing all existing trees;
- transplanting camellias off-site;
- planting new deciduous trees;
- maximising outdoor dining space;
- creating a large as possible central open space;
- integrating a toddler play area;
- removing existing covered walkways and rebuilding new covered areas/ walkways; and

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- installing new pedestrian lighting.

The broad order estimate of costs for this option is \$240,000. The main reason that this option has the lowest cost is that there is no garden walls proposed and overall it is a simple option to construct.

5.0 Community and stakeholder workshops

The three options described above were presented to two workshop groups. The preference for options was gauged by a show of hands at the end of the session.

Workshop no.1 – Stakeholder

The majority of stakeholders preferred Option 2

Workshop no.2 - Community

For the community workshop a survey was handed out to accurately collect people's preferences. The survey form is shown in **Attachment 4**.

The voting of participants was as follows:

Option 1 – 11 votes

Option 2 – 16 votes

Option 3 – 10 votes

Unsure – 3 votes

Option 1 was preferred by 11 residents as it recognised the need for upgrading paving and some garden beds, however retained the large majority of garden area (including the camellia plants)

Option 2 was preferred by 16 residents as it represented the best option for retaining the village atmosphere whilst increasing open space. There was a mixed response regarding the removal of camellias with many residents wanting to a compromise of open space and garden area

Option 3 was preferred by 10 residents as it presented a large central mall area and significantly increased open space. There was a belief that option 2 would provide better for outdoor dining opportunities and space for stalls and community markets.

Common themes that arose during the discussion included:

Option 1

- most recognise need for upgrading paving and garden beds, but don't want to lose % of garden area;
- mixed feelings about using native plants; and
- some keen to retain Camellias.

Option 2

- best option for retaining village atmosphere and increasing open space;

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- want to retain the covered walkways;
- mixed response to camellias – remove some or keep all; and
- contradiction within responses about keeping camellias but wanting to open up the area and allow better visibility/lighting/useable open space.

Option 3

- large central mall and open space environment;
- best option for increased outdoor dining; and
- best option for better utilising the space for stalls, markets etc.

For full details of participant responses refer **Attachment 5, 6 and 7**.

6.0 Preferred option

The results from the both workshops show a clear preference for Option 2. This option appears to met the communities desire to retain the village and garden character while providing more open areas for outdoor dining and community activities such as markets.

Both workshops were particularly supportive of the idea of raised garden beds with sandstone walls.

The second community workshop indicated a desire to retain and re-use some of the existing Camellia bushes (an element of Option 1) in the new gardens as a means of providing some “historic continuity”.

7.0 Design Concept Plan

The following is a description of the concept design, the plan is attached to this report in **Attachment 8**.

Objectives

A broad range of objectives are set out in Council’s Public Domain Plan for the treatment of public spaces, objectives applying specifically Philip Mall are as follows:

- to design the space with open and flexible areas that will cater for a range of community activities;
- to provide opportunities for leisure-based activities such as outdoor dining;
- to protect the unique garden character of the space;
- to retain and re-use items of local character and significance;
- to improve accessibility, safety and security of the centre;
- to ensure the public space and the elements within it meet accessibility and safety standards;
- to provide a co-ordinated suite of furniture that contributes to an overall high aesthetic quality of the civic space;
- to provide furniture that reflects a high level of comfort and function and is accessible to all community groups;
- to provide a well lit pedestrian environment in which people feel secure;

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- to provide lighting that enhances the appeal of the centre, is energy efficient and exceeds relevant Australian Standards;
- to protect and enhance the garden character of Philip Mall as a unique identity for the centre;
- to demonstrate Ku-ring-gai Council's commitment to sustainable stormwater management practices; and
- to maximise the collection of stormwater for treatment recycling and reuse in an efficient and effective way.

Design Concept and Character

West Pymble shops were developed between the late 1950s through to the early 1970s, the current Philip Mall area appears to retain some elements from the 1970s including the bush rock sandstone garden edging and some plant species. Adhoc maintenance work has occurred over time so that the current situation is a patchwork of materials and finishes from various times over the intervening period.

The proposal is to undertake a major upgrade of the mall by removing all existing vegetation, walls, paving and furniture and replacing these with new elements that will have a design life in the order of 15-20 years.

The design concept is to provide a strong garden character balanced with open areas allowing for easy public access throughout the space. The new design will provide a robust, safe and accessible public area that will allow a range of uses including shopping, sitting, meeting, community activities and outdoor dining.

While there are no listed heritage items within the Mall an important part of the design concept is to respect the local character by re-using or recycling elements on-site or off-site including:

- transplanting a number of the existing Camellia bushes to new garden beds in the new design;
- salvaging the sandstone garden borders for re-use in other Council works in parks; and
- retaining, repairing and re-using (where viable) the existing seating and other furniture in Council parks.

Key elements of the developed design include:

1. uniformly graded continuous pavement;
2. open walkways below the shop awnings for unhindered shopper access;
3. a central serpentine walkway offering quieter locations with seating amongst the gardens and tree;
4. raised garden beds and sandstone walls that provide separation between uses and create outdoor rooms as well as seating;
5. a central open activities area (with a shelter structure if the project budget allows);
6. a new covered walkway to replace the existing at the southern end of the mall (if the project budget allows);
7. outdoor dining lease areas;
8. tree and groundcover planting allowing visibility at eye level; and
9. stormwater collection and re-use for toilet flushing of public toilets and garden irrigation.

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Materials and Furniture

The three basic materials will be sandstone walls, concrete paving, and timber furniture. The concrete paving will have a decorative exposed aggregate finish and saw cuts.

Lighting

New pedestrian scale light poles will be installed in the mall to achieve a high level of lighting at night.

Landscape

The landscape will comprise:

- camellia gardens using existing transplanted shrubs plus new plants to supplement;
- deciduous flowering trees for shade in summer, sun in winter and flowers in spring; and
- low ground cover species for visibility.

Public phone

The existing public phone will be replaced with a new phone and relocated to the south-eastern corner of the chemist shop outside the main mall area.

Playground

Council has allocated \$35,000 in capital works budget to upgrade the playground in the year 2012/2013. This work will include a new fence and play equipment.

Covered walkway structures

Council has additional funds available through the Environmental Levy Program. Staff are exploring the option of utilising this funding to construct covered walkway structures with "green rooves" thereby achieving multiple objectives.

CONSULTATION

A series of community consultation activities were undertaken from August 2010 to October 2010 that involved engagement across residents, businesses and other local stakeholders living in close proximity to West Pymble shopping centre.

The Council project team received feedback from over 200 interested residents and businesses ensuring all proposed design options met the needs of the local community.

The consultation plan consisted of three activities:

- A. community and shop-user postal and online survey;
- B. shop owner and operator survey and workshop; and
- C. public information session.

Part A: Community and shop user consultation

Over 650 surveys were posted to households in close proximity to West Pymble shops with 203 completed surveys received by Council. This represents a response rate of over 30%, indicating a significant interest from the local community in this project.

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Local residents were asked to identify key likes and dislikes in relation to the shops; how they utilise the public space; and what they don't want to lose in the upgrade. The general sentiment from the community is that West Pymble Shops is in significant need for an upgrade and refresh; however special consideration to the unique character and atmosphere of the mall area must be addressed in the redesign.

Residents and shop users indicated the public mall space is currently used mainly for access between shops, however vegetation limits easy flow. The seating space is not attractive for use, with the current seating arrangement haphazard and isolated.

Part B: Shop owner and operator consultation

Through the West Pymble Chamber of Commerce, the large majority of shops were engaged in a workshop or completed a survey to determine their main priorities for the upgrade project.

Part C: Public information session

A public information session was held at West Pymble Bowling Club on Thursday 21 October 2010 to showcase a series of upgrade options. All proposed designs were in response to resident, stakeholder and shop operator consultation. Over 40 local residents and interested stakeholders attended the information session. The three draft design options were presented to the audience, followed by questions and comments from participants. To determine the most preferred option and to assist Council to its final draft designs, a public vote was conducted and comment forms were provided for further feedback.

FINANCIAL CONSIDERATIONS

The broad order estimate of costs based on the developed design concept plan is \$359,000.00 excluding the cost of covered structures. The preliminary opinion of probable costs is provided in **Attachment 9**.

This estimate includes:

- \$29,000 for project management fees (10% of construction costs)
- \$5,000 for construction documentation fees
- \$5,000 for accessibility audit and lighting audit fees
- \$29,000 contingency (10% of construction costs)

Table 1 shows the total Annual Budget Remaining as of November 2010. The size and nature of the works exceed the one year budget allocation for the business centre program.

Table 1 - Annual Budget Remaining as of November 2010	
West Pymble	\$176,910
Princes Street	\$20,250
TOTAL	\$197,160

This report argues that the budget allocation for Philip Mall is insufficient to undertake the required level of works to allow full renewal of the public space. Referring to the report presented at the Ordinary Meeting of Council 14 December 2010 - Neighbourhood Centres Public Domain Improvement Program – Review of Capital Works Priorities which states:

"A developed design concept plan has been prepared for Philip Mall, West Pymble and the estimated construction cost for this project (including project management fees) is

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\$359,000. It can be seen that this is well above the budgeted amount for the project. The over-run can be justified because of the area of the public mall which is the largest of all the public areas when compared to the other four centres. At 1000sqm it is at double the size of Princes Street for example and almost 3 times the area of the other projects. The calculated rate for Philip Mall construction is about \$360.00 per square metre."

To further illustrate this point the estimated cost of demolition works and paving Philip Mall would be in the order of \$140,000 together with management and design fees the total is over \$200,000. This does not include the proposed stone walls, garden beds and trees, furniture, lighting and stormwater works.

Deletions or reductions to the scope of works to reduce costs is not recommended as none of the materials or works are excessive and removal of elements such as the stone walls would save about \$30,000 but would significantly alter the proposed character of the project – which is supported by the community.

The report presented at the Ordinary Meeting of Council 14 December 2010 - Neighbourhood Centres Public Domain Improvement Program – Review of Capital Works Priorities recommends a program of works over a five year period where the construction of Philip Mall is undertaken by utilising the Annual Budget Remaining as of November 2010 and \$162,000 from the Business Centre Program funds from year 2011/2012.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The production of this plan has occurred in consultation with the following Strategy and Environment staff:

- Environmental Levy Program Leader;
- Environmental Engineer;
- Principal Landscape Architect; and
- Landscape Planner.

Preliminary internal consultation has occurred with Operations staff including:

- Manager Waste, Drainage & Cleansing; and
- Manager Engineering Services.

Internal consultation with the Operations Department will commence in December as per the *Business and Internal Consultation Process* policy. The first step will be to forward the plans to all relevant Operations managers for comment. A workshop will be held in early February 2011 to discuss any amendments prior to commencing documentation.

SUMMARY

Staff have undertaken a comprehensive consultation process with residents and stakeholders. Concept options were prepared based on issues and opportunities identified. Options were presented to a series of workshops from which a preferred option has been identified. On that basis a concept plan has been prepared.

The proposal is to undertake a major upgrade of the mall by removing all existing vegetation, walls, paving and furniture and replacing these with new elements that will have a design life in the order of 15 to 20 years.

The design concept is to provide a strong garden character balanced with open areas allowing for easy public access throughout the space. The new design will provide a robust, safe and accessible public area that will allow a range of uses including shopping, sitting, meeting, community activities and outdoor dining.

The estimate of probable costs for the project is \$359,000 which exceeds the program budget for a single year by \$140,000. This can be justified because Philip Mall is one of the largest public domain areas within the neighbourhood centres program, however approval of the project effectively pre-commits Council to funding the program in 2011/12.

It is proposed to fund the project utilising the Annual Budget Remaining as of November 2010 and funds from the Business Centre Program funds from year 2011/2012.

If the concept plan is adopted by Council internal consultation with Operations Department will commence in December 2010 as per the *Business and Internal Consultation Process* policy. Construction documentation is due to be completed by April-May 2011.

RECOMMENDATION

- A. That Council endorse the developed design concept plan for Philip Mall, West Pymble as the basis on which staff prepare construction documentation including plans, details and sections.
- B. That Council undertake construction of Philip Mall, West Pymble by utilising the Annual Budget Remaining as of November 2010 and \$162,000 from the Business Centre Program funds from year 2011/2012.

Bill Royal
Team Leader Urban Design

Antony Fabbro
Manager Urban & Heritage
Planning

Andrew Watson
Director Strategy &
Environment

Attachments:

1. West Pymble Shops - community information sessions presentation - 2010/188169
2. Resident Survey - 2010/114054
3. Consultation Report - West Pymble Shops - 2010/140686
4. Survey - Community information session feedback October 2010 - 2010/198831
5. Survey Results - preferred design options (community meeting October 2010) - 2010/205687
6. Survey Results - additional elements (community survey October 2010) - 2010/205704
7. Survey Results - further comments (community meeting October 2010) - 2010/205696
8. Philip Mall, West Pymble - Design Concept Plan - 2010/235081
9. Concept design plan - detailed cost estimate - 2010/234956

West Pymble Shopping Centre



West Pymble Shopping Centre

Site under investigation

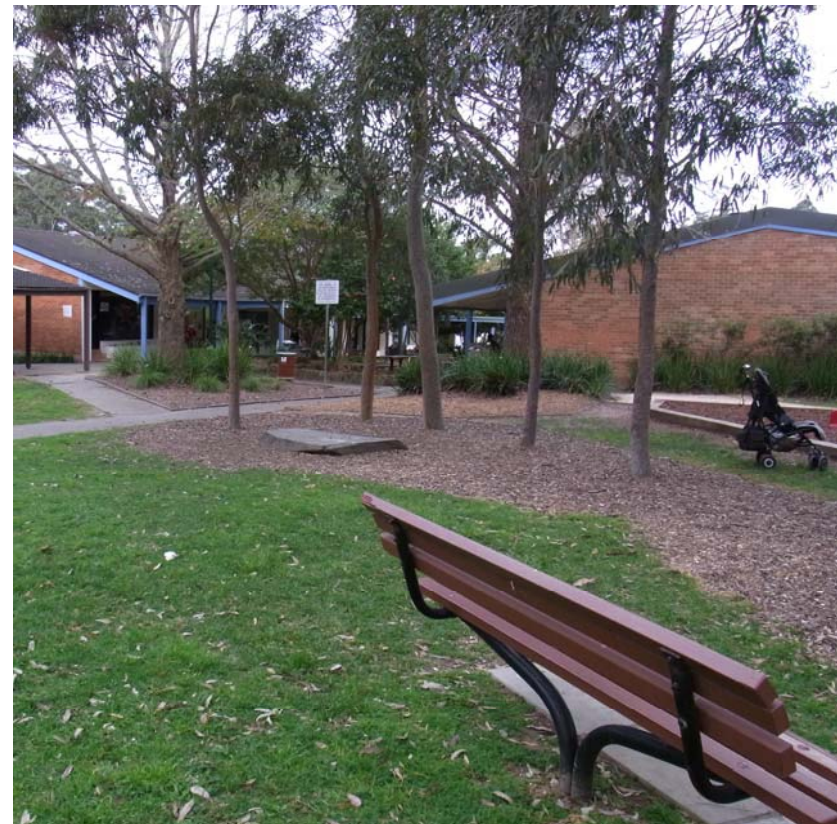
1. playground and open grass area at northern end
2. Central pedestrian plaza including area under shop awnings
3. Footpath entry forecourt on southern side



Resident and shopper survey comments

Likes

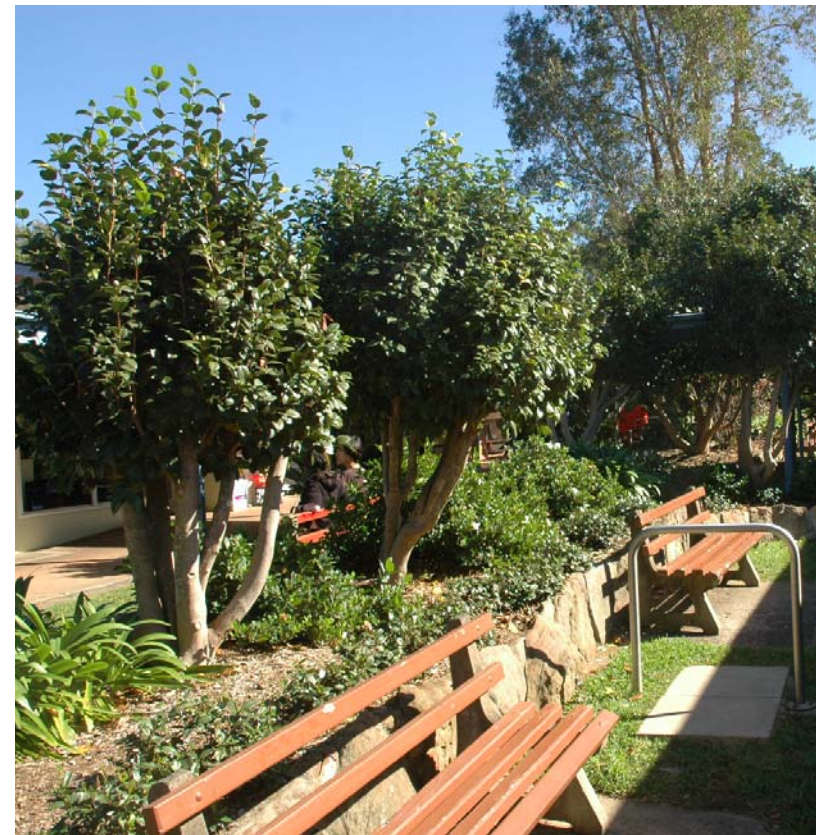
1. General atmosphere - sense of community and village atmosphere
2. Open space - experience of shopping outside and the open area between the shops
3. Access to parking
4. Gardens
5. Playground for families with small children



Resident and shopper survey comments

Current use of central space between shops

- To access between the shops
- However vegetation limits easy flow
- Seating space not attractive for use - seating haphazard and isolating
- Improve layout of seating to encourage communication
- Not attractive - unrelated untidy mix of materials



Resident and shopper survey comments

Dislikes

1. Run down appearance of shops - uneven painting and poor paintwork
2. Playground facilities - upgrade equipment, fencing and seating for adults
3. Poor toilet facilities



Resident and shopper survey comments

Dislikes

4. Garden creates a barrier - limited access and connection between either side of the shops
5. Better planning and use of the central area



Priorities for shop operators

Paving

- upgrade paving and increase area of paving
- variation of paving types for contrast
- easily cleaned
- remove grass areas



Priorities for shop operators

Lighting

- existing lighting inadequate
- new lighting high priority
- consider low energy type such as LED or solar



Priorities for shop operators

Garden beds

- remove and replace existing garden bed walls with more modern style gardens
- plants should be low and trees deciduous + flowering
- reassess entire garden design for next 20 years
- existing vegetation blocks light and lighting and reduces visibility



Priorities for shop operators

Playground

- requires new play facilities and fence for safety



Priorities for shop operators

Furniture

- current furniture not appropriate
- too many fixed seats and tables which are not used
- preference for more open areas with less fixed seating
- more potential for outdoor dining.
- Limit bikes in mall, bike racks outside mall.



Priorities for shop operators

Others

- Signage
- roads
- Toilets
- Painting
- graffiti



Other design issues

Furniture



Other design issues

Awnings, structures and drainage



Other design issues

Paving – safety and consistency



Other design issues

Public safety – concealment & visibility



Other design issues

Signage and other elements – consistency and location

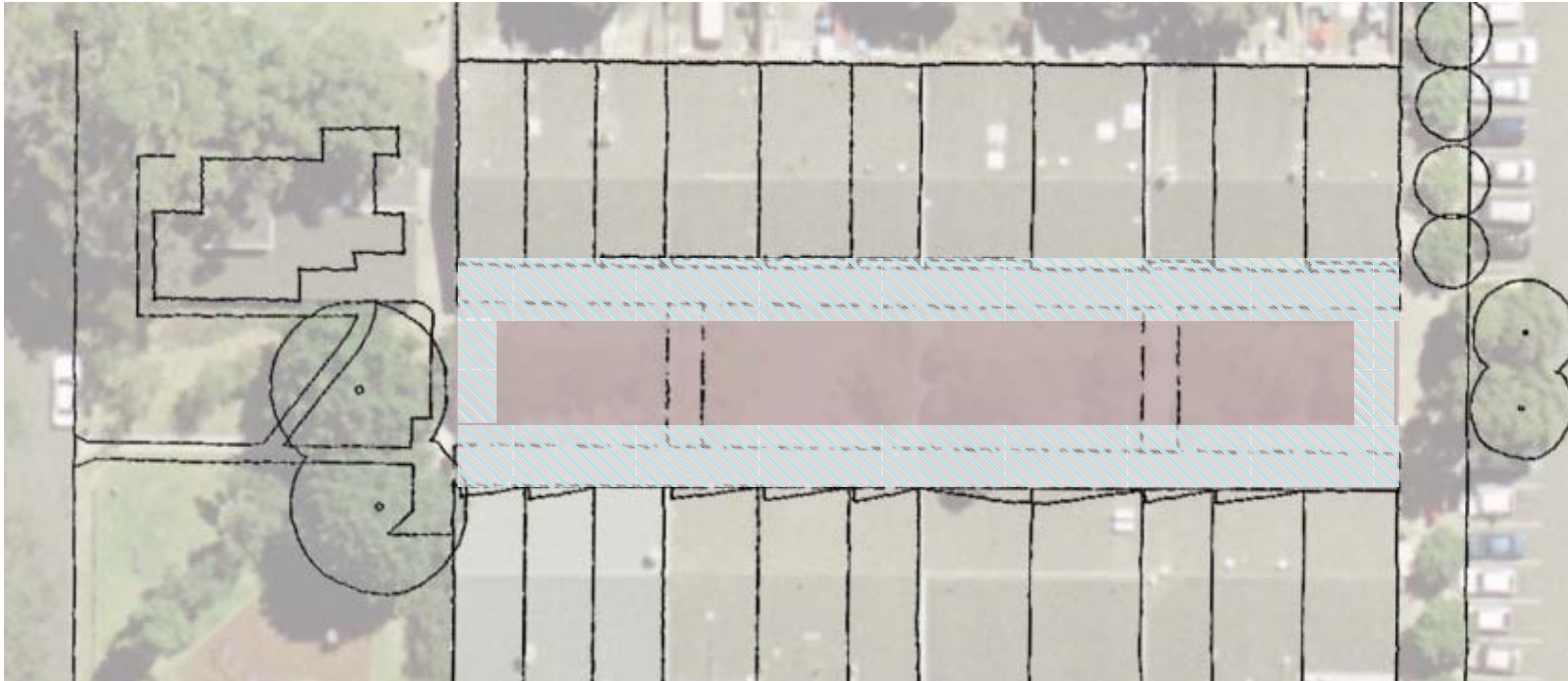


Scope of Work

Preliminary cost estimates suggest the scope of work will have to be limited to Area 2 - Central pedestrian plaza



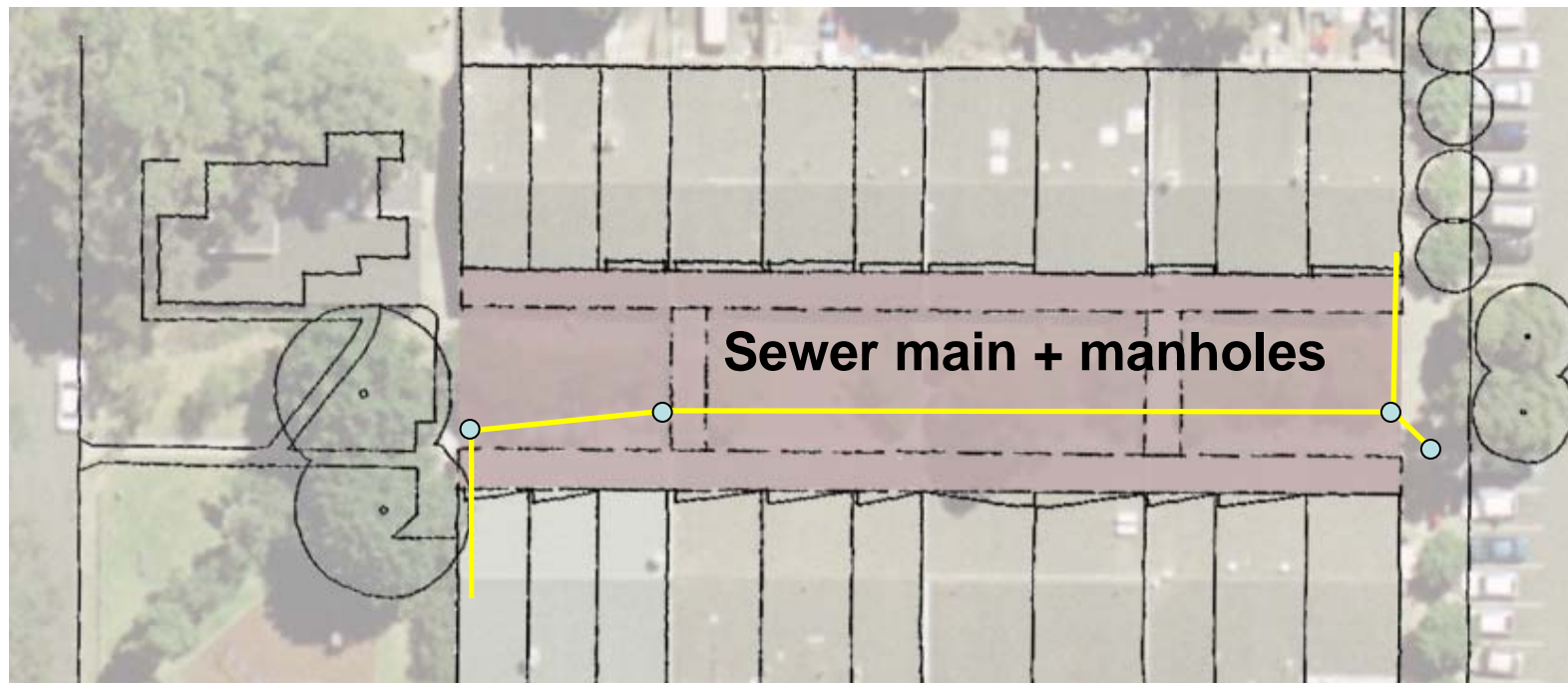
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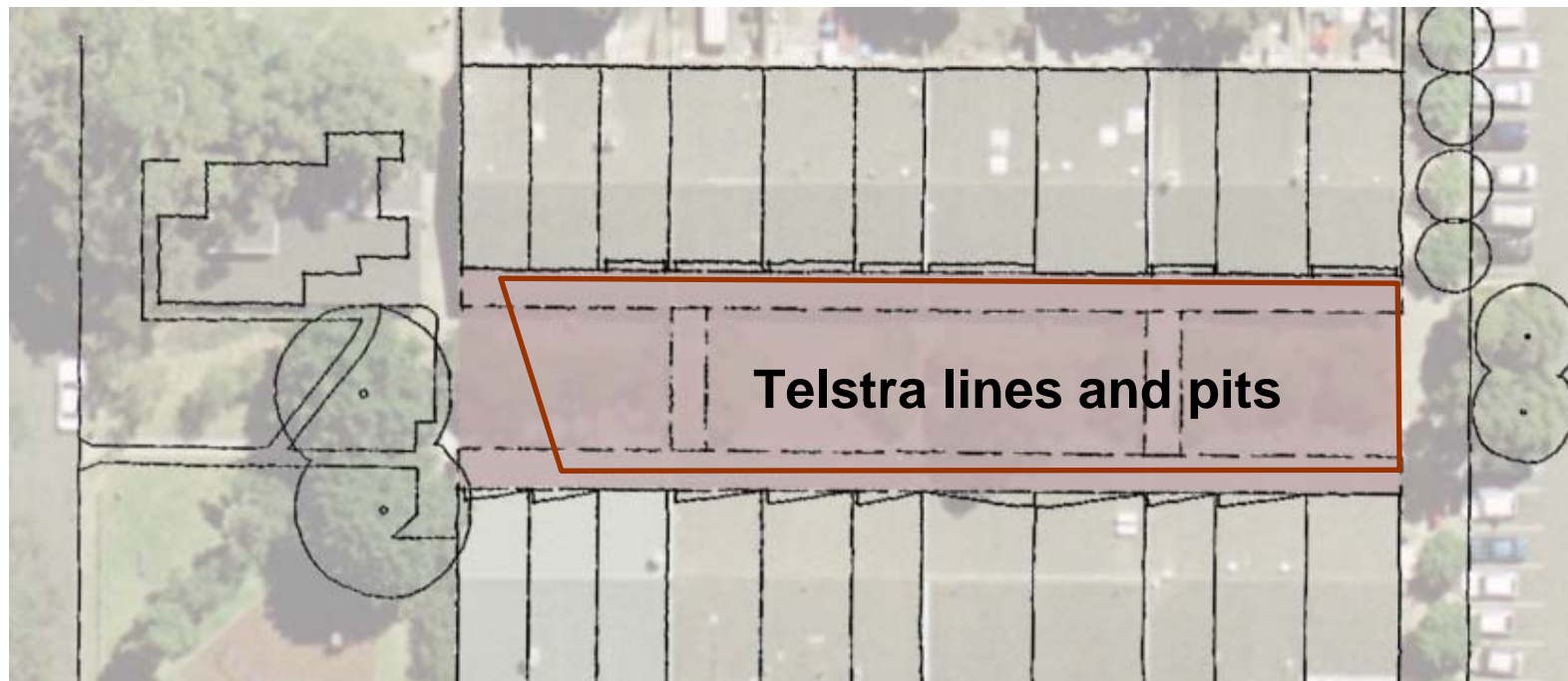
Existing ground levels

- footpath levels at shop entries
- overhead awning + gutter heights
- awning posts and downpipes

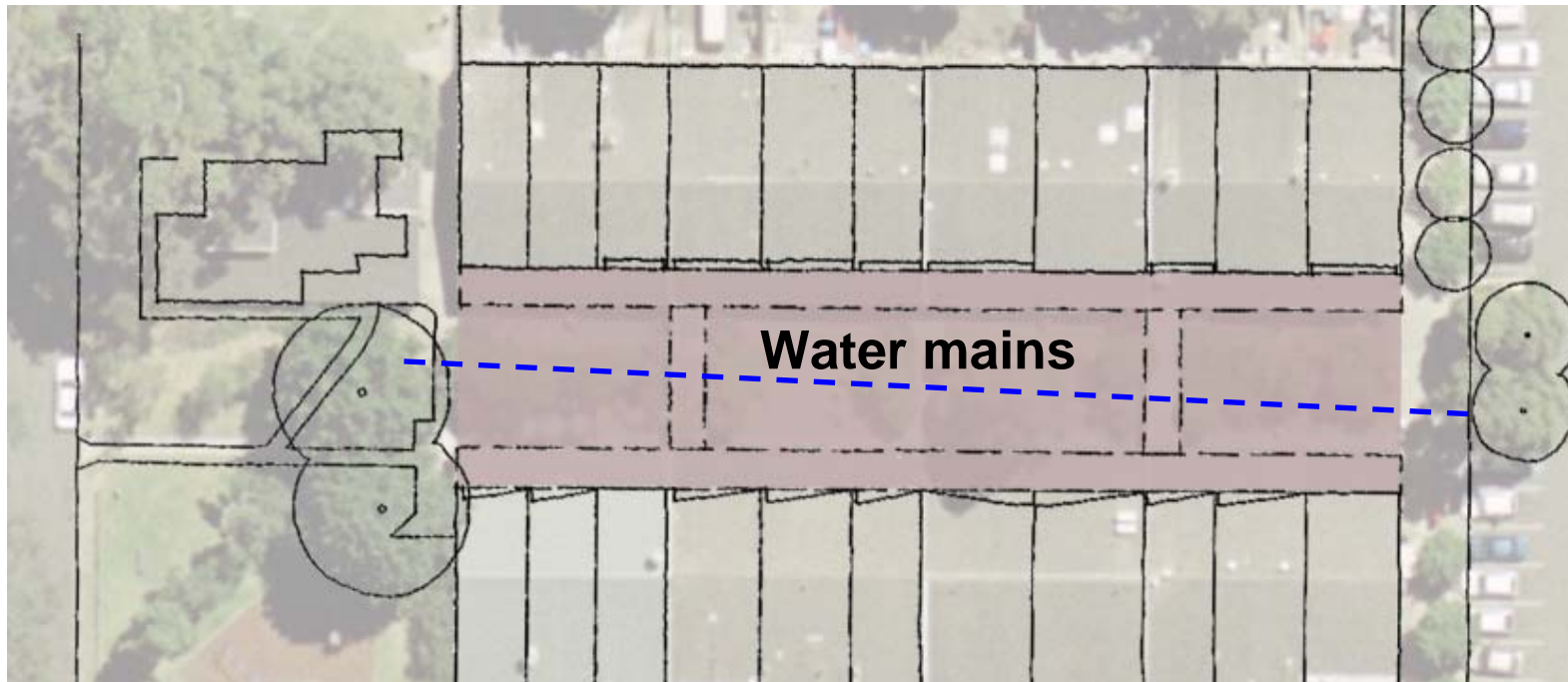
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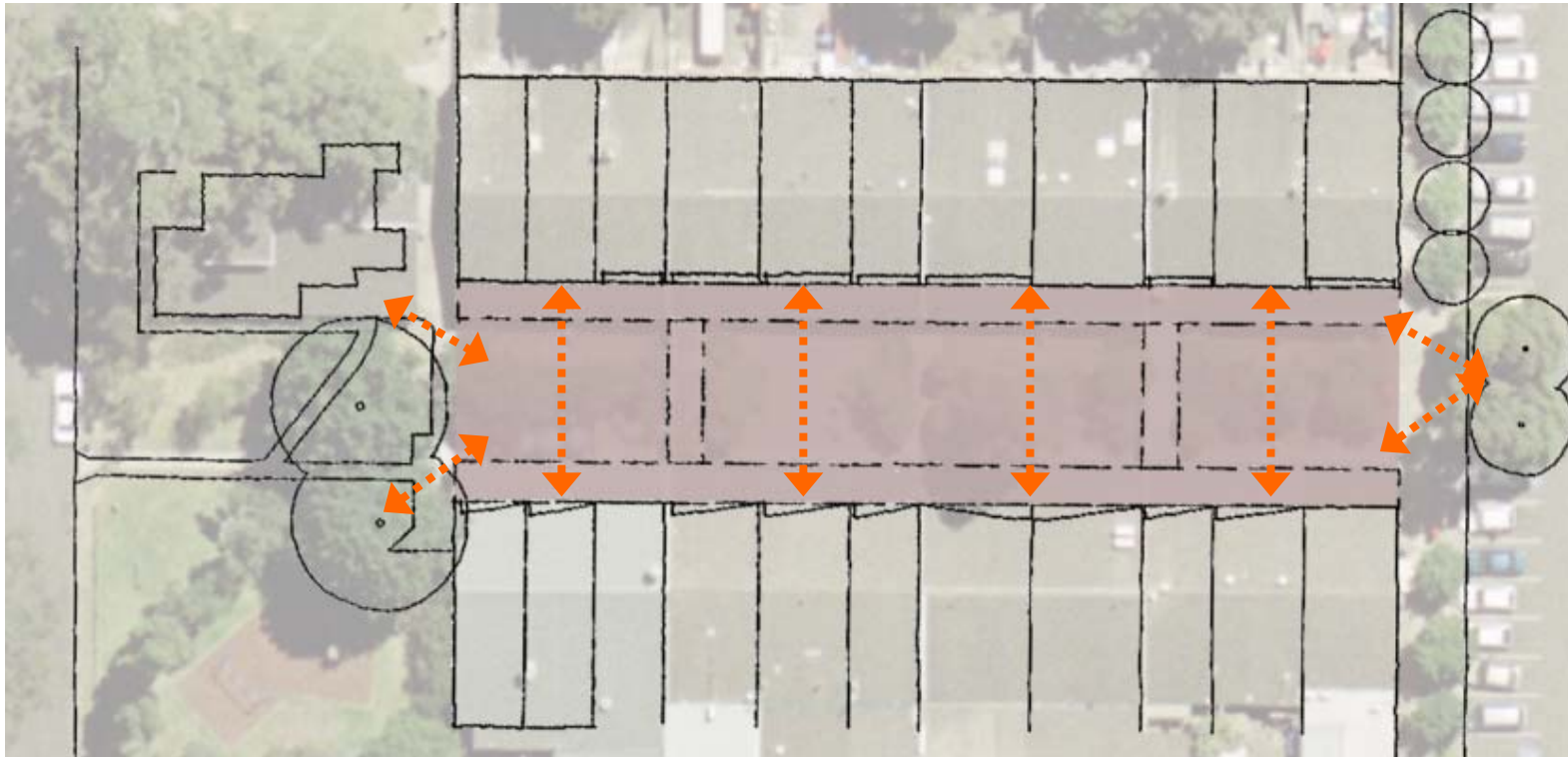
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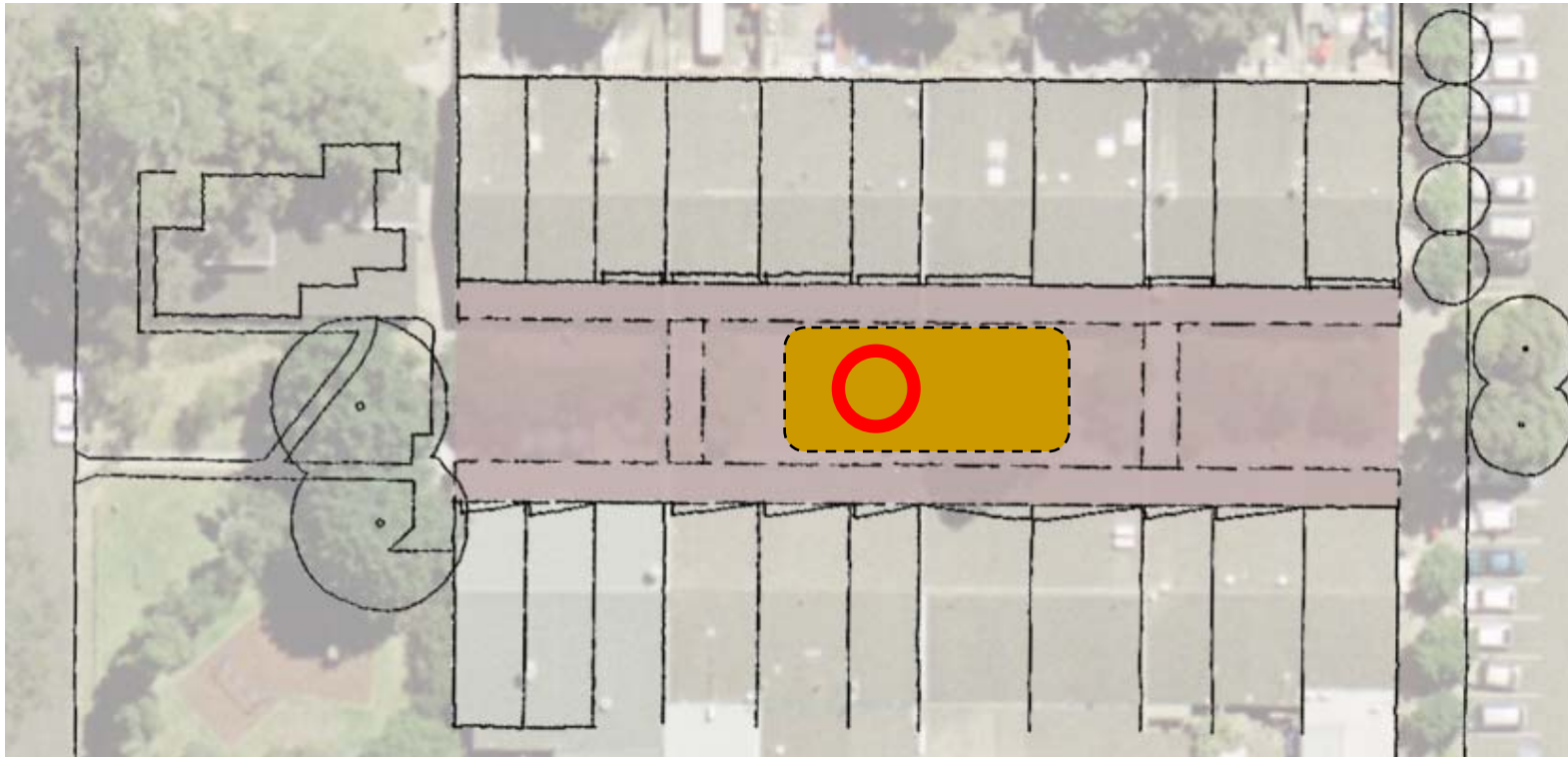


Opportunities



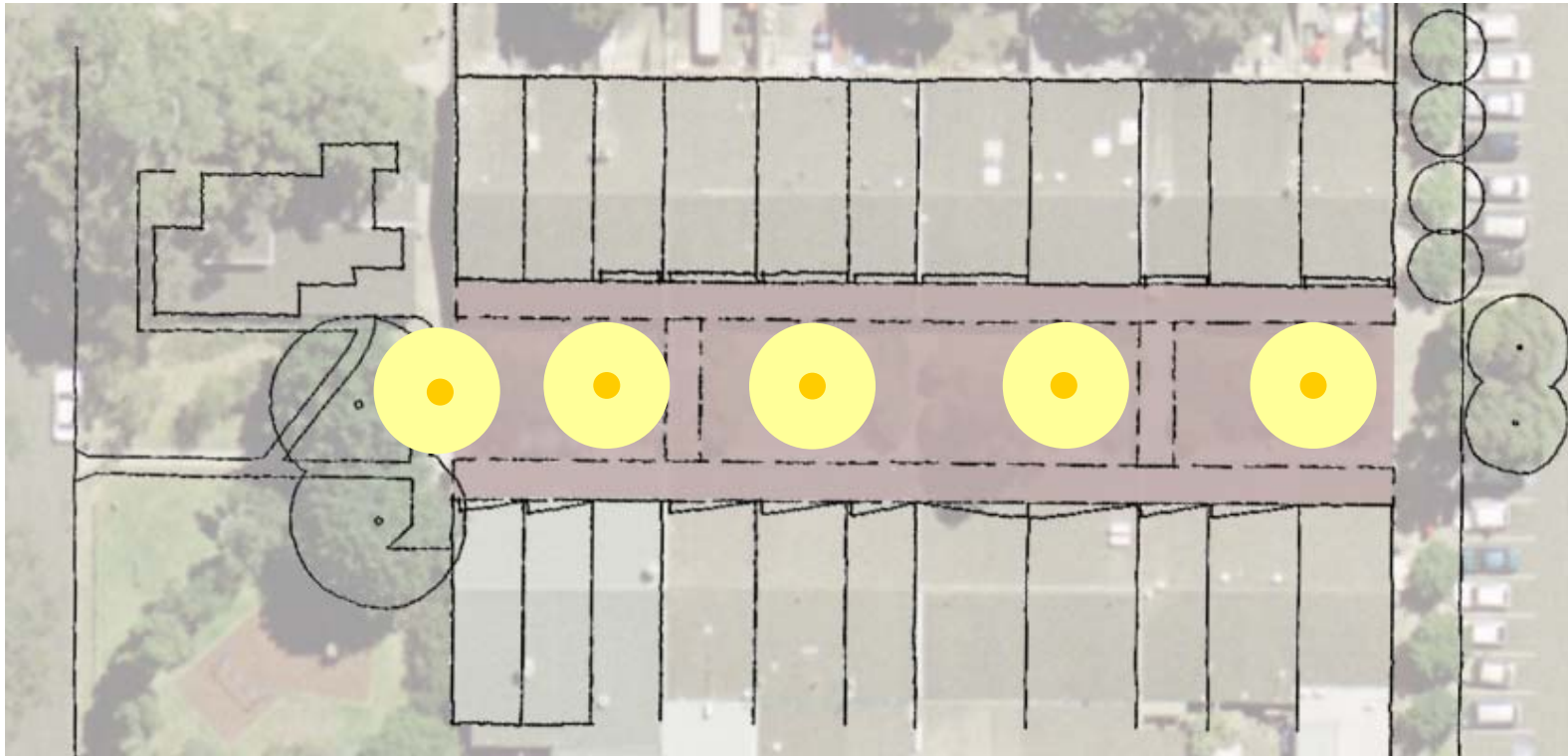
Improve circulation + visibility

Opportunities



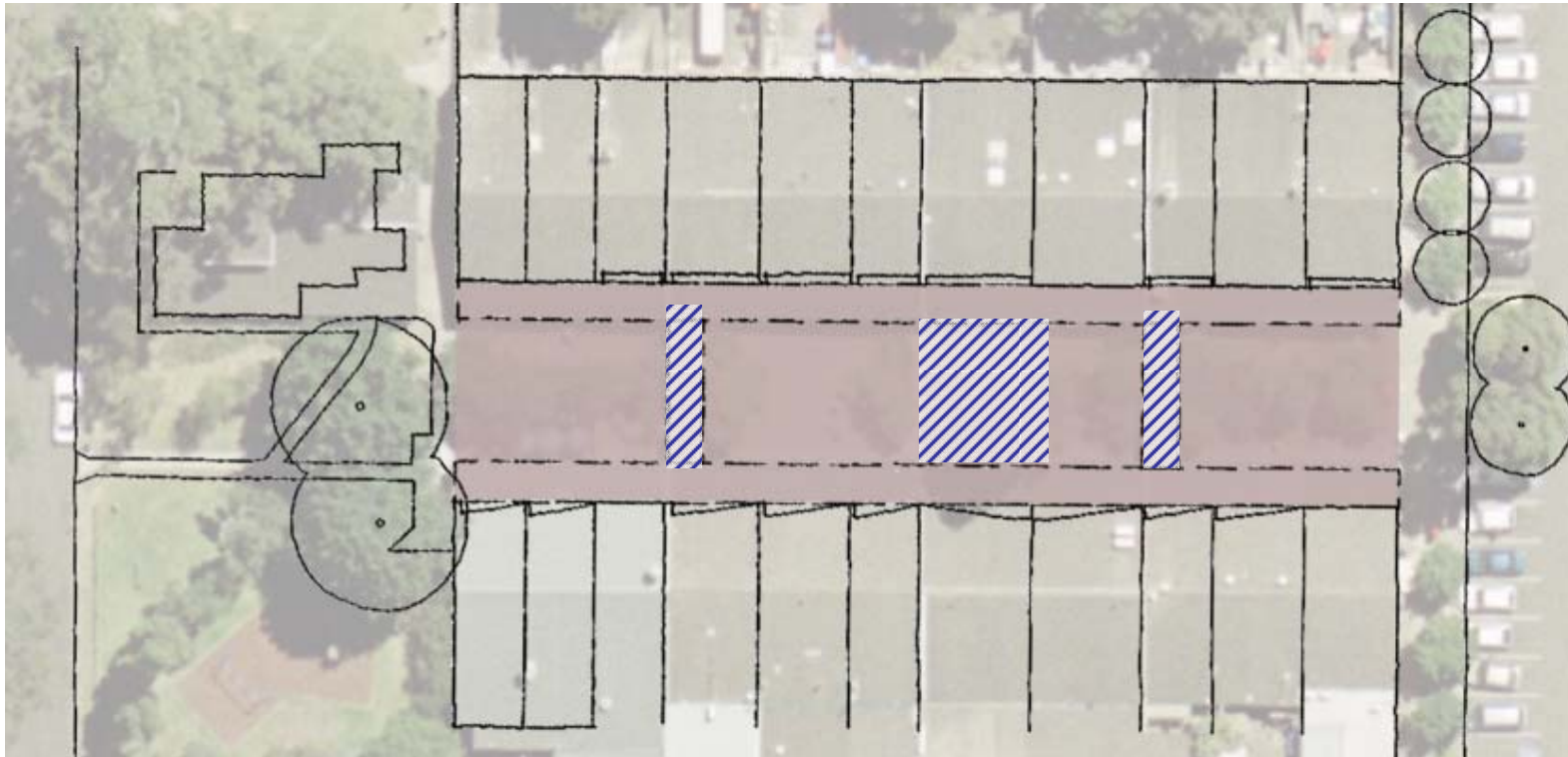
Create open central area, focal point for community events eg: markets

Opportunities



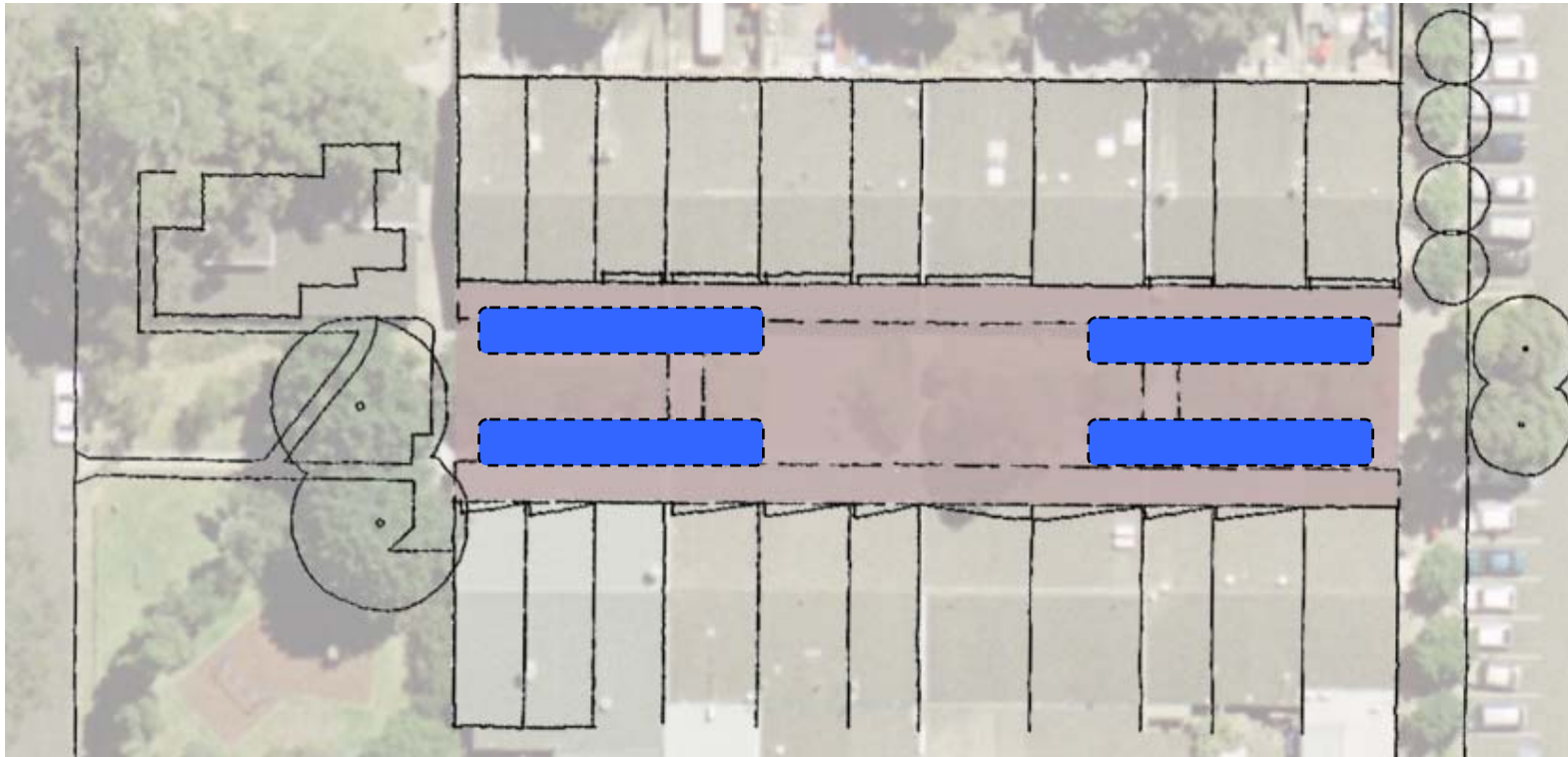
Improve lighting

Opportunities



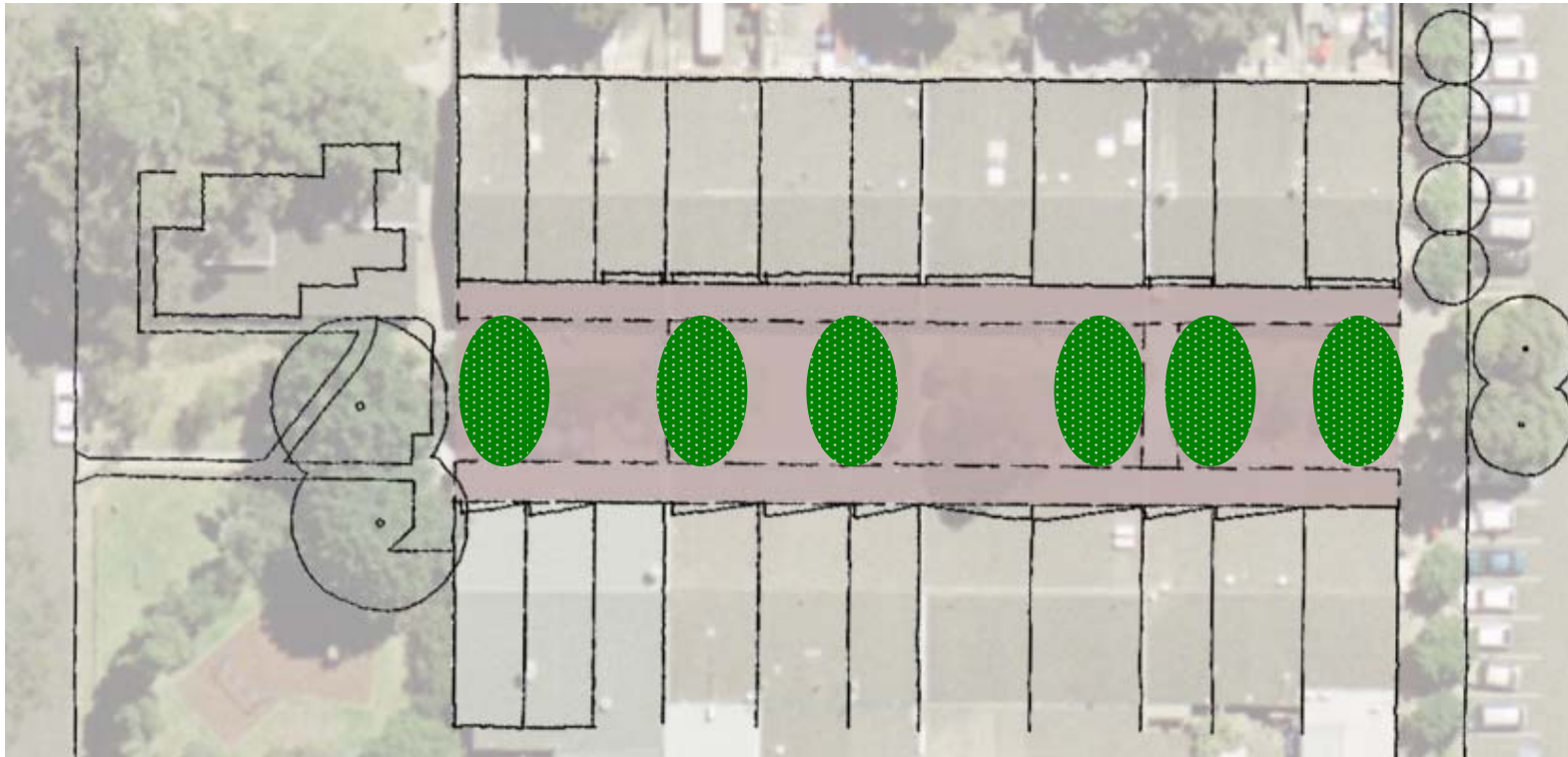
Provide all weather covered areas and walkways

Opportunities



Design for outdoor dining spaces

Opportunities



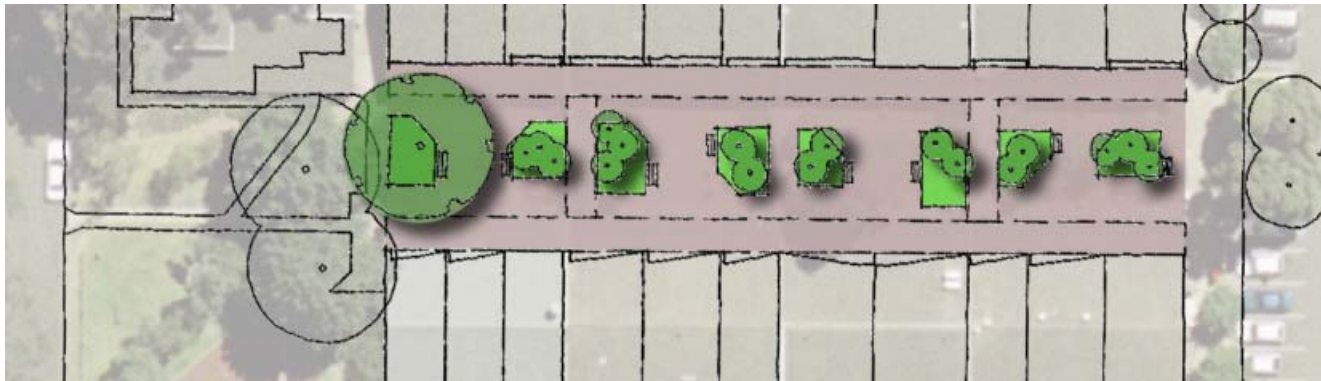
Create summer shade and winter sun areas



Option 1

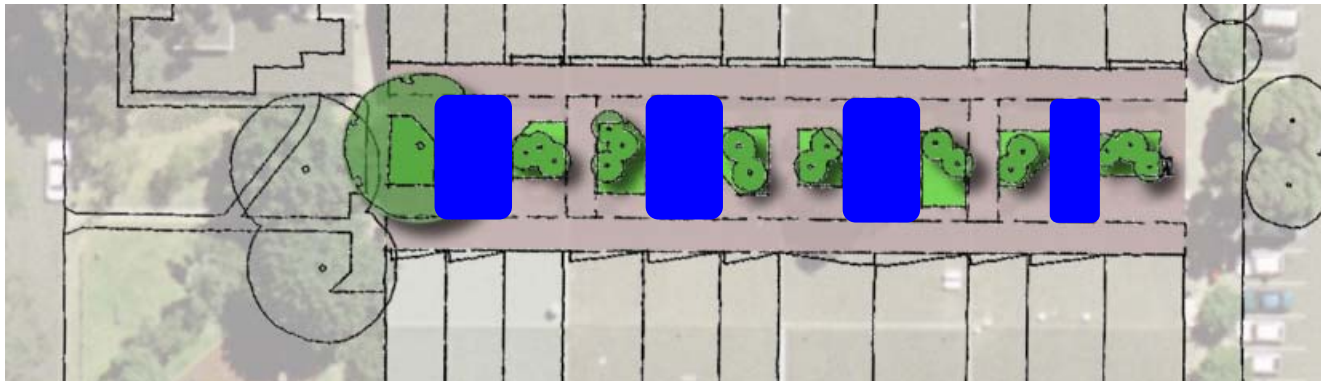
- **minimal change**
- **revitalisation of garden character**

Option 1



- Retain existing camellias and trees, approximately same % of garden area

Option 1



- Remove garden bed barriers to create separate open space 'rooms'

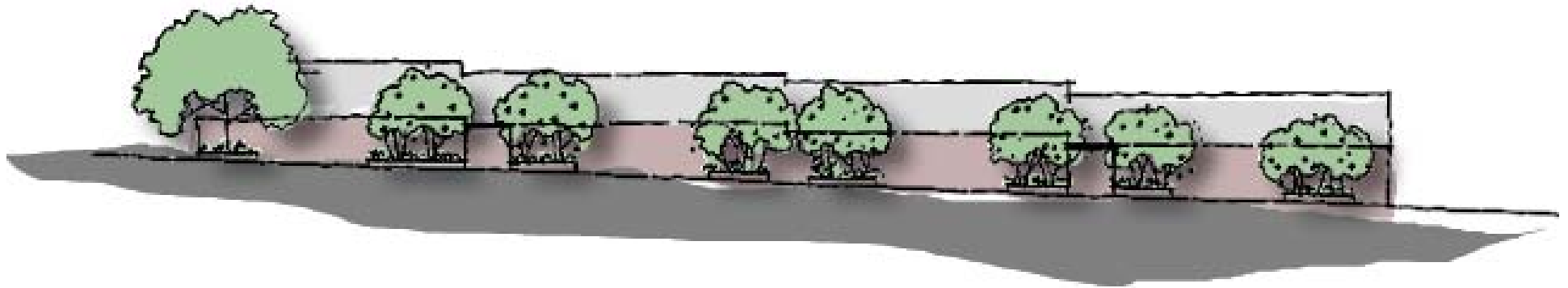
Option 1



- New outdoor dining areas
- Keep and repair covered walkways
- New lighting

Option 1- minimal change – revitalisation of garden character

ESTIMATED COST - \$270,000



Option 1 – indicative character

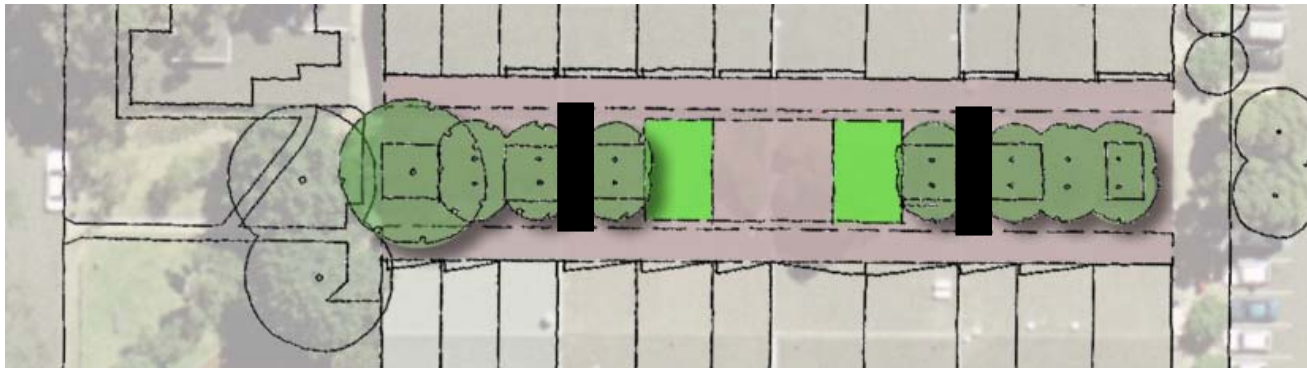




Option 2

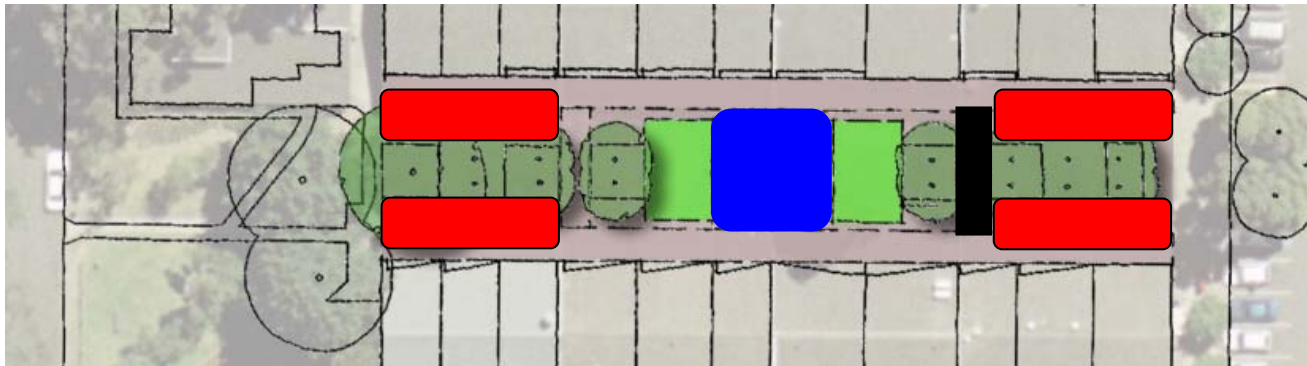
- partial change
- **Maintain balance of gardens and open areas**

Option 2



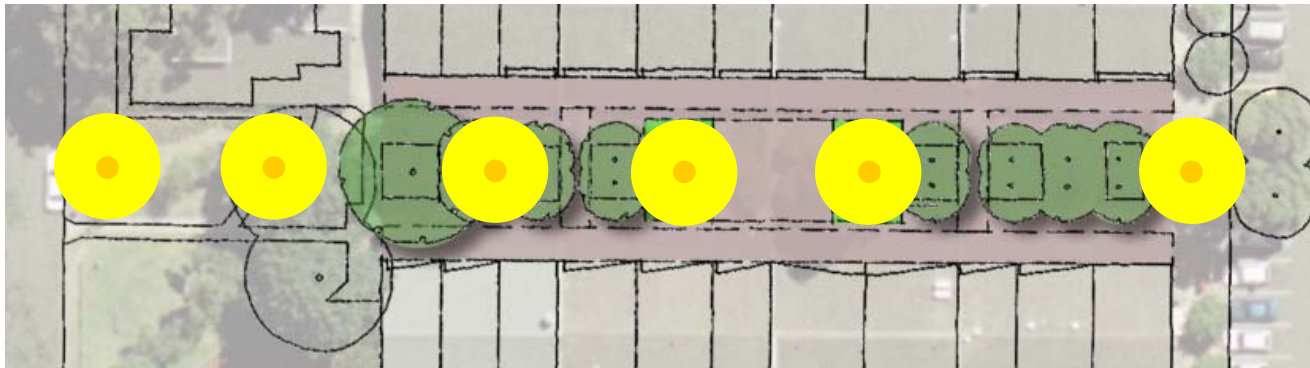
- Retain some existing trees + relocate camellias. Less garden area in total
- Remove existing covered walkways and rebuild new covered walkways

Option 2



- Outdoor dining areas
- Create central open area; turf or paved
- New central shade structure

Option 2



- New lighting

Option 2 – partial change – balance of gardens and open areas

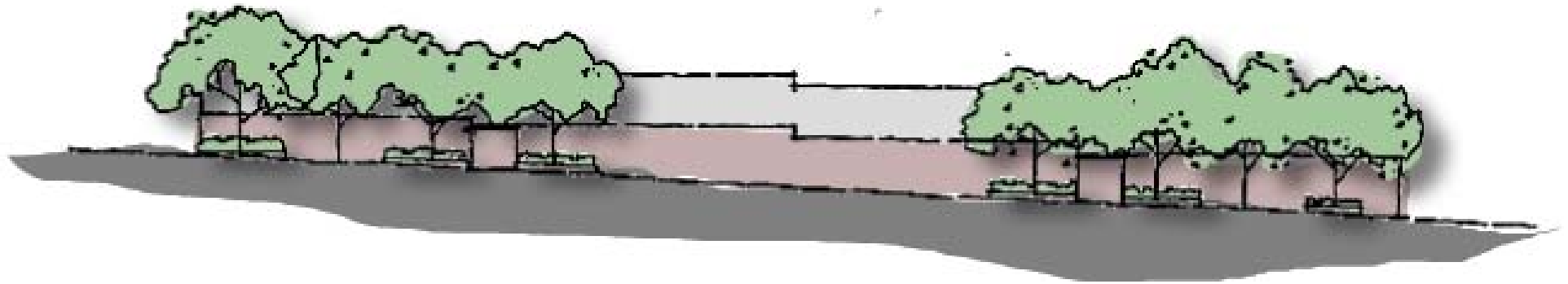
ESTIMATED COST

Alternative A - \$265,000

Central areas follow existing slope – no walls

Alternative B - \$290,000

Central areas level - walls



Option 2 – indicative character

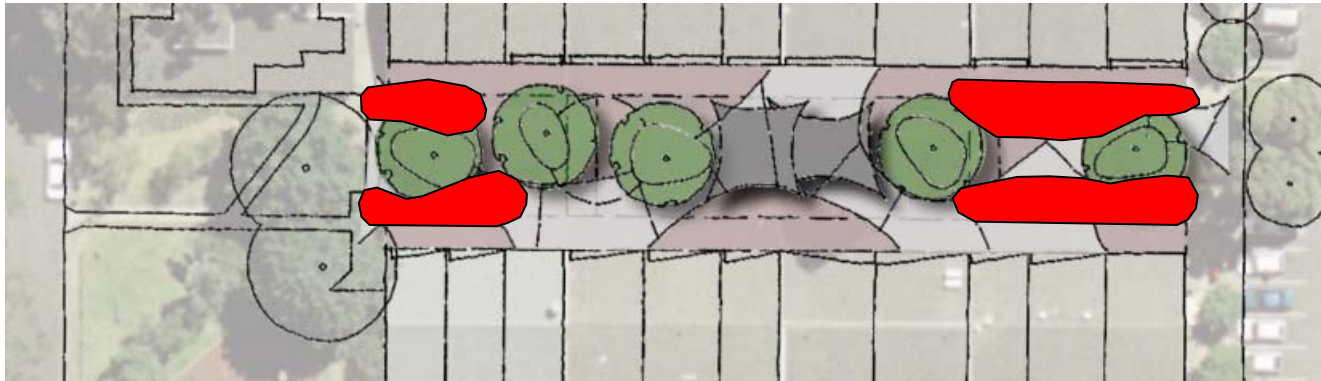




Option 3

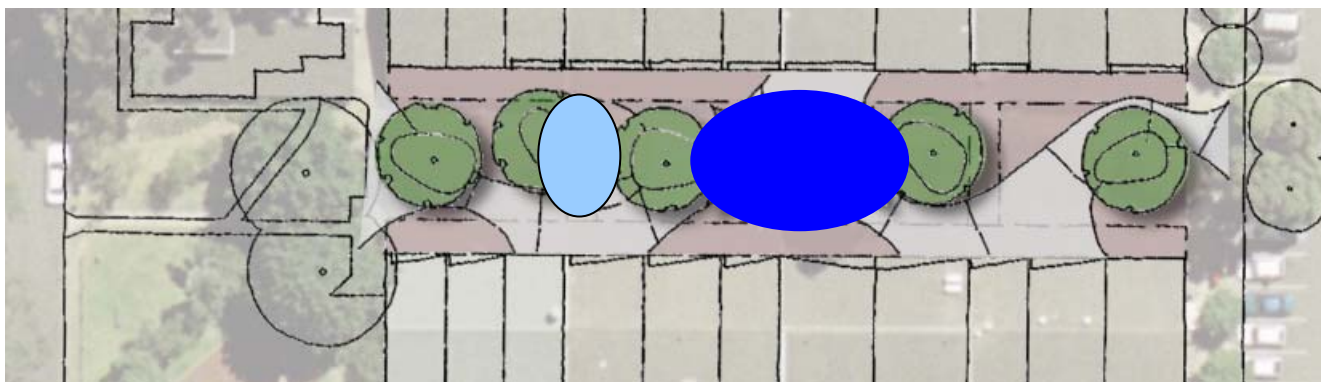
- new design
- creating a more open area

Option 3 – new design – creating a more open area



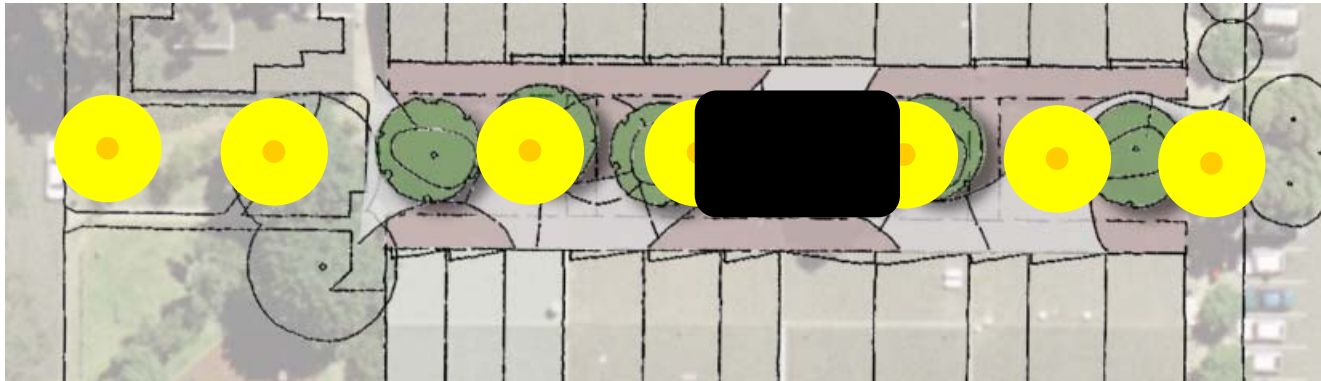
- Remove all trees, transplant camellias off site.
- Plant new deciduous trees and low planting
- Maximise outdoor dining space

Option 3 – new design – creating a more open area



- Large as possible central open space
- Integrated toddler play area

Option 3 – new design – creating a more open area



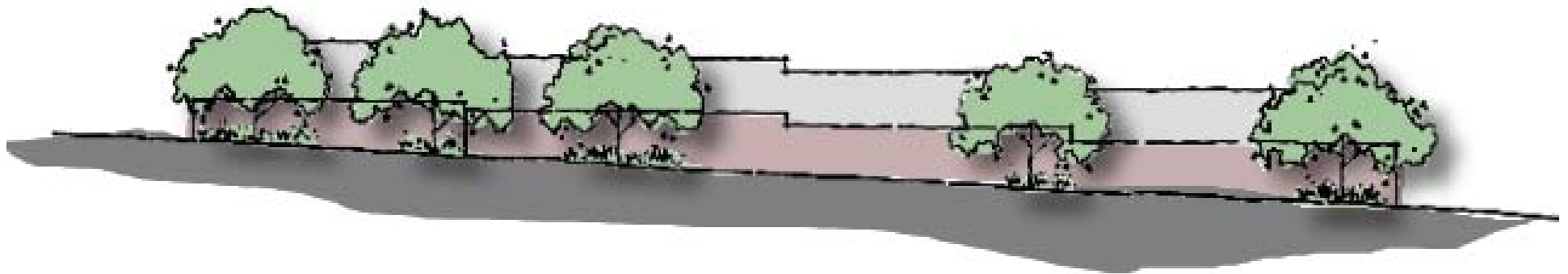
- Remove existing covered walkway + design for future large central covered area
- New lighting

Option 3 – indicative character



Option 3 – new design – creating a more open area

ESTIMATED COST - \$240,000





Summary of options

- Playground excluded
- Entry forecourt excluded
- Repair or replacement of covered walkways excluded

ESTIMATED COSTS

Option 1 - \$270,000

Option 2A - \$265,000

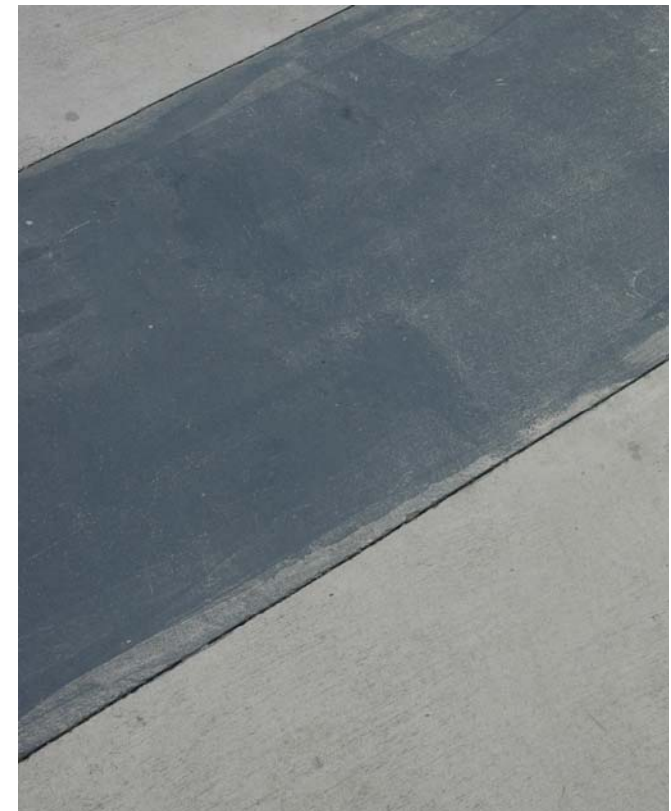
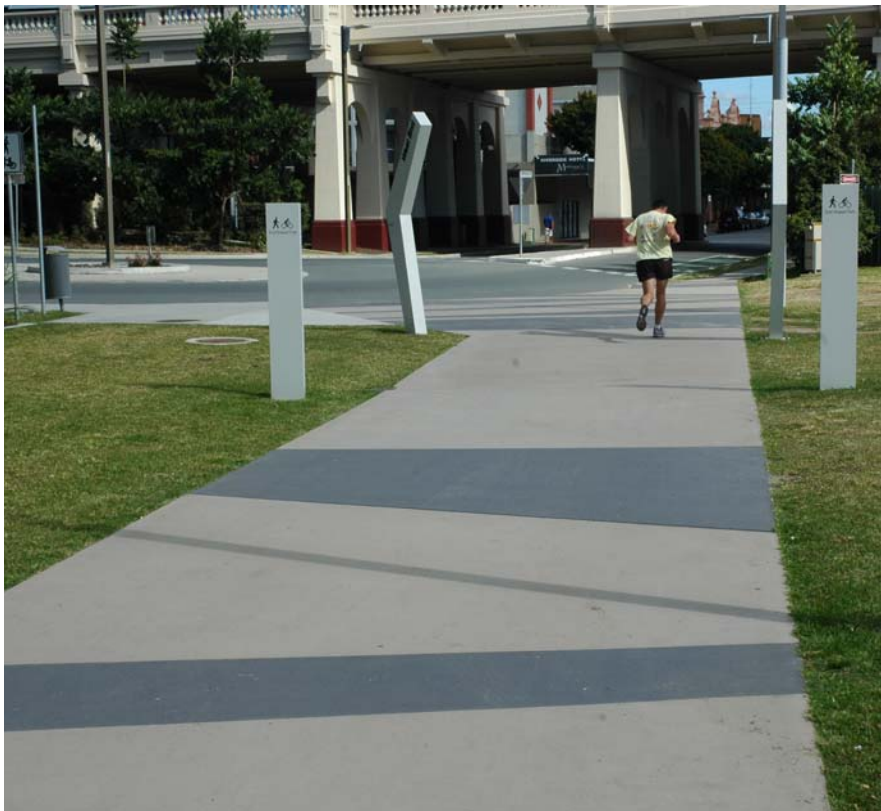
Option 2B - \$290,000

Option 3 - \$240,000

BUDGET

\$203,000 incl. design costs

Paving options – saw cut concrete



Paving options – exposed aggregate



Paving options - coloured concrete



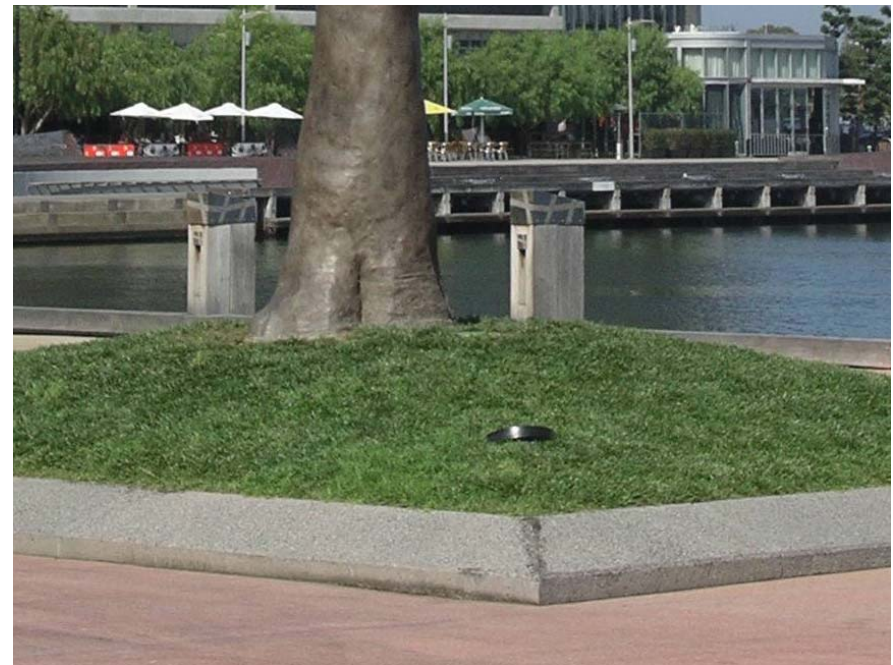
Paving – asphalt with trim



Paving – permeable



Other materials - grass



Other materials – timber decking



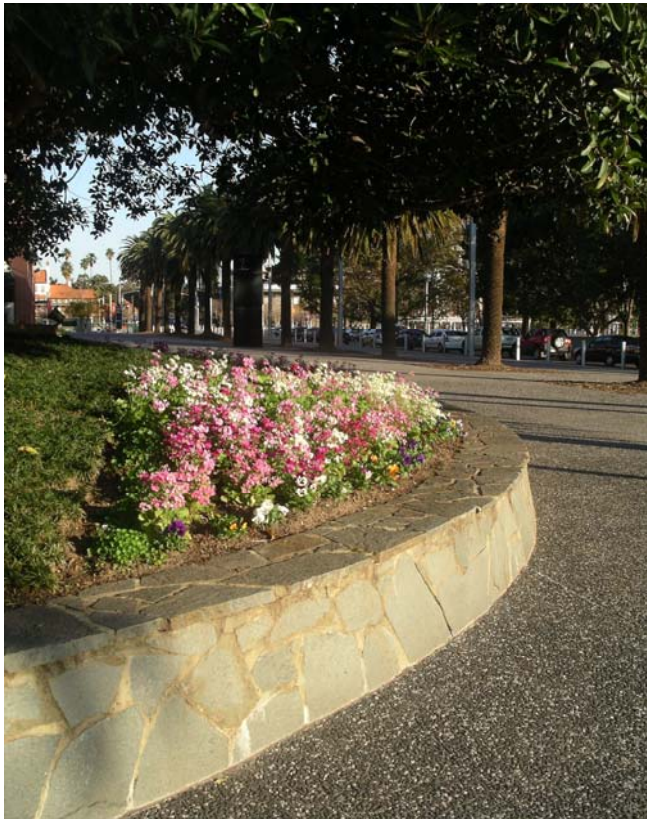
Walls and steps - concrete



Walls - concrete



Walls – stone clad



Lighting options

EA Approved



Lighting options

Low energy

- Mercury vapour



Lighting options

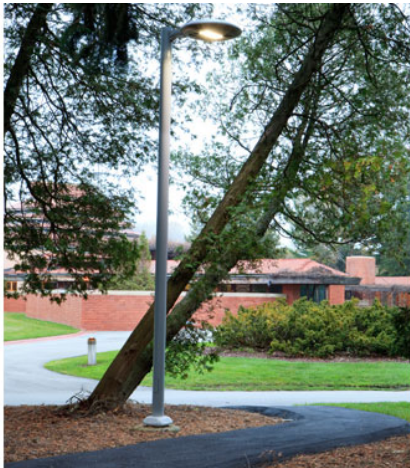
Low energy

- Metal halide



Lighting options

LED



Lighting options

Solar



Water collection and re-use

- For toilet flush
- Garden irrigation



Furniture options – seats as public art



Furniture options – Seats



Furniture options – benches



Furniture options – table benches



Furniture options – tables & chairs



Furniture options – Litter Bins



Furniture options – bike stands



BST02 Narrow Hoop



BST03 Semi Hoop



BST04 Spiral Hoop



BST05 Key Hoop



BST06 Post and Ring



Questions and discussion - priorities

Potential savings

- Not transplanting the Camellias **save \$4,000**
- Less fixed furniture **save \$15,000**
- Bins only **save \$20,000**
- Less hard paving replace with grass or gardens **save \$10-20,000**
- No walls or steps (option 1 and 2b only) **save \$16-30,000**

ESTIMATED COSTS

Option 1 - \$270,000

Option 2A - \$265,000

Option 2B - \$290,000

Option 3 - \$240,000

BUDGET

\$203,000 incl. design costs



Questions and discussion - priorities

Potential additions:

- Higher quality paving finish **add \$18,000**
- Special seating **add \$10,000**
- Special lighting **add \$10,000**

ESTIMATED COSTS

Option 1 - \$270,000

Option 2A - \$265,000

Option 2B - \$290,000

Option 3 - \$240,000

BUDGET

\$203,000 incl. design costs



Upgrade and Improvements to West Pymble Shops

Dear Resident,

HAVE YOUR SAY on the upgrade of Philip Mall shops, West Pymble

Ku-ring-gai Council is seeking your comment on the future improvement to the Philip Mall shopping area on Kendall Street in West Pymble.

As part of the draft Ku-ring-gai Delivery Program and Operational Plan 2010/2014, improvements and upgrades are planned to a number of neighbourhood shopping centres across Ku-ring-gai over the next couple of years. The pedestrian mall at West Pymble shops has been selected as the first for improvements with construction planned to be complete by the end of 2011.

These improvements are an opportunity to revitalise Philip Mall, with new paving, seating and landscaping providing a safe, secure and easily accessible pedestrian environment that will better meet the needs of shop owners and operators, and the local community.

Have Your Say

Ku-ring-gai Council values consultation and is committed to involving the community in the decision making process. As part of this upgrade project, Council is interested in hearing from you — the residents who live in close proximity to the West Pymble shops.

Please complete the survey (on the reverse side) and return to Council via the Reply Paid envelope provided. Alternatively, you can complete the survey online by visiting the following link — <http://www.surveymonkey.com/s/WestPymble>

Surveys close at 5pm Friday 9th July 2010.

Next steps in the Philip Mall upgrade project

- Council is consulting with all shop owners and operators, local stakeholders and residents through June and July 2010
- Council will prepare preliminary design options
- Further public consultations will take place to select a preferred option
- A final concept plan will be prepared for public exhibition and comment

If you have any enquiries about this survey please contact Ku-ring-gai Council at:

Customer Service

Ph: 9424 0000

E-mail: kmc@kmc.nsw.gov.au

www.kmc.nsw.gov.au

Or

Nick Van de Peer: Consultation Coordinator, Ku-ring-gai Council

Strategy & Environment

Ph: 9424 0757

E-mail: nvandepeer@kmc.nsw.gov.au

Q1. How often do you visit/shop at West Pymble shops?

- ☐ Daily
- ☐ 2 to 3 times per week
- ☐ Once a week
- ☐ Once a month
- ☐ Once every 6 months
- ☐ Not at all
- ☐ Unsure

Q2. What is the purpose for your visit to the shopping mall?

(Tick all accurate options)

- ☐ Shopping
- ☐ Professional services (e.g. Physiotherapist, Dentist)
- ☐ Kids playground
- ☐ Boonah Disability Centre
- ☐ Cafés and eateries
- ☐ Other (please specify

.....

Q3. What do you like / dislike about the Philip Mall shopping centre/experience?

LIKE

DISLIKE

1.....

1.....

2.....

2.....

3.....

3.....

Q4. Do you think West Pymble shops have a special character?

- ☐ Yes
- ☐ No
- ☐ Unsure

Q4a. If Yes, then what do you think gives it this special or unique character?

.....
.....
.....
.....

Q5. Do you use the public space between the shops?

- ☐ Yes
- ☐ No
- ☐ Unsure

Q5a. If Yes, why do you use it?

.....
.....
.....
.....

Q5b. If No to Q5, why don't you use this space?

.....
.....
.....
.....
.....

Q6. Is there something special about the public central space that you would not like to see lost? Please list below

.....
.....
.....

Q7. Do you have further suggestions for improving the Philip Mall shopping centre?

(Think about how this public mall space might be better used and what might entice you to utilise the shops more often)

.....
.....
.....
.....

Thank you for completing the survey.

The Privacy and Personal Information Act 1998 provides for the protection of personal information and for the protection of individuals generally. In compliance with the Act, and Privacy Code of Practice for Local Government 2000, your personal information will only be used for the purpose this consultation including sending appropriate materials if requested. Your details will not be added to a mailing list or provided to any third party. We will not disclose your personal details without your consent.

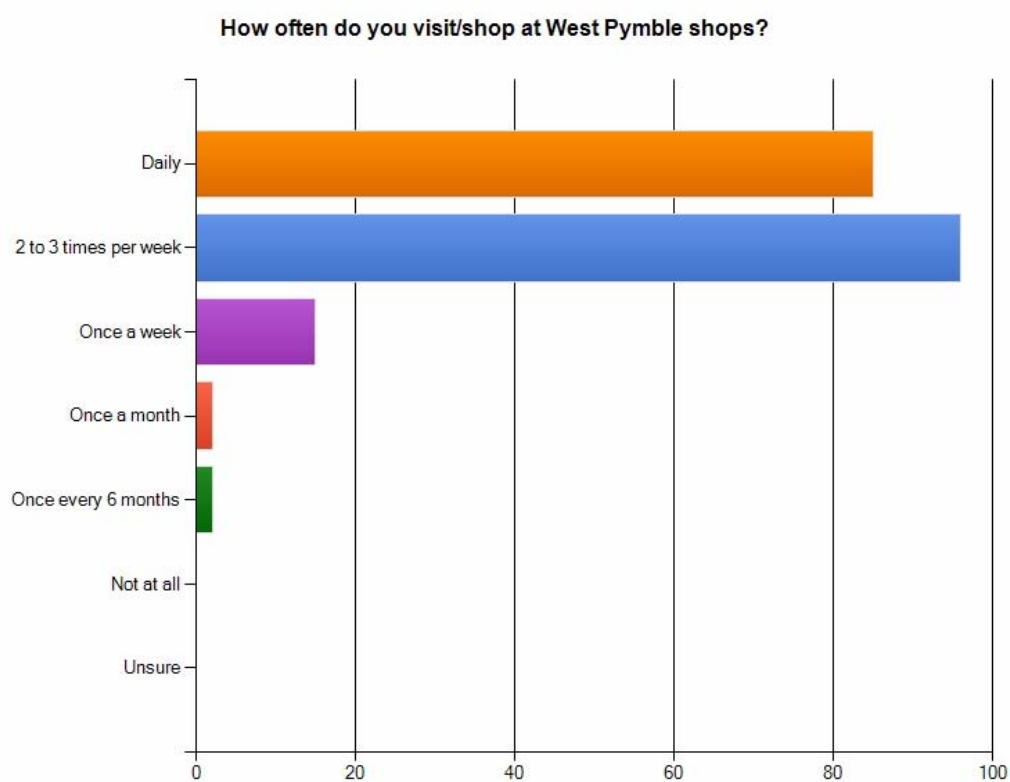
WEST PYMBLE NEIGHBOURHOOD CENTRE PUBLIC DOMAIN UPGRADE

1. Consultation Report – Residents and User Feedback

Sample groups surveyed

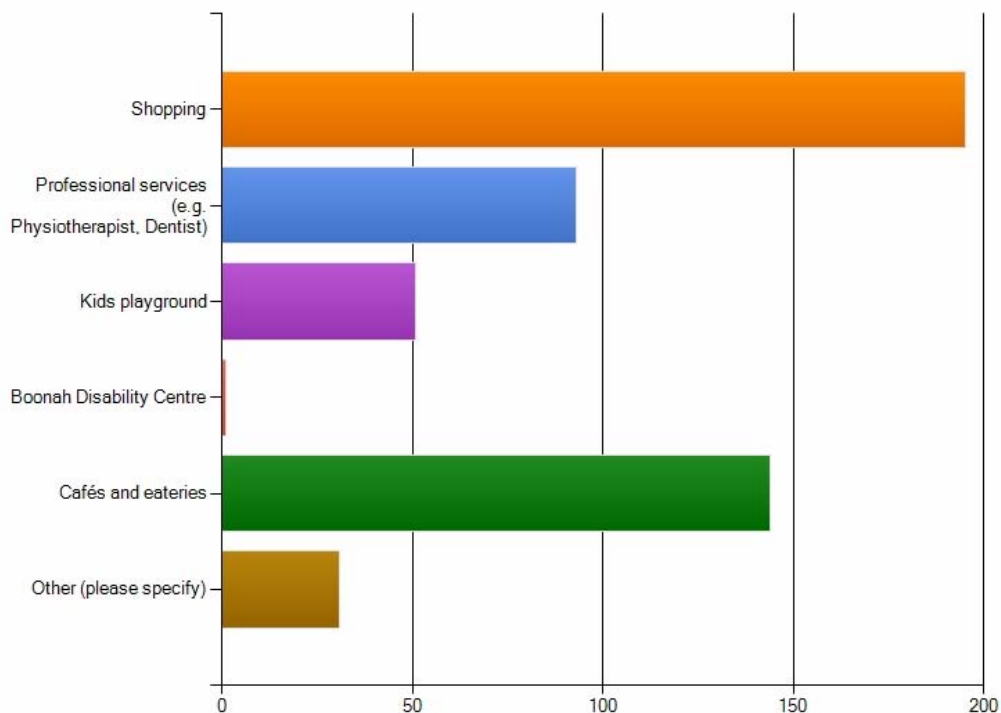
Resident and shop user postal survey

- Posted to 666 households in close proximity to shops
- Received 203 responses = 30% response rate



- Residents surveyed were intimately aware of the West Pymble shops with over 90% residents surveyed visiting the shops greater than 2 or 3 times per week.

What is the purpose for your visit to the shopping mall?(Select all accurate options)



- Whilst most residents visited the shops to purchase goods and services, over 98% of these residents surveyed indicated spending extended periods of time in the public domain area either visiting a café or supervising children at the playground.
- The high response rate for this resident survey, coupled with the extremely high usage of the shops for social and community interaction, indicates a strong need for an aesthetically pleasing community atmosphere feel to the public space.

Resident and Shop User Results

Atmosphere and Appearance

- The shops greatest attraction is also its greatest dislike. It is clear that many residents enjoy shopping at the centre as it meets both their purchasing and social needs. Residents did overwhelmingly recognise that the public space needs a major upgrade. Unfortunately, few specific recommendations were provided by residents surveyed.
- The general atmosphere was the most common LIKED attribute amongst residents and users at 40%. The sense of community experienced by shoppers and the 'village feel' was the main feature people attributed to a pleasant and relaxed shopping experience.
- The general appearance of the shops was the most DISLIKED attribute amongst residents and users at 30%. Residents felt the shops looked tired, scruffy, dated, old fashioned and generally run down.

LIKES

- After general atmosphere, open space and access to parking where the 2nd and 3rd most LIKE aspects of the shops.
 - Residents thought there was ample parking and the parking was convenient to the shopping centre.
 - The open areas and space between the shops was highly regarded, with indications that the connection between the shops and the experience of shopping outside is a key like.
 - There were some negative comments regarding the limited access and connectiveness between either sides of the shops despite the open space. Some residents believed the height of the garden was a barrier
- The garden was the 5th highest most liked aspect, however there were few comments regarding the specific aspects of the garden residents most liked. There was mixed feelings across the board on the landscaping and upkeep of the garden.
- As expected playground rated generally lower as it is a facility utilised by only a niche demographic. However, with over 25% residents surveyed stating they use this facility; the playground must be identified as a key like for families with small children.

DISLIKES

- The most common dislike was the tired and run down appearance of the shopping centre. Residents felt the shops are outdated, poorly maintained, and scruffy and dated. Uneven paving and poor paintwork were among some of complaints, however no specific details were provided by residents.
- The equal 2nd most disliked aspects were the playground and toilet. The need for fencing, upgrade of equipment and lack of seating for adults was the key negatives for the playground. The general cleanliness of the toilet was the most prominent negative.
- Despite the strong support for the garden and open area, five residents identified better planning and use of space as a key dislike. This ties in well with comments regarding opening up the centre for better access between each side of the shops. Two residents recognised the grassy, muddy area in front of the café as a negative.

How residents use the public space between the shops

N=144

Most residents use this space to either cross between the shops or as a social area to catch up with friends and family.

The public space is well used for:

- Tying up the dog before heading into the shops
- Sitting on the benches
- Walking between shops
- Open area for kids to stay/play while parent is shopping

Why don't residents use the public space?

N=53

- Many residents either use the space only to walk between the shops or simply don't utilise the seating

- The run down appearance identified in the dislike question, is reflected in many responses. Refer below -

“The space is not conducive to passing time. If the seating for the Mall was organised in a more communal manner that encouraged relaxing and communicating with others it would be used by more shoppers. At present the seating is haphazard and somewhat isolated”.

“It is clumsy & doesn't allow for easy flow between both rows of shops. I talk to my friends standing outside IGA, butcher, bakery etc. (which creates congestion)”.

“Have no reason to sit there. It's just benches. Not really a nice meeting place, can't think of a reason why I'd sit there”.

“No need. It's a bit of a mixture of surfaces, some grass, some nice paving, some concrete, some old flower beds which can be untidy at times. Nothing appealing”.

Don't want lost from West Pymble shops

N=150

- Gardens are the overwhelming favourite “can't be lost” feature to the shops with nearly 60% support. While special mention was made about the camellias by some residents, most referred to the general greenery and garden feel of the shops
- Openness and seating rated the next most popular choices, with the reference to the open space, access between shops, areas for socialising and places to sit.

2. Feedback from Shop operators

Notes from Meeting between Ku-ring-gai Council (KC) and West Pymble Chamber of Commerce (WPCC)

6th July 2010

Ownership

- Group keen to understand who owns what, and who is responsible for management of eaves, building facades, gutters, down pipes, awnings and awning supports.

Actions:

- KC to investigate ownership and advise WPCC of exact ownership boundaries.

Time of Construction

- Group noted that January 2011 would be preferred time for construction process.
- Further discussion revealed no consensus for preferred construction time.
- General agreement that June/July OK.

Actions:

- KC to review project program to determine whether possible to bring construction period forward.
- WPCC to advise if this timing will conflict with 2011 annual fair.

Project priorities

- General agreement that lighting and paving are the overall priorities
- Also noted that creating a more modern style is a priority.

Paving

- KC noted four broad options in terms of materials: concrete (in-situ); concrete unit pavers; brick paving; and natural stone.
- Selection of paver will depend on budget and priorities.
- Group consensus that larger areas of paving required; removal of grass areas; some variation in paving types for contrast.
- Paving should be easily cleanable and non-slip.

Actions:

- KC to follow-up with Jay Abrahamson re contractors quotes for paving.
- KC to provide photographs and samples of paving options and indicative costs at the next workshop.

Lighting

- Group noted that the existing pedestrian lighting was completely inadequate.
- Consensus that new lighting high priority and should create a safer more pleasant environment.
- Consider feasibility of low energy alternatives eg solar or LED.

Actions:

- KC to ensure new pedestrian lighting meets contemporary standards – engage lighting consultant to advise.

- KC to liaise with Better Business Partnership re potential to link proposed solar celss with pedestrian lighting.
- Chamber of Commerce to consider funding under-awning lighting.
- KC to provide photographs of lighting options (including under-awning) and indicative costs at the next workshop.

Garden beds

- Consensus of group was that the existing stone walled garden beds should be removed and replaced with more modern style gardens.
- Plants should be low, bushy and flowering trees deciduous.
- Group has strong desire to reassess the entire garden area and trees and provide appropriate landscape for next twenty years or so.
- The existing vegetation blocks and reduces the efficiency of the lighting, limits visibility and reduces passive surveillance.
- Blocking and reducing the efficiency of the lighting
- Limiting visibility and reduced passive surveillance.

Actions:

- KC to assess existing trees to determine whether they should be kept.
- Consider re-use of existing stone walls somewhere off-site or on-site.
- Consider transplanting Camellia near location off-site or on-site.
- KC to provide photographs of plant options and walls and indicative costs at the next workshop.

Signage

- Consensus that the centre needs more and better signage to advertise the centre from the main roads – Ryde Road and Yanko Road.
- Also needs new and better signage in the car park.
- KC explained that advertising signage is normally the responsibility of the businesses and that the WPCC should approach KC with a proposal which would be assessed according to KC's signage and advertising DCP.

Actions

-
- KC to provide WPCC with a copy of Council's Signage and Advertising DCP.
- KC to investigate the potential for small blue signs (size of street signs) attached to street sign poles at Ryde Road and Yanko Road saying West Pymble Neighbourhood Shops.
- WPCC to investigate costs of new signage in carpark.

Playground

- Group noted that playground requires upgrading particularly a fence around the area to make it safe for children (playground adjoins road).
- KC advised that playgrounds can be expensive and the extent of the upgrade will depend on the groups priorities.

Actions

- KC to investigate possible additional funding for playground upgrade alternatively advise WPCC of timing for future upgrade in KC's Operational Plan.
- KC to provide photographs of play options and fences and indicative costs at the next workshop.

Roads and signage

- Group noted that there was no road signage or road marking to the rear lane on eastern side of the centre to indicate the lane is one way.

Actions

- KC to pass on concern to KC's traffic engineers.

Toilets

- Goup noted that the existing public toilets are in disgusting condition
- One reason for this is that the toilets are left open at night because a number of restaurants use the public toilets for customers.

Actions

- WPCC to undertake to open and close the toilets at night.
- KC to discuss situation with KC's Asset Managers and advise WPCC of liaison officer.

Painting

- The issue of responsibility for painting the eaves, gutters and posts was raised
- Also the issue of replacing the gutters
- KC advised that the simplest process was for WPCC to organise and fund the painting and gutter replacement themselves in consultation with KC.

Actions

- KC to provide colour samples at the next workshop and advise WPCC on contact person in KC for liaison.
- WPCC to undertake painting in accordance with final selected colour scheme.

Graffiti

- The issue of graffiti was raised.
- KC unable to advise on current policy.

Actions

- KC to advise on KC's current policy and advise WPCC on contact person in KC for liaison.

Existing outdoor seats, bins and other furniture

- General consensus in the group that the current outdoor furniture is not appropriate.
- Kids have had their hands and feet stuck between the battens of the older heritage style seats.
- New seats at Lofberg Oval suggested as an option.
- There are too many fixed tables and seats which nobody use.
- General preference for more open areas with less fixed seating and potential for shop owners to lease pavement for outdoor dining.
- KC noted that there needs to be some fixed seating for elderly and others and that this will be of a high quality.
- Suggestion to limit bike access along the mall. Option of locating bike racks at either end of the mall.
- New seats at Lofberg oval noted as option

Actions

- KC to provide photographs of preferred seating types at the next workshop.

Miscellaneous

- Limit bikes in Mall - option of locating bike racks at either end of mall.

Appendix – general comments from residents

Because of muddiness & poor grass growth, whole pedestrian access area need to be paved (with a better-looking surface than raw concrete), additional permanent seating around small outdoor tables (instead of only benches), upgrade buildings so they meet 21st Century standards in look and functionality, posts where dogs can be attached while owners shop
Removal of the garden beds as they are currently - this would open up the whole Mall and not make it feel so small and segregated. Currently it's like shopping in 2 laneways.
A larger paved area outside the coffee shops by a reduction in the grass & flower beds. The deteriorating awnings over the covered pathways be replaced.
Some of the cafes need more space to cater for outdoor seating and maybe for this area to be undercover. Additional space for new shops to be created but not to encourage small business competition.
1. More seating areas 2. more playground structures for older kids 3. fix the leaking gutters and downpipes 4. do something more useful with the arts center 5 get rid of the dodgy milk bar 6. encourage al fresco evening dining
I think it would be better if most of the old style flower beds and trees were removed and replaced by an open paved area with just a few larger trees down the middle. Paved area to be used by cafes, etc. rather than right next to the pathways as now. Can also be used by fund raisers, sport clubs for registrations, etc.
Some seating/tables near the playground would great, so parents can watch their children on the playground and have coffee at the same time
If the public space had a playground for children to play at (maybe enclosed) so we could watch them while we have something to eat or a coffee etc. also if the bubblers worked it would be nice. i would defiantly make it more kid friendly as it is families who go to shops the most as it is easier than getting all the kids in the car and going to a shopping centre.
The current setup and structure of the Mall is very appealing and useful, retaining this character is important. Some revitalisation while keeping that character would be desirable.
No, space works well as is.

A small enclosed outdoor toddler play area towards the back cafe may entice parents with younger children to utilise that cafe and an umbrella central cafe seating for the front cafe.

The space between the 2 above recommended seating areas could perhaps be utilised for school, church, Guide etc. fundraisers or mobile cart novelty stores (that don't compete with current stores), an area for special event displays or art displays, weekend lunchtime jazz band (or similar) to attract more traffic to the cafes which will bring traffic to the entire mall etc.

Safer playground area. The centre space could have more of a courtyard feel where you could sit with the paper and a coffee. Perhaps more child focused?

Safer playground area. The centre space could have more of a courtyard feel where you could sit with the paper and a coffee. Perhaps more child focused?

The child's playground needs to be upgraded, too many times I've witnessed a queue for the swing, I see it as fairly pitiful. There is a tremendous waste of space between the playground and the disability centre.

The disability centre is rarely used that I notice, and perhaps could be used with other community ventures. It is a great building and seems to be going to idle waste, perhaps return it or share it with a community health centre again.

Create flat sections that provide a variety of things: are available for public tables and chairs, one section could be for a small play area rather than tucked away, area for market stalls to setup on Saturdays. Each section can be separate by a garden bed that creates the retaining wall between the changing levels. Think Italian gardens for the way they accommodated changing levels (villa d'Este, etc), and Inca terraces too.

Could you please look into joining up the bike paths and making a safe bike entry for kids riding their bikes to the shops. My children coming from Kooloona Cres ride through the park on the footpath on the south side of Epplestone place, which then leaves them to cross Kendall St but they then need to go the driveways and ride on the car park to get to the shop, which is probably the most dangerous place for them to do this with cars reversing out of parking spots. Ideally I would recommend having a look at where the crossing is on Kendall St, and then have a pedestrian entry into the car park directly opposite the crossing, and putting a path between the car parking spots so the kids can go direct to ramp entry to the shops.

Yes, I could tell them to ride around on the footpath but they are kids and will take the most direct route. Just the car park is currently designed completely for cars, if you are redoing the car park, could make the car park spots a bit bigger. With larger cars parking can be difficult.

I use the shopping area at least daily and would not like to see the area reduced not more parking added. It is much better than most centres in the Kuring-Gai area.

I think that some of the central space could be given over to cafe seating. Not all, but some. I really like the markets that are held there.

no dogs or bicycles, skateboards etc should be allowed in the public space. the cafes should be allowed to expand out to allow more alfresco dining / outdoor dining
Bigger play area. Kids activity area in conjunction with building at the back
More play equipment for kids, more places to sit and chat, drink coffee shop fronts and covered walkways to be smartened up
good alfresco dining and longer coffee hours
a better Philip Mall sign out the front, more of the cross ways under cover, and a fence for the play equipment.
More seating, and some tables would be nice.
Finishes and materials should be of highest quality and in keeping with the current architecture and garden style.
the centre is showing its age and is in need of an upgrade but it is a good little shopping centre and a place much used by the local community
dress up the appearance of the public space; fence the playground, have cafes and pizza place bordering the playground, more outside eating facilities
I think a single roof structure that went over the middle area could help bring the 2 sides of the shops together. This would help all the shops be 'one' not two separate strips. I would pull everything out of the middle space and build much more useful, useable and desirable urban design elements used, eg: chess board, kids adventure area (natural elements - not plastic, ie: incorporate it into the revised landscaping) that could allow passive parent supervision from the cafes, etc. This means it becomes a unifying feature for the shops and not a divider of the shops. The single roof structure could be broken in places to allow sunlight through. I also think it very important you involve one particular resident in the process. His name is Raeburn Chapman (47 Lofberg Road). Raeburn is the Senior Urban Design Advisor for the RTA. He has a long list of important achievements to his name including a recent national award for his design principles policy: 'Beyond the Pavement'. Local people like this are a real asset to Ku-ring-gai. Even 30 minutes of his time would be invaluable and I suggest he be specifically invited to the design/planning/consultation meetings. I also think the Boonah Disability Centre is an under-utilised asset for Ku-ring-gai. I bet most people wouldn't know of it's existence or it's real purpose.
more eating places in the sun in winter
Maintaining the friendly atmosphere is paramount. This is a meeting place for young and old alike and it would be disastrous to try to "modernise" it to the point it lost this appeal.
More seating area for Munch deli - car park end of shops- other end has a fixed tables with benches & larger area for tables & chairs, however less appeal to majority of cafe patrons. A couple of tables with benches around playground/ rear grassed area - Boonah side has little - for families to sit & eat or have a drink while watching kids play in playground.
Can't think if there is undercover access from one side to the other, but if not, then that would be a plus.
More street lighting needed, fence children's play area (close to blind corner)

Make it much more child friendly (lots of young mums in the area) a secure fence in the park, proper lighting at night as summer time these shops boom!! Undercover area in the middle strip so business's can still operate if bad weather.
better play area, with better area for parents to watch from
Outdoor seating, extended playground.
would like to see more regular market days to encourage local sellers and craftspeople to be able to sell their wares
The parking spaces are too narrow . (hard to enter and leave car). More public seating in the central area. needs a better toilet facility. The central area needs a face lift. I use the shops every day and am very happy with the variety of businesses.
More seating and perhaps some covered space for social interaction, enjoying a coffee etc. in the public central space. It could be more enticing with tables, and interesting paving and nice tables rather than bare concrete. I don't think the big garden beds at the front are necessary or a good use of the space.
The playground at the back is delightful and the recent upgrade lovely but the public space in the centre lacks some style and needs to be more inducive to buying a take-away coffee or pizza and gathering there.
I think further seating in view of the playground would be popular.
The mall also lacks good food options to get people grabbing dinner in the mall which would boom in summer time if the outlets were there. The quality of food from the existing dining outlets is mostly disappointing, but the outdoor seating possibilities need to be improved to get better establishments interested.
Communal vegetable garden. Good project for different ages.
Please keep the same. I like it.
Perhaps some refurbishment to the buildings themselves which are a little tired.
More utility shops/services. Post Office, more eateries, later trading hours eg. fish & chips. Better parking. More outdoor pram-friendly seating. Bigger playground/more equipment.
Build a decent, multi-storey shopping mall to service the West Pymble residents who have to drive to Gordon or Macquarie for shops/services. Don't listen to the Greenies.
The flower beds could be improved a bit.
Smarten the area up. Provide more seating and tables for ad hoc dining. Not just that provided by the cafes. Get rid of concrete path finish. Replace with attractive paving.
More seating between the shops, covered areas here and good lighting - current lighting not great. Toilet block must be locked at night. Current open spaces must be kept in tact. Very soothing for all. Graffiti should be removed as soon as possible.
More market days to allow local craftspeople a chance to sell their wares.

Some spots get very muddy in wet weather. Whole ground area needs to be paved/tiled. Concreted walkways look shoddy, need modern paving. Buildings are below par for C21. More permanent seating and permanent small tables where people can meet, sit, talk. Also need posts where dogs can be attached.
Please put a good fence around the park at the back to prevent people/children running on to the road accidentally.
Access from car park and Yarrara Rd, level smooth. Lighting on walkway from Yarrara Rd. Keep it simple, in keeping with style of shop buildings. Keep it simple, in keeping with style of shop buildings and village atmosphere. No bells and whistles !
Maybe some tables with sun protective covers.
Get rid of the Italian shop. He has been there far too long and nobody supports his business. We need a funky Thai restaurant to cater for young families who enjoy eating out locally. Also fenced in playground area and toilets seriously sorted out.
Useful for displays, expand cafe/restaurant opportunities, park fencing for small children on road side.
The disability centre space should be used for the local community. Facilities developed for the aged of various uses.
The paved centre space between the gardens needs more seating, however on hot summer days, it required some sun protection such as a shade/sail cloth, otherwise it is too oppressive in the heat.
The use of banking and Post Office for the elderly.
Convert part of garden area to plaza and use for: weekend market once a month; larger seated area for cafes; sign-up for annual sports, eg. soccer & netball; special events.
In the middle space between the shops could be much better utilised, providing comfortable seating, grass, a natural water feature (or similar), NOT a plastic playground to allow for supervised kids play while parents talk. Seating in th sun. Please keep the kids playground.
Very functional now.
We definitely would not visit Philip Mall if it was upgraded with artificial neatness, piped music and multi-storeys.
Suggest facility for small public meetings and local gorups at far end, no more than 2 storeys.
Greater pedestrian access. Solar powered lighting.
A fresh modern look might update the buildings. They look a bit drab. The right choice of paint colour may benefit.
Put a Post Office in one of the shops.
Needs some cover between sides for outdoor relaxing.
IGA has no competition, need another.

I would like to see more user-friendly spaces in modern park type seating = conversation areas. Easier flow to both sides of the strips. Wider covering for protection when raining. Some of the middle garden could go, giving greater access to both sides. Upgrade toilets, they are awful. Could we have another list of all the shops with their telephone numbers ... the same as 25 years ago.
Need ambient atmosphere so indirect to linger longer. Nicer seating areas for eateries. Nicer shop fronts/not cold & clinical.
Maintain or improve play area. Enclose for safety from back road (some cars do drive fast through back ring road).
Do not change this area ! Leave it "as is". The parking is adequate for the current number of shops.
It could be opened up a bit into the middle, eg. by having a bigger central square with seating etc, while retaining the sense of an enclosed space with greenery.
Don't change it too much or make it too commercial. The village feel is what makes it special.
Better lighting at night.
Better layout of front car park onto Kendal Street. Cafes could have better outdoor seating areas, more protected.
General refurbishing to centre to update tired character.
No - do not touch it further you will mess it up. but redesign that ugly badly resolved ramp.
Just make it a little more modern ensuring that there is plenty of recreational seating. The play area for the kids is good, but could also be updated.
Centre is fine as it is. No changes necessary.
More table and chairs in playground area.
Parking spaces too thin. We have had side mirrors bumped and can't open doors to get out of car. Proper chicken shop would be good. Pool shop perhaps. Picnic tables near playground.
Larger variety of shops and lower prices.
See Q3. Fence near road at back; better seats.
Most local residents find these shops very convenient and would hate to see it go.
Get rid of everything in the centre of the public space. Leave gardens at each end enclosing a "piazza" or courtyard style of area. Have a covered and uncovered area in centre with public seating or tiered steps. Maybe a few tables as well.
The mall space has been looking sad lately and could do with a bit of attention. I like the general layout and wouldn't like to see it much change.
More space for external eating at cafes. Play area needs picnic benches.
I'd rather you spend the money on the roads and footpaths in the shire. West Pymble shops/public space etc. is adequate.
The shop fronts are looking tired and would benefit from a mild upgrade.

Better bakery, more high quality bread and baked goods.
Modernise shop fronts. Update paint colours to modern neutral colours. Provide outdoor seating for cafes and restaurants.
Nice paving, lighting, gardens. No poster advertising on poles. Modern colours. It just needs smartening up. But we love it.
Longer cafe opening times. Outdoor seating areas. More space for tables. Better restaurants. Evening use as local food area.
The car park spaces are narrow, marked out poorly for very small vehicles.
I think if one of the eateries could have more outdoor dining, then people would come from further afar.
Simplicity of plan and plantings. Use of one type of paving material. Remove raised beds, but keep as many camellias as possible. Link landscaping feature in tyle eg. seating. Level areas to sit on. Shade. An area of grass and flowers to view & provide cool feeling. Must be maintained.
Additional lighting at night up near the park and out the back of the lane between shops and the back carpark. Back carpark is too dark at night and in winter after 5pm.
A pretty fountain in the mall space with some nice tables and chairs would be most enticing.
It could be used for the coffee shops with extra tables. don't concrete it.
Car park. The white painted lines for car parking spaces are a little bit narrow. Only allowing for cramped positions when getting out of the car in some spots - 4 wheel drives !
An Australia Post office or agency would be wonderful for a great number of people to pay accounts. eg. water rates, phone, electricity & Council rates and to avoid traffic on Ryde Rd and Pacific Highway.
Regular maintenance - especially slippery fallen leaves in Autumn. Better weather protection for outdoor tables.
Paint parking lines. Improve lighting. Decent restaurant.
It need to painted with brither colour, shop sign need to done in a eye cathcing way, and rent of this shop need to come down. They are too high
Keeping its character, style and size is important. Some revitalization would be good.
Improving gardening maintenance. Paving. Upgrading of shop facades.
I like it as it is. Keep it up.
An area for the children to ride skateboards - so it is safer for us older people to walk. A couple more disabled spots would be useful.
More central seating area to allow people to proactively sit and pass time eg. a fountain or sculpture to help "invite" people to sit and spend time relaxing.

More alfresco dining and cafes. Make sure renovations aren't too big. A bike and skating shop. Cleaner toilets.
Proper post office and full bank.
Bike racks. More outdoor seating for cafes. Perhaps a small playground fenced for younger children.
It's actually great the way it is. There is a wonderful village atmosphere because of the mall area. It is a bit dated, but a more modern undercover walkway would smarten it up. I don't think it needs new paving. Everyone friendly
Leave it as it is ! I have been resident of West Pymble for 43 years. We all love it. in this age of hideous, concrete high rise, it is unique.
Cafe that is open on Saturday afternoons. Put the lot under a large clear roof. Maybe put a second level of shops on both sides with a lift and walkway across to otherside.
Make car park spaces wider, it is very difficult to get children in and out of car seats in such narrow spaces.
There is everything I need except perhaps clothing store.
I would like to see the central space more dog friendly. ie. somewhere to tether dogs while having a meal/drink or just shopping and maybe a bubbler/drinking bowl for the dogs & no cyclists/skate boarders allowed.
Needs to have more village feel like Lane Cove. Small bar would be good with outdoor area for families.
Paving and footpath, gutters etc are terrible.
IGA look messy from outside. Some painting to facades of shops etc. required. Back of shops facing Binalong Street are ugly. More trees 1
Perhaps create space for more shops/eateries.
Suggest a clear glass canopy between the two rows of walkways with the space below a combination of landscaping, seating and areas for restaurant tables & chairs. The walkways could be reduced a little in width to achieve this.
Please don't change too much. This mall gives West Pymble its friendly atmosphere. Park needs upgrade.
Possibly a community bank or Post office. park with fencing would entice more mother's groups to come to the centre.
Mainly weather cover from parking. Only other reason, in wet weather, I have to pass West Pymble and go to Gordon Centre (warm & dry).
Put a permanent cover over the central area in front of the greengrocer with extra seating.
Better integration/design of central space for public (&cafe) utilisation through level areas integrated with garden areas - use garden "room" concept.
More sitting space. Open space available.
I am quite happy as it is now. Just new seats and upgrade garden. Leave the rest alone.

Parking is a major requirement for we elderly. It is becoming congested during church activities.
Fencing in the play area. Better signage & seating for groups. Remove unsightly clothing bins from front of Munch Cafe.
The size of this complex makes it very "user friendly". The development of the church opposite means that parking can be difficult. Maybe the spaces nearest to shops could be limited to 30-60 minutes. This would enable you to post a letter, go to chemist or other service.
Better seating and footpaths. Coat of paint.
Needs one good restaurant (existing Italian restaurant Picolinos has always been terrible). Pizza place is fairly new and good. Chinese is OK. The existing use of public space is pretty good.
More playground for kids. Improve garden.
Badly need a proper post office and banking facility.
It would be nice if cafes and restaurants had more covered area so they could expand their outdoor dining.
Refer to Dislike in Q3.
Need to improve garden, lighting at night and playground for kids.
Improve parking, especially for wheelchair disabled. Encourage bank/banks to return. Encourage medical practices to return.
Have a special area for holding animals. Better organization for bikes/holding racks.
Needs guttering repairs, painting, cleaning of paving. Put proper fence around playground. More seats at playground. More shade/umbrellas, sails.
But please don't change it too much.
More play equipment, more covered seating adjacent to playground. Fence for playground, more general seating for eating. Upgrade the toilets PLEASE.
Uniform painted colour for all shops.
Slightly more covered space with public seating for social groups. Paved path may appear neater and more attractive than concrete path upgrade on garden areas perhaps more planting in planter boxes. General upgrade without adding to number of shops.
Better bakery - more contemporary/patisserie. More restaurants/cafes on Sundays.
More modern paving. Soft landscaping between the shops.
Don't change the character of this little vibrant hub. Could do with a small hardware store.
Please leave gardens intact, they only need enhancement.
Improve children's play area, better toilets, child care centre would have been great.
More orderly plants/layout.
Upgrade public space and upgrade facade of shops.

More outdoor eating and wind breaks. Fountain or water feature. Upgrade play equipment.
Better use of central public space corridor between shops, for example, open grassed areas, more public table and chair seating. Cafe type atmosphere.
Needs updating. Gardens are lovely. Needs more restaurants and cafes to people can go there after 6pm. It lends itself to a piazza feel.
We wonder why it is thought necessary to "improve and upgrade" this mall. It is well liked and patronised for its unique character.
Car spaces need to be made wider eventhough this will cause loss of spaces. Increase trees/landscape to parking area eventhough reduction of car spaces.
I have lived in W.P. for over 60 years and now cannot walk to the shops. I can get a bus to the shops, but cannot get home ! I'm 88 and have never driven. Tables int he space with umpbrellas would be good. Too many trees and fallen flowers nice, but fallen blossoms dangerous for old people.
Once a month open market. Neo/restoration style architecture consistent throughout all shops. Paved walkways/hedges/comfortable seating and upgrading play equipment.
More shaded seating. Updated landscape design. Improved lighting & seating.
A rack for bicycles. The young people tend to throw down (?).
Only complaint would be the disregard of the signs (No bicycles, scooters, skate boards). People with prams and strollers have to be very alert.
Would like to see bookmobile back.
Playground should be fenced. Video shop should be cafe with bi-fold windows for Mums to sit, eat and drink coffee and watch kids in FENCED playground.
Soften the public space with market umbrellas, attractive shrubs & trees. Monthly markets where "LOCAL" craftsmen and producers can have stalls.

Feedback Form –

Upgrade and Improvements to West Pymble Shops



Q1. Select your most preferred design option.

- ☐ Option 1
- ☐ Option 2
- ☐ Option 3
- ☐ Unsure

Reasons for your choice?

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Q2. Are there specific elements that you would like to see included in these options?

Please note: only the central public domain space is planned for upgrade. The parking area, playground and toilets are not included within this project.

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Q3. Further comments

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Please keep me updated on the West Pymble Shops Improvement Program

Name Email

Address (if no email available)

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Phone

Thank you for completing the survey.

The Privacy and Personal Information Act 1998 provides for the protection of personal information and for the protection of individuals generally. In compliance with the Act, and Privacy Code of Practice for Local Government 2000, your personal information will only be used for the purpose this consultation including sending appropriate materials if requested. Your details will not be added to a mailing list or provided to any third party. We will not disclose your personal details without your consent.

Survey Results – Preferred Design Option (with comments) October 2010

Options				
1	2	3	Unsure	Please specify the reasons for your choice?
		X		Gardens take up way too much room in central mall, needs to be terraced to be truly useful for dining.
		X		More open for flow between shops. Provides more space for outdoor dining options which will still feel spacious. New surface will be flat and level for the older shopper.
				More appealing aesthetically
				Less garden maintenance
		X		Can keep an eye on the children if additional small play station is nearer to the shops eg IGA
		X		Create a larger / visible central area. Design for future covered seating area
				I value the outside dining options and believe more open will encourage more people and allow restaurants / cafes to expand this - particularly when level. Also perfect option for markets / community days.
		X		More space with growing population also of importance. safety factors - for small children I am sure will be looked at.
		X		Modernise - room for alfresco dining
		X		clean fresh look
		X		Greater, better open space for outdoor dining and market/ fundraising/registrations for local sporting and other community organisations. Would improve community spirit - greater use of the area.
		X		More open space required. Total upgrading of paving
		X		Maintain camellias. Other low planting. ??? present paving - dangerous
	X			Still leafy -
	X			open space, covered areas, nil garden bed so the entire plaza area can be used.
	X			Keeps garden while giving a more open feel.
	X			Keep the character of a village but open up the area
	X			Keep camellias in situ and build new beds. Have a level areas for outside dining
	X			to keep the atmosphere as WP Shopping centre, but I like to have a garden bed and stone bedding
	X			Photo of option 2 indicative character looks really good, lots more seating, still retains lots of trees/plants while giving a more modern feel and smooth paved areas
	X			open space with some garden beds
	X			i see the central area as a meeting area that needs to be opened up. No narrow corridors. I don't see the need to retain camellias (maybe only one or two)
	X			New paving imperative, additional lighting needed. Keep camellias (less mess). No steps. Knee high walls are extra seating - especially with timber topping
	X			best for me but not really sure
				Leaning towards option 2 but would be happy for option 1 with removal of raised beds. Camellias at ground level surrounded by Trachelopermum "Tricolour" for instance.
	X			paving area needs to be simple - not fussy - in fact whole area, with gardens needs to be simplified. Simplify low level planting - too busy - too many species. Shade is important like deciduous trees.
	X			Seems a superior design - retains character
	X			sand stone flaunter as displayed in overhead - gorgeous and provided bench seating
	X			Prefer to keep village atmosphere with camellias. Some opening or reduction of gardens to give a little more open central space and dining areas BUT please keep covered walkways
	X			We like the feeling and increased open space for dining etc. but also want to retain gardens - not necessarily the camellias and certainly not deciduous trees
				Keep covered areas in some form
	X			tidy and open up areas

X				Option 3 is TERRIBLE. All hard surfaces & reflected heat. Option 2 also has a lot of hard surfaces - unavoidable I guess.
X				I find one of the most attractive elements of WP Shops is the garden space contrast to the shops. Whilst I agree that the area needs modernising, I don't want to loose the % of space currently allocated to gardens. Note, i fully agree that the garden space needs modernising/tidying up, just don't want to loose the current balance between garden and buildings.
X				To retain the gardens and general atmosphere of the shopping centre.
X				Minimal change. Fix uneven surfaces/ Keep some grass areas. Keep existing trees. Stabilise existing garden beds.
X				existing character of the shops maintained existing garden but get rid of the grass
X				Unique gardens - too many native gardens planted in council areas. the camellia's are something special and should be retained
X				access from one side of shops to other side particularly in wet
X				Keep all camellias and gardens as is. no additional cross walk. replace garden bed walls and repair awnings. more options for dogs
X				Camellias are easy to look after - don't remove. It leaves the cost - redo walls - keep ??? seating and awnings between walkways - no steps and low walls. Remember people with strollers and wheelchairs.
X				the existing gardens are lush and colourful and the existing divisions of garden beds and seats encourage small groups to gather - it is also cool and shady plus covered walkways give protection when raining
X				The best option but option 4 (a combination of ideas from meeting) can come into effect and have another meeting for final plan. PLEASE
			X	I am unsure because what I really think important is not included. Whilst I agree that the central area needs upgrading, the playground needs to be an essential part of this, in particular the fencing and seating. As a resident grandmother and child minder of my grandchildren, I use the park almost daily when I walk the toddlers. Most days there are other children there as well. I have seen small children run between parked cars and cannot really relax with the small ones for fear of them running and me not being quick enough to grab them. There needs to be more seats as well. The toilets facility is also a must for improvement in my opinion. The other areas just need a general repair and modernisation, but the village feel is fantastic and would be a shame to lose. Thank you S Butler
			X	I would ask that people be accommodated before pets in the shopping centre. pet owners have a large exercise area in Bicentennial Park. Public seating (with back support please) and bike racks essential. More open space but must have seating and shelter please.
			X	None of these. I like it as it is. Needs repair and upgrading of existing paving, seats and garden walls need repair.

Survey Results – Additional Elements (October 2010)

wooden bins
Comfortable outdoor seating on LEVEL ground for morning coffee
Paved rather than turf in central area
Which ever option is selected, the same % of garden space continues to exist
Modernise the area whilst retaining the garden feel
more community benches not just seats
the sandstone gardens walls do not attract graffiti and are a good height as is and form a visible attractive surround - no trip hazard
feel that these areas should be included and receive attention for improvement
The grass should be removed and true garden beds and edges tidied/removed.
No fence around playground. adults are more irresponsible
Like timber decking combined with aggregate
upgrade toilets to support having increased use because more people will be using
Good level flat area for dining
i like the character sitting in the middle
landlords should be made in invest in improving awing and repainting in conjunction with this upgrade
stencilled concrete - coloured
Deciduous tree
something must be done about the toilets
I would like to see the camellias thinned out garden reduced a little and space around them for dropping flowers to land so that they don't fall on walkways where they become slippery
No central bandstand area - tends to be grubby and link landscaping elements - seating, bins etc
it is way past time that the toilet area should be renovated - even more diligent cleaning would help - would health inspectors approve
Suggest a small sized paver effect (stencilled concrete) since you say real brick / paver too expensive
facilities for tying dogs up
covered area
paving rather than coloured concrete or the granite look
Outdoor weatherproof shading with heating for winter - see Leichhardt's The Forum.
Covered walkway to walk between shops in wet weather
Garden line lowered to overcome feeling of 'barrier' between each side of shops
Keep existing trees
to remove camellias and keep only a couple at the front may look out of keeping with removed planting - pity if keeping some camellias is only tokenism
O2 does indicate that the playground area is not included in project
Its the awnings that make the area look tired and dated so it would be a shame to invest in upgrading the central area if awnings still look old, shabby and dated.
upgrade toilets
Seating around garden beds maybe with low walls for sitting on
do try to use materials requiring little maintenance over (cosmetic) looks only materials
Also if the camellias are 40 yrs old then how old are the sewage pipes under neath and would they need to be removed/replaced with PVC
Remove raised beds. Clipped formal camellias with shade trees
A drinking fountain that incorporates a dog bowl
stone walls or decorative wall seats
Sustainable options - solar lights, etc
Low plants
I'd like removable tables & chairs so that the space can be reused for other purposes eg community markets
Perhaps trim the existing trees to improve lighting
not deciduous trees (not London plane) why not eucalypts
Like idea of separate open space rooms

Survey Results – Further comments (October 2010)

The toilet block is in desperate need of work. I have lived here 16 years and nothing has been done to clean it up or improve it in that time. The mall is a well used area for families and those eating out - the public toilets are the only toilets available. I have left the mall on a number of occasions without purchasing what I need to take my children home to the toilet.
Please make the toilet block a priority.
We should accept that this strip is retail & not be too precious about low rent signs & other tat. It is not a furniture display room
To assist pedestrians, in particular those with a vision impairment, shopfronts (property line) should be clear of obstacles including A-frame billboards, outdoor displays, and tables and chairs. See Australian standards for distance these should be from property line to create a clear path of travel.
Great initiative to update the shops, they are central to the community and are looking shabby.
The shop awnings and guttering needs to be updated ASAP as they are damaged, leak dreadfully and i'm concerned about the safety as electric cables run through the awnings.
N/A
Remove and "police" shopkeepers advertising that has been placed on down posts. What is happening re: iGA's security gates?
Council needs to enforce the advertising/postering of vertical posts. Council needs to enforce the improvement of drainage.
the current trend to plant natives everywhere will be looked back on in time as an era of limited imagination and sparse dry planting. the current gardens are well established and have survived periods of drought - transplanting them may result in dead plants
prefer separate areas for dogs
Re-dogs - Rottweilers, staffy, bull terriers etc, Should not be allowed off leash in any area. Dogs around eating areas are fine - most are better behaved and looked after than some children.
Can we please have dog hitches - not natives - short life and wattles highly allergic to people. Deciduous trees are beautiful but leaf drops in autumn are quite dangerous and slippery. Grass is no good as has to be mowed and feed or goes to dust.
Council needs to improve the toilets around the road perimeter of the playground. should have fencing
More grass areas may be cheaper initially but maintenance and upkeep costs need to be kept in check. Stone cladding keeps in character with an edge for seating.
Create level areas for outdoor dining. Consider covering total central area for all weather use of area. What are the shop owners doing toward an overall upgrade?
toilets need addressing
I think the focus on camellias and dogs this evening was far too high. we need to focus on people and the community and bringing it together. Many of the camellias look awful - they are trees pruned back to look like shrubs. We need to do something which will last for the next 20 years.
Shop owners to take greater responsibility for appearance of property both front and back
The camellia flowers are a slip hazard. If they were removed from beside the walkways. The ones in the garden seem okay. Open up the area and better lighting and better security.
No further access needed between two sides.
There are no security problems and there is a line of sight along the whole pathway.
Playground must be fenced to the road side. Central visibility must be opened up
Needs regular maintenance
Need to upgrade shop fronts - not councils but should enforce it
Please keep informed all landlords and tenants before the final decision to be made
IGA and other shop owners should be prevented from sticking handwritten pieces of paper and signs on the awning posts. These make the area look tatty and cheap.
Population of the area is changing to young families again and this should be reflected in the area - young and more modern.

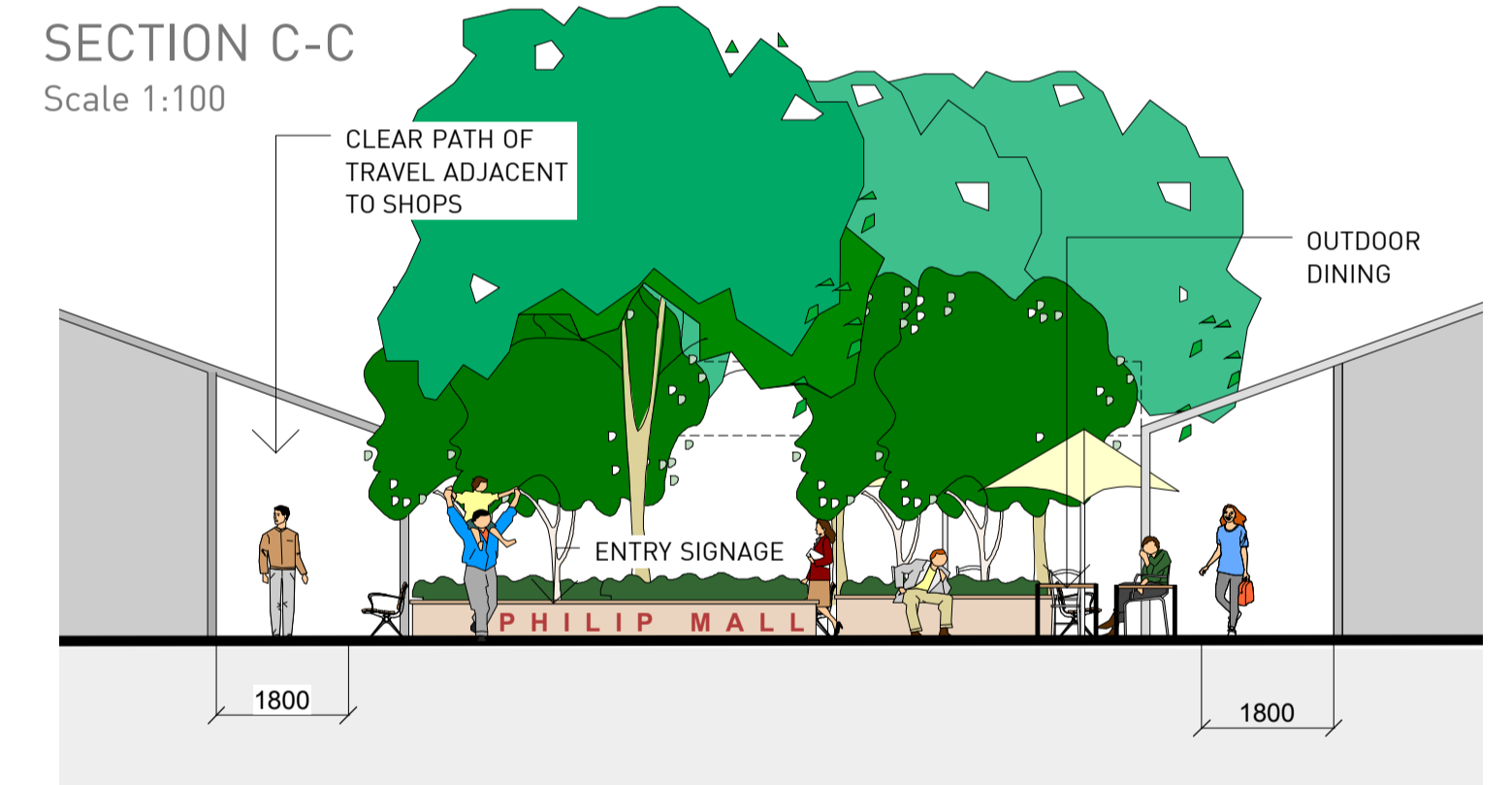
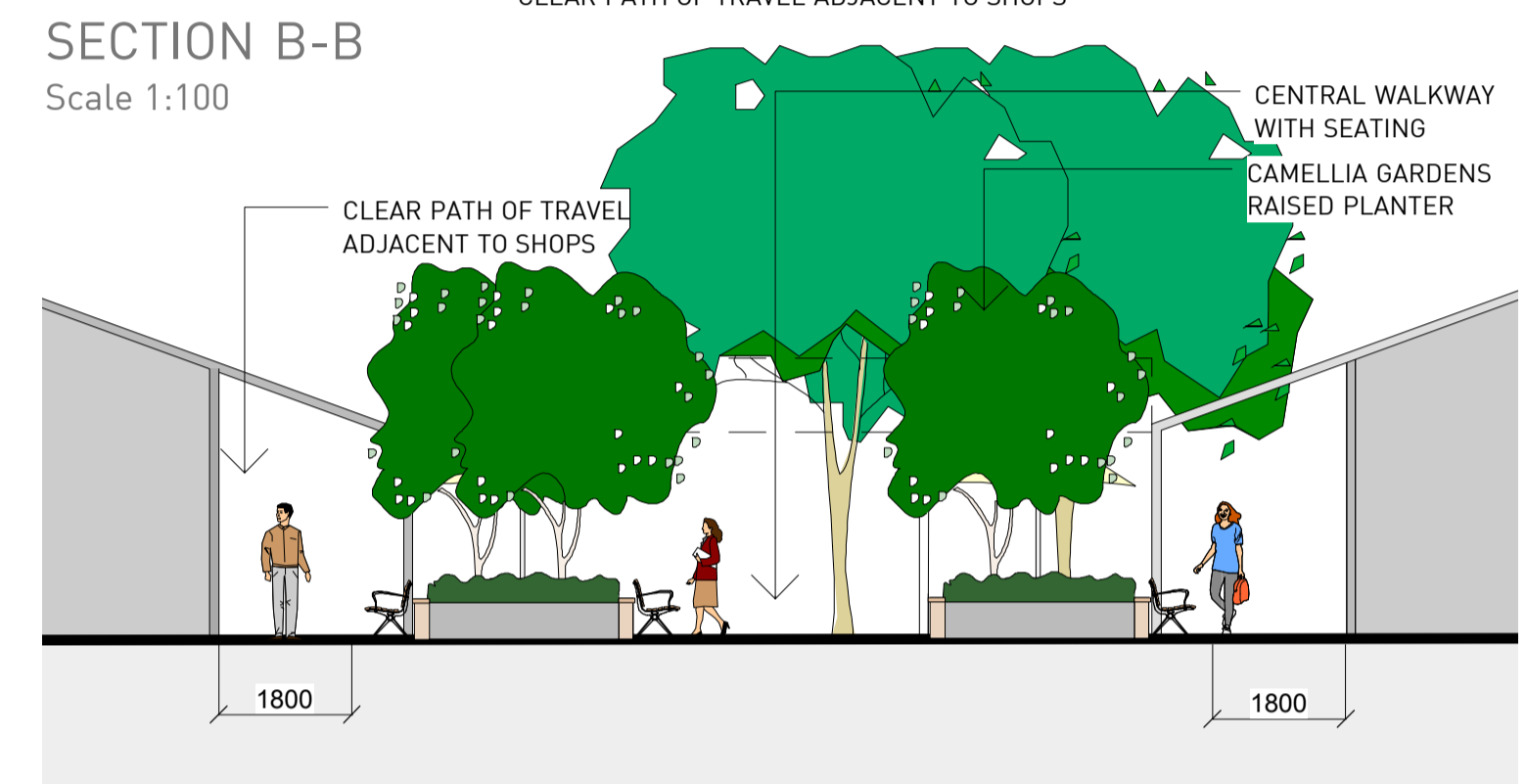
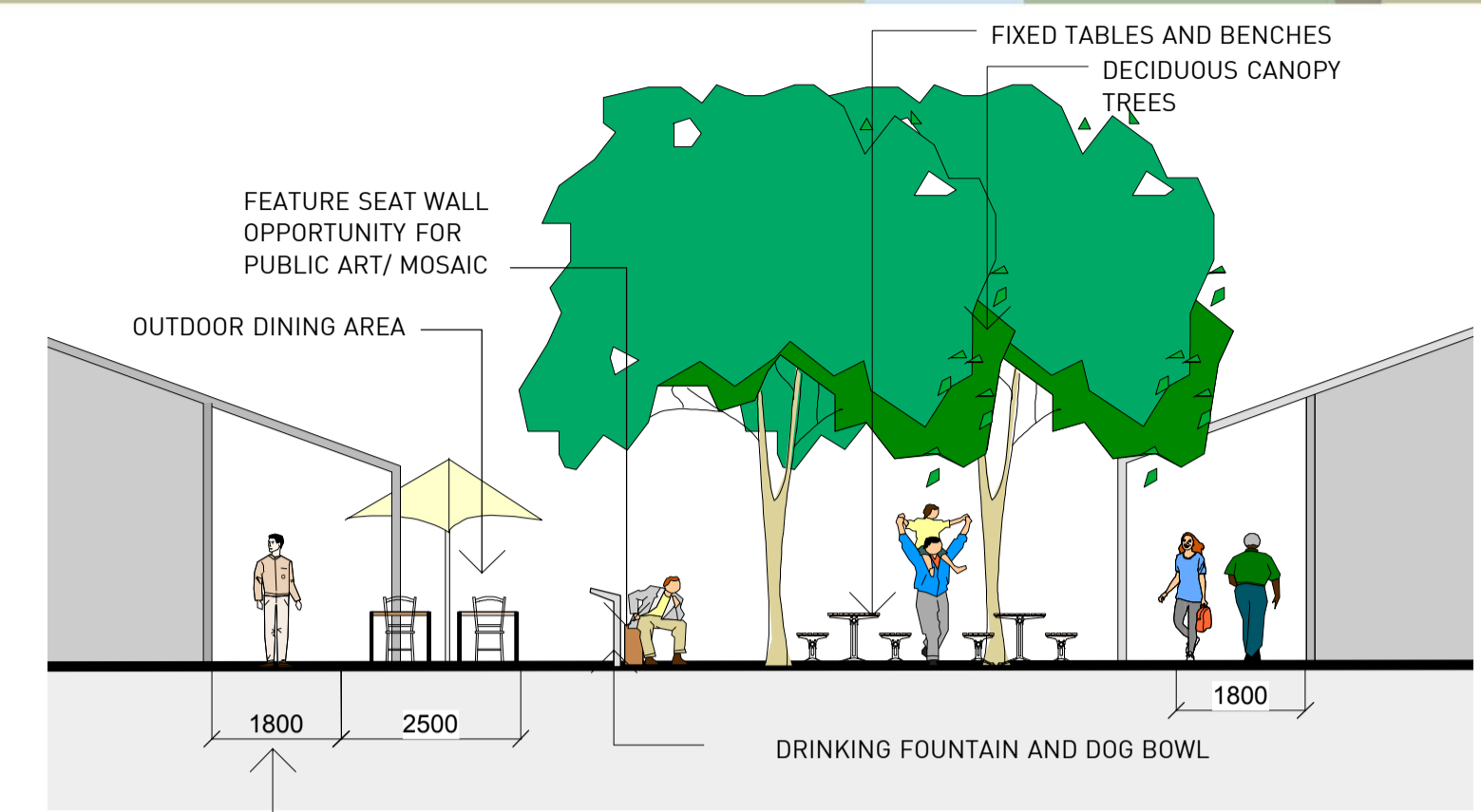
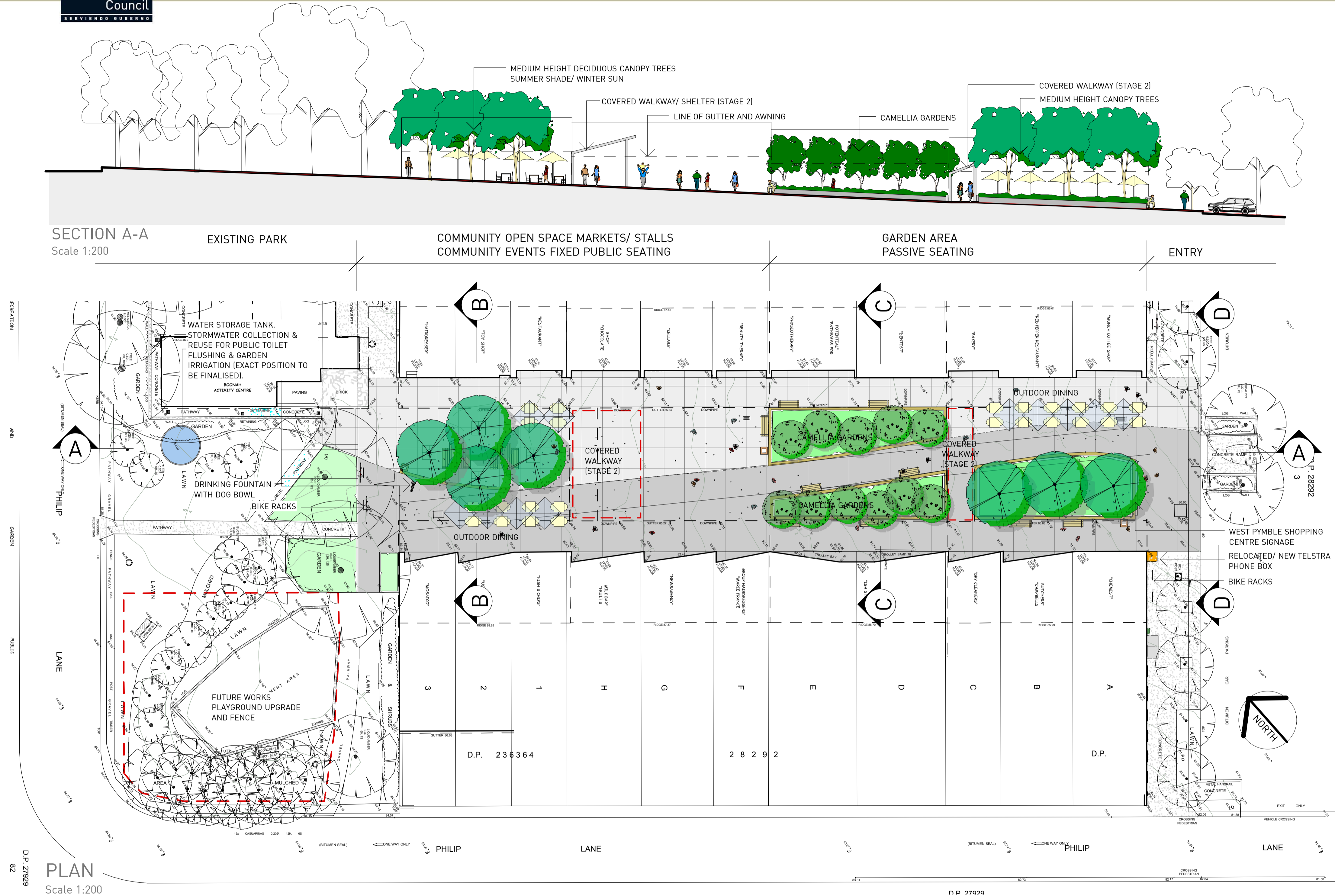
It is important to open out the area so it can be used for community activities, allow visibility through the mall and ease of transition and access. Remember the bike racks.
deciduous trees cause mess and safety hazards. Concrete surface similar to that used in Bi Cen park near playground. Sawn to look like paving.
I would like the playground to be fenced - the equipment is fine.
for the future - will a bus have access for seniors in the area
I am a dog owner but i do not feel they should be in eating areas
Please keep us informed and thanks for the opportunity to contribute.
also graffiti is an issue - i have tired but failed to have this addressed. Shocked to see the toilets - painted today, but what about the rest of the centre.
Keep sandstone facing on garden bed walls - could double as seating.
Have public seating which people can use without having to dine/wine
toilets in urgent need of help



NEIGHBOURHOOD CENTRES UPGRADE PROGRAM

PHILIP MALL, WEST PYMBLE - DESIGN CONCEPT

Ku-ring-gai Council
818 Pacific Highway, Gordon, NSW, 2072
T. 02 9424 0000 W. www.kmc.nsw.gov.au
Date: December 2010
Trim No.: S08239



PROJECT BACKGROUND

As part of the Draft Ku-ring-gai Delivery Program and Operational Plan 2010/ 2014 the pedestrian mall at West Pymble shops has been selected to be upgraded. The proposed improvements include new paving, seating and landscaping to provide a safe, secure and easily accessible pedestrian environment that will better meet the needs of shop owners and operators, and the local community. Council has undertaken a comprehensive consultation process with residents and stakeholders. Concept options were prepared based on issues and opportunities identified. Options were presented to a series of workshops from which a preferred option has been identified. On that basis a concept plan has been prepared.

DESIGN CONCEPT AND CHARACTER

The proposal is to undertake a major upgrade of the mall by removing existing vegetation, walls, paving and furniture and replacing these with new elements. The design concept is to provide a strong garden character balanced with open areas allowing for easy public access throughout the space. The new design will provide a robust, safe and accessible public area that will allow a range of uses including shopping, sitting, meeting, community activities and outdoor dining.

Key elements of the developed design include:

1. Uniformly graded continuous pavement
2. Open walkways below the shop awnings for unhindered shopper access
3. A central walkway offering quieter locations with seating amongst the gardens and trees
4. Raised garden beds and sandstone walls that provide separation between uses and create outdoor rooms as well as seating
5. A central open activities area (with a shelter structure if the project budget allows)
6. A covered walkway to replace the existing at the southern end of the mall (if project budget allows)
7. Outdoor dining lease areas
8. Tree and groundcover planting allowing visibility at eye level
9. Stormwater collection and re-use for toilet flushing of public toilets and garden irrigation

DESIGN ELEMENTS

Materials and Furniture

The three basic materials will be sandstone walls, concrete paving, and timber furniture. The concrete paving will have a decorative exposed aggregate finish and saw cuts.

Lighting

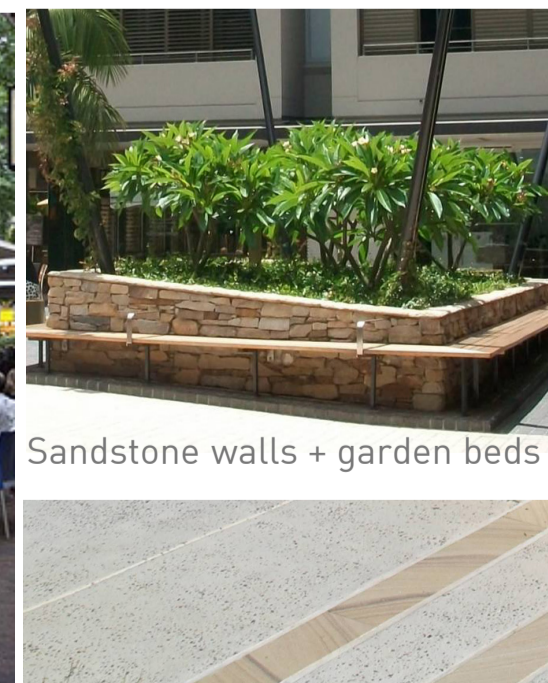
New pedestrian scale light poles will be installed in the mall to achieve a high level of lighting at night.

Landscape

The landscape will comprise:
-Camellia gardens using existing transplanted shrubs plus new plants to supplement;
-deciduous flowering trees for shade in summer, sun in winter and flowers in spring;
-low ground cover species for visibility.



Outdoor dining
Photo courtesy :Lane Cove Council



Concrete paving



Transplanted Camellia



Deciduous canopy tree
eg: Crepe Myrtle

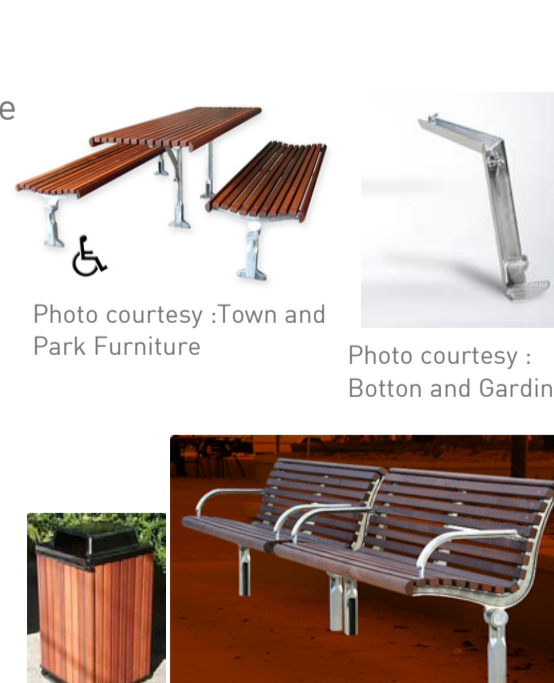


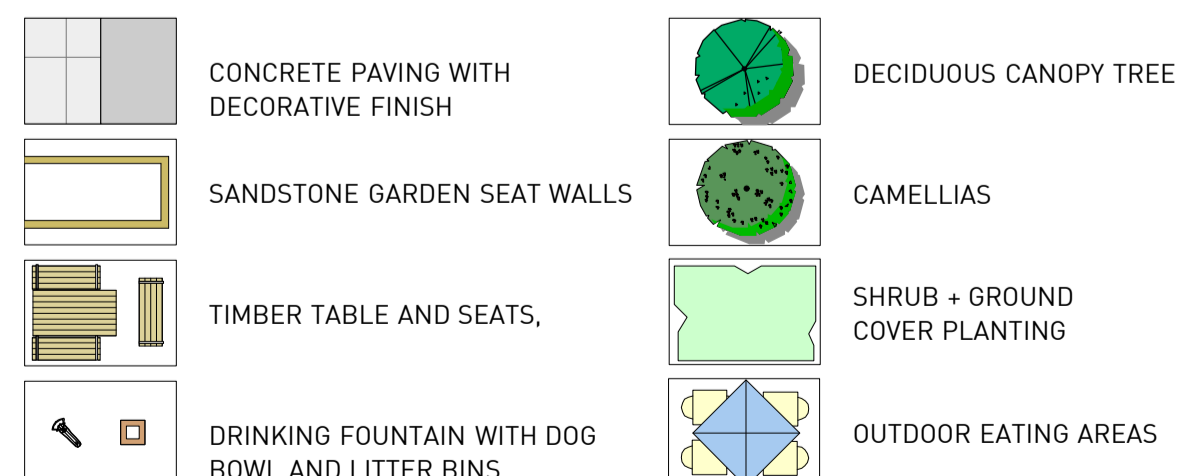
Photo courtesy :Town and Park Furniture

Photo courtesy :Botton and Gardiner



Photos courtesy :Town and Park Furniture

LEGEND



Strategy and Environment		Open Space Capital Works			Ku-ring-gai Council	
PRELIMINARY OPINION OF PROBABLE COSTS						
WEST PYMBLE SHOPPING CENTRE UPGRADE					TRIM: S08239	
					Date: 24.11.10	
Id/Item		Quant	Unit	Rate	Cost	Totals
1.00 PRELIMINARIES						
1.10	Site establishment	1	Item	\$ -	incl.	
1.20	Survey/ setout	1	Item	\$ -	incl.	
1.30	Temporary construction fence	1	Item	\$ -	incl.	
1.40	Environment/ management/ waste plans	1	Item	\$ -	incl.	
1.50	Sediment filters	1	Item	\$ -	incl.	
1.60	Temporary construction works compound	1	Item	\$ -	incl.	
					SUBTOTAL 1.0	\$ 3,000.00
2.00 DEMOLITION						
2.10	Remove and disconnect existing lighting (EA)	1	item			
2.20	Remove existing turf	142	m2	\$ 15.00	\$ 2,130.00	
2.30	Demolish/ remove existintg sandstone flagging	52	m2	\$ 35.00	\$ 1,820.00	
2.40	Load sandstone onto truck and cart 15km to depot	62	cum	\$ 35.00	\$ 2,170.00	
2.50	Demolish / remove existing brick paving	124	m2	\$ 35.00	\$ 4,340.00	
2.60	Demolish / remove existing concrete	672	m2	\$ 38.80	\$ 26,073.60	
2.70	Demolish and remove existing sandstone garden walls (incl. in garden beds)	200	lm		incl.	
2.80	Load debris (brick and concrete) onto truck and cart 15km to tip	100	cum	\$ 43.00	\$ 4,300.00	
2.90	Tip fees	100	t	\$ 150.00	\$ 15,000.00	
2.10	Remove vegetation	1	item	\$ 750.00	\$ 750.00	
2.11	Remove trees and stumps	2	item	\$ 500.00	\$ 1,000.00	
2.12	Dismantle and remove existing furniture and return to council depot	1	item	\$ 1,000.00	\$ 1,000.00	
2.13	Remove existing walkway structures	50	m2	\$ 20.00	\$ 1,000.00	
					SUBTOTAL 2.0	\$ 59,583.60
3.00 EARTHWORKS						
3.10	Excavate to achieve subgrade levels across site	50	m3	\$ 30.00	\$ 1,500.00	
3.20	Excavation strip footing for stone wall footings (incl in Walling and edging)	124	lm		incl.	
3.30	Excavate for new lighting conduits (incl. in lighting)	20	cum		incl.	
					SUBTOTAL 3.0	\$ 1,500.00

4.00 WALLING AND EDGING					
4.10	Stone walls and capping - garden beds, including footing + drainage profile	113	lin m	\$ 250.00	\$ 28,250.00
4.20	Stone walls and capping - seat wall, including footings	10	lin m	\$ 250.00	\$ 2,500.00
					\$ 30,750.00
5.00 CONCRETE PAVEMENTS					
5.10	Exposed aggregate concrete path and Sub base Type A	479	m2	\$ 70.00	\$ 33,530.00
5.20	Exposed aggregate concrete path and Sub base Type B	506	m2	\$ 70.00	\$ 35,420.00
5.30	Adjustments to sewer pits and lids	3	ea	\$ 1,000.00	\$ 3,000.00
5.40	Adjustments to sydney water pits and lids	1	ea	\$ 500.00	\$ 500.00
5.50	Adjustments to telecom pits and lids	12	ea	\$ 500.00	\$ 6,000.00
5.60	Concrete pump allowance	1	allow	\$ 2,000.00	\$ 2,000.00
SUBTOTAL 4.0					\$ 80,450.00
6.00 HYDRAULICS					
6.10	New stormwater drains (PVC SW drain incl. excavation, pipe backfilling)	100	lm	\$ 80.00	\$ 8,000.00
6.20	New stormwater pits	10	ea	\$ 1,000.00	\$ 10,000.00
6.30	Connection to new bubbler	1	ea	\$ 500.00	\$ 500.00
6.40	New taps to garden beds	2	ea	\$ 200.00	\$ 400.00
6.50	Drip irrigation to planters incl. controller e	152	allow	\$ 5.00	\$ 760.00
6.60	Drainage to garden beds and tree pits	60	lm	\$ 20.00	\$ 1,200.00
					\$ 20,860.00
7.00 FURNITURE					
7.10	Table and benches	2	item	\$ 2,525.00	\$ 5,050.00
7.20	Seats	7	item	\$ 1,400.00	\$ 9,800.00
7.30	Bubbler and dog bowl	1	item	\$ 5,000.00	\$ 5,000.00
7.40	Dog fastening posts	2	item	\$ 1,000.00	\$ 2,000.00
7.50	New centre signage	1	allow	\$ 5,000.00	\$ 5,000.00
7.60	New litter bins	3	item	\$ 2,500.00	\$ 7,500.00
7.70	Sulo bins	3	ea	\$ 200.00	\$ 600.00
7.80	Tree grates Cast iron tree grate and frame set in	4	item	\$ 2,500.00	\$ 10,000.00
7.90	Bicycle racks relocated on site	6	item	\$ 200.00	\$ 1,200.00
7.10	Telstra phone booth. Remove existing phone booth and hob, new trenching and cables to new position and connect new phone. Telstra to provide new phone booth.	1	item	\$ 3,427.00	\$ 3,427.00
7.11	Large shelter (Stage 2)	1	item		
7.12	Small shelter (Stage 2)	1	item	\$ -	\$ -
SUBTOTAL 7.0					\$ 49,577.00

8.00 LIGHTING					
8.10	Install and connect new lighting conduits and cables			incl.	
8.20	New post top lighting	6	ea	\$ 3,500.00	\$ 21,000.00
					\$ 21,000.00
8.00 GARDENING					
	Planter beds				
8.10	Drainage layer to garden beds	32	m3	\$ 45.00	\$ 1,440.00
8.20	Supply of imported soil	48	m3	\$ 65.00	\$ 3,120.00
8.30	Mulch	12	m3	\$ 70.00	\$ 840.00
8.40	Transplant Camellias	11	ea	\$ 500.00	\$ 5,500.00
8.50	Trees	3	No.	\$ 500.00	\$ 1,500.00
8.60	Shrubs (1/m2 160m2)	160	ea	\$ 15.00	\$ 2,400.00
	Trees in pavement				
8.70	Drainage layer	8	m2	\$ 45.00	\$ 360.00
8.80	Soil profile	12		\$ 55.00	\$ 660.00
8.90	Mulch	3		\$ 67.00	\$ 201.00
8.11	Trees	4	No.	\$ 1,000.00	\$ 4,000.00
8.12	Extend existing garden adjacent to mosaica wall (1 plant /2m2)	40	No.	\$ 15.00	\$ 600.00
8.13	Green roof profile (Stage 2)				
8.14	Green roof planting (Stage 2)				
				SUBTOTAL 8.0	\$ 20,621.00
				CONSTRUCTION TOTAL	\$ 287,341.60
9.00 DESIGN/ MANAGEMENT FEES					
9.10	Construction documentation	1	allow	\$ 5,000.00	\$ 5,000.00
9.20	Accessibilty audit	1	allow	\$ 2,000.00	\$ 2,000.00
9.30	Lighting design	1	allow	\$ 3,000.00	\$ 3,000.00
9.40	Operations 10%				\$ 28,734.16
				SUBTOTAL 9.0	\$ 38,734.16
				TOTAL	\$ 326,075.76
		Contingency	10%		\$ 32,607.58
		TOTAL [excluding GST]			\$ 358,683.34

MAHRATTA CURTILAGE PARK - PROPOSAL TO INSTALL A FENCE AND OPEN THE PARK FOR USE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of the proposed installation of a dividing fence between Council land at 1536 Pacific Highway, Wahroonga, and the adjoining State Listed heritage property Mahratta, with consideration to the vista through the Moon Gate.

BACKGROUND:

Council acquired the public land as part of a development contribution on 19 July 1991. Since that time access to the public land has been limited by the locking of the large gates located on Pacific Highway. This in part is due to the fact that no dividing fence delineates the public land from the grounds of the privately owned Mahratta.

COMMENTS:

The options for a fence to secure the park site from the State Listed heritage home Mahratta have been considered and a proposal to enable use of the land as a park is submitted.

RECOMMENDATION:

That Council finalise design plans and any required approvals from the Heritage Council to enable calling quotes/tenders for erecting a suitable fence and opening the park for public use.

PURPOSE OF REPORT

To advise Council of the proposed installation of a dividing fence between Council land at 1536 Pacific Highway, Wahroonga, and the adjoining State Listed heritage property Mahratta, with consideration to the vista through the Moon Gate.

BACKGROUND

Council acquired the public land as part of a development contribution on 19 July 1991. The subject land is Council's land known as Lot 14 DP 810712, classified as Community Land (LMU 154) and covered by the Parkland Plan of Management, adopted 20 September 2005. It also falls into the curtilage of Mahratta which is State heritage listed (Listing Number 00708). The State Heritage listing requires management of Mahratta and its curtilage, including Council's park, are required to be in accordance with the document entitled "Heritage Analysis Mahratta" Schwager Brooks Partners Pty Ltd 1989.

Since the time of acquisition access to the public land has been limited by the locking of the large gates located on Pacific Highway. This in part is due to the fact that no dividing fence delineates the public land from the grounds of the privately owned Mahratta and partially due to a Council resolution of 24 June 2003. (**Attachment 1**).

On the occasions when Council staff have attempted to provide public access, the caretakers for Mahratta have closed and locked the gates due to their security concerns. A number of site meetings have been held between Council and the owners of Mahratta in an attempt to resolve these security concerns. At the ordinary meeting of Council on 26 February 2008, a Question Without Notice was raised by Councillor Anderson regarding the proposal to install a boundary fence on Council's land at 1536 Pacific Highway, Wahroonga, adjacent to Mahratta. This resulted in a report to the Heritage Advisory Committee on 24 June 2008, recommending that a site inspection to provide the Heritage Advisory Committee members an opportunity to view the site and discuss the fencing proposal. A site inspection was held in April 2008 however the matter of installation of a boundary fence remains unresolved.

On 6 December 2010, Council's Heritage Reference Committee, revisited the subject land to consider management options for the curtilage of Mahratta (1536 Pacific Highway Wahroonga), where Council's Principal Landscape Architect addressed the Committee.

Council's Principal Landscape Architect explained the history associated with the site and the options for the use of the public land. The Heritage Reference Committee discussed the impact of any redevelopment of the site on the curtilage of the State heritage listed Mahratta, and in particular the vistas from inside the house through the Moon Gate to the garden.

The Committee considered a range of issues, benefits and the cost of maintaining the current status versus the proposed dividing fence option. In maintaining the current status it is anticipated that:

- the declining condition of the public land/garden would continue;
- the intrusion of the invasive bamboo would worsen;

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- continued encroachment on public land for the composting and green waste storage by Mahratta; and
- continued alienation of public land by the owners of Mahratta.

The Committee was asked to comment on the proposal which includes no obtrusive fencing between Mahratta and the public land and a children's playground. The Committee did not feel that a children's playground would be appropriate or adequately address safety concerns given the proximity to the Pacific Highway. General comments were in favour of a passive park, with vistas to and from Mahratta and the Moon Gate preserved. Following the site visit the Heritage Reference Committee made the following recommendation;

"The Committee recommends that a non obtrusive fence is placed through the site, with a separate gate onto the Pacific Highway. The Committee does not support a children's playground due to safety concerns and the concern that it would impact negatively on the heritage significance of the neighbouring house 'Mahratta'".

It should be noted that the views of the Heritage Advisory Committee are only one of a number of considerations in the development and use of local open space.

The proposal to install a fence along the boundary of 1536 Pacific Highway Wahroonga was included in the Parks Improvement Program submitted to Council in August 2007, but was deferred until the issue was resolved. The proposed work is included in the adopted list of projects contained within the Ku-ring-gai Section 94 Plan 2004-2009 and funding is therefore available for fencing works.

Access to this public land will provide much needed green space in the local area which is lacking in local open space areas as well as opportunities for passive recreation. The Pacific Highway area has also experienced significant redevelopment for apartments increasing this demand. The matter of appropriate embellishment will be addressed in a subsequent report to Council after public access to public land is regained, consistent with the acquisition of the park for local open space.

COMMENTS

Survey and Fencing

The site has been surveyed, the boundary identified, and Council staff have prepared a concept plan (**Attachment 2**) showing where the park fence is recommended to be located. The park design takes into account requests of the Heritage Reference Committee, and will be detailed to include landscaping to lessen the impact of a fence. Essentially, the appearance of the land will remain unchanged, but with improved provision for public access.

The fence will be designed and located to support the recommendations of the "Heritage Analysis Mahratta" Schwager Brooks Partners Pty Ltd 1989, which states:

Section 8.0 Essential Curtilage:

"To the north the open lawns and planting along the northern boundary contribute in a vital way the impressive setting of the main house. In particular, the axial view from the main rooms across the Pompeian Court and out the Moon Gate should continue to embrace an open landscape"

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This vista and its extent is identified in the document (**Attachment 3**).

The site boundary fencing will separate the heritage property from the park and is required to provide security and a deterrent to access by the public to the private gardens of Mahratta House. The chainmesh fence will continue along the council boundary line to the internal rear access driveway to Mahratta House.

The new boundary fence will meet the front brick wall of the property. The new fence will need to be self supporting as the front brick wall appears to be structurally unstable. The existing brick fence to the park may require work to conserve it and make it safe.

Gates

It is proposed that the decorative metalwork gates will be removed for the front entry of the parkland and be re-positioned to cross the driveway at this point, perpendicular to the road to re-create a secure and appropriate 'sense of entry' to the Listed property. The gate would be locked by Mahratta House at all times. Should they require access to use the gate, permission will be required under Council's adopted "Temporary Access over Community Lands" policy.

The front gate to the park will be replaced with a new smaller and lighter version which can be used safely by park users, but designed to reflect the circular metalwork of the original gate. This will also allow the park to be seen and viewed as a public park, rather than as private land. A park name sign can be incorporated into this gateway. Regulatory signage will also be required.

Site encroachment – Compost Bays

There are a number of compost bays at (which point on the site) which encroach onto Council's parkland. It will be necessary for the owners of Mahratta House to remove or realign these compost bays. The bays do not appear to be old and were apparently reconstructed in this position by the owners of Mahratta either when their land was subdivided by Mirvac and the parkland given to Council or at a later date. The bins at the North East corner of the parkland that are filled with garden waste will also need to be removed entirely together with this waste. The cost of this work should be borne by the owners of Mahratta House and they will be duly notified prior to commencement.

Power Pole within the Parkland

There is an existing power pole located on Council's parkland that, Council understands, was located in this position by current Mahratta owners. It should not remain once the land becomes a useable public park. This will need to be investigated in relation to function and ownership and any need for relocation or disconnection and removal. The pole and any cost of relocation should be borne by them.

Outline of Proposed Embellishment (Next Stage)

The detailed design for improvement of the public parkland will proceed once public access to the area is secured.

Embellishment of the space to provide comfort and interest for users will include:

- Seats located to take advantage of the views looking up the length of the block;
- An interpretive sign to provide information regarding the heritage significance of the site and its previous uses (budget permitting);
- Water supply (may need a new meter connection) to provide watering for gardens, grass and a bubbler;
- Tree planting near the front of the property to replace the camphor laurels which are showing signs of senescence and damage and need to be assessed for safety and vigour. Planting a large number of blue gums or bushland species will detract and negatively impact on the exotic garden and heritage significance of the site and is not supported;
- The existing garden bed along the paling fence will be weeded of noxious species and gradually replanted with exotic species of hardy perennials appropriate to a Sorenson garden and similar in size and scale to the existing mass of greenery.

Any proposed improvements, including the boundary fence, should be reversible should the site be proposed for resale to the owners of the adjoining property and reconsolidation as a heritage item at any time in the future.

CONSULTATION

The Heritage Reference Committee has been consulted to inform the design of this park.

Formal consultation with the NSW Heritage Council and Mahratta owners is required, although previous discussions with both parties have indicated this proposal is the best option in the short term to allow the park to be used and the heritage curtilage to be respected. A further report would be brought to Council once this consultation has been completed in early 2011.

FINANCIAL CONSIDERATIONS

This project is listed in *Ku-ring-gai Council Section 94 Plan 2004-2009*. This provides for a budget of \$137,800 plus a reasonable amount for accrued interest to fund the embellishment of this park.

No allowances have been made for increased maintenance and operational costs or the impact on existing budgets, and this will require increasing resources to undertake appropriate maintenance of this site. These costs will be further detailed in the next report to Council in early 2011.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Heritage Reference Committee has been consulted regarding the design of this park.

The proposal has been discussed with Council staff from Strategy & Environment, Community Development and Operations, who have contributed to the development of this report and support the reinstatement of public land as a park.

SUMMARY

Council acquired the public land as part of a development contribution on 19 July 1991. The subject land is classified as Community Land and is covered by the Parkland Plan of Management,

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adopted 20 September 2005. It also falls into the curtilage of Mahratta which is State heritage listed (Listing Number 00708). Since the time of acquisition access to the public land has been limited by the locking of the large gates located on Pacific Highway. This in part is due to the fact that no dividing fence delineates the public land from the grounds of the privately owned Mahratta.

It is proposed to fence the site and relocate the access point so that public access to the park can be achieved. A detailed park design will follow.

The fence will be designed and located to support the recommendations of the "Heritage Analysis Mahratta" Schwager Brooks Partners Pty Ltd 1989.

RECOMMENDATION

That Council finalise design plans for boundary fencing at 1536 Pacific Highway, Wahroonga together with any required approvals from the Heritage Council to enable calling quotes/tenders for the erection of a suitable side boundary fence to facilitate the opening of the park for public use.

Alison Walker
**Principal Landscape
Architect**

Antony Fabbro
**Manager Urban & Heritage
Planning**

Andrew Watson
**Director Strategy &
Environment**

Attachments:

- 1. Council Resolution (Minute 504) meeting of 24 June 2003 - 347538**
- 2. Plan of proposal to fence - 2010/237095**
- 3. Plan of Vista - 2010/236823**

RESOLUTION OF ORDINARY MEETING OF COUNCIL

24 JUNE 2003

504 **1536 Pacific Highway, Wahroonga**

File: P25529

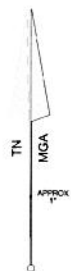
To consider options for the future management of Council land at 1536 Pacific Highway, Wahroonga.

Resolved:

(Moved: Councillors Bennett/de Vulder)

- A. That Council manages the Community Land at 1536 Pacific Highway, Wahroonga, known as Lot 14 in DP810712, as urban parkland.
- B. That 1536 Pacific Highway, Wahroonga be categorised as park and managed as a wood-lot.
- C. That the gates to the subject property remain locked until such time as the plantings have become established.
- D. That Council advise adjoining property owners of the resolution and advise that temporary access cannot be granted in the absence of a plan of management.
- E. That maintenance of the land be undertaken by Council.

CARRIED UNANIMOUSLY



KEY

— (S) — DENOTES OVERHEAD POWER LINE

NOTES

LOT AREAS AND BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS AVAILABLE AT LAND AND PROPERTY INFORMATION.

WHERE LOCATION OF DETAIL WITH RESPECT TO THE BOUNDARY IS CRITICAL, DIMENSIONS SHOULD BE CONFIRMED WITH SURVEYOR AND MAY REQUIRE FURTHER SURVEY.

BEARINGS SHOWN ON THIS PLAN ARE ORIENTATED TO MGA NORTH. IF SHADOW DIAGRAMS ARE TO BE CALCULATED THEY MUST BE CALCULATED USING TRUE NORTH.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED ON THIS SURVEY.

WHERE THE EXACT LOCATION OF UNDERGROUND SERVICES IS CRITICAL TO THE DESIGN OR CONSTRUCTION THE RELEVANT PARTY SHOULD ARRANGE TO HAVE AN UNDERGROUND SERVICES TRACE CARRIED OUT TO CONFIRM THE SERVICES EXACT LOCATION. IN THIS REGARD ALL PARTIES SHOULD DIAL BEFORE THEY DIG.

TREE DIMENSIONS SHOWN TRUNK(DIA) /SPREAD(DIA) /HEIGHT.

TREE SIZES ARE ESTIMATES ONLY.

CONTOUR INTERVAL 1.0m MAJOR, 0.5m MINOR.

COORDINATES SHOWN ON THIS DRAWING ARE DERIVED FROM A LOCALISED, GROUND DISTANCE BASED GRID, ESTABLISHED FROM THE M.G.A. COORDINATES OF:

PM 44910
MGA EASTING 325726.731
MGA NORTHING 6266455.497
RL (AHD) 192.393

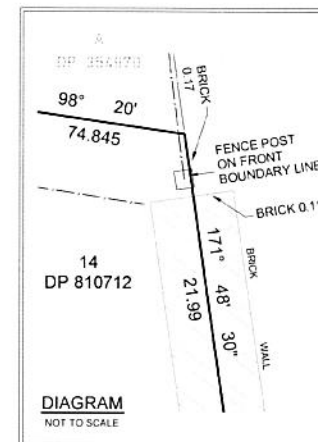
SSM 72827
MGA EASTING 325813.677
MGA NORTHING 6266424.512

SSM 23755
MGA EASTING 325765.783
MGA NORTHING 6266749.308

THE LOCALISED GRID IS ORIENTATED TO THE M.C.A.
THE LOCALISED GRID MAY BE RE-SCALED TO THE M.G.A. BY
APPLYING A SCALE FACTOR OF 0.999945 ABOUT PM 72827



PLAN



"SEE DIAGRAM"

PACIFIC

NEW GATE
BENCH MARK
NAIL IN DRIVE
RL 190.69 AHD

HIGHWAY

TENNIS COURT

(S) EASEMENT TO DRAIN WATER 1 WIDE

Usher & Company Pty Limited
GEOMATICS SURVEYING AND DEVELOPMENT SERVICES
Suite 23, 1-3 Havilah Street, Chatswood NSW 2057
PO Box 1199, CHATSWOOD NSW 2057
Phone: (02) 9411 8166
Fax: (02) 9411 8177
Email: surveyone@bigpond.com

REGISTERED SURVEYOR

Amendments

ISSUE	DATE	DETAILS
INITIAL	24-10-2006	

PLAN

SHOWING DETAIL AND LEVELS
AT 1536 PACIFIC HIGHWAY, WAHROONGA
BEING LOT 14 IN DP 810712

LGA KU-RING-GAI
SUBURB WAHROONGA
ORIGIN SSM 72827
RL 188.288 AHD
SCIMS 12/10/2006

REDUCTION RATIO 1:200
DATUM AHD
DATE OF SURVEY 12-10-2006
SURVEYED BY AV
DRAWN BY LL

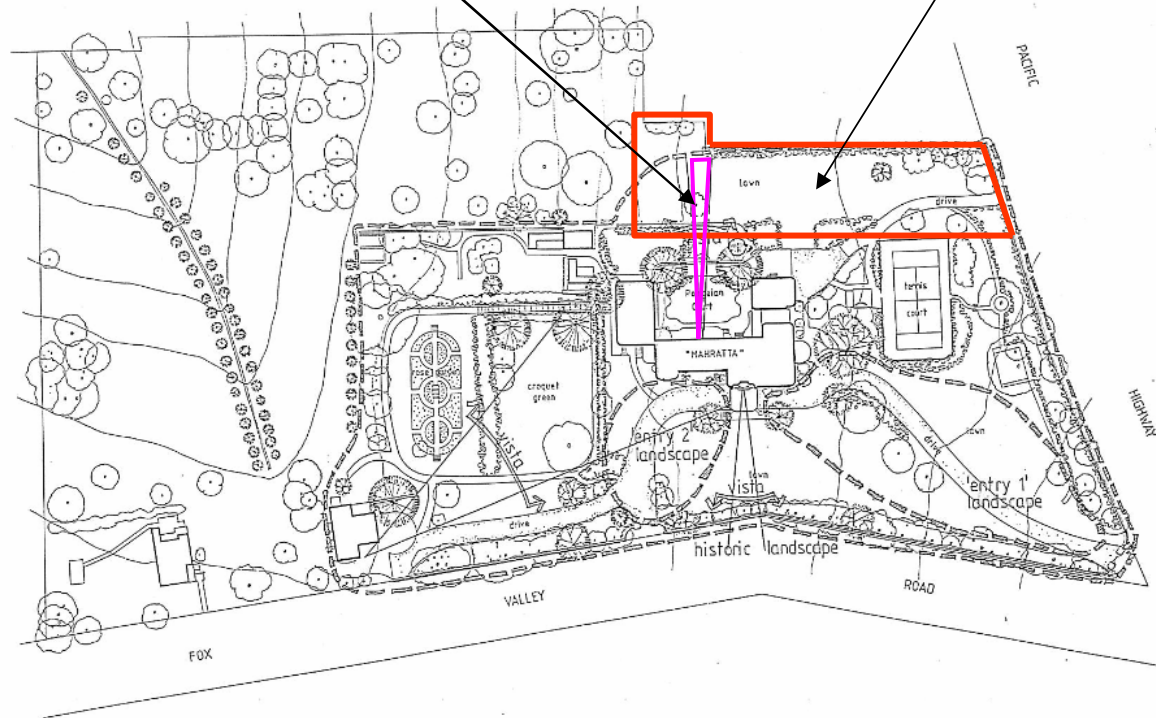
THIS PLAN IS FOR THE EXCLUSIVE USE OF
KU-RING-GAI COUNCIL
PLAN REFERENCE
2305-DET

A1
ISSUE
INITIAL

PRIMARY LANDSCAPE ZONES

Identified vista through
moon gate to be retained

Council park



MAHRATTA
HERITAGE ANALYSIS

SCHWAGER BROOKS AND PARTNERS PTY LTD
ARCHITECTS AND PLANNERS

DRAFT

Deed of Consent and Assignment of Lease

**The Council of the Municipality of Ku-Ring-Gai
Perpetual Trustee Company Limited**

[*]

Wade Lane Airbridge, Gordon, NSW

Allens Arthur Robinson
Riverside Centre
123 Eagle Street
Brisbane QLD 4000
Tel 61 7 3334 3000
Fax 61 7 3334 3444
www.aar.com.au



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Date	2010
Parties	
1.	The Council of the Municipality of Ku-Ring-Gai of 818 Pacific Highway, Gordon, NSW (the <i>Lessor</i>);
2.	Perpetual Trustee Company Limited (ACN 000 001 007) incorporated in the state of New South Wales of 39 Hunter Street, Sydney, NSW (the <i>Lessee</i>); and
3.	[*] (ACN [*]) [incorporated in [*]] of [*] (the <i>Transferee</i>).
Recitals	
A	The Lessee is the registered proprietor of the land known as 767 – 771 Pacific Highway, Gordon (the <i>Gordon Village Arcade</i>) and 802 – 808 Pacific highway, Gordon (the <i>Gordon Centre</i>).
B	The Lessor is the registered proprietor of <u>as roads authority under the Roads Act 1993 (NSW) (the Act) has vested in it title to the</u> land within which the Premises are located <u>pursuant to the Act</u> .
C	By the Lease the Lessor leased the Premises to Hancon Investments (1976) Pty Ltd.
D	By the Deeds of Assignment, the Lessee's interest in the Lease was ultimately assigned to the Lessee.
E	The Lessee and the Transferee have requested the Lessor to consent to the assignment of the Lease by the Lessee to the Transferee.
F	The Lessee has agreed to assign the Lease to the Transferee on the terms contained in this Deed.

It is agreed as follows.

1. Interpretation

1.1 Definitions

The following definitions apply, including in the Recitals, unless the context requires otherwise.

Authorised Officer means any person whose title or acting title includes the word *Manager* or cognate expressions, or any secretary or director.



Date of Assignment means

Deeds of Assignment means the:

- (a) deed of assignment dated 2 July 1984 entered into between the Lessor, Hancon Investments (1976) Pty Ltd and Pennant Property Holdings Pty Ltd
- (b) deed of assignment dated 29 November 1984 entered into between the Lessor, Pennant Property Holdings Pty Ltd and National Mutual Life Nominees Ltd;
- (c) deed of assignment dated 11 December 1987 between the Lessor, National Mutual Life Nominees Ltd and Perpetual Trustees WA Ltd;
- (d) deed of assignment dated 24 December 1987 between the Lessor, Perpetual Trustees WA Ltd and Lansura Pty Ltd;
- (e) deed of assignment dated 30 November 1998 between the Lessor, Lansura Pty and Trust Company of Australia Limited;
- (f) deed of assignment dated 4 February 2003 between the Lessor, Trust Company of Australia Limited and Deutsche Asset Management (Australia) Limited; and
- (g) deed of assignment dated 4 February 2003 between the Lessor, the Deutsche Asset Management (Australia) Limited and the Lessee.

Deed of Lease means the deed of lease dated 17 January 2006, registered No. 920 Book 4483 and entered into between the Lessor and the Lessee ~~dated 17 January 2006~~ giving effect to the exercise of an option for renewal of the Lease.

Deed of Variation means the deed of variation dated 21 December 1995 between the Lessor and Lansura Pty Limited.

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or by-law, present or future, and whether state, federal or otherwise.

Lease means the lease of the Premises dated 15 November 1979 between the Lessor and Hancon Investments (1976) Pty Ltd as varied by the Deeds of Assignment, the Deed of Variation and Deed of Lease.

Premises means the pedestrian walkway connecting the Gordon Village Arcade to the Wade Land car park, known as the *Wade Lane Airbridge*.

1.2 General

Headings are for convenience only and do not affect interpretation. The following rules of interpretation apply unless the context requires otherwise.

- (a) The **singular** includes the plural and conversely.
- (b) A **gender** includes all genders.
- (c) Where a **word** or **phrase** is defined, its other grammatical forms have a corresponding meaning.
- (d) A reference to any **party** to this Deed or any other agreement or document includes the party's successors and substitutes or assigns.



- (e) A reference to a **person, corporation, trust, partnership, unincorporated body** or other entity includes any of them.
- (f) **clause** means a clause of this Deed.
- (g) A reference to any **agreement or document** is to that agreement or document as amended, novated, supplemented, varied or replaced from time to time, except to the extent prohibited by this Deed.
- (h) A reference to **legislation** or to a provision of legislation includes a modification, re-enactment of, or substitution for it and a regulation or statutory instrument issued under it.
- (i) A reference to **writing** includes a facsimile transmission and any means of reproducing words in a tangible and permanently visible form.
- (j) A reference to a **right or obligation** of any two or more persons confers that right, or imposes that obligation, as the case may be, jointly and severally.
- (k) Unless stated otherwise, one **provision** does not limit the effect of another.
- (l) A reference to **includes or including** means includes without limitation, or including, without limitation, respectively.
- (m) All **obligations** are taken to be required to be performed duly and punctually.
- (n) **do** includes do, permit or omit, or cause to be done or omitted.

2. Assignment and Lessor's Consent

2.1 Assignment

The Lessee assigns to the Transferee from the Date of Assignment all the Lessee's interest in and in relation to the Lease.

2.2 Lessor's Consent

The Lessor consents to the assignment by the Lessee of all its interest in and in relation to the Lease to the Transferee and to the use of the Premises for the use permitted under the Lease.

3. Transferee's Covenants

3.1 Covenants with the Lessor

The Transferee covenants with the Lessor that:

- (a) it has read and is aware of and specifically acknowledges the provisions of the Lease and holds a copy of the Lease;
- (b) as from the Date of Assignment and during the term granted by the Lease and any extension or holding over permitted under it, the Transferee:
- (i) shall pay to the Lessor all rent and other money payable by the Lessee under the Lease at the times and in the manner provided in the Lease;



- DRAFT**
- (ii) shall perform and observe all the obligations of the Lessee under the Lease; and
 - (iii) shall, in the event of its selling, transferring, conveyancing or otherwise alienating its interest in the Gordon Centre site and/or the Gordon Village Arcade site or any part or parts of the same, transfer and assign its right, title and interest in the lease to such purchaser, transferee, conveyee or alienee.

3.2 Covenants with the Lessee

The Transferee covenants with the Lessee that the Transferee shall on and from the Date of Assignment and during the term granted by the Lease and any extensions or holding over permitted under it, perform and observe all the obligations of the Lessee under the Lease.

4. Indemnity by Transferee

The Transferee indemnifies the Lessee in respect of all liability, including all actions, proceedings, judgments, damages, losses, expenses and costs which may be incurred by, brought, made or recovered against the Lessee consequent on or arising directly or indirectly out of any default or delay by the Transferee in the performance of its obligations contained or implied under the Lease on and from the Date of Assignment.

5. Releases

5.1 Release by Lessor

The Lessor releases the Lessee from:

- (a) all claims, actions, demands and proceedings which the Lessor may have or claim to have or but for this release might have had against the Lessee arising out of the Lease; and
- (b) all liability of the Lessee arising out of the Lease,

on and from the Date of Assignment except where any such claim, action, demand, proceedings or liability arises from an act or omission of the Lessee prior to the Date of Assignment.

5.2 Release by Lessee

The Lessee releases the Lessor from:

- (a) all claims, actions, demands and proceedings which the Lessee may have or claim to have or but for this release might have had against the Lessor arising out of the Lease; and
- (b) all liability of the Lessor arising out of the Lease,

on and from the Date of Assignment except where any such claim, action, demand, proceedings or liability arises from an act or omission of the Lessor prior to the Date of Assignment.



6. Limitation of Liability – Lessee and Responsible Entity

6.1 Responsible Entity

DEXUS Funds Management Limited (ABN 24 060 920 783) (**Responsible Entity**) enters into this Deed in its capacity as Responsible Entity of the Gordon Property Trust and the Gordon Property Investment Trust (**Trust**).

6.2 The Lessee as agent:

- (a) The Responsible Entity has appointed the Lessee as its agent to hold the assets of Trust on behalf of the Responsible Entity in accordance with a custody agreement dated 1 March 2002 entered into between the Lessee and the Responsible Entity (the **Custody Agreement**).
- (b) The parties agree that:
 - (i) any reference to the Lessee in this Deed means the Lessee in its capacity as custodian of assets of the Trust and as agent for the Responsible Entity; and
 - (ii) any act or omission of the Lessee in respect of this Deed in its capacity as agent for the Responsible Entity is taken to have been done (or failed to have been done) by the Responsible Entity.
- (c) The parties acknowledge and agree that the Lessee is bound to comply with the obligations of the Lessee (whether express or implied) under this Deed (**Lessee's Obligations**) only to the extent that it is properly instructed by the Responsible Entity, or is otherwise required under the terms of the Custody Agreement.

6.3 The Responsible Entity as principal

- (a) The Responsible Entity:
 - (i) agrees that it is bound by all of the Lessee's Obligations as if every reference in this Deed to Lessee was a reference to the Responsible Entity; and
 - (ii) will properly instruct the Lessee to comply with any obligation under this Deed to the extent that only the Lessee can perform the relevant Lessee's Obligations.
- (b) Any Lessee's Obligation is discharged if it is complied with by either the Responsible Entity or the Lessee.
- (c) Any duty or obligation of the counterparty under this Deed is discharged if it is complied with in favour of either the Responsible Entity or the Lessee.

6.4 Limitation of the Lessee's liability

- (a) The Lessee enters into this Deed only as agent of the Responsible Entity. The Lessee can only act in accordance with the terms of the Custody Agreement under which it is appointed as the Responsible Entity's agent and is not liable under any circumstances to any party under this Deed except as expressly provided for under paragraph (c). This limitation of the Lessee's liability applies despite any other



provision of this Deed other than paragraph (c) and extends to all liabilities and obligations of the Lessee in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this Deed.

- (b) The Lessee is not obliged to do or refrain from doing anything under this Deed (including, without limitation, incur liability) unless the Lessee's liability is limited in the same manner as set out in paragraph (a).
- (c) Nothing in this clause 6.4 limits the liability of the Lessee in respect of any loss, cost, damage or expense suffered or incurred by any party to the extent that it arises from:
 - (i) any breach by the Lessee of its obligations under clause 6.2(c);
 - (ii) the fraud, default or negligence of the Lessee or the Lessee acting or refraining from acting in breach of the Custody Agreement; or
 - (iii) any breach of any warranty or representation contained in the Custody Agreement or in clause 6 of this Deed which is given or deemed to be given by the Lessee personally in respect of itself.

6.5 Limitation of Responsible Entity's liability

The parties acknowledge and agree that:

- (a) the Responsible Entity enters into this Deed in the capacity stated in clause 6.1 and in no other capacity;
- (b) except in the case of any liability of the Responsible Entity under or in respect of this Deed resulting from the Responsible Entity's own fraud, negligence or breach of trust, the recourse for any person to the Responsible Entity in respect of any obligations and liabilities of the Responsible Entity under or in respect of this Deed is limited to the Responsible Entity's ability to be indemnified from the assets of the Trust; and
- (c) if any party (other than the Responsible Entity) does not recover the full amount of any money owing to it arising from non-performance by the Responsible Entity of any of its obligations, or non-payment by the Responsible Entity of any of its liabilities, under or in respect of this Deed by enforcing the rights referred to in paragraph (b), that party may not (except in the case of fraud, negligence or breach of trust by the Responsible Entity) seek to recover the shortfall by:
 - (i) bringing proceedings against the Responsible Entity in its personal capacity; or
 - (ii) applying to have the Responsible Entity wound up.

6.6 Override

This clause 6 applies despite any other provision of this Deed or any principle of equity or law to the contrary.



7. GST

7.1 Recovery of GST

If GST is payable on a supply made under or in connection with this Deed, the party providing the consideration for that supply must pay as additional consideration an amount equal to the amount of GST payable on that supply (the **GST Amount**). The GST Amount is not payable until the supplier gives the recipient a tax invoice. This clause does not apply to the extent that the consideration for the supply is expressly stated to be GST inclusive or the supply is subject to reverse charge.

7.2 Liability net of GST

Where any indemnity, reimbursement or similar payment under this Deed is based on any cost, expense or other liability, it shall be reduced by any input tax credit entitlement in relation to the relevant cost, expense or other liability.

7.3 Definitions

Unless the context requires otherwise, words used in this clause that have a specific meaning in the GST law (as defined in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth)) shall have the same meaning in this clause.

7.4 Survival

This clause will continue to apply after expiration or termination of this Deed.

8. Costs and Expenses

The Transferee shall pay all costs, charges and expenses (including stamp duty) in relation to:

- (a) the preparation, execution and completion of this Deed and any subsequent consent, approval, waiver or amendment; and
- (b) any actual or contemplated enforcement of or the actual or contemplated exercise, preservation or consideration of any rights, powers or remedies under this Deed, including in each case legal costs and expenses (including in-house lawyers charged at their usual rates) on a full indemnity basis.

9. Severance

Any provision of this Deed which is prohibited or unenforceable in any jurisdiction will be ineffective in that jurisdiction to the extent of the prohibition or unenforceability. That will not invalidate the remaining provisions of this Deed nor affect the validity or enforceability of that provision in any other jurisdiction.

10. Moratorium Legislation

To the full extent permitted by Law all legislation which at any time directly or indirectly:



- (a) lessens, varies or affects in favour of the Transferee any obligation; or
- (b) prejudicially affects the Lessee,
- under this Deed is excluded from it.

11. No Merger

The rights and obligations of the parties will not merge on completion of any transaction under this Deed. They will survive the execution and delivery of any assignment or other document entered into for the purpose of implementing any transaction.

12. Notices

All notices, requests, demands, consents, approvals, agreements or other communications to or by a party to this Deed given for the purposes of this Deed:

- (a) must be in writing;
- (b) must be signed by the sender, or if a company, by its Authorised Officer; and
- (c) will be taken to be duly given or made (in the case of delivery in person or by post or facsimile transmission) when delivered, received or left at the address of the recipient shown in this Deed or to any other address which it may have notified the sender,

but if delivery or receipt is on a day on which business is not generally carried on in the place to which the communication is sent or is later than 4 pm (local time), it will be taken to have been duly given or made at the commencement of business on the next day on which business is generally carried on in that place.

13. Further Assurances

Each party shall take all steps, execute all documents and do everything reasonably required by any other party to give effect to any of the transactions contemplated by this Deed.

14. Governing Law

This Deed is governed by the laws of New South Wales. The parties submit to the non-exclusive jurisdiction of courts exercising jurisdiction there.

15. Counterparts

This Deed may be executed in any number of counterparts. All counterparts taken together will be taken to constitute one agreement.

Deed of Consent and Assignment of Lease

Allens Arthur Robinson



Executed and delivered as a deed in New South Wales.

The Common Seal of the Ku-Ring-Gai

Municipal Council was hereunto affixed

this day of

in pursuance of a resolution of The Council

passed on the day

of

:

General Manager

Mayor

Print Name

Print Name

Each attorney executing this Deed states that he or she has no notice of revocation or suspension of his or her power of attorney.

Signed Sealed and Delivered for

Perpetual Trustee Company Limited by its

attorney under power of attorney registered

book No in the presence of:

Witness Signature

Attorney Signature

Print Name

Print Name

[INSERT APPROPRIATE SIGNING CLAUSE FOR TRANSFEREE HERE]

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Deed of Consent and Assignment of Lease

**The Council of the Municipality of Ku-Ring-Gai
Perpetual Trustee Company Limited**

[*]

Pacific Highway Pedestrian Bridge, Gordon, NSW

Allens Arthur Robinson
Riverside Centre
123 Eagle Street
Brisbane QLD 4000
Tel 61 7 3334 3000
Fax 61 7 3334 3444
www.aar.com.au



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Deed of Consent and Assignment of Lease

Allens Arthur Robinson



Date	2010
Parties	
1.	The Council of the Municipality of Ku-Ring-Gai of 818 Pacific Highway, Gordon, NSW (the <i>Lessor</i>);
2.	Perpetual Trustee Company Limited (ACN 000 001 007) incorporated in the state of New South Wales of 39 Hunter Street, Sydney, NSW (the <i>Lessee</i>); and
3.	[*] (ACN [*]) [incorporated in [*]] of [*] (the <i>Transferee</i>).
Recitals	
A	The Lessee is the registered proprietor of the land known as 802 – 808 Pacific highway, Gordon (the <i>Gordon Centre</i>) and 767 – 771 Pacific Highway, Gordon (the <i>Gordon Village Arcade</i>).
B	The Lessor is the registered proprietor of as roads authority under the Roads Act 1993 (NSW) (the Act) has vested in it title to the land within which the Premises are located <u>pursuant to the Act</u> .
C	By the Lease the Lessor leased the Premises to Perpetual Trustees WA Ltd (ACN 0008008 666 866).
D	By the Lansura Deed of Assignment, Perpetual Trustees WA Ltd assigned its interest in the Lease to Lansura Pty Ltd (AN ACN 003 352 190).
E	By the Trust Company Deed of Assignment, Lansura Pty Ltd assigned its interest in the Lease to Trust Company of Australia Limited (ACN 005 027 749).
F	By the Deutsche Deed of Assignment, Trust Company of Australia Limited assigned its interest in the Lease to Deutsche Asset Management (Australia) Limited (ACN 076 098 596).
G	By the Perpetual Deed of Assignment, Deutsche Asset Management (Australia) Limited assigned its interest in the Lease to the Lessee.
H	The Lessee has agreed to assign the Lease to the Transferee on the terms contained in this Deed.

It is agreed as follows.



1. Interpretation

1.1 Definitions

The following definitions apply, including in the Recitals, unless the context requires otherwise.

Authorised Officer means any person whose title or acting title includes the word *Manager* or cognate expressions, or any secretary or director.

Date of Assignment means

Deutsche Deed of Assignment means the deed of assignment dated 4 February 2003 between the Lessor, Trust Company of Australia Limited and Deutsche Asset Management (Australia) Pty Ltd.

Lansura Deed of Assignment means the deed of assignment dated 24 December 1987 between Perpetual Trustees WA Ltd and Lansura Pty Ltd.

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or by-law, present or future, and whether state, federal or otherwise.

Lease means the lease of the Premises between the Lessor and Perpetual Trustees WA Ltd by deed dated 11 December 1987 as varied by the Trust Company Deed of Assignment.

Perpetual Deed of Assignment means the deed of assignment dated 4 February 2003 between the Lessor, Deutsche Asset Management (Australia) Pty Ltd and the Lessee.

Premises means the pedestrian walkway connecting the Gordon Centre to the Gordon Village Arcade known as the *Pacific Highway Pedestrian Bridge*.

Trust Company Deed of Assignment means the deed of assignment dated 30 November 1998 between the Lessor, Lansura Pty Ltd and Trust Company of Australia Limited.

1.2 General

Headings are for convenience only and do not affect interpretation. The following rules of interpretation apply unless the context requires otherwise.

- (a) The **singular** includes the plural and conversely.
- (b) A **gender** includes all genders.
- (c) Where a **word** or **phrase** is defined, its other grammatical forms have a corresponding meaning.
- (d) A reference to any **party** to this Deed or any other agreement or document includes the party's successors and substitutes or assigns.
- (e) A reference to a **person, corporation, trust, partnership, unincorporated body** or other entity includes any of them.
- (f) **clause** means a clause of this Deed.
- (g) A reference to any **agreement** or **document** is to that agreement or document as amended, novated, supplemented, varied or replaced from time to time, except to the extent prohibited by this Deed.



- (h) A reference to **legislation** or to a provision of legislation includes a modification, re-enactment of, or substitution for it and a regulation or statutory instrument issued under it.
- (i) A reference to **writing** includes a facsimile transmission and any means of reproducing words in a tangible and permanently visible form.
- (j) A reference to a **right** or **obligation** of any two or more persons confers that right, or imposes that obligation, as the case may be, jointly and severally.
- (k) Unless stated otherwise, one **provision** does not limit the effect of another.
- (l) A reference to **includes** or **including** means includes without limitation, or including, without limitation, respectively.
- (m) All **obligations** are taken to be required to be performed duly and punctually.
- (n) **do** includes do, permit or omit, or cause to be done or omitted.

2. Assignment and Lessor's Consent

2.1 Assignment

The Lessee assigns to the Transferee from the Date of Assignment all the Lessee's interest in and in relation to the Lease.

2.2 Lessor's Consent

The Lessor consents to the assignment by the Lessee of all its interest in and in relation to the Lease to the Transferee and to the use of the Premises for the use permitted under the Lease.

3. Transferee's Covenants

3.1 Covenants with the Lessor

The Transferee covenants with the Lessor that:

- (a) it has read and is aware of and specifically acknowledges the provisions of the Lease and holds a copy of the Lease;
- (b) as from the Date of Assignment and during the term granted by the Lease and any extension or holding over permitted under it, the Transferee:
- (i) shall pay to the Lessor all rent and other money payable by the Lessee under the Lease at the times and in the manner provided in the Lease;
 - (ii) shall perform and observe all the obligations of the Lessee under the Lease; and
 - (iii) shall, in the event of its selling, transferring, Conveyancing or otherwise alienating its interest in the Gordon Centre site and/or the Gordon Village Arcade site or any part or parts of the same, transfer and assign its right,



title and interest in the lease to such purchaser, transferee, conveyee or alienee.

3.2 Covenants with the Lessee

The Transferee covenants with the Lessee that the Transferee shall on and from the Date of Assignment and during the term granted by the Lease and any extensions or holding over permitted under it, perform and observe all the obligations of the Lessee under the Lease.

4. Indemnity by Transferee

The Transferee indemnifies the Lessee in respect of all liability, including all actions, proceedings, judgments, damages, losses, expenses and costs which may be incurred by, brought, made or recovered against the Lessee consequent on or arising directly or indirectly out of any default or delay by the Transferee in the performance of its obligations contained or implied under the Lease on and from the Date of Assignment.

5. Releases

5.1 Release by Lessor

The Lessor releases the Lessee from:

(a) all claims, actions, demands and proceedings which the Lessor may have or claim to have or but for this release might have had against the Lessee arising out of the Lease; and

(b) all liability of the Lessee arising out of the Lease,

on and from the Date of Assignment except where any such claim, action, demand, proceedings or liability arises from an act or omission of the Lessee prior to the Date of Assignment.

5.2 Release by Lessee

The Lessee releases the Lessor from:

(a) all claims, actions, demands and proceedings which the Lessee may have or claim to have or but for this release might have had against the Lessor arising out of the Lease; and

(b) all liability of the Lessor arising out of the Lease,

on and from the Date of Assignment except where any such claim, action, demand, proceedings or liability arises from an act or omission of the Lessor prior to the Date of Assignment.



6. Limitation of Liability – Lessee and Responsible Entity

6.1 Responsible Entity

DEXUS Funds Management Limited (ABN 24 060 920 783) (**Responsible Entity**) enters into this Deed in its capacity as Responsible Entity of the Gordon Property Trust and the Gordon Property Investment Trust (**Trust**).

6.2 The Lessee as agent:

- (a) The Responsible Entity has appointed the Lessee as its agent to hold the assets of Trust on behalf of the Responsible Entity in accordance with a custody agreement dated 1 March 2002 entered into between the Lessee and the Responsible Entity (the **Custody Agreement**).
- (b) The parties agree that:
 - (i) any reference to the Lessee in this Deed means the Lessee in its capacity as custodian of assets of the Trust and as agent for the Responsible Entity; and
 - (ii) any act or omission of the Lessee in respect of this Deed in its capacity as agent for the Responsible Entity is taken to have been done (or failed to have been done) by the Responsible Entity.
- (c) The parties acknowledge and agree that the Lessee is bound to comply with the obligations of the Lessee (whether express or implied) under this Deed (**Lessee's Obligations**) only to the extent that it is properly instructed by the Responsible Entity, or is otherwise required under the terms of the Custody Agreement.

6.3 The Responsible Entity as principal

- (a) The Responsible Entity:
 - (i) agrees that it is bound by all of the Lessee's Obligations as if every reference in this Deed to Lessee was a reference to the Responsible Entity; and
 - (ii) will properly instruct the Lessee to comply with any obligation under this Deed to the extent that only the Lessee can perform the relevant Lessee's Obligations.
- (b) Any Lessee's Obligation is discharged if it is complied with by either the Responsible Entity or the Lessee.
- (c) Any duty or obligation of the counterparty under this Deed is discharged if it is complied with in favour of either the Responsible Entity or the Lessee.

6.4 Limitation of the Lessee's liability

- (a) The Lessee enters into this Deed only as agent of the Responsible Entity. The Lessee can only act in accordance with the terms of the Custody Agreement under which it is appointed as the Responsible Entity's agent and is not liable under any circumstances to any party under this Deed except as expressly provided for under paragraph (c). This limitation of the Lessee's liability applies despite any other



provision of this Deed other than paragraph (c) and extends to all liabilities and obligations of the Lessee in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this Deed.

- (b) The Lessee is not obliged to do or refrain from doing anything under this Deed (including, without limitation, incur liability) unless the Lessee's liability is limited in the same manner as set out in paragraph (a).
- (c) Nothing in this clause 6.4 limits the liability of the Lessee in respect of any loss, cost, damage or expense suffered or incurred by any party to the extent that it arises from:
 - (i) any breach by the Lessee of its obligations under clause 6.2(c);
 - (ii) the fraud, default or negligence of the Lessee or the Lessee acting or refraining from acting in breach of the Custody Agreement; or
 - (iii) any breach of any warranty or representation contained in the Custody Agreement or in clause 6 of this Deed which is given or deemed to be given by the Lessee personally in respect of itself.

6.5 Limitation of Responsible Entity's liability

The parties acknowledge and agree that:

- (a) the Responsible Entity enters into this Deed in the capacity stated in clause 6.1 and in no other capacity;
- (b) except in the case of any liability of the Responsible Entity under or in respect of this Deed resulting from the Responsible Entity's own fraud, negligence or breach of trust, the recourse for any person to the Responsible Entity in respect of any obligations and liabilities of the Responsible Entity under or in respect of this Deed is limited to the Responsible Entity's ability to be indemnified from the assets of the Trust; and
- (c) if any party (other than the Responsible Entity) does not recover the full amount of any money owing to it arising from non-performance by the Responsible Entity of any of its obligations, or non-payment by the Responsible Entity of any of its liabilities, under or in respect of this Deed by enforcing the rights referred to in paragraph (b), that party may not (except in the case of fraud, negligence or breach of trust by the Responsible Entity) seek to recover the shortfall by:
 - (i) bringing proceedings against the Responsible Entity in its personal capacity; or
 - (ii) applying to have the Responsible Entity wound up.

6.6 Override

This clause 6 applies despite any other provision of this Deed or any principle of equity or law to the contrary.



7. GST

7.1 Recovery of GST

If GST is payable on a supply made under or in connection with this Deed, the party providing the consideration for that supply must pay as additional consideration an amount equal to the amount of GST payable on that supply (the **GST Amount**). The GST Amount is not payable until the supplier gives the recipient a tax invoice. This clause does not apply to the extent that the consideration for the supply is expressly stated to be GST inclusive or the supply is subject to reverse charge.

7.2 Liability net of GST

Where any indemnity, reimbursement or similar payment under this Deed is based on any cost, expense or other liability, it shall be reduced by any input tax credit entitlement in relation to the relevant cost, expense or other liability.

7.3 Definitions

Unless the context requires otherwise, words used in this clause that have a specific meaning in the GST law (as defined in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth)) shall have the same meaning in this clause.

7.4 Survival

This clause will continue to apply after expiration or termination of this Deed.

8. Costs and Expenses

The Transferee shall pay all costs, charges and expenses (including stamp duty) in relation to:

- (a) the preparation, execution and completion of this Deed and any subsequent consent, approval, waiver or amendment; and
- (b) any actual or contemplated enforcement of or the actual or contemplated exercise, preservation or consideration of any rights, powers or remedies under this Deed, including in each case legal costs and expenses (including in-house lawyers charged at their usual rates) on a full indemnity basis.

9. Severance

Any provision of this Deed which is prohibited or unenforceable in any jurisdiction will be ineffective in that jurisdiction to the extent of the prohibition or unenforceability. That will not invalidate the remaining provisions of this Deed nor affect the validity or enforceability of that provision in any other jurisdiction.

10. Moratorium Legislation

To the full extent permitted by Law all legislation which at any time directly or indirectly:



- (a) lessens, varies or affects in favour of the Transferee any obligation; or
 - (b) prejudicially affects the Lessee,
- under this Deed is excluded from it.

11. No Merger

The rights and obligations of the parties will not merge on completion of any transaction under this Deed. They will survive the execution and delivery of any assignment or other document entered into for the purpose of implementing any transaction.

12. Notices

All notices, requests, demands, consents, approvals, agreements or other communications to or by a party to this Deed given for the purposes of this Deed:

- (a) must be in writing;
- (b) must be signed by the sender, or if a company, by its Authorised Officer; and
- (c) will be taken to be duly given or made (in the case of delivery in person or by post or facsimile transmission) when delivered, received or left at the address of the recipient shown in this Deed or to any other address which it may have notified the sender.

but if delivery or receipt is on a day on which business is not generally carried on in the place to which the communication is sent or is later than 4 pm (local time), it will be taken to have been duly given or made at the commencement of business on the next day on which business is generally carried on in that place.

13. Further Assurances

Each party shall take all steps, execute all documents and do everything reasonably required by any other party to give effect to any of the transactions contemplated by this Deed.

14. Governing Law

This Deed is governed by the laws of New South Wales. The parties submit to the non-exclusive jurisdiction of courts exercising jurisdiction there.

15. Counterparts

This Deed may be executed in any number of counterparts. All counterparts taken together will be taken to constitute one agreement.

Deed of Consent and Assignment of Lease

Allens Arthur Robinson



Executed and delivered as a deed in New South Wales.

**The Common Seal of the Ku-Ring-Gai
Municipal Council** was hereunto affixed
this day of

in pursuance of a resolution of The Council
passed on the day
of

:

General Manager

Mayor

Print Name

Print Name

Each attorney executing this Deed states that he or she has no notice of revocation or suspension
of his or her power of attorney.

**Signed Sealed and Delivered for
Perpetual Trustee Company Limited** by its
attorney under power of attorney registered
book No in the presence of:

Witness Signature

Attorney Signature

Print Name

Print Name

[INSERT APPROPRIATE SIGNING CLAUSE FOR TRANSFEREE HERE]

ASSIGNMENT OF AIR-BRIDGE LEASES - GORDON

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To obtain Council consent for the assignment of leases for the pedestrian air-bridge linking the Gordon Centre and Gordon Village Arcade over the Pacific Highway, and the pedestrian air-bridge connecting the Gordon Village Arcade to Wade Lane Car Park.

BACKGROUND:

In April 2010, solicitors acting on behalf of the owners of the Gordon Centre and the Gordon Village Arcade advised that the properties had been placed on the market for sale

COMMENTS:

On 7 December 2010, Council received advice that a purchaser had been obtained with settlement occurring on 31 January 2011, along with a request for Council to consent to the assignment of leases

RECOMMENDATION:

That Council resolve to the assignment of leases for the pedestrian air-bridge linking the Gordon Centre and Gordon Village Arcade over the Pacific Highway, and the pedestrian air-bridge connecting the Gordon Village Arcade to Wade Lane Car Park.

PURPOSE OF REPORT

To obtain Council consent for the assignment of leases for the pedestrian air-bridge linking the Gordon Centre and Gordon Village Arcade over the Pacific Highway, and the pedestrian air-bridge connecting the Gordon Village Arcade to Wade Lane car park.

BACKGROUND

Council currently leases to Perpetual Trustees, the pedestrian air-bridge above Pacific Highway that extends between The Gordon Centre (being 802-808 Pacific Highway, Gordon) and the Gordon Village Arcade (being 767-771 Pacific Highway, Gordon) and the pedestrian air-bridge connecting the Gordon Village Arcade to the Wade Lane car park.

On 4 February 2003, the lease was later assigned to Deutsche Asset Management through a Deed of Assignment.

In April 2010, solicitors acting on behalf of the owners of the Gordon Centre and the Gordon Village Arcade advised that the properties had been placed on the market for sale. As part of the sale process the property owners will require to assign to a new purchaser the lease interests in the two [2] air-bridge leases.

In October 2010, draft Deeds of Assignment were issued to Council's solicitor for review and comment, with minor amendments made to ensure document uniformity.

On 9 November 2010, the Lessees solicitors confirmed acceptance of Council's amendments [Attached].

On 23 November 2010, Councillors were advised of the pending sale via Memo.

COMMENTS

The current lease documentation permits assignment subject to Lessor's consent.

On 7 December 2010, Council received advice that a purchaser had been obtained with settlement occurring on 31 January 2011, along with a request for Council to consent to the assignment of leases.

The property owner's solicitors have advised that the assignee is Charter Hall Retail REIT, or an entity fully owned by Charter Hall Retail REIT.

The proposed assignee, Charter Hall Retail REIT is an entity listed on the ASX with assets valued at nearly AUD\$2 billion, as at 30 June 2010. All financial details are contained in its Annual Report for the year ending 30/6/10, which is published on their website. Charter Hall Retail REIT has properties in New Zealand, Europe and the USA, with 72% of its assets located in Australia.

CONSULTATION

Council's solicitor Matthews Folbigg Pty Ltd, will have carriage of this matter and do what is necessary to assure Council that the actual assignee is in fact a subsidiary of the Charter Hall Retail REIT.

FINANCIAL CONSIDERATIONS

The proposed assignee, Charter Hall Retail REIT is an entity listed on the ASX with assets valued at nearly AUD\$2 billion, as at 30 June 2010.

The costs associated with the lease assignment will be borne by the current owners of the Gordon Centre and the Gordon Village Arcade.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Council currently leases to Perpetual Trustees the pedestrian air-bridge linking the Gordon Centre and Gordon Village Arcade over the Pacific Highway, and the pedestrian air-bridge connecting the Gordon Village Arcade to Wade Lane car park.

The current leases permit assignment with Lessor's consent.

In April 2010, solicitors acting on behalf of the owners of the Gordon Centre and the Gordon Village Arcade advised that the properties had been placed on the market for sale. As part of the sale process the property owners will require to assign to a new purchaser the lease interests in the two [2] air-bridge leases.

Council's solicitor has reviewed draft Deeds of Assignment and requested minor amendments. The Lessees solicitors confirmed acceptance of Council's amendments.

On 7 December 2010, Council received advice that a purchaser had been obtained with settlement occurring on 31 January 2011, along with a request for Council to consent to the assignment of leases.

The property owner's solicitors have advised that the assignee is Charter Hall Retail REIT, or an entity fully owned by Charter Hall Retail REIT. Charter Hall Retail REIT is an entity listed on the ASX with assets valued at nearly AUD\$2 billion, as at 30 June 2010 and has properties in New Zealand, Europe and the USA, with 72% of its assets located in Australia.

RECOMMENDATION

- A. That Council approve the assignment of the Lease for the pedestrian air-bridge above Pacific Highway that extends between The Gordon Centre (being 802 to 808 Pacific Highway, Gordon) and the Gordon Village Arcade (being 767 to 771 Pacific Highway, Gordon) to Charter Hall Retail REIT, or an entity fully owned by Charter Hall Retail REIT.
- B. That Council approve the assignment of the Lease for the pedestrian air-bridge above Wade Lane that extends between the Gordon Village Arcade to Wade Lane Car Park, Gordon, to Charter Hall Retail REIT, or an entity fully owned by Charter Hall Retail REIT.
- C. That the Mayor and General Manager be authorised to execute all documents associated with the lease assignment.
- D. That Council authorise the affixing of the Common Seal of Council to lease assignment documents.

Deborah Silva
**Manager Strategic Assets & Property
Services**

Andrew Watson
Director Strategy & Environment

Attachments: Deed of Consent & Assignment of Leases - 2010/238585