



**ORDINARY MEETING OF COUNCIL  
TO BE HELD ON TUESDAY, 18 JULY 2006 AT 7.00PM  
LEVEL 3, COUNCIL CHAMBERS**

**A G E N D A**

**\*\* \*\* \***

NOTE: For Full Details, See Council's Website –  
[www.kmc.nsw.gov.au](http://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 27 June 2006

Minutes numbered 221 to 242

## MINUTES FROM THE MAYOR

### PETITIONS

**PT.1 Save Turrumurra Memorial Park & Karuah Oval - Objection to an Aquatic Centre - (One Hundred & Twelve [112] Signatures)**

.  
File: S04066

"Ku-ring-gai Council are proposing a 3 storey Aquatic Centre for Turrumurra and Karuah Parks. We, the undersigned, object to this proposal and believe better social, environmental and economic outcomes are available at alternative sites. We support continued use of Karuah Park for football, cricket and other recreational activities, not car parking".

**PT.2 Objection to an Aquatic Centre - Save Turrumurra Memorial Park & Karuah Oval - (Seven Hundred & Ninety-Six [796] Signatures)**

.  
File: S04066

"Ku-ring-gai Council are proposing a 3 storey Aquatic Centre for Turrumurra and Karuah Parks. We, the undersigned, object to this proposal and believe better social, environmental and economic outcomes are available at alternative sites".

### REPORTS FROM COMMITTEES

**Minutes of Ku-ring-gai Traffic Committee**

File: S02110

Meeting held 22 June 2004

Minutes numbered KTC12 to KTC14

### GENERAL BUSINESS

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

**GB.1 St Ives Centre - Exhibition of Draft Local Environmental Plan (LEP)**

File: S04019

Report by Director Open Space & Planning - to be circulated separately

GB.2 **2 Princes Street, Turramurra - Change of use to Veterinarian Clinic - Fit-out & Signage** 1

.  
File: DA0190/06

Ward: Wahroonga  
Applicant: Turramurra Veterinary Pty Ltd  
Owner: James Thompson

To determine development application No 190/06 which seeks consent for the fit-out and use of the premises as a veterinary clinic and signage. This application was called to full Council by Councillors Hall and Cross.

**Recommendation:**

Approval.

GB.3 **15 to 19 Turramurra Avenue & 1 to 1A Wonga Wonga Street, Turramurra - Demolition of Existing Dwellings & Construction of 49 Residential Units within Two Buildings** 28

.  
File: DA0068/06

Ward: Wahroonga  
Applicant: Carrington Turramurra Pty Ltd c/- Urbis JHD  
Owners: Mr & Mrs Lowke, Mr Lun & Ms Lew, Mr & Ms Field, Ms Spaul, Mr & Ms Hercus

To determine development application 68/06, which seeks consent for demolition of the existing buildings and the construction of two residential flat buildings comprising 5 lot consolidation, basement car parking for 109 cars, 49 residential units.

**Recommendation:**

Approval.

GB.4 **Childhood Immunisation Clinics Service** 116

.  
File: S02957

For Council to consider the long term viability of maintaining a childhood immunisation clinic on behalf of NSW Health.

**Recommendation:**

That Council advise NSW Health that it will continue to conduct childhood immunisation clinics into the foreseeable future, once per month, both morning and evening. That Council make arrangements for the hosting of clinics at a more suitable location and That Council purchase new computer software for the recording and management of children's immunisation details.

**GB.5 Review of Council's Investment Policy 124**

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File: S03537

To amend Council's Investment Policy to ensure it complies with the Local Government Act 1993 and other relevant legislation and Council's investments strategies as considered by Council's Finance Committee on 20 June 2006.

**Recommendation:**

That Council adopt the revised Investment Policy attached to this report.

**GB.6 Five Year Road Program 135**

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File: S02362

To seek Council's approval of the five year rolling works program for 2006/2011.

**Recommendation:**

That Council adopts the proposed 2006/2007 Road Program and draft 2007/11 Rolling Roadworks Program as **attached** in Appendix A.

**GB.7 Street Lighting Charges for Energy Usage 152**

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File: S02249

To report to Council options for street lighting charges for energy use and recommend Council enter into State Contracts Board "777" Contract for Street Lighting.

**Recommendation:**

That Council enter into the State Contracts Board "777" Contract for the retail supply of electricity for Street Lighting for a period of three years.

GB.8 **Heritage Advisory Committee Minutes from the Meetings of 27 February & 8 May 2006** 159

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File: S03816

For Council to receive and note the minutes from the Heritage Committee Meetings held on 27 February and 8 May 2006.

**Recommendation:**

That Council receive and notes the minutes from the Heritage Advisory Committee meetings held 27 February 2006 and 8 May 2006.

GB.9 **Amendments to Noxious Weeds Act & New Staff Delegations** 171

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File: S02788

To seek Council's endorsement of new "Class 4" category weed Management Plans and confer new staff delegations for noxious weed regulatory functions.

**Recommendation:**

Council ratify new Class 4 Management Plans and confer staff delegations.

GB.10 **Bushland, Catchments & Natural Areas Reference Group - Minutes of Meeting 19 June 2006** 242

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File: S03448

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 June 2006.

**Recommendation:**

That the minutes of the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 June 2006 and attachments be received and noted.

**GB.11 Council Adoption of 2006/2007 Fees & Charges - Minor Amendment Required 287**

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File: S03918

To advise Council of a proposed word change in one of the Golf Course Fees & Charges due to an administrative oversight.

**Recommendation:**

That Council adopt the lilac golf card wording descriptor to be “Green Fees - Concession - Weekend 9 or 18 holes” at \$17.00 minus the word “pensioners” and the word "senior student" be added as an amendment to the 2006/2007 Management Plan Fees & Charges.

**GB.12 Construction of a Fire Trail Between North Wahroonga & North Turramurra 292**

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File: S04855

For Council to consider options in lieu of the proposed construction works of a fire trail network in bushland between North Wahroonga and North Turramurra.

**Recommendation:**

That Council not appoint a tenderer to undertake the project and that Council staff manage the project on a staged basis utilising sub-contractors on a fee for service basis.

**GB.13 Open Space Grass Cutting Contracts 299**

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File: S02977

For Council to authorise a selected tender process for the provision of grass cutting services within Open Space

**Recommendation:**

That Council authorises the selected tender process for the provision of grass cutting services within Open Space.

**GB.14 Town Centres - Change of Meeting Dates to consider Draft Local Environmental Plans & Draft Development Control Plans**

**305**

File: S04151

To consider amendments to dates to consider draft Local Environmental Plans (LEPs) and draft Development Control Plans (DCPs) for Gordon, Pymble, Lindfield and Roseville

**Recommendation:**

That Council rescind its resolution of 27 June 2006 regarding extraordinary meetings to consider town centre draft LEPs and adopt the alternative meeting dates outlined in the report.

**EXTRA REPORTS CIRCULATED AT MEETING**

**MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

**NM.1 Carols in the Park Wahroonga**

**308**

File: S04842

**Notice of Motion from Councillor N Ebbeck dated 25 June 2006.**

The combined churches of Wahroonga hold an annual community event, Carols in the Park, held in Wahroonga Park on the 9th December 2006. This has been a very successful event now for the past 3 years and has provided a wonderful community spirit for the district of Ku-ring-gai.

In recent years all Wahroonga churches have joined to make this event a special Christmas Service, however due to the inability of one church not to be able to participate this year the event is likely to not be able to continue due to lack of funds.

The event requires the use of the Wahroonga Park.

I move that:

The Combined Churches Carols in the Park event to be held at Wahroonga Park and organised by the Combined Churches of Wahroonga be exempted from Councils fees and Charges.

File: S05043

**Notice of Motion from Councillor N Ebbeck dated 28 June 2006.**

Planning for the establishment of new facilities is a critical element of the overall town centre exercise for Council. A critical consideration is Council's ability to afford such facilities and this has been raised on numerous occasions in both the Planning and Finance Committees over recent months. It was also discussed in detail at the Councillors workshop held in February.

As planning for the Centres progress, it is becoming increasingly important that Council analyses proposals for the future provision of facilities in great detail to ensure that:

1. The facility/facilities are affordable and do not leave a financial legacy for future Council's.
2. The sighting and functional specifications of facilities is such that they afford the current and future communities with maximum benefit and enjoyment.

I regard this issue as both critical and complex and feel that Councillors and senior staff would best benefit by establishing a separate Facilities Committee to meet and work through associated issues.

This committee is not proposed to be a decision making body. Proposals from the committee will be forwarded to Council for ratification.

I believe that the proposals which imitate from a Facility Committee will in turn assist in developing S94 plans for each of Council's six Centres and provided staff and Councillors alike with direction and certainty to move forwarded and carry out in depth viability studies prior to any final determination.

I am of the view that the committee should be open to all interest Councillors and senior staff and that all persons in attendance should be granted equal participative rights in the committee. To ensure that the committee progresses, I believe it is necessary to elect a core group of perhaps 4 Councillors as permanent members.

The General Manager has confirmed that he together with relevant Directors will attend the committee as required.

I envisage that the committee would operate under a charter similar to those already formed for other Council committees such as Finance and Policy. In this regard I would propose that the General Manager develop and table a draft charter at the first meeting of the committee. I hereby move that:

1. Council establish a new Facilities Committee consisting of a core group of 4 Councillors, noting that all interested Councillors and senior staff are invited to attend, and all attendees will have equal participative rights at the committee.



2. The General Manager tables a draft charter for the committee's consideration at its first meeting.
3. That Council elects a Chairperson, deputy chairperson and 2 further committee representatives.
4. The first meeting be convened within 3 weeks of this resolution.

### **NM.3 Mayoral Elections**

**311**

File: S03733

#### **Notice of Motion from Councillor A Ryan dated 4 July 2006.**

I move:

- "1. That Council use the constitutional referendum process as outlined in Part 3 of the Local Government Act 1993 (Sections 15 – 20), and Sections 224 and 228.
2. That Council conduct the constitutional referendum at the earliest time practicable.
3. That a further report be brought to Council with recommendations for appropriate wording of referendum questions and options for Ward changes.
4. That for this purpose, extra funds of \$20,000 per year, be programmed into Council's Long Term Financial Model for the financial years 2007–08 onwards."

### **NM.4 Pedestrian Bridge over the Pacific Highway**

**312**

File: 88/05900/03

#### **Notice of Motion from Councillor M Shelley & Cr Lane dated 7 July 2006.**

The Principal of the Lindfield Public School and the Parents and Citizens Association have expressed concern for the safety of school children crossing the Pacific Highway at Lindfield adjacent to Grosvenor Road Lindfield. The school has requested Council's assistance with the provision of a pedestrian bridge over the Highway at this location.

As the site is considered to be out of the proposed town centre area, it would be difficult for this Council to fund such a project using Section 94 funds. Consequently, funding for this project would need to come from other sources within Council unless the project could be funded through the Roads and Traffic Authority (RTA) programs.

The RTA have advised that Council would need to provide supporting information on the pedestrian demands and accident data with their submission for consideration of a pedestrian bridge at this location. However, the RTA indicated that there would be support for such a

project because of the close proximity to the school. In order to assist with the funding of the construction of a bridge over the Pacific Highway, the RTA would need to know whether Council would support the installation of advertising on the pedestrian bridge in order to subsidise the cost of construction.

I move:

"That Council write to the Roads and Traffic Authority advising of its support for a pedestrian bridge over the Pacific Highway at Lindfield adjacent to the Lindfield Public School and that Council would consider the use of advertising on the structure to assist with the funding of the pedestrian bridge.

Also, that Council seek the support of the Local Member for the installation of a pedestrian bridge at this location".

## **BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION**

## **QUESTIONS WITHOUT NOTICE**

## **INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS**

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**Environmental Planning & Assessment Act 1979**  
**(as amended)**

**Section 79C**

*1. Matters for consideration - general*

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

*a. The provisions of:*

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

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

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

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## MAYORAL MINUTE

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### VALE REGINALD NELSON WALKER - FATHER OF WEST PYMBLE

On behalf of Ku-ring-gai Council, I would like to pay tribute to the life of Reginald Nelson Walker, who passed away on the 10 July 2006 aged 87.

Reg is known to many in Ku-ring-gai as a distinguished former Ku-ring-gai Mayor and Alderman.

He served as Mayor in 1962 and as an Alderman from 1950 to 1965, having lived in West Pymble since 1946.

Ex-Alderman Walker had a great passion for heritage and conservation and was able to bring this to his career as a professional public administrator.

He served in a number of senior positions with the National Trust of Australia, where he was Chief Executive Officer from 1963 to 1974.

He also served as General Secretary of the Australian Council of National Trusts and was an executive member of the Australian Conservation Foundation.

Reg was committed to finding the right balance between development and conservation – and he brought this commitment to his role as an alderman and mayor.

He was a true campaigner for conservation of both the natural and built environments in Ku-ring-gai.

In this Centenary year for Ku-ring-gai Council, we honour those aldermen and councillors over the past 100 years who have maintained Ku-ring-gai's special character.

Without this continuous protection of our tree canopy and unique urban bushland setting, Ku-ring-gai would be a very different place today.

Without doubt, Reg Walker played a major role in this with his vast experience and expertise in the areas of heritage and conservation. His work in these areas led to him being made a Member of the Order of Australia.

Reg was also a great supporter of local government and a believer in its power to shape and create sustainable and thriving local communities.

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He was instrumental in the development of West Pymble shopping centre, including the creation of Phillip Mall and the retention of open space around the centre for future generations. This helped earn Reg the title "Father of West Pymble".

Reg took his enthusiasm for local government beyond Ku-ring-gai Council to bodies such as the NSW Local Government and Shires Association, where he served as assistant secretary. He was also a fellow of the Royal Institute of Public Administration.

On a personal level, Reg was a great mentor to me and I fondly remember the many conversations I had with him on local government and the roles of mayors and councillors. He continued his long association with Ku-ring-gai Council until very recently through his involvement with our Sports Advisory Committee.

Reginald Walker was a true community leader in Ku-ring-gai where he has left an impressive legacy. He was also a true gentleman and I, like many others in our community, will miss his very much.

On behalf of Ku-ring-gai Council, I would like to pay tribute to this great Ku-ring-gai community member and express our sincere condolences to his wife Delma and children James, Philip and Coralie.

## RECOMMENDATION

- A. That this Mayoral Minute be received and noted.
- B. That we stand for a minute's silence to show our respect for Reg Walker.

Elaine Malicki  
Mayor

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## PETITION

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### **SAVE TURRAMURRA MEMORIAL PARK & KARUAH OVAL - OBJECTION TO AN AQUATIC CENTRE - (ONE HUNDRED & TWELVE [112] SIGNATURES)**

"Ku-ring-gai Council are proposing a 3 storey Aquatic Centre for Turramurra and Karuah Parks. We, the undersigned, object to this proposal and believe better social, environmental and economic outcomes are available at alternative sites. We support continued use of Karuah Park for football, cricket and other recreational activities, not car parking".

### **RECOMMENDATION**

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

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## PETITION

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### **OBJECTION TO AN AQUATIC CENTRE - SAVE TURRAMURRA MEMORIAL PARK & KARUAH OVAL - (SEVEN HUNDRED & NINETY-SIX [796] SIGNATURES)**

"Ku-ring-gai Council are proposing a 3 storey Aquatic Centre for Turramurra and Karuah Parks. We, the undersigned, object to this proposal and believe better social, environmental and economic outcomes are available at alternative sites".

### **RECOMMENDATION**

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

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## ST IVES CENTRE - EXHIBITION OF DRAFT LOCAL ENVIRONMENTAL PLAN (LEP)

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### EXECUTIVE SUMMARY

<b>PURPOSE OF REPORT:</b>	To advise Council that the Department of Planning have issued a conditional Section 65 Certificate under the Environmental Planning and Assessment Act 1979. This will permit public exhibition of the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) for the St Ives Centre.
<b>BACKGROUND:</b>	The Minister for Planning has directed Council to prepare plans for additional housing in and around its key commercial centres and to provide for additional retail and commercial demand to cater for the needs of the local community. St Ives is the first of the centres to have a new draft Local Environmental Plan (LEP) and draft Development Control Plan (DCP) prepared for public exhibition, with the other five remaining centres to be completed by 31 December 2006.
<b>COMMENTS:</b>	Council has prepared a draft LEP and draft DCP consistent with the Minister's Direction and the requirements of the Standard Instrument (Local Environmental Plans) Order 2006. Under recent changes to the Environmental Planning and Assessment Act (EP&A Act) and delegations, Council is required to seek formal approval from the NSW Department of Planning prior to the formal exhibition of the draft Plans. The Department has issued a conditional Certificate for exhibition.
<b>RECOMMENDATION:</b>	That Council amends the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres), in accordance with the conditions set out in the Section 65(2) Certificate issued on 30 June 2006 by the Department of Planning.



## PURPOSE OF REPORT

To advise Council that the Department of Planning have issued a conditional Section 65 Certificate under the Environmental Planning and Assessment Act 1979. This will permit public exhibition of the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) for the St Ives Centre.

## BACKGROUND

On 15 December 2006 Council considered and adopted the final draft Local Environmental Plan (LEP), draft Development Control Plan (DCP) and associated strategies for the St Ives Centre, further amendments to Plans were considered and made by Council in early 2006 to adopt the draft documentation for consultation with State agencies under Section 62 of the EP&A Act and to submit the draft Plans to the Department of Planning to seek approval for formal exhibition of the draft LEP & DCP.

Council has prepared a draft LEP and draft DCP consistent with the Minister's Direction and the requirements of the Standard Instrument (Local Environmental Plans) Order 2006. Under recent changes to the Environmental Planning and Assessment Act (EP&A Act) and delegations, Council is required to seek formal approval from the NSW Department of Planning prior to the formal exhibition of the draft Plans. The Department has issued a conditional Certificate for exhibition, received at Council on 6 July 2006 (**Attachment A**)

## COMMENTS

The Certificate will be placed on public exhibition along with the other supporting information. Schedule 2 of the section 65 Certificate lists a number of amendments that are required to be made to the draft LEP prior to exhibition. The required amendments are outlined below:

### *Schedule 2*

- |                               |   |
|-------------------------------|---|
| <b>Departmental Condition</b> | <ul style="list-style-type: none"> <li>• <i>Removal of the following as permissible uses in the R4 zone of the draft LEP:</i><br/>- Dual occupancies and dwelling- houses</li> </ul>                          |
| <b>Action</b>                 | <ul style="list-style-type: none"> <li>• Noted and the land use table for the R4 zone has been amended to delete reference to dual occupancies and dwelling-houses as permissible developments.</li> </ul>    |
| <b>Departmental Condition</b> | <ul style="list-style-type: none"> <li>• <i>The Principal Development Standards in the draft LEP are to be confined to height and floor space ratio with any other controls placed in the DCP.</i></li> </ul> |
| <b>Action</b>                 | <ul style="list-style-type: none"> <li>• Noted and development standards for minimum site coverage building controls removed and additional wording placed in the DCP.</li> </ul>                             |

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- |                                      |   |
|--------------------------------------|---|
| <i><b>Departmental Condition</b></i> | <ul style="list-style-type: none"> <li>• <i>The relevant uses from previous instruments that will not lead to down-zoning are to be transferred to the draft LEP (e.g R3 is to include bed and breakfast accommodation.)</i></li> </ul>   |
| <b>Action</b>                        | <ul style="list-style-type: none"> <li>• Noted and the land use tables of the various zones have been reviewed to ensure all existing permissible uses continue to be permissible under the proposed zones.</li> </ul>  |
| <i><b>Departmental Condition</b></i> | <ul style="list-style-type: none"> <li>• <i>Objectives relating to tree canopy and recessing the top floor are not appropriate as R3 and R4 zone objectives and are to be removed.</i></li> </ul>   |
| <b>Action</b>                        | <ul style="list-style-type: none"> <li>• Noted and removed – see revised R3 and R4 zone objectives and objectives for development standards relating to height and floor space ratio.</li> </ul>  |
| <i><b>Departmental Condition</b></i> | <ul style="list-style-type: none"> <li>• <i>The Special Purposes (SP2 Infrastructure) zone in the draft Plan is not to be used for car park area, community facilities, churches or schools. These area are to be zoned according to the adjoining land use zoning i.e. the relevant residential or commercial zone.</i></li> </ul> |
| <b>Action</b>                        | <ul style="list-style-type: none"> <li>• Noted and in the case of St Ives LEP Infrastructure car parking zone and the Infrastructure Community Uses zone have been replaced with the B2 zone.</li> </ul>  |
| <i><b>Departmental Condition</b></i> | <ul style="list-style-type: none"> <li>• <i>The B4 Mixed Use zone is not appropriate for a Centre of this scale. The B2 Local Centre, which permits shop-top housing, is to be used instead.</i></li> </ul>   |
| <b>Action</b>                        | <ul style="list-style-type: none"> <li>• Noted and zoning map amended. The new B2 local centre zoning does not change the intended land uses or development standards for the St Ives Centre and will be consistent with the approach to be taken with the Gordon, Turramurra, Lindfield, Roseville and Pymble centres.</li> </ul>  |
| <i><b>Departmental Condition</b></i> | <ul style="list-style-type: none"> <li>• <i>Extend the B2 zone over the land currently zoned for commercial purposes at 164 and 164a Mona Vale Road.</i></li> </ul>   |
| <b>Action</b>                        | <ul style="list-style-type: none"> <li>• Noted and zoning map amended.</li> </ul>   |
| <i><b>Departmental Condition</b></i> | <ul style="list-style-type: none"> <li>• <i>Existing permitted uses in current commercial zones are to be made permissible in the B2 zone.</i></li> </ul>   |
| <b>Action</b>                        | <ul style="list-style-type: none"> <li>• Noted and the B2 zoning table is included in <b>Attachment B</b>.</li> </ul>   |

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The revised zoning map, land use tables and relevant development standard objectives to be used in the draft LEP are included in **Attachment B** to this report..

## **CONSULTATION**

The Department has advised the Plan is ready for formal exhibition subject to the conditions outlined in the Section 65 Certificate.

## **FINANCIAL CONSIDERATIONS**

Planning for St Ives town centre is covered by the Planning Department budget.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Council has adopted an integrated planning approach to the centres planning and the relevant Departments have been consulted in preparing this report.

## **SUMMARY**

The Department of Planning have issued a conditional Section 65(2) Certificate for the draft LEP 2006 exhibition – this report outlines the requirements and recommends the changes to be made.

## **RECOMMENDATION**

That Council amend the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres), in accordance with the conditions set out in the Section 65(2) Certificate issued on 30 June 2006 by the Department of Planning, prior to formal exhibition of the draft Local Environmental Plan.

Antony Fabbro  
**Manager**  
**Urban Planning**

Steven Head  
**Director**  
**Open Space and Planning**

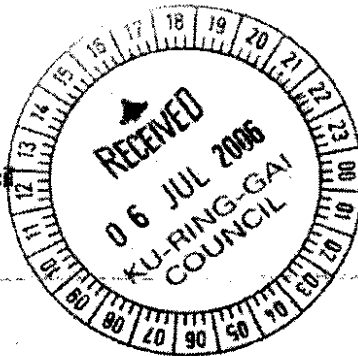
**Attachments:**      **Attachment A - Copy of Section 65(2) Certificate Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) issued 30 June 2006. - 638962**  
                             **Attachment B - Revised sections of Draft Local Environmental Plan and associated maps - 639000 and 639003**



NSW GOVERNMENT  
Department of Planning

Office of the Director General

Mr John McKee  
General Manager  
Ku-ring-gai Municipal Council  
PO Box 15  
Gordon NSW 2072



Contact: P Adrian  
Phone: (02) 8374 5926  
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Email: [peter.adrian@planning.nsw.gov.au](mailto:peter.adrian@planning.nsw.gov.au)  
Postal: Locked Bag 8, Redfern

Our ref: SRE0000193  
Your ref: s04019


Dear Mr McKee

**Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres)**

I am writing in response to Council's letter dated 16 June 2006 which provides Council's report under section 64 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'), and requesting that the Director General of the Department issue a certificate under section 65 of the EP&A Act.

Please find attached a conditional section 65 certificate for the draft LEP referred to above.

Should you have any queries in regard to this matter please contact the Regional Office of the Department.

  
per Sam Haddad  
Director General  
30.6.06



NSW GOVERNMENT  
**Department of Planning**

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**SECTION 65(2) CERTIFICATE**

I, the Director General of the Department of Planning under Section 65(2) of the Environmental Planning and Assessment Act 1979, certify that the draft plan named in Schedule 1 may be publicly exhibited under Section 66 of the Act if it is amended in the way set out in Schedule 2. (SRE 0000193)

Dated 30th day of June 2006.

*per* Sam Gabriel Haddad  
**DIRECTOR GENERAL**  
**Department of Planning**

**Schedule 1**

Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres)

To zone lands in the St Ives locality for residential and business uses subject to the conditions listed in Schedule 2.

**Schedule 2**

- Removal of the following as permissible uses in the R4 zone of the draft LEP:
  - Dual occupancies;
  - Dwelling houses.
- The Principal Development Standards in the draft LEP are to be confined to height and floor space ratio with any other controls placed in the DCP.
- The relevant uses from previous instruments that will not lead to down-zoning are to be transferred to the draft LEP (e.g. R3 is to include bed and breakfast accommodation.)
- Objectives relating to tree canopy and recessing the top floor are not appropriate as R3 and R4 zone objectives and are to be removed.
- The Special Purposes (SP2 Infrastructure) zone in the draft Plan is not to be used for car park area, community facilities, churches or schools. These areas are to be zoned according to the adjoining land use zoning i.e. the relevant residential or commercial zone.
- The B4 Mixed Use zone is not appropriate for a Centre of this scale. The B2 Local Centre, which permits shop-top housing, is to be used instead.
- Extend the B2 zone over the land currently zoned for commercial purposes at 164 and 164A Mona Vale Road.
- Existing permitted uses in current commercial zones are to be made permissible in the B2 zone.

## ***Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) – St Ives***

### **1. Revised Zoning objectives and Land Use Table**

#### **Land Use Table**

##### **Zone R3 Medium Density Residential**

###### **1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the existing environmental character of Ku-ring-gai and the desired future character of the locality.
- To provide a comfortable living environment for residents.
- To provide buildings within a landscape setting.

###### **2 Permitted without consent**

Public utility undertakings; Utility installations

###### **3 Permitted with consent**

Bed and Breakfast Accommodation; Boarding houses; Child care centres; Community facilities; Drainage; Dual Occupancies; Dwelling houses; Educational establishments; Group homes; Home industries; Home occupations; Hospitals; Hostels; Medical centres; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Roads; Schools; Seniors housing; Shop top housing; Telecommunications facilities

###### **4 Prohibited**

Any other development not otherwise specified in item 2 and 3

##### **Zone R4 High Density Residential**

###### **1 Objectives of zone**

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the existing environmental character of Ku-ring-gai and the desired future character of the locality.
- To provide buildings within a landscape setting.
- To provide a comfortable living environment for residents.
- To appropriately integrate commercial land uses into residential areas adjacent to town centres.

## **2 Permitted without consent**

Public utility undertakings; Utility installations

## **3 Permitted with consent**

Bed and Breakfast Accommodation; Boarding houses; Child care centres; Community facilities; Drainage; Educational establishments; Home industries; Home occupations; Hospitals; Medical centres; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Roads; Schools; Shop top housing; Telecommunications facilities

## **4 Prohibited**

Any other development not otherwise specified in item 2 and 3

# **Zone B2 Local Centre**

## **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To integrate residential development with retail and commercial development that is compatible with the village character of the centre.
- To provide community facilities that service the needs of the local community and are accessible by residents,
- To provide a vibrant and pleasant public domain.

## **2 Permitted without consent**

Public utility undertakings; Utility installations

## **3 Permitted with consent**

Advertising structures; Bed and breakfast accommodation; Boarding Houses; Car parks; Child care centres; Business Premises; Community facilities; Drainage; Earthworks; Educational

establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Excavations; Fill; Filming; Function centres; Home-based child care or family day care home; Home businesses; Hospitals; Hotel accommodations; Information and education facilities; Medical centres; Mixed use development; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Public hall; Rainwater tanks; Recreation areas; Recreation facilities (indoor); Registered clubs; Pub; Restaurants; Retail premises; Roads; Service stations; Shop top housing; Signage; Spa pools; Swimming pools; Telecommunications facilities; Temporary structures; Tourist and visitor accommodation

#### **4 Prohibited**

Any use not otherwise permitted with or without consent.'

## **2. Revised Objectives for development Standards – Height of buildings and Floor space ratio.**

### **CI 21 Height of buildings**

- (1) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.
- (2) The objectives of the maximum height of buildings restrictions are:
  - (a) to ensure that development responds to the desired scale and character of the Town Centre as described in the Development Control Plan applying to the land,
  - (b) to ensure an appropriate interface between the town centres and the adjoining lower density residential and open space zones,
  - (c) to minimise the visual bulk of multi-storey buildings, and
  - (d) to provide reasonable solar access and natural ventilation for buildings, open space and private landscaped areas.

### **CI 22 Floor space ratio**

- (1) The floor space ratio of a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- (2) The objectives of the floor space ratio restrictions are:
  - (a) to ensure development density is in keeping with the desired future landscape and built character,
  - (b) to ensure the desirable mix of uses in each building in the mixed use zone,
  - (c) to minimise the impacts of traffic generation from retail and commercial development, and
  - (d) to minimise the visual bulk of multi-storey buildings.





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## DEVELOPMENT APPLICATION

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### SUMMARY SHEET

<b>REPORT TITLE:</b>	2 PRINCES STREET, TURRAMURRA - CHANGE OF USE TO VETERINARIAN CLINIC - FITOUT & SIGNAGE
<b>WARD:</b>	Wahroonga
<b>DEVELOPMENT APPLICATION N<sup>o</sup>:</b>	190/06
<b>SUBJECT LAND:</b>	2 Princes Street, Turramurra
<b>APPLICANT:</b>	Turramurra Veterinary Pty Ltd
<b>OWNER:</b>	James Thompson
<b>DESIGNER:</b>	N/A
<b>PRESENT USE:</b>	Commercial
<b>ZONING:</b>	B(a) A-3 (a) – Retail Services
<b>HERITAGE:</b>	No
<b>PERMISSIBLE UNDER:</b>	Ku-ring-gai Planning Scheme Ordinance (KPSO)
<b>COUNCIL'S POLICIES APPLICABLE:</b>	KPSO, DCP 31 - Access, DCP 40 - Waste Management, DCP 43 - Car Parking, DCP 47 - Water Management
<b>COMPLIANCE WITH CODES/POLICIES:</b>	Yes
<b>GOVERNMENT POLICIES APPLICABLE:</b>	SREP 20, SEPP 55, SEPP 64
<b>COMPLIANCE WITH GOVERNMENT POLICIES:</b>	Yes
<b>DATE LODGED:</b>	7 March 2006
<b>40 DAY PERIOD EXPIRED:</b>	16 April 2006
<b>PROPOSAL:</b>	Change of use to vet clinic fitout and signage
<b>RECOMMENDATION:</b>	Approval

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**DEVELOPMENT APPLICATION N<sup>o</sup>** 190/06  
**PREMISES:** 2 PRINCES STREET, TURRAMURRA  
**PROPOSAL:** CHANGE OF USE TO VET CLINIC FITOUT  
AND SIGNAGE  
**APPLICANT:** TURRAMURRA VETERINARY PTY LTD  
**OWNER:** JAMES THOMPSON  
**DESIGNER** N/A

**PURPOSE FOR REPORT**

To determine development application No 190/06 which seeks consent for the fitout and use of the premises as a veterinary clinic and signage. This application was called to full Council by Councillors Hall and Cross.

**EXECUTIVE SUMMARY**

**Issues:** Resident objections relating to noise generation, pedestrian and vehicular safety, garbage disposal and hours of operation.

**Submissions:** Nineteen (19) submissions received.

**HISTORY**

The site has been zoned and used historically for commercial purposes. There is no development history relevant to the development proposed.

**THE SITE AND SURROUNDING DEVELOPMENT**

Zoning:	B(a) A-3 – Retail Services
Visual Character Study Category:	‘Commercial and Business areas’
Lot Number:	3
DP Number:	1090534
Area:	332m <sup>2</sup>
Side of Street:	Northern
Cross Fall:	Site generally level, slight fall to rear
Stormwater Drainage:	To street
Heritage Affected:	No
Required Setback:	N/A (existing building)
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

The rectangular shaped site is located on the corner of Princes Street and Bannockburn Road, Turramurra and comprises one (1) of eleven (11) shops in a row, extending from Bannockburn

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Road to Princes Lane, which wraps around the back of the site to join up with Bannockburn Road. The site is occupied by a single storey brick building with a glass shop front and awning over the Princes Street footpath. A garage/storage shed adjoins the building to the rear, accessed via Princes Lane. A public car park and child care centre exists on the opposite side of Princes Lane.

The Princes Street shopping strip is surrounded by low density, one and two storey, residential development.

The subject premises is located at the end of the existing row of small commercial/retail shops. Other commercial uses include a pool shop, butcher, delicatessen, bottle shop, newsagency and fruit and vegetable shop. The existing floor area of the subject premises is 75m<sup>2</sup> and this is not proposed to be changed in the development application.

On-site car parking, storage facilities and on-site car parking exist for each of the commercial premises, via Princes Lane to the rear.

## THE PROPOSAL

The proposal is for the internal fit out and change of use from a butcher shop to a veterinary clinic. To the rear of the site, improvements are proposed to the driveway and car parking. New/replacement signage is proposed on the northern, southern, and western elevations.

The proposed **use** is detailed as follows:

- Establishment and operation as a Class B veterinary clinic. Activities will include minor health checks, vaccinations, dental checks/procedures, critical care/surgery, X-ray screening, pathology for domestic animals;
- Minor counter retail for items such as specialist pet food, collars, toys and leashes;
- Operating hours between 8.00am and 6.00pm weekdays and 8.00am – 1.00pm Saturdays;
- Employment of one (1) veterinarian and one (1) veterinary nurse on a permanent basis;
- Consultation of two (2) patients per hour on average (1/3 clients without a pet);
- Accommodation of a maximum of ten (10) animals during treatment and recovery;
- The use does not involve animal boarding;

The proposed **fit out** includes the following work:

- Internal partitioning to create a waiting room and reception area, a consulting room, surgery, pathology/pharmacy room, radiology ward, treatment/intensive care/recovery room and a kitchen and bathroom. On-site parking and a service entry is provided to the rear of the building, off Princes Lane.
- Addition of a rainwater tank to the rear of the shop;
- New hot water system;
- New reverse cycle air conditioning unit adjacent the stairs to the rear;
- Addition of retaining wall to car park;
- Minor changes/upgrades to on-site detention system at the rear of the site;

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- Remove part of an existing garage brick wall to allow driveway access from rear (Princes Lane);
- Extend existing driveway crossing from Princes Lane.

The proposed **signage** is as follows:

- Replacement of existing business identification signs with signs stating 'Turramurra Veterinary Clinic' for business identification;
- An awning sign along the Princes Street frontage, facing south, flush to the existing building awning. The proposed sign measures 3300mm in length by 300mm in width;
- A flush wall sign along the Bannockburn Road (west) elevation of the building. This sign measures 6300mm in length and 1100mm in width/height and will be attached flush to the brick wall, below the roofline, featuring 'Turramurra Vet Clinic';
- A flush wall sign along the rear elevation of the building, facing north/Princes Lane. This sign measure 2100mm in length and 800mm in width;
- All signage will be applied to a separate flat white colourbond sheet, with lettering and logo applied as vinyl film. Adopted colours are white, yellow, red and black;
- The proposed signs are not illuminated.

## CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, adjoining owners were given notice of the application. Submissions from the following were received:

1. *Cathy Severino, 18 Coolabah Avenue, Turramurra*
2. *Jeremy Lowther, 24 Buckra Street, Turramurra*
3. *D G and M K Balchin, 89 Bannockburn Road, Turramurra*
4. *Andrew Rofe, via email (no address provided)*
5. *Paul and Jo McGregor, 134 Bannockburn Road, Turramurra*
6. *Cathy Goddard, 95 Bannockburn Road, Turramurra*
7. *David Loneragan, 7 Nelson Road, Lindfield*
8. *Ivanka Dwyer, 103 Bannockburn Road, Turramurra*
9. *Kevin Brodie, Planning Consultant on behalf of Ku-ring-gai Veterinary Hospital*
10. *Ron and Joan Willis, 87 Bannockburn Road, Turramurra*
11. *Gregory Ross, P O Box 29, Turramurra*
12. *Angus Ross, KVH Services Pty Ltd, Turramurra*
13. *G F Morris, 132 Bannockburn Road, Turramurra*
14. *P Mah, by email (no address provided)*
15. *Peter and Janelle Lewis, 97 Bannockburn Road, Turramurra*
16. *Marc Skjellerup, 83 Bannockburn Road, Turramurra*
17. *Anna Snaith, 8 Avalon Street, Turramurra*
18. *Alicia Dow, 101 Bannockburn Road, Turramurra*

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It should also be noted that an anonymous flier was distributed to local residents during the notification period stating that 'the developer is trying to get a non-complying development around Council regulations'. This information is incorrect. As detailed in this report, the proposed development fully complies with Council's objectives and development controls. The flier raised generic issues not associated with the information provided with the application and assessed within this report.

The submissions raised the following issues:

***Inadequate notification***

Residents claimed that they were not given acceptable notification of the development.

Surrounding residents were notified of the application on 29 March 2006 and given fourteen (14) days to comment as required by Council's Notification DCP.

***Radiation, dangerous chemical, waste disposal***

Radiation equipment proposed as part of the development will be installed and used in accordance with relevant manufacturers and environmental health guidelines in order to prevent any adverse effects.

Storage and use of chemicals will be conducted appropriately in accordance with all legislation, policies and codes of practice administered by Workcover NSW and relevant Australian Standards.

***Inadequate size of premises for use as a vet clinic***

This issue is not a matter for Council. The Board of Veterinary Surgeons, in granting a licence to conduct a veterinary hospital are to be satisfied that the prescribed minimum standards within the Veterinary Surgeons Regulations 1995 have been met. The premises complies with the minimum standards prescribed by the Veterinary Surgeons Board. A Class B license has been obtained.

***Noise impacts and hours of operation, accommodation of animals***

Objection was raised in relation to potential offensive noise and odour generated by animals within the veterinary hospital and concern was raised in relation to extended hours of operation.

The proposed hours of operation are between 8.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays. The clinic will not be in operation on Sundays. The objector's claim that the premises will be operating for 24 hours a day is unfounded. The proposed hours of use are reasonable given the business zoning and are commensurate with the operating hours of surrounding businesses. The proposed hours will not adversely impact upon the residential amenity of surrounding properties.

The issue of noise emanating from the vet clinic was raised by numerous objectors.

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A maximum of ten (10) animals are proposed to be kept within the clinic at any one time. These animals will be housed within the re-furbished and de-commissioned 'coolroom' previously used by the butcher shop. The nearest residential property to the site is at 134 Bannockburn Road which is approximately 20 metres from the subject site.

Immediately adjoining the site and sharing a common party wall, is the retail shop at 4 Princes Street. The applicant has undertaken a noise emission assessment (conducted by Acoustic Logic Consultancy). This report has assessed the development against the relevant Australian Standards and EPA requirements and recommends that the following management controls and acoustic treatment be implemented in order to ensure that noise is not audible from surrounding properties.

- *The ceiling shall be constructed from 2 layers of 16mm thick plasterboard in the Ward/radiology room. No skylights are permitted. All other ceilings shall be a minimum 1 layer of 16mm thick plasterboard.*
- *The external doors shall be 40mm thick solid core timber door or 6.38mm laminated glazing with all gaps minimised.*
- *The external doors shall keep closed all the time except for people entry and exit use.*
- *All windows shall be minimum 6.38mm laminated glazing which provide  $R_w$  rating 31.*
- *All lights shall be surface mounted.*
- *A solid timber door shall with minimal gaps shall be installed between the treatment room and kitchen corridor.*
- *Install a 64mm stud wall spaced 10mm from the existing party wall with the shop at 4 Princes Street, one layer of 13mm plasterboard fixed on the stud. The cavity shall be filled with 11kg/m<sup>3</sup> glasswool insulation. No mechanical connection is permitted to bridge the stud wall cavity except at the perimeter. Refer to Detail AC001.*

The above recommendations have been imposed as conditions (**Conditions Nos 1-8**). In addition to these recommendations, **Conditions No. 9-11** have been imposed to ensure that at no time does the operation of the business give rise to an offensive noise under the Protection of the Environment Operations Act 1997.

An air conditioning unit is proposed externally to the rear of the premises. **Conditions Nos 10, 11 and 15** are recommended ensuring that the plant equipment is suitably housed within an acoustic enclosure to prevent noise impacts.

**Odour, waste disposal, storage of drugs on premises**

Subject to conditions, the proposed use will not give rise to unmanaged waste or offensive odours. Paper and general waste will be disposed of via Council's contract waste collection services. Animal waste will be immediately frozen and disposed of via private commercial collection by an authorised contractor in accordance with the vet license. Refer to recommended **Condition No. 22**.

Any breach or offence in terms of noise or odour would be dealt with by Council's Regulatory Officers pursuant to the Protection of the Environment Operations Act 1997.

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Concern was raised in relation to existing drug problems in the locality and the storage of drugs on the premises. As the drugs kept on the site will be for veterinarian purposes, this objection is considered to be unreasonable and irrelevant.

**Traffic congestion**

Objection was raised in relation to increased traffic and congestion. The proposed development will have sufficient car parking on-site to provide for the proposed use. The use of the clinic to see one (1) or two (2) patients per hour (most likely one or two vehicle movements) is not considered to place unreasonable pressure on the local road network, given the commercial zoning of the site.

**Impact on the nearby childcare centre and existing shops and incompatibility with existing shops and land uses**

Objection was raised in relation to the following points;

*The proposed vet clinic will adversely impact on surrounding businesses and is inappropriate in proximity to food premises*

As previously stated, the 3(a) zoning allows for a range of commercial uses to meet community demands and needs. As such, the proposed vet clinic will provide health services for domestic/companion animals to meet demand in the area. The proposal provides for a diversity of uses as required by the objectives of the zoning. The proposed clinic is not considered likely to result in any direct economic impact for adjoining businesses along Princes Street.

The proximity of the vet clinic at the corner of the shopping strip is not considered unreasonable. In accordance with the Companion Animals Act, 1998, animals (particularly dogs) will be kept under effective control (leashed) as they would in any public place as is the responsibility of animal custodians. Direct access will be gained from the rear of the site in the car park to within the clinic or directly from the street, around the side of the subject premises. This will mean that animals and custodians are unlikely to venture past existing food shops.

No objection has been received from any adjoining business owner to the proposed use.

*Proximity of the vet clinic to the childcare centre/safety issues*

Objectors raised concern with respect to the proximity of the clinic to the childcare centre recently established to the rear of the site on the opposite side of Princes Lane.

As noted above, according to NSW law, animals are to be kept under 'effective control' in public places under Section 13 of the Companion Animals Act, 1998.

The childcare centre is located some 15 metres away from the rear/car park of the proposed vet clinic, across the lane and behind a large car park located at the front of the child care



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centre. Consequently, it is unlikely that children and animals will interact without appropriate parental supervision.

**Minimum standards for Class A Vet hospitals**

The licensing requirements of the NSW Board of Veterinarians is not a planning consideration for the purposes of this assessment.

**Signage**

The proposed signage replaces existing and is modest in style, colour in scale, not illuminated and is compliant with the requirements of DCP 28.

**No landscaping or exercising areas are provided**

Landscaping is not required for existing commercial premises under DCP 14 – Business Zones. Exercising areas are not considered to be required, as the proposal does not involve animal boarding. There are no Council requirements in this regard.

**Disabled access**

Access to the development is considered acceptable, with disabled parking and a continuous path of travel provided. Refer to assessment within DCP 31 and recommended **Conditions Nos 24 and 25**.

**CONSULTATION - WITHIN COUNCIL**

**Development Engineer**

Council's Development Engineer, Ross Guerrero, made the following comments with respect to the proposal:

*The application is for the change of use and carrying out of internal alterations to existing shop with associated external works including provision of a car parking area. The following comments are made with regard to engineering and stormwater issues.*

***Stormwater Disposal***

*The stormwater runoff is to be collected and conveyed to two (2) split below ground on-site detention systems located in the car parking area with a separate discharge to Council's existing drainage pit in Bannockburn Rd and a new outlet to the rear lane. A rainwater tank as proposed is not mandatory as the site is basically impervious. The stormwater disposal for the site is considered satisfactory system for this development.*

***Site Access***

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*Parking provisions have been satisfied as per Council's DCP No.43 – Car Parking Code. Site Access is via an extended existing vehicular crossing to accommodate the new car park. The existing vehicular crossing and driveway crossover is to be made redundant.*

***Recommendations***

*From an engineering perspective there are no objections to approval of this application. The following conditions attached should be placed on any development consent issued.*

Refer to recommended **Conditions Nos. 26-36 and 39-44.**

**Environmental Health Officer**

Council's Environmental Health Officer, David Mitchell, made the following comment.

*This is an application for a proposed veterinary facility at 2 Princes Street, Turramurra.*

*The application is supported by a report from Acoustic Logic Consultancy. This report providing recommendations "in respect to noise emissions operation from the premises".*

*The report concludes by saying:*

*"Recommended treatment has been provided in this report to reduce noise levels to within acceptable levels".*

*Should the application be recommended for approval, the recommendations of the report referred to, should form conditions/ requirements to be met as part of the development.*

**Conditions Nos 1-11** require adherence to the recommendations of the acoustic report to ensure that noise disturbance does not occur as a result of the development.

Subject to recommended conditions, the proposal noise sources provided within the premises will be appropriately treated to prevent disturbance of adjoining/surrounding residential properties.

Conditions are recommended in relation to waste management (**Conditions Nos 18-23 and 46**).

**STATUTORY PROVISIONS**

***Sydney Regional Environmental Plan No. 20 – Hawkesbury- Nepean River***

The proposal involves the provision of an on-site detention system and a rainwater tank to minimise and control stormwater. Subject to conditions, the development is consistent with the provisions of SREP 20. Refer to **Conditions Nos 28-30, 35-36 and 41.**

***State Environmental Planning Policy No. 55 – Remediation of Land***

SEPP requires Council to consider the development history of a site and its potential for containing contaminated material.

The subject land has historically been used for commercial premises and the subject building has been in existence for some time. Contamination is therefore considered unlikely. No significant excavation or building work is proposed and a site contamination investigation is not considered necessary in this instance.

***State Environmental Planning Policy No. 64 – Advertising and Signage***

The proposed signage is consistent with the objectives of the SEPP and will satisfy the assessment criteria specified in Schedule 1 of SEPP 64 for the following reasons:

*Character of the area*

The proposed signage is modest in size, design and colour and replaces existing signage. The signage proposed is consistent with the character of the area.

*Views and vistas*

The proposed signage does not obscure or compromise important views and does not dominate the skyline in accordance with the objectives of SEPP 64.

*Streetscape, setting or landscape*

The scale, proportion and form of the proposal is appropriate for the streetscape, setting and landscape in accordance with SEPP 64.

*Site and building*

The scale, proposal and size of the sign is in context with the site and building.

**Ku-ring-gai Planning Scheme Ordinance**

The proposed use of the premises as a vet clinic is permissible under Part 4 of the KPSO.

The objectives of the Business-Retail Services Zone (3(a)) include:

- a) *to identify existing business centres within the Municipality, the principal functions of which are to satisfy the retail and community service demands of the community which they serve;*
- b) *to permit, within the business centres' hierarchy, business and office premises of a scale and character which do not threaten the role of the business centres as described in (a) above; and*

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- c) *to permit other community facilities, recreation, leisure and general services within the zone to meet the needs and demands of employees within the centres and the community which each centre services.*

The proposed development provides necessary commercial services to the community in providing veterinary care. The proposed development will address the retail and community service demands described in objective (a).

The proposed business is considered to be in scale and in context with the surrounding pattern of commercial uses along the Princes Street shopping strip. The proposed business will not threaten the role of the business centre as described by objective (b).

The proposed development does not disadvantage or preclude the development of community facilities, recreational facilities or general services in the area and is acceptable when considered against objective (c).

## **POLICY PROVISIONS**

### ***Development Control Plan 14 – Development in Business Zones***

Clause 11 provides development considerations by which a change of use should be assessed. Development should be consistent with the general aims of the KPSO with respect to business zones and should be consistent with the provision of relevant planning controls. Any elevation facing a residential area should be reasonably compatible with surrounding development and should maintain/enhance the streetscape. Development should retain a reasonable level of solar access, privacy and acoustic amenity for surrounding properties. Sufficient off street parking should be provided to meet demand. Traffic generated by the development should be reasonably accommodated by the existing road network and adequate space and facilities should be provided for safe loading and off loading. New development should be energy efficient and reduce stormwater impacts.

The proposed change of use does not involve significant changes to the existing building. New signage is proposed, as discussed in detail under DCP 38 - Advertising Signs, and some upgrading is proposed to the rear of the site to accommodate car parking and loading/unloading.

Subject to conditions, the proposal will maintain the existing residential amenities for existing properties. No additional built upon area or floor space is required and car parking is provided to meet demand. Subject to conditions, acoustic impacts will be minimised to avoid disturbance to surrounding residential properties. The development will not adversely impact upon the streetscape and the application is considered acceptable in terms of Clause 11.

### ***Clause 12 – Height of buildings, Clause 14 – Building setbacks, Clause 15 - Landscaping***

The proposed development does not alter the existing height, setbacks or landscaping on the site.

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*Clause 16 – Alterations and additions to existing premises*

The proposed development does not increase the existing building envelope and does not add to the height of existing development. The proposal will not exacerbate privacy impacts for adjoining residents and the development complies with Clause 16.

*Clause 17 - Vehicular access and circulation, Clause 18 – Car parking*

The existing car parking spaces to the rear of the site are proposed to be improved. The issue of parking and access is addressed under DCP 43 (Car parking). Parking is provided on the site to meet demand and is considered to be safe and efficient. Two (2) access points will be provided on the site which will assist in safety and visibility for traffic utilising the site. Sufficient space is provided for loading and unloading and the proposal complies.

*Clause 22 – Colour and Clause 23 – Signs and advertising structures*

No change is proposed to the external colour of the existing dark brick building. Proposed signage, being a yellow, red and grey upon a white background, is considered acceptable and will not detract from the visual quality of the area or the streetscape. The signage proposed is commensurate with the surrounding pattern and scale of signage of surrounding commercial premises. The proposed signage will not detract from the streetscape nor impact upon pedestrian and vehicular safety and is in accordance with the guidelines set out in DCP 14.

*Clause 24 - Plant*

The vet clinic will be ventilated (heated and cooled) via a reverse cycle air conditioning system. The plant or condenser unit will be located outside the shop, adjacent the rear stairs. As recommended by **Conditions Nos 10, 11 and 15**, the equipment will be acoustically housed preventing adverse acoustic impacts for surrounding residential properties. The proposal is consistent with DCP 14 in this regard.

*Clause 27 – Facilities for the disabled and elderly and Clause 28 – Facilities for Cyclists*

At grade access is provided to the premises, providing access for the elderly and disabled. **Condition No. 24** is also recommended in this regard.

Adequate facilities are available for bicycle storage.

*Clause 30 – Services and Clause 31 – Stormwater drainage*

Conditions are recommended in relation to upgrading of necessary services. A proposed on-site stormwater detention system is proposed below the new car spaces, to upgrade stormwater management on the site. Additionally, a rainwater tank is provided to collect roof water. The proposal complies with DCP 14 and will not result in adverse environmental impacts.

***Development Control Plan 43 – Car Parking***

The proposed use requires three (3) on-site car spaces. The development proposes five (5) on-site parking spaces, comprising two (2) staff spaces, accessed from the rear, and three (3) client spaces, accessed from the side lane. The proposal complies fully with the requirements of DCP 43 and is not considered to place any additional pressure on local on-street parking. The proposed car parking is considered to be safe and efficient in accordance with the objectives and design requirements of DCP 43.

***Development Control Plan 47 – Water Management***

As detailed, the application includes an on-site detention system and the provision of a rain water tank to collect roof water.

Accordingly, the proposed development provides for the appropriate and environmentally responsible collection/disposal/re-use of stormwater and is consistent with the objectives and requirements of DCP 47.

***Development Control Plan 28 – Advertising Signs***

The proposal includes the replacement of existing business identification signs with signs stating ‘Turramurra Veterinary Clinic’ for business identification purposes as follows:

- Awning sign along the Princes Street Frontage, facing south, flush to the existing building awning, measuring 3300mm in length by 300mm in width.
- A flush wall sign is proposed along the Bannockburn Road (west) elevation of the building, measuring 6300mm in length and 1100mm in width/height. The sign will be attached flush to the brick wall, below the roofline.
- A flush wall sign is proposed along the rear elevation of the building, facing north/Princes Lane, measuring 2100mm in length and 800mm in width, to match the signs described above.

The signage will be applied to a separate flat white colourbond sheet, with lettering and logo applied as vinyl film. Colours adopted are grey writing with a grey/yellow and red logo on a white background. The proposed signs are not illuminated.

Under the aims and objectives of DCP 28, signage should maintain a balance between established built form and the character of the streetscape, to ensure signage does not intrude or detrimentally affect visual amenity and to ensure signage does not obstruct access.

The proposed signage generally replaces existing commercial signage (associated with the previous butcher shop). The signage is appropriate and in context with the business centre and does not unreasonably intrude upon the streetscape or the visual quality of the area. The

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signage is attached to the awnings and building facades and will not obstruct pedestrian access in accordance with the abovementioned objectives.

The proposed signage does not fall under the 'prohibited' signage criteria within the DCP and is acceptable. The signs are at awning level and below in accordance with the DCP and are not illuminated. The signage complies with Schedule 1 of the DCP in relation to technical design requirements and is acceptable for approval.

***Development Control Plan 31 – Access***

The existing building provides at grade access from the footpath into the premises and a continuous path of travel for access. A condition is recommended in relation to access. Refer to **Condition No. 24**.

The DCP requires that, for existing buildings which are the subject of a change of use, development should provide access in accordance with the Building Code of Australia. Refer to recommended **Condition No. 25** in this regard.

One disabled/accessible car space is provided directly to the rear of the premises which meets the requirement of Clause 12 of DCP 31.

**1. LIKELY IMPACTS**

The proposal is unlikely to have any significant impact on the environment, landscape or scenic quality of the locality, threatened species, populations or ecological communities or their habitats or any other protected fauna or protected native plants.

The site is not within a wilderness area nor an area of critical habit.

**2. SUITABILITY OF THE SITE**

The site is commercially zoned and has been used historically for business, retail purposes. The site is suitable for the development proposed.

**3. ANY SUBMISSIONS**

The submissions raised have been considered.

**4. PUBLIC INTEREST**

Subject to conditions, the proposal is considered to be in the public interest.

**CONCLUSION**

The proposed development complies with the provisions of the KPSO and relevant DCP guidelines and controls. Subject to conditions, the proposal will not result in any unreasonable adverse impacts

Item 2

on the surrounding residential amenity or the environment. The proposal is recommended for approval.

**RECOMMENDATION**

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

THAT the Council, as the consent authority, grant development consent to DA 190/06 for the change of use to a veterinary clinic, fit out and signage on land at 2 Princes Street, Turramurra for a period of two (2) years, subject to the following conditions:

**General**

1. The noise control measures, as recommended in the report prepared by Acoustic Logic Consultancy, dated 28 April 2006 and numbered 2006275/1304A/R1/GW, shall be complied with.
2. The ceiling shall be constructed from 2 layers of 16mm thick plasterboard in the Ward/radiology room. No skylights are permitted. All other ceilings shall be a minimum 1 layer of 16mm thick plasterboard.
3. External doors shall be 40mm thick solid core timber door or 6.38mm laminated glazing with all gaps minimised.
4. The external doors shall keep closed all the time except for people entry and exit use.
5. All windows shall be minimum 6.38mm laminated glazing which provide  $R_w$  rating 31.
6. All lights shall be surface mounted.
7. A solid timber door shall with minimal gaps shall be installed between the treatment room and kitchen corridor.
8. Install a 64mm stud wall spaced 10mm from the existing party wall with the shop at 4 Princes Street, one layer of 13mm plasterboard fixed on the stud. The cavity shall be filled with 11kg/m<sup>3</sup> glasswool insulation. No mechanical connection is permitted to bridge the stud wall cavity except at the perimeter. Refer to Detail AC0012.
9. The premises shall be ventilated in accordance with the requirements of Part 3.8.5 of the Building Code of Australia and Australian Standard 1668 Parts 1 and 2.
10. The operation of the business (veterinary hospital) shall not give rise to an offensive noise as defined in the Protection of the Environment Operations Act 1997
11. To minimise the impact of noise on the surrounding environment the air conditioning condenser to be installed on the premises shall be suitably sound attenuated so as not to be audible within a room of any residential dwelling or sole occupancy unit within the hours of



Item 2

10.00pm and 7.00am on weekdays and 10.00pm and 8.00am weekends and public holidays. Furthermore the operation of the appliances outside the restricted hours shall emit a noise level no greater than 5dB(A) above the background when measured at the nearest adjoining boundary, nor shall it introduce any tonal component to the background. Any compressor units shall be suitably mounted to prevent the transmission of vibration to the occupied space.

**Reason:**

To protect the amenity of surrounding residents.

12. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

13. HOURS OF OPERATION: In order to preserve the acoustic and residential amenity of surrounding residential properties, the approved hours of operation are restricted to:

8.00am to 6.00pm Monday to Friday  
8.00am to 1.00pm Saturday  
No operation Sundays

14. If the work involved in the erection or demolition of a building:
- a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - b. building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

15. All noise generating equipment associated with any proposed mechanical ventilation system/s shall be located and/or soundproofed so the equipment is not audible within a habitable room in any other residential premises before 7am and after 10pm Monday to Friday and before

Item 2

8am and after 10pm Saturday, Sunday and Public Holidays. Furthermore, the operation of the unit outside these restricted hours shall emit a noise level of not greater than 5dbA above the background when measure at the nearest adjoining boundary.

16. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

17. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
18. A garbage room or garbage receptacle storage area being provided within the site in an approved position constructed in accordance with the requirements of Council's Waste Management Section. Plans, specifications and Waste Management Plan in accordance with Development Control Plan No 40 for a waste/recycling storage area shall be submitted to the Principle Certifying Authority for approval prior to the issue of the Construction Certificate.
19. In order to ensure environmental health and safety for the public, if the public footpath adjacent the site is soiled by faeces, blood or the like by any animal brought into the clinic, a staff member shall ensure the area is cleaned as soon as possible.
20. The bin storage area shall be maintained in a manner so as not to generate offensive odour as defined under the Protection of the Environment Operations Act, 1997.
21. Any biological waste (animal waste) shall be secured in plastic bags contained within waste receptacles fitted with lids and shall not be stored on-site for a period of more than 24 hours.
22. All deceased animals shall be stored in sealed body bags in a freezer proper to collection by a private contractor to ensure environmental health and safety and prevent odour.
23. Sharps waste (needles, syringes, scalpels) shall be stored in appropriate 'Sharps' containers compliant with AS 4031 and collected by private contractors on a regular basis. All sharps waste is to be disposed of in accordance with the Protection of the Environment Operations Act, 1997 to ensure environmental health and safety.
24. Your attention is directed to the operation of the Commonwealth Disability Discrimination Act 1992, which may impose greater obligations on providing access to disabled persons other than compliance with the Building Code of Australia. You are advised to seek advice from the Human Rights and Equal Opportunity Commission (phone (02) 9284 9600) in respect of your application.

Item 2

25. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
26. Where required, the adjustment of any 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 responsibility to ascertain impacts of the proposal upon utility services and Council accepts no responsibility for any matter arising from its approval to this application involving an influence upon utility services provided by another authority.
27. All public footways and roadways fronting and adjacent to the site are to be maintained in a safe condition at all times during the course of the development works. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to the public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where circulation is diverted on to the roadway, 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, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**
28. Stormwater runoff from all new impervious areas and subsoil drainage systems must be piped to the street drainage system. *New* drainage line connections to the street drainage system must conform and comply with the requirements described in sections 5.3 and 5.4 of Ku-ring-gai Council Water Management Development Control Plan 47. The Applicants attention is directed to the requirements for obtaining a *Road Opening Permit* for excavating in the road reserve.
29. An **on-site stormwater detention** system must be provided for the development to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with chapter 6 of the Ku-ring-gai Council Water Management Development Control Plan 47 (DCP 47) - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. The design of the on-site detention system must be performed by a qualified civil/hydraulic engineer and must satisfy the design controls set out in appendix 5 of DCP 47.
30. The provision of temporary sediment and erosion control facilities and measures must be installed, prior to the commencement of any works on the site to eliminate unnecessary erosion and loss of sediment. These facilities 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.
31. Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with the minimum requirements of Australian Standard

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2890.1 (2004) "Off-Street car parking".

**Conditions to be Complied with prior to the issue of the Construction Certificate**

32. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.
33. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:
  - a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
  - b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
  - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
  - d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
34. Prior to issue of the Construction Certificate footpath and driveway levels for any fully new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Council. Such levels are only able to be issued by Council under the *Roads Act 1993*. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings" or as specified by Council. These are issued with alignment levels after completing the necessary application form at Customer Services and payment of the adopted fee.

The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the alignment levels fixed by Council may affect these. **Approval of this Development Application is for works wholly within the property. DA consent does not imply approval of footpath or driveway levels,**

Item 2

**materials or location within the road reserve regardless of whether this information is shown on the application documents.**

Note 1: The construction of footpaths and driveways outside the property, in materials other than those approved by Council, is not permitted and Council may require immediate removal of unauthorised installations.

Note 2: When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant Development Application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

35. Prior to issue of the Construction Certificate and prior to commencement of any works that may be subject to erosion, the applicant must submit, for approval by the Principal Certifying Authority, a Soil and Erosion Control Plan prepared in accordance with the Landcom document "*Managing Urban Stormwater – Soils and Construction, Volume 1*" (2004) . A qualified and experienced civil/environmental engineer shall prepare this plan in accordance with the above guidelines and section 8.2.1 of Councils Water Management Development Control Plan 47.

36. Prior to issue of the Construction Certificate the applicant must submit, for approval by the Principal Certifying Authority, scale construction plans and specifications in relation to the stormwater management and disposal system for the development. The plan(s) must include the following detail:

Exact location and reduced level of discharge point to the public drainage system.

Layout of the property drainage system components, including but not limited to (as required) gutters, downpipes, pits, grated drains, swales, kerbs, flushing facilities, subsoil drainage and all ancillary plumbing - all designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence).

Details of any required on-site detention tanks required under Ku-ring-gai Council Water Management DCP 47 including dimensions, materials, location, orifice and discharge control pit details as required (refer chapter 6 and appendices 2, 3 and 5 for volume, PSD and design requirements).

The above construction drawings and specifications are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Councils Water Management Development Control Plan 47, Australian Standards 3500.2 and 3500.3 - *Plumbing and Drainage Code* and the BCA. The plans may be generally based upon the **Stormwater Drainage Plan 4030 OSD-1 A** prepared by **Mepstead & Associates** submitted for Development Application approval, which are to be advanced as necessary for construction issue purposes.

**Conditions to be complied with Prior to Occupation**

37. Following completion, installation and testing of all mechanical ventilation equipment and acoustic treatment(s), the applicant shall provide evidence to the satisfaction of the Principal

Item 2

Certifying Authority, prior to the issue of any Occupation Certificate, that the installation and performance of the above equipment and acoustic treatment, when in operation, complies with:

The Building Code of Australia; and  
Australian Standard AS1668 and other relevant codes.

The report prepared by Acoustic Logic Consultancy, dated 28 April 2006 and numbered 2006275/1304A/R1/GW

38. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.
39. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council Engineers at no cost to Council.
40. Prior to issue of the Occupation Certificate, the Principal Certifying Authority (where not Council) must provide Ku-ring-gai Council with a signed declaration that the following works in the road reserve have been completed in full:
  - New concrete driveway crossing in accordance with levels and specifications issued by Council.
  - Removal of **all** redundant driveway crossings and kerb laybacks (or sections thereof) and reinstatement of these areas to footpath, turfed verge and upright kerb and gutter. (Reinstatement works to match surrounding adjacent infrastructure with respect to integration of levels and materials).
  - Full repair and resealing of any road surface damaged during construction.
  - Full replacement of damaged sections of grass verge with a non-friable turf of native variety to match existing.
  - All works must be completed in accordance with the *General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council*, dated November 2004. The Occupation Certificate must not be issued until all damaged public infrastructure caused as a result of construction works on the subject site (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. Repair works shall be at no cost to Council.
41. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88 E of the Conveyancing Act 1919, burdening

Item 2

the owner with the requirement to maintain the on-site stormwater detention facilities on the lot. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the On-Site Detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.

42. Prior to issue of the Occupation Certificate the following must be provided to Council (attention Development Engineer):

A copy of the approved Construction Certificate stormwater detention/retention design for the site, and

A copy of any works-as-executed drawings required under this consent,

The Engineer's certification of the as-built system.

This condition is required so Council may maintain its database of as-constructed on-site stormwater detention systems, and applies particularly where the appointed Principal Certifying Authority (PCA) is not Ku-ring-gai Council.

43. Prior to issue of the Occupation Certificate any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council Engineers at no cost to Council.
44. Prior to issue of the Occupation Certificate a qualified and experienced consulting civil/hydraulic engineer must undertake a site inspection of the completed stormwater drainage and management system. The engineer is to provide written certification based on the site inspection to the Principal Certifying Authority, prior to issue of the Occupation Certificate, which makes specific reference to all of the following:
- That the stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans.
  - That the minimum retention and on-site detention volume storage requirements of BASIX and Ku-ring-gai Council Water Management DCP 47 respectively, have been achieved in full.
  - That the drainage system has been installed by a licensed contractor in accordance with the Plumbing and Drainage code AS3500.3 (2003) and the BCA.
  - That all enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

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- Where an on-site detention system has been constructed, the *on-site detention certification sheet* contained at appendix 4 of DCP 47 must also be completed and attached to the certification.

**Building Conditions**

45. For fire safety an automatic fire detection and alarm system shall be installed throughout the dwelling in accordance with the following requirements:

- a. A smoke alarm system complying with Part 3.7.2 of the Building Code of Australia Housing Provisions; or
- b. Smoke alarms which:
  - i. comply with Australian Standard 3786 or listed in the Scientific Services Laboratory Register of Accredited Products (all accredited products should have scribed on them the appropriate accreditation notation); and
  - ii. are connected to the mains and have a standby power supply; and
  - iii. are installed in suitable locations on or near the ceiling and as prescribed under Part 3.7.2 of the Building Code of Australia Housing Provisions.

To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority.

46. Following completion of a waste/recycling storage area the applicant shall provide evidence to the satisfaction of the Principal Certifying Authority, prior to the issue of any Occupation Certificate, that the garbage/recycling storage area has been constructed in accordance with Development Control Plan No 40 and the requirements of the Waste Management Plan.

N Richter  
**Acting Team Leader**  
**Development Assessment**  
**- North**

M Miocic  
**Director**  
**Development &**  
**Regulation**

M Prendergast  
**Manager**  
**Development Assessment**  
**Services**

**Attachments:**  
**Location Sketch - 637341**  
**Zoning Extract - 637342**  
**Elevations - 637347**  
**Signage - 637349**  
**Confidential - Concept C showing floor plan**



# LOCATION SKETCH

2 Princes Street, TURRAMURRA



SCALE: 1:2000

DATE: 20-03-2006



Submissions received  
SUBJECT LAND (Properties notified)



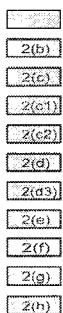
# Zoning Extract

## Princes Street, Turramurra



### 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

- (b) 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 etc)

#### ROADS

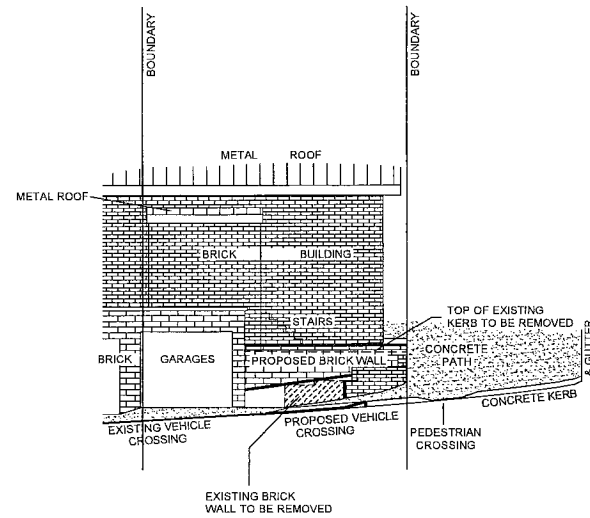
- (a) COUNTY ROAD PROPOSED
- (b) COUNTY ROAD WIDENING
- (c) LOCAL ROAD PROPOSED
- (d) LOCAL ROAD WIDENING

### GENERAL

- EXISTING COUNTY ROAD
- OTHER PLANNING INSTRUMENTS

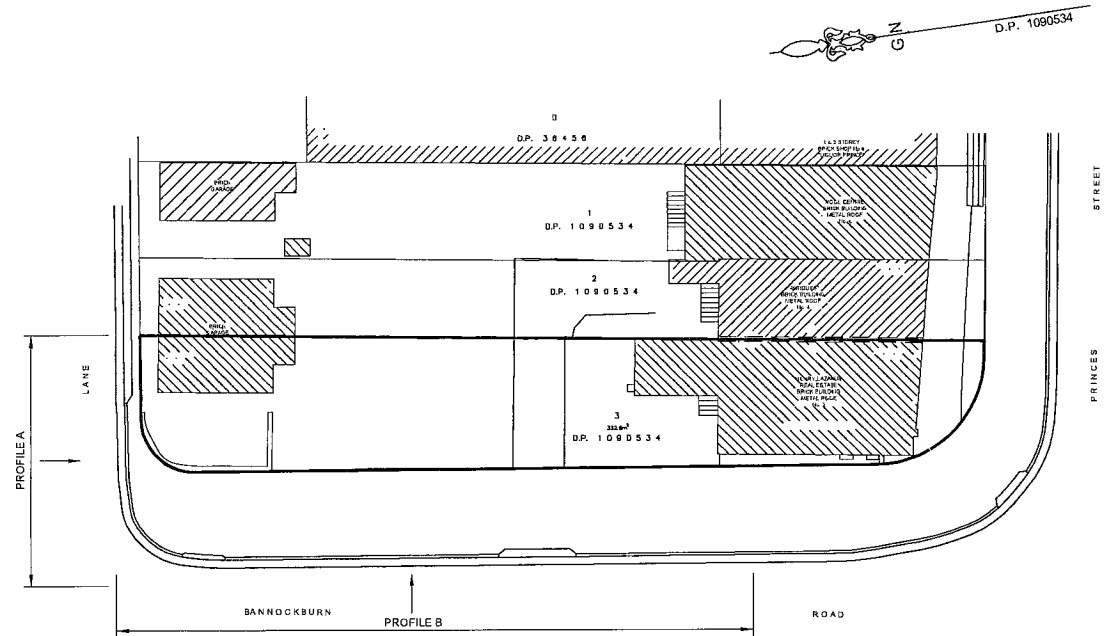


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Date:07-07-2006



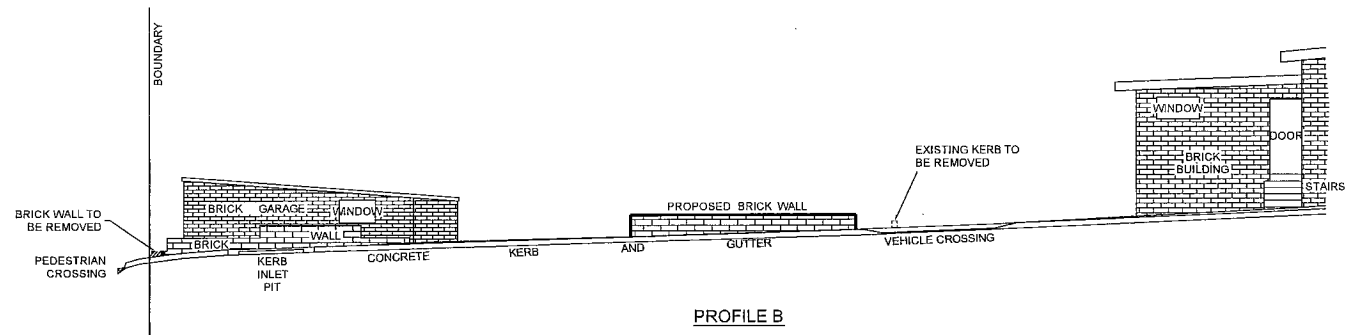
PROFILE A

Scale 1:100 (A2) 0 2 4 6 8 10 metres



PROFILE B

Scale 1:200 (A2) 0 4 8 12 16 20 metres



PROFILE B

Scale 1:100 (A2) 0 2 4 6 8 10 metres



**mepstead**  
& ASSOCIATES  
REGISTERED SURVEYORS AND  
DEVELOPMENT CONSULTANTS

**Sydney**  
10/4 Central Avenue, Thornleigh N.S.W. 2120  
**Phone** 02 9875 4500 **Fax** 02 9875 4833  
**Central Coast**  
45 Beane Street, Gosford N.S.W. 2250  
**Phone** 02 4324 4714 **Fax** 02 4324 4839

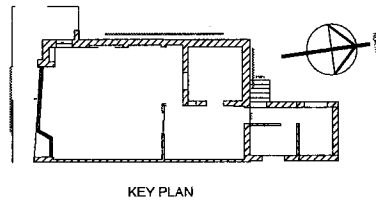
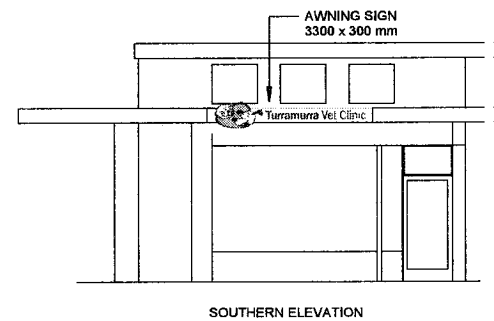
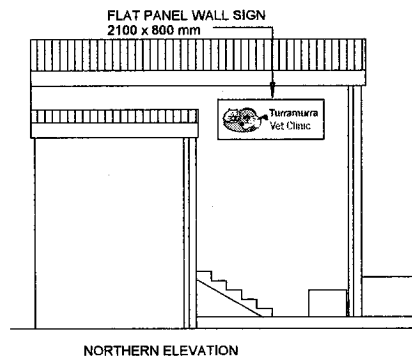
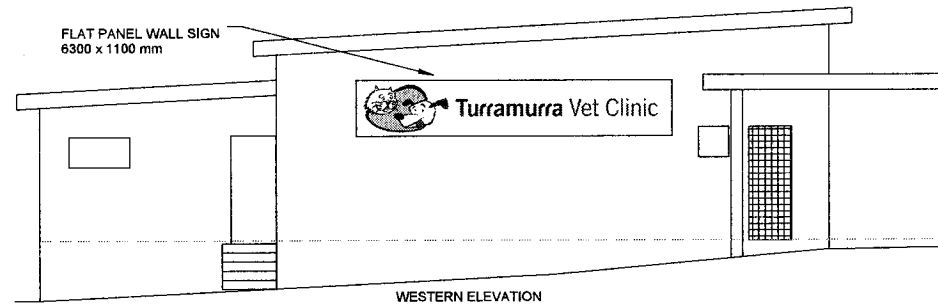
**Postal**  
PO BOX 208, Pennant Hills N.S.W. 1715  
DX 4702 Pennant Hills  
**Internet**  
mepstead@mepstead.com.au  
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Designed -  
Drawn B.E.  
Checked C.C.  
L.G.A. KU-RING-GAI

Scale AS SHOWN  
Datum AHD  
Date 03.03.06

Principal: JAMES THOMPSON  
Project: PLAN SHOWING ELEVATIONS  
LOT 3 IN D.P. 1090534  
BEING No. 2 PRINCES STREET, TURRAMURRA

Orig. No. 4030-PROFILE  
Sheet No. 1 of 1 sheets  
Our Ref. 4030



PROPOSED SIGNAGE FOR  
TURRAMURRA VET CLINIC  
2 PRINCES STREET TURRAMURRA

SCALE 1:100

DRAWING NO TUV / 006

ISSUE: 03/07/2006

M&M PROJECT SERVICES PTY LTD  
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Ph 9873 5144 Fax 9873 6294  
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## DEVELOPMENT APPLICATION

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### SUMMARY SHEET

<b>REPORT TITLE:</b>	15 TO 19 TURRAMURRA AVENUE AND 1 TO 1A WONGA WONGA STREET, TURRAMURRA - DEMOLITION OF EXISTING DWELLINGS AND CONSTRUCTION OF 49 RESIDENTIAL UNITS WITHIN TWO BUILDINGS
<b>WARD:</b>	Wahroonga
<b>DEVELOPMENT APPLICATION N<sup>o</sup>:</b>	0068/06
<b>SUBJECT LAND:</b>	15 TO 19 TURRAMURRA AVENUE AND 1 TO 1A WONGA WONGA STREET, TURRAMURRA
<b>APPLICANT:</b>	Carrington Turramurra Pty Ltd c/- Urbis JHD
<b>OWNER:</b>	Mr & Mrs Lowke, Mr Lun & Ms Lew, Mr & Ms Field, Ms Spaul, Mr & Ms Hercus
<b>DESIGNER:</b>	Sandberg Schoffell Architects
<b>PRESENT USE:</b>	Residential
<b>ZONING:</b>	2 (D3) Residential
<b>HERITAGE:</b>	Adjacent to Heritage item
<b>PERMISSIBLE UNDER:</b>	Ku-ring-gai Planning Scheme Ordinance
<b>COUNCIL'S POLICIES APPLICABLE:</b>	KPSO – 194, DCP 31 – Access, DCP 40 –Waste Management, DCP 43 – Car parking, DCP 47 – Water Management
<b>COMPLIANCE WITH CODES/POLICIES:</b>	No
<b>GOVERNMENT POLICIES APPLICABLE:</b>	SEPP 1, SEPP 55, SEPP 65, Draft Application of Development Standards 2004, SREP 20
<b>COMPLIANCE WITH GOVERNMENT POLICIES:</b>	Yes
<b>DATE LODGED:</b>	30 January 2006
<b>L &amp; E APPEAL</b>	Yes
<b>40 DAY PERIOD EXPIRED:</b>	Yes
<b>PROPOSAL:</b>	Demolition of Existing Dwellings & Construction of 49 Residential Units within Two Buildings
<b>RECOMMENDATION:</b>	Approval

Item 3

**DEVELOPMENT APPLICATION N<sup>o</sup>** 0068/06  
**PREMISES:** 15 to 19 Turramurra Avenue & 1 to 1A Wonga  
Wonga Street, Turramurra  
**PROPOSAL:** Demolition of existing dwellings and  
construction of 49 residential units within two  
buildings  
**APPLICANT:** Carrington Turramurra Pty Ltd C/- Urbis JHD  
**OWNER:** Mr & Mrs Lowke, Mr Lun & Ms Lew, Mr &  
Ms Field, Ms Spaul, Mr & Ms Hercus  
**DESIGNER** Sandberg Schoffell Architects

**PURPOSE FOR REPORT**

To determine development application 68/06, which seeks consent for demolition of the existing buildings and the construction of two residential flat buildings comprising 5 lot consolidation, basement car parking for 109 cars, 49 residential units.

**EXECUTIVE SUMMARY**

Issues:

- Residential amenity
- Relationship to interface sites
- Heritage

Submissions: 11 objections received

Pre DA: Yes

Land & Environmental Court Appeal: Yes – Appeal No. 10378 of 2006

Recommendation: Approval

**HISTORY**

**Site history:**

The development site has been used for low density residential purposes. There is no history that is relevant to the subject application.

**Development application history:**

**DA68/06**

30 January 2006 Development application lodged.  
10 February 2006 Further information request for:  
- Clear deep soil plan  
- Landscape Plan to indicate proposed external level and proposed top  
of wall levels.

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6 April 2006	The applicant was informed of Council's concerns relating to the application.
20 April 2006	Applicant's response to Council's concerns.
12 May 2006	Applicant informed that Council was not in support of the application as their response did not suitably address Council's concerns raised in earlier correspondence.
17 May 2006	Class 1 appeal lodged against deemed refusal of the application.
5 June 2006	Council officers advise applicant that they would consider amendments, subject to appeal being discontinued. Call-over postponed to 27 July 2006 pending the Council meeting.
22 June 2006	Applicant submitted amended plans addressing Council's concerns.

**THE SITE & SURROUNDING DEVELOPMENT**

**The site:**

Zoning:	2 (D3) Residential
Visual Character Study Category:	Pre 1920/1945
Lot Number:	1&2, 1,8,B
DP Number:	510523 & 587965, 21174, 401777
Area:	5,915m <sup>2</sup>
Side of Street:	Eastern (Turramurra Ave) South (Wonga Wonga St)
Cross Fall:	4.51m to the north
Stormwater Drainage:	Wonga Wonga Avenue
Heritage Affected:	Yes
Required Setback:	13-15 metres
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

The site is located on the southern corner of the 'T' intersection of Turramurra Avenue and Wonga Wonga Street, Turramurra. The site comprises 5 separate parcels of land and is generally rectangular in shape, measuring 5,915sqm. The site has a frontage of 98.6m to Turramurra Avenue and 58.2m to Wonga Wonga Street. The site contains a number of significant trees that are predominantly located along the Turramurra Avenue and Wonga Wonga Street frontages, providing a distinctive landscape character for the site.

**Surrounding development:**

Development to the north comprises large detached dwellings, predominantly 2 storey's in height on land zoned 2(c2) residential. Development to the south comprises single and two storey dwellings. Adjacent to the site, is 2 Nulla Nulla Street, which is listed as a heritage item of local significance. Further to the south, there is mixture of single and two storey dwellings on land zoned 2(d3) and 2(c2). Turramurra Uniting Church is located on the western side of Turramurra Avenue, south of Nulla Nulla Street. Turramurra retail and commercial precinct, Pacific Highway and the northern railway line are further to the south of the site.

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## THE PROPOSAL

The proposal is for the demolition of the existing houses and the construction of a residential flat development containing two buildings, as follows:

- Demolition of the existing buildings and structures on the site.
- Construction of a residential flat development containing 49 dwellings within 2 buildings.
  - Block A will comprise 26 x 3 bedroom units and 1 x 2 bedroom units
  - Block B will comprise 17 x 3 bedroom units and 5 x 2 bedroom units.
- A total of 109 car parking spaces will be provided within 3 basement levels, comprising;
  - 96 resident spaces (including 5 spaces for people with a disability).
  - 13 visitor spaces (including 1 space for people with a disability).
- Vehicular access is provided to the car park via a central driveway from Turramurra Avenue.
- Communal bicycle parking is provided within the basement car park.

Some concerns were raised by Council Officers and objectors in relation to the proposal. The applicant has amended the design to address Council's concerns after the deemed refusal appeal was lodged with the Land and Environment Court.

The following assessment is based on the amended plans, which include a 1 metre increase to the front setback for Block A from the Wonga Wonga Street frontage and material/ colour changes to the eastern and southern facades of Block B.

## CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, the adjoining owners were given notice of the application. The recently amended plans were not required to be re-notified as per Council's notification DCP, as the changes do not result in any greater impacts upon surrounding properties and will result in an improved outcome to that originally proposed. Submissions from the following were received:

- *Mr C & Mrs L Turton: 2 Nulla Nulla Street, Turramurra*
- *Mr J & Mrs R Wee: 3 Wonga Wonga Street, Turramurra*
- *Mr B & Mrs A Symonds: 6 Nulla Nulla Street, Turramurra.*
- *Albert & Halina Leung: 2 Wonga Wonga Street, Turramurra.*
- *Philip & Christine Johnstone: 2A Wonga Wonga Street, Turramurra.*
- *John & Jenny Jabour: 4 Wonga Wonga Street, Turramurra.*
- *Michael & Diana Woods: 7 Wonga Wonga Street, Turramurra.*
- *Kenneth & Alison Davey: 15 Wonga Wonga Street, Turramurra.*
- *Ernst & Susan Friedlaender: 30 Turramurra Avenue, Turramurra.*
- *C E Lynch & J A Lynch: 16 Turramurra Avenue, Turramurra.*
- *Coleen Lew: 23 Turramurra Avenue, Turramurra.*



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The submissions raised the following issues:

**Privacy impacts:**

Privacy impacts have been raised by the owners of 3 Wonga Wonga Street, 2 and 6 Nulla Nulla Street, Turramurra which directly adjoin the development site to the east, south and south-east. No. 3 Wonga Wonga and 2 Nulla Nulla are separated by distances of 6-9 metres and 9 metres, respectively, from the subject site.

The development has reasonable setbacks and appropriate landscaping along the boundaries. In addition, balconies have also been designed using varying widths, planter boxes and lengths to minimise impacts. On the southern façade of Block B, smaller sized windows have been used to minimise impacts. Bedroom windows dominate this elevation, meaning occupants are likely to incorporate their own privacy measures such as blinds. Bedrooms are also less frequently used. Also, non-habitable rooms are located along this elevation. Impacts will be minimal due to the 9m boundary setback. However, to further reduce impacts, a condition is recommended (**Condition No.71**) replacing the glass balustrades along the southern and eastern facades of both Block A and B with opaque glazing to restrict outlook and further protect the amenity of the adjoining properties. For these reasons the development is not likely to result in a significant privacy impact.

The residents of 2A Wonga Wonga Street raised the issue of overlooking of their driveway. This situation already exists. In terms of the privacy issue raised by 23 Turramurra Avenue, the development site is located to the south of this site across Wonga Wonga Street and there would be sufficient separation to ensure acceptable levels of amenity in accordance with DCP 55.

**Inadequate setbacks**

The setbacks of the development generally achieve the requirements of LEP 194 and DCP 55. Where there are minor variances to these controls, it has been demonstrated that compliance with the objectives of the controls can still be achieved.

**Impacts on trees during construction**

Conditions of consent are recommended to ensure protection of existing trees to be retained during construction and to ensure landscaping supplementary works are carried out in accordance the landscape plan (**Conditions Nos 36, 38, 39, 40, 41, 42, 43, 44, 45,46, 101**).

The applicant also intends to plant super-advanced plants to minimise the impacts of the development. This will enhance the visual amenity and reduce the appearance of bulk of the development to the street.

**Roadway safety/ traffic management**

The proposal will not result in any significant detrimental impacts on traffic flow in the surrounding street network. A Construction Traffic Management Plan for the site will be required by condition. This plan will minimise disruption and construction impacts during the construction process. The

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suggestion by residents of providing parking restrictions or changing the traffic flow along Wonga Wonga Street has been considered by Council's engineers who concluded that such is not required.

**No weekend work**

Council's standard condition for operating hours allows work on Saturdays from 8.00am to 12 noon (**Condition No 7**). This condition allows work until 5.30pm, provided it does not involve the use of any noise generating processes or equipment. No work is permitted on Sunday or public holidays.

**Whether the plant room exceeds the 5 storey limit**

The plant area/ lift over run is not a storey as defined under State Environmental Planning Policy No.6 – Number of Storeys within a Building. The plant room is not a consideration in assessing the number of storeys within a development.

**Scale of the development not being consistent with the area**

LEP 194 and DCP 55 determine the future desired character for land zoned. The scale of the development is satisfactory in this regard as the proposal achieves the key indicators, being the height, maximum number of storeys, site coverage, top floor area, boundary setbacks and deep soil landscaping provisions. These considerations determine the appropriate scale of the development. Given its substantial compliance and minimal amenity impacts, the development is acceptable in this regard.

**Water pressure, electricity and gas supply**

The applicant will be required to consult with the relevant authority in this regard (**Condition No.96**). Supplies from these services already exist to the area. The applicant will be required to comply with any relevant requirement imposed by these authorities. This is also to include the under-grounding of overhead power supplies.

**Does council employ inspectors to regulate large scale development ?**

The PCA is responsible for inspections and monitoring of the development site. Council staff assist in the regulation of the construction process in addition to the responsibility of the Principal Certifying Authority for the development.

**Performance bond to be paid by the applicant for the completion of the development works**

This is not a matter which can be considered by Council under the provisions of the EPA Act, 1979.

**Overshadowing**

The proposal is compliant with the sunlight access provisions contained within Council's planning policies. Refer to discussion under DCP 55

**Security/ health & safety**

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All works carried out for the site must be conducted according to relevant legislation and workcover requirements, including the safe removal of asbestos. Safety during construction in terms of vehicles will be address via the Construction Traffic Management Plan.

Consideration has been given to the security of the adjoining development in terms of Crime Prevention Through Environmental Design Principles (CPTED). The proposal is reasonable in this regard and will offer a degree of passive surveillance which discourages criminal behaviour. Council is not in a position to require the applicant to replace the existing a side boundary fence at their expense. This is an issue for the private property owners.

**Damage/ impacts during construction**

Conditions of consent are recommended to minimise impacts of the development during the construction process (**Conditions Nos 23,76**). Typical conditions will include compliance with noise regulations, suppression of dust during construction and dilapidation reports for the adjoining development. This is also supported by conditions restricting the hours of work and appropriate traffic management. It is also not reasonable under the EPA Act, 1979 to require that '*on completion, the washing and re-painting of houses within a 70 metres radius of the site*'. A condition is recommended in this regard (**Condition No. 23**) to minimise dust impact to the surrounding properties during construction.

**Landscaping**

Landscaping of the site will ensure adequate amenity to the surrounding properties as well as ensuring that the development integrates into the streetscape.

**Impacts on heritage item**

The impacts to the heritage item are acceptable for the reasons given within this report. Residents stated that there were a number of inconsistencies between Council's heritage planning controls and that of the applicant's submission. These points have been noted and considered under the assessment of the application. The proposal does not adversely impact upon the adjoining heritage item.

**Detriment to property values**

This is not relevant consideration under the EPA Act 1979.

**Variations to planning controls**

The impact(s) of the non-compliances have been assessed under the body of this report. Those variations are reasonable in this instance.

**Council must be the principal certifying authority**

The EP & A Act allows the applicant to choose either a private PCA or Ku-ring-gai Council.

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**Drainage impacts**

The proposal has been assessed by Council's Development Engineer and the development is reasonable in this regard.

**Various suggestions of design changes**

The suggestions made have been considered under the assessment of the application. The proposal has been amended and conditioned to ensure minimal impacts to the adjoining development, including to the adjoining heritage item.

**Future development of the area**

*'Should Ku-ring-gai Council accept this proposal.... then Council should approve the area bounded by Turramurra Avenue/ Wonga Wonga Street/ Ku-ring-gai Avenue/ Pacific Highway for similar such development.'* This issue is not relevant to this application, but could be considered for any future amendments to the KPSO.

**Streetscape**

The impacts of the development in terms of streetscape area acceptable for the reasons given within the report.

**Building width**

The proposed building widths are acceptable in this instance for the reasons given within the main body of this report.

**CONSULTATION - WITHIN COUNCIL**

Consultation within Council was not considered necessary.

**Urban Design**

Council's Urban Design Consultant, Mr Russell Olsson, made the following comments in relation to the originally submitted proposal and as amended:

Original proposal:

***"Principle 1: Context***

*SEPP 65: Good design responds and contributes to its context.....Responding to context involves identifying the desirable elements of a location's current character, or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies.*

***Comment:***

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*The proposed site is located two blocks north of Turramurra Shopping Centre, Turramurra Railway Station and the Pacific Highway. The site consists of five parcels of land known as 15, 17 and 19 Turramurra Ave and 1 and 1A Wonga Wonga St all of which are zoned 2(d3). The site is approximately 54.8m wide and 95.4m deep.*

*The built form context is comprised of -*

- on the proposed site, five large single and two storey detached residential dwellings fronting both Turramurra Ave and Wonga Wonga St.*
- to the south of the proposed site a Schedule 7 heritage item which has frontages to Turramurra Ave and Nulla Nulla St.*
- to the north and east large detached residential dwellings predominately of two storey construction zoned 2(c2).*
- to the west predominately single storey detached residential dwellings with predominate zoning of 2(d3).*

*The site and the surrounding area is characterised by established vegetation and 'bushland' setting consisting of mostly native trees. The site contains a number of significant trees that will be retained to maintain the established landscape character of the immediate area.*

*The Residential 2 (d3) zoning of this site and adjoining sites establishes the future scale of development on these sites as being 5 storeys maximum. The relationship to the future planned context is acceptable.*

**Principle 2: Scale**

*SEPP 65: Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development.*

*In precincts undergoing transition proposed bulk and height needs to achieve the scale identified for the desired future character of the area.*

*Comment:*

*The scale of the proposed building is acceptable, as it complies with the height controls in LEP 194, and building length controls in DCP 55.*

**Principle 3: Built form**

*SEPP 65: Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.....*

*Comment:*

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1. *The DCP 55 states that "where a site has a depth of more than 45 metres and a width of more than 35 metres, a front setback zone of 13 to 15 metres from the boundary shall apply" the proposed development has a setback of only 13 metres. It is therefore recommended that due to the size of the site and development an average setback of 14 metres should apply to the boundary on Wonga Wonga Ave.*
2. *The proposed development consists of two buildings that are 18 metres apart; the minimum requirement is 12 metres. It is therefore recommended that to compensate for the increase in the setback in item 1 the separation between the buildings be reduced.*
3. *The setbacks for the eastern boundary are acceptable ie 6 metres for the first two floors and 9 metres for the third and fourth due to change of zoning from 2(d3) to 2(c2).*

**Principle 4: Density**

*SEPP 65: Good design has a density appropriate to its site and its context in terms of floor space yields (or numbers of units or residents).....*

*The site coverage is approximately 34%, in compliance with LEP 194. The 5th level occupies approximately 50% of the floor area of the lower floors. There 43 X 3 bedrooms and 6 X 2 bedroom units. The density is acceptable.*

**Principle 5: Resource, energy and water efficiency**

*SEPP 65: Sustainability is integral to the design process. Aspects include..... layouts and built form, passive solar design principles,..... soil zones for vegetation and reuse of water.*

*All the of living rooms/balconies in the apartments will receive greater than 2 hours sunlight between 9am and 3pm in mid-winter. There are no, south facing apartments. 28% of all the kitchens are located on external walls, which above that recommended in the Residential Flat Design Code of 25%. More than 71% of apartments are naturally ventilated which is above that recommended in the Residential Flat Design Code of 60%. The development has a deep soil landscaping area of 51% and water retention system.*

**Principle 6: Landscape**

*SEPP 65: Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.*

*The landscape design is acceptable.*

**Principle 7: Amenity**

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*SEPP 65: Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, and service areas, outlook and ease of access for all age groups and degrees of mobility.*

*The proposed development has a high percentage of apartments receiving sunlight and cross ventilation. There are no visual or acoustic issues and the apartments are, overall, efficiently designed.*

**Principle 8: Safety and security**

*SEPP 65: Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising activity on the streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.*

*There are no perceived safety and security issues.*

**Principle 9: Social dimensions**

*SEPP 65: Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or, in the case of precincts undergoing transition, provide for the desired future community.*

*The mix of apartments is acceptable.*

**Principle 10: Aesthetics**

*SEPP 65: Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.*

*The facades of the development are too blocky and square this is further emphasised by the 'square' grouping of windows. As a result there is no emphasis on the vertical or the horizontal, which results in a visually lifeless facade. More emphasis in the vertical dimension of many elements is needed. Please refer to attached sketch indicating possible façade proportions.*

*The change in the colour of the render from dark to light at the second storey is too high and cuts the building in half neither emphasising the base nor the top. It is desirable that the base of apartments be a distinct element, it is therefore recommended that brick is used to emphasis the base and that this should come up to*

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*the bottom of the first floor windows, the rest of the façade should then be rendered in a very light colour to enhance this distinction.*

*A change of materials to a lightweight material for the fifth storey is also recommended this will lighten this element. The roof also needs to be a stronger element, the overhangs on all sides should be longer and the pitch greater, this will also help hide the services on the roof.*

**2.0 Conclusion and recommendations**

*It is recommended that:*

- *the setback along Wonga Wonga St boundary be increased to an average of 14 metres*
- *the separation between the buildings be reduced from 18 metres*
- *there should more emphasis on vertical elements in the façade*
- *the use of distinct materials be used emphasis the base of the buildings*
- *a lightweight material be used to lighten fifth storey*
- *the roof should be a stronger element with longer overhangs and greater pitch*

*The proposal is otherwise acceptable in terms of SEPP 65 design principles, and should be approved when these changes are made.*

These issues were discussed with the applicant, who submitted amended plans in response.

Further comment on amended plans:

*“I have reviewed the revised elevations for 15-19 Turramurra Ave & 1-1A Wonga Wonga Ave and I am satisfied that they have addressed the Aesthetic issues that I raised in my earlier review. The main building has also been set back 1m further from the street, which I agree with. In terms of SEPP 65 the current proposal should be approved.”*

The applicant reasonably addressed the concerns raised by Council’s Urban Design consultant. The suggested revision to extend the upper roof form with a greater pitch and overhang were not incorporated into the amendments. It was felt that this would add excessive bulk and scale to the built form.

**Heritage**

Council’s Heritage Officer, Mr Paul Dignam, made the following comments:

**“Comments**

*DCP 55 requires the first and second floors to be set back 10m from the heritage building and 15m for the third, fourth and fifth stories. ‘Block B’ of the application achieves a setback from the heritage building of about 13.5 for the first two floors which exceeds Council’s guideline. The setback on the third and fourth levels is 13.5m and is less than the required*



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*setback of 15m. The setback for the 5th floor is 15.5 metres and exceeds Council's guidelines.*

*The southern elevation of Block B, which faces the heritage item, mainly contains bedrooms, however the middle section of the building contains living areas which are setback an additional 5.5 metres from the facade and provide a total setback of 19 metres from the heritage building this exceeds the guidelines in DCP 55. The southern facade, directly adjoining the heritage item is relatively flat with the central part set back. The applicant's heritage report concludes that:*

*"The proposal is consistent with the desired future character of the area and demonstrates compliance with the existing controls regarding heritage conservation."*

*The applicant was advised that there is some non-compliance in the setbacks adjacent to the heritage item. There was also some concerns with landscape and urban design issues. Those issues have largely been resolved, with later amendments and conditions. However, the applicant did not amend the minor non-compliance with the side setback on the third and fourth floor levels.*

*The amount of non-compliance in setback from the neighboring heritage item is relatively small, comprising about a third of the southern elevation of proposed "Block B" (plan measurement) and only relates to two floors within the building. Given that the two lower floors and the top floor all exceed the required setbacks and that amendments to the design and landscaping of the scheme has resulted in a satisfactory outcome, it is my opinion that given the heritage objectives and guidelines in DCP 55 the overall application and its impacts on the heritage item at 2 Nulla Nulla Street is acceptable.*

### **Conclusions**

*Demolition of the existing houses on the site is acceptable, provided archival recording of each building is undertaken before works commence on the site.*

*On balance, the amendments to the application have assisted in providing a more acceptable outcome in terms of fit within the exiting streetscape and with the nearby heritage item.*

*In relation to the heritage setback requirements in DCP 55, 'Block B' does not fully comply with the required setback for about a third of the southern elevation on levels three and four. Given that the two lower floors and the top floor all exceed the required setbacks and that amendments to the design and landscaping of the scheme has resulted in a satisfactory outcome, it is my opinion that the overall heritage objectives and guidelines in DCP 55 have been met and the minor non-compliance in setback is acceptable. The overall impact on the heritage item at 2 Nulla Nulla Street is considered satisfactory."*

### **Landscaping**

Council's Landscape Assessment Officer, Mr Geoff Bird, made the following comments:

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***The site***

*It is proposed to demolish the existing dwellings and construct two five storey residential flat buildings on the amalgamated corner site area within of 5 915sqm, with basement car parking and vehicular access from Turramurra Ave. The site is characterised by an established landscape setting with mature trees and shrubs within formal garden beds and grassed expanses, typical of the broader Turramurra landscape character. The site is dominated by a stand of mature, possibly remnant, Eucalyptus pilularis (Blackbutt) located adjacent to the north-western site corner and the western site boundary, which is outwardly in good health and condition.*

***Impacts to trees/tree removal/tree replenishment***

*The proposed development will result in the removal of numerous trees on site, primarily those located within or adjacent to the proposed building footprint and ancillary works. The most significant trees, being the Eucalypts, are being retained with adequate setbacks to ensure their ongoing health and vigour. The basement car park has been set back further than the building line to preserve the tree root systems, while the building has been placed on piers to reduce root severance and tree impacts.*

*A total of four (4) additional tall 'canopy' trees will be planted on site to replenish tree removal. These, in addition to the existing trees, exceed council's minimum tree replenishment requirements for the site. However, it will be conditioned for proposed trees to be spread out over the site and additional trees to be planted within side and rear setbacks to filter views to and from adjoining properties.*

*No objection is raised regarding the nominated tree removal.*

***BASIX***

*The application complies with landscape commitments made within the BASIX certificate.*

***Deep soil***

*By the applicant's calculations, the proposed development will have a deep soil landscape area of 2964sqm or 50.1 % of the site area. Landscape Services is in agreement with the areas included within the deep soil calculable area.*

***Landscape plan***

*Overall, no objection is raised to the proposed landscape plan. Any changes required can be conditioned.*

*It is noted that the southern and eastern site boundaries are proposed to be private courtyard spaces with no communal open space. This is not particularly desired as it potentially compromises the on-going integrity of the landscape as it is more likely that future individual*

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*residents will impose their own landscape style within these areas, potentially removing new tree plantings and screen planting.*

***Drainage plan***

*Landscape Services raises no objections to the location of storm water pipes and tanks as submitted."*

To address the concern relating to the courtyards, **Condition 47** has been recommended to increase the side boundary setback and to provide the area along the boundaries as communal open and deep soil planting space. This is compliant with the DCP 55 objectives and will assist in maintaining the integrity of the landscape.

**Engineering**

Council's Engineering Team Leader, Ms Kathy Hawken, made the following comments:

***"Water management***

*The proposal for this site is 49m<sup>3</sup> of retention, for re-use in toilet flushing, irrigation and car washing, as well as 111m<sup>3</sup> of on site detention. The detention system has been shown to drain freely into the street drainage system.*

*A Council stormwater pipe crosses the north-eastern corner of the site. The basement excavation is some 2-3 metres clear of the easement. Conditions are recommended to protect the pipe, including CCTV inspection before and after the works, with the developer to repair any damage.*

*The proposed building will be further from the easement than the existing structures, so overland flow will not be impeded by the new works.*

***Traffic generation***

*The development is expected to generate about 20 vehicle trips per peak hour. This is not expected to have a significant effect on traffic flows in the surrounding streets.*

***Vehicular access and parking***

*Under LEP 194, the development requires 92 resident and 13 visitor parking spaces. The basement car parks contain a total of 110 spaces and therefore the development complies.*

*The dimensions of the carpark comply with AS2890.1:2004.*

*The report contains recommendations for mirrors and signage to improve sight distances on ramps and circulation aisles. These recommendations have been incorporated into the conditions.*

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***Waste collection***

*The garbage room is located at the entry to the basement carpark and according to the swept paths in Appendix B of the Masson Wilson Twiney report, there is sufficient space for the small waste collection vehicle to turn in front of the roller shutter and leave the site in a forward direction. The driveway grades are also suitable for the small waste collection vehicle.*

***Construction management***

*A detailed Construction and Traffic management plan will be required prior to commencement of works. The hours of operation in the plan submitted are somewhat long (7am to 6pm Monday to Saturday). The conditions of consent will override these. Access from both Turramurra Avenue and Wonga Wonga Street is proposed. This may assist with forward entry and exit from the site. Traffic control plans will be required for the different stages of the work.*

*The plan states that on site parking will not be available. Therefore the site-specific Construction and Traffic Management Plan to be submitted prior to commencement of works is to include an estimate of the number of on- street parking spaces necessary and to nominate an alternative legal on-street location for employee parking.*

***Geotechnical investigation***

*Five boreholes were drilled by auger methods to depths of 7.5 to 9 metres. Variable depths of silty clay were encountered, over shale below about RL158. The shale was distinctly weathered and of low strength for the full depth of investigation.*

*Excavation of about 7 metres will be required, which is expected to be readily achievable with conventional earthmoving equipment. The report contains recommendations for vibration monitoring in the event that the use of rock hammers is necessary.*

*Rock or soil anchors may be required for temporary excavation support. The anchors may extend into the road reserve. The recommended conditions include the procedure for obtaining approval from Council for the anchors.*

*Dilapidation reporting is not mentioned in the geotechnical report, but reference to the aerial photograph indicates that reporting of structures at 2 Nulla Nulla Street and 3 Wonga Wonga Street would be prudent.*

*Groundwater was encountered at relatively shallow depths, within the excavation depth. Initially high seepage flows are expected into the excavation but these should decrease with time. Drawdown is not expected to affect neighbouring properties."*

The above assessment and recommendations are consistent with Council's policy and are supported subject to the following conditions (**Conditions Nos 6, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 90, 91, 92, 93, 94, 95, 96, 97, 107, 108, 109, 110, 111, 112, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134.**)

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**Building Surveyor**

Council's Building Unit Team Leader, Mr Stephen Murray, made the following comments:

*"The proposed development consists of 5 storey buildings containing 49 self contained units. The basement car park levels are proposed. The development application plans indicate that the proposed design of the building will satisfy the requirements of the Building Code of Australia.*

*No objection is raised to the proposed development in regards to compliance with the Building Code of Australia."*

**STATUTORY PROVISIONS**

**State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development.**

Council's Urban Design Consultant has reviewed the application against the 10 design quality principles of SEPP 65 (refer internal referrals). In summary, the development satisfies SEPP 65 in the following ways:

- The development respects the context, scale, built form, density and landscaping given the compliance with site coverage, maximum height and number of storeys and deep soil landscaping.
- The proposed landscaping responds to the existing and future character of the area as well as resulting in aesthetic quality and amenity for the occupants, adjoining property owners and the public domain.
- The development meets efficient use of natural resource energy and is compliant with BASIX.
- The development will have no amenity impact on surrounding properties.
- The application against the 'CPTED' principles there are no significant safety and security concerns. The development in relation to social dimension is acceptable, given the development's close proximity to public transport and Turramurra Shopping centre, particularly within the 2(d3) zone where the housing mix is changing to higher density living.
- The proposal appropriately responds to the streetscape within the changing environment.

**Residential Flat Design Code**

The building envelope, in terms of setbacks, is considered satisfactory having regard to the desired future character of locality. This is discussed in more detail below under the provisions of *SEPP 65*, *KPSO* and *DCP 55*.

**Site analysis:**

An appropriate site analysis was submitted indicating building edges, landscape response, access and parking and building performance and relationship to adjoining development.

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In terms of site configuration, the proposal is considered to provide acceptable locations for deep soil landscape area in compliance with Council's guidelines. The siting and orientation of the development allow adequate solar access for the habitable areas and private open spaces for the development and adjoining properties.

The merits of the application with respect to stormwater management, access and privacy are assessed within the report below.

**Building design:**

As detailed in this report, the development provides suitable residential amenity in terms of space, room size, outdoor space for future occupants in compliance with SEPP 65 and DCP 55.

All other relevant matters relating to building design are detailed elsewhere in this report.

**State Environmental Planning Policy No.55 – Remediation of Land**

SEPP 55 requires Council to consider the development history of a site and its potential for containing contaminated material.

The subject site has historically been used for residential purposes and is unlikely to be affected by contamination.

**Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River.**

SREP 20 applies to land within the catchment of the Hawkesbury Nepean River. The general aim of the Plan is to ensure that development and future land uses within the catchment are considered in a regional context. The Plan includes strategies for the assessment of development in relation to water quality and quantity, scenic quality, aquaculture, recreation and tourism.

Subject to conditions the development is will not generate significant additional storm-water and is consistent with the provisions of SREP 20.

**Ku-ring-gai Planning Scheme Ordinance (KPSO)**

<b>COMPLIANCE TABLE</b>		
<b>Development standard</b>	<b>Proposed</b>	<b>Complies</b>
<b>Site area (min):</b> 1200m <sup>2</sup>	5915m <sup>2</sup>	<b>Yes</b>
<b>Deep landscaping (min):</b> 50%	50.1%	<b>Yes</b>
<b>Street frontage (min):</b> 30m Frontage: - Turramura Avenue - Wonga Wonga Avenue	95.46m 54.86m	<b>Yes</b> <b>Yes</b>
<b>Number of storeys (max):</b> 5	5	<b>Yes</b>
<b>Site coverage (max):</b> 35% or 2070.25m <sup>2</sup>	35%	<b>Yes</b>

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COMPLIANCE TABLE		
Development standard	Proposed	Complies
<b>Top floor area (max):</b> 60% of level below	<60%	<b>Yes</b>
<b>Ceiling height (max):</b> 4 and 13.4m Block A: Max ceiling height:13.4m	12.74m	<b>Yes</b>
Block B: Max ceiling height: 13.4m	13.4m	<b>Yes</b>
<b>Car parking spaces (min):</b> • 13 (visitors) • 92 (residents) • 105 (total)	13 96 109	<b>Yes</b> <b>Yes</b> <b>Yes</b>
<b>Zone interface setback (min):</b> 9m  Block A: Third and Fourth Storey	Blade wall 8.25m Balconies/ Terrace 8.4m	<b>No (SEPP 1)</b>
Block B:	9m	<b>Yes</b>
<b>Manageable Housing (min):</b> 10%	10%	<b>Yes</b>
<b>Lift access:</b> required if greater than three storeys	Provided	<b>Yes</b>

### State Environmental Planning Policy No.1 – Development Standards / Draft SEPP – Application of Development Standards 2004.

The proposal involves a variation to cl.25L (Zone Interface setback) for the 9 metres third and fourth storey boundary setback requirement for Block A, as noted in the KPSO compliance table. A SEPP 1 Objection has been lodged for this variation. The following is an extract from the SEPP 1 Objection to this standard:

*“Objective*

*..... to provide a transition in the scale of buildings between certain zones.*

*Response:*

*The proposal satisfies the objective of the zone interface provision of the PSO because the development has been designed to provide an appropriate transition between the site, which is located within the Residential 2(d3) zone, and the land adjoining the site along the eastern boundary, which is located within the Residential 2(c2) zone.*

*The appropriateness of the transition between the zone is demonstrated as follows:*

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*Exceptional Design Quality*

*The proposed development is considered to be of a high design quality that responds to the site characteristics and the likely and future character of the residential area. In particular, it is considered that the design responds to the orientation of the site and the extensive vegetation which currently exists on the site and has given careful regard to the features of the adjoining development, including the features of both the dwellings and the outdoor living areas.*

*Sandberg Schoffel has prepared a design statement that accompanies the SEPP 1 report as Attachment 1. The following extracts are considered to be of particular relevance with regard to the design quality of the development, having particular regard to the impact of the proposed balconies:*

*Both the sections of balconies which encroach on the setback are portions of larger balconies which extend beyond the wall plane from a recessed terrace and wall plane behind. In doing this the balconies provide a much higher level of articulation to the façade of the building than would be evident if the balconies were to comply with the setback of 9m.....*

*I believe that the design provides exceptional design quality which would not be achieved with full compliance with the PSO setback control. The intent of the PSO control is met as the visual bulk of the building is setback beyond the required 9m.*

*Overall, it is considered that the proposed balconies will have a positive impact with regards to the articulation of the building. If the non compliant area were removed, the development would still comply with the minimum outdoor living area prescribed by the DCP, however, there would be less articulation of the building which could emphasise the difference in the scale of the development and the development in the adjoining residential areas and not meet the objective of the control.*

*Stepped Building Height*

*Block A is 'stepped' in height on the eastern elevation of the building to provide a transition in height at the zone interface in accordance with the objective of Clause 25L of the PSO.*

*It is considered that the proposed balconies will not have a significant impact on this transition as:*

- The Level 2 terraces are located on the roof of the level below and it is considered that the balustrade and privacy screen will not have a major impact on the perceived height of the building, when viewed from the public domain and the adjoining residential properties.*
- The Level 3 balconies are relatively small and do not occupy a significant portion of the eastern elevation. Further, it is considered that the proposed non compliance is relatively minor and is unlikely to have a significant visual impact.*

*Overall, it is considered that the proposal meets the objective of clause 25L as the building is appropriately reduced in scale at the zone interface.*



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*Extensive Landscaping*

*Extensive landscaping is provided within the setback area to provide an appropriate screen between the balconies and the adjoining residential properties and safeguard the privacy of the adjoining residences.*

*In particular, a series of super advanced trees are proposed along the eastern boundary of the site adjacent to Block A, which will obscure potential views from the upper storey balconies to the outdoor living areas of the adjoining residential dwellings.*

*The proposed landscaping will also provide a buffer between the development and the adjoining residential zone and minimizes the potential visual impact of the proposed buildings from the adjoining residential dwellings.*

*Solar Access*

*The balconies on Levels 2 and 3 (third and fourth storeys) of Block A, which result in the non compliance with PSO, have minimal impact on sunlight access and the overshadowing of the interior living rooms and exterior open space areas of the adjoining residential properties.*

*The balconies on Level 2 are located on the roof of the level below and are generally uncovered, with the exception of the Level 3 balconies above, limiting their potential impact on solar access and overshadowing. The balustrade on these balconies comprise clear glazing on the upper portion, further limiting their potential impact on solar access and overshadowing of the adjoining properties.*

*The balconies on Level 3 occupy only a minor portion of the eastern elevation of the building and are predominantly recessed within the building. Accordingly, it is considered that these balconies will not have a significant impact on solar access and overshadowing of the adjoining residential properties.*

*It is also noted that the proposed balconies have a positive impact with regard to solar access for the outdoor living areas, as demonstrated in the following extract from the design statement prepared by Sandberg Schoffel:*

*The subject balconies provide the outdoor amenity area of the apartments and it is important that they should have significant solar access; this is achieved by extending them beyond the face of the wall above thereby allowing greater solar access onto the terraces than would be achieved were they set into the face of the building.*

*On this basis, it is considered that the proposed balconies have a net positive impact, having regard to solar access and overshadowing.....*

*The proposal satisfies the objective of the zone interface control standard contained in Kuring-gai PSO to provide a transition in the scale of buildings between certain zones. Accordingly, the minor variation to the setback control is justified.*

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*The building height is appropriately stepped to reduce the scale at the zone boundary interface and it is considered that the balconies at the third and fourth storey do not have a significant impact. The construction of the balconies in Apartments A17, A18, A23 and A24 provides a better environmental outcome by providing a much higher level of articulation to the façade of the building than would be evident if the balconies were to comply with the development standard. Overshadowing is negligible and opportunities for overlooking will be minimized through the use of landscaping in the setback. The area where the proposal exceeds the setback requirement is minor and represents an insignificant portion to the overall scale of the development.*

*In this respect, strict compliance with the standard is unnecessary and unreasonable in this circumstance. In this regard, it is warranted that the minimum setback to the zone boundary interface be varied under both the provisions of SEPP 1 and the draft SEPP (Application of Development Standards) 2004."*

**Zone Interface (cl.25L)**

Part of Block A breaches the minimum 9 metre zone interface boundary setback to the eastern boundary. An objection under SEPP 1 seeking variation to the development standard was lodged. The following is an assessment of the adequacy of the SEPP 1 using criteria established in this instrument and by the Land and Environment Court.

**1. Whether the planning control in question is a development standard.**

Clause 25L(3) is a development standard.

**2. The underlying objective or purpose behind the standard**

The objective of this clause is to provide a transition in the scale of buildings between certain zones.

**3. Is compliance with the development standard consistent with the aims of the Policy and does compliance tend to hinder the attainment of the objects specified in section 5(a)(i) and (ii) of the EP & A Act 1979.**

The proposal will not hinder the attainment of the object of section 5(a)(i) and (ii) of the environmental Planning and Assessment Act 1979.

**4. Is compliance with the development standard unreasonable or unnecessary in the circumstance.**

Compliance is unreasonable and unnecessary in the circumstance for the reasons given under the SEPP 1 assessment.

**5. Is the objection well founded?**

Despite the variation, the development will meet the underlying objectives of this control to provide a reasonable transition of built form between the higher and lower density planning zones. The main component of the building envelope is compliant with the setback requirement, there are no

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significant amenity or streetscape impacts and the design provides a reasonable transition between the zones. This is supported by the satisfactory landscaping along the common boundary, reasonable articulation of the building provided by the balconies and the minimal overshadowing impacts. Consequently, the variation is supported in this instance.

**Heritage/ Conservation areas (cl.61D-61I)**

The development will not result in any adverse impact on the adjoining heritage item.

The development satisfies the objectives for residential zones as prescribed in clause 25D.

**POLICY PROVISIONS****Development Control Plan No.55 – Railway/ Pacific Highway Corridor & St Ives Centre**

<b>COMPLIANCE TABLE</b>		
<b>Development control</b>	<b>Proposed</b>	<b>Complies</b>
<b>Part 3 Local context:</b>		
<b>Development adjacent to a heritage item:</b>		
• 10m setback (1 <sup>st</sup> & 2 <sup>nd</sup> storeys)	13.5m	<b>Yes</b>
• 15m setback (3 <sup>rd</sup> & 4 <sup>th</sup> storeys)	13.5m	<b>No</b>
• No closer than heritage item from front boundary	Not closer	<b>Yes</b>
<b>Part 4.1 Landscape design:</b>		
<b>Deep soil landscaping (min)</b>		
• 150m <sup>2</sup> per 1000m <sup>2</sup> of site area = 887.25m <sup>2</sup>	Approximately 2922.01m <sup>2</sup>	<b>Yes</b>
<b>No. of tall trees required (min):</b> 20 trees	>20 (subject to conditions)	<b>Yes</b>
<b>Part 4.2 Density:</b>		
<b>Building footprint (max):</b>		
• 35% of total site area	35%	<b>Yes</b>
<b>Floor space ratio (max):</b>		
• 1.3:1	1.307:1	<b>No</b>
<b>Part 4.3 Setbacks:</b>		
<b>Street boundary setback (min):</b>		
• 13-15 metres		
- Turramurra Ave		
Block A (side)	12.4m	<b>No</b>
Block B (front)	13m	<b>Yes</b>
- Block A - Wonga		
Wonga Ave (front)	14m	<b>Yes</b>

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<b>Rear boundary setback (min):</b> • 6m	6m+	Yes
<b>Side boundary setback (min):</b> • 6m	6m+	Yes
<b>Setback of ground floor courtyards to street boundary (min):</b> • 11m Turramurra Ave - Block A - Block B Wonga Wonga Ave - Block A	  8.3m 8.3m 9.0m	  No  No
<b>% of total area of front setback occupied by private courtyards (max):</b> • 15% - Turramurra Ave - Wonga Wonga Ave	 24.99% 27.08%	 No
<b>Part 4.4 Built form and articulation:</b>		
<b>Façade articulation:</b> • Wall plane depth >600mm • Wall plane area <81m <sup>2</sup>  Building A - Wonga Wonga Ave - Turramurra Ave Building B - Turramurra Ave	 >600mm   <81m <sup>2</sup> <81m <sup>2</sup> >112.7m <sup>2</sup>	 Yes   Yes Yes No
<b>Built form:</b> • Building width < 36m  Building A - Wonga Wonga Ave - Turramurra Ave  Building B - Turramurra Ave • Balcony projection < 1.2m	  41.1m 30.0m  30.5m <1.2m	  No Yes  Yes Yes
<b>Part 4.5 Residential amenity</b>		
<b>Solar access:</b>		

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<ul style="list-style-type: none"> <li>&gt;70% of units receive 3+ hours direct sunlight in winter solstice</li> </ul>	>70%	Yes
<ul style="list-style-type: none"> <li>&gt;50% of the principle common open space of the development receives 3+ hours direct sunlight in the winter solstice</li> </ul>	>50%	Yes
<ul style="list-style-type: none"> <li>&lt;15% of the total units are single aspect with a western orientation</li> </ul>	<15%	Yes
<b>Visual privacy:</b> Storeys 1 to 4 <ul style="list-style-type: none"> <li>12m b/w habitable rooms</li> <li>9m b/w habitable and non-habitable rooms</li> <li>6m b/w non-habitable rooms</li> </ul> 5th Storey <ul style="list-style-type: none"> <li>18m b/w habitable rooms</li> <li>13m b/w habitable and non-habitable rooms</li> <li>9m b/w non-habitable rooms</li> </ul>	>12m >9m >6m  >18m >13m >9m	Yes Yes Yes  Yes Yes Yes
<b>Internal amenity:</b> <ul style="list-style-type: none"> <li>Habitable rooms have a minimum floor to ceiling height of 2.7m</li> <li>Non-habitable rooms have a minimum floor to ceiling height of 2.4m</li> <li>1-2 bedroom units have a minimum plan dimension of 3m in all bedroom</li> <li>3+ bedroom units have a minimum plan dimension of 3m in at least two bedrooms</li> </ul>	>2.7m  >2.4m  >3m  >3m	Yes  Yes  Yes  Yes

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<ul style="list-style-type: none"> <li>Single corridors:                             <ul style="list-style-type: none"> <li>- serve a maximum of 8 units</li> </ul> </li> <li>- &gt;1.5m wide</li> </ul>	< 8 units	Yes
Block A <ul style="list-style-type: none"> <li>- Ground Level</li> </ul>	>1.5m	Yes
Block B <ul style="list-style-type: none"> <li>- Ground Level</li> </ul>	>1.5m	Yes
>1.8m wide at lift lobbies		
Block A <ul style="list-style-type: none"> <li>- Ground Level</li> <li>- Level 1</li> <li>- Level 2</li> <li>- Level 3</li> <li>- Level 4</li> </ul>	1.65m 1.65m 1.65m 1.65m 1.65m	No
Block B <ul style="list-style-type: none"> <li>- Ground Level</li> </ul>	>1.8m	Yes
<b>Outdoor living:</b>		
<ul style="list-style-type: none"> <li>ground floor apartments have a terrace or private courtyard greater than 25m<sup>2</sup> in area</li> </ul>	>25m <sup>2</sup>	Yes
<ul style="list-style-type: none"> <li>Balcony sizes:                             <ul style="list-style-type: none"> <li>- 12m<sup>2</sup> – 2 bedroom unit</li> <li>- 15m<sup>2</sup> – 3 bedroom unit</li> </ul> </li> </ul>	>12m <sup>2</sup> > 15m <sup>2</sup>	Yes Yes
NB. At least one space >10m <sup>2</sup>		
<ul style="list-style-type: none"> <li>primary outdoor space has a minimum dimension of 2.4m</li> </ul>	>2.4m	Yes
<b>Part 4.7 Social dimensions:</b>		
<b>Visitable units (min):</b>		
<ul style="list-style-type: none"> <li>70%</li> </ul>	35 or 71.4%	Yes
Manageable Units 10%	10%	Yes
<b>Housing mix:</b>		
<ul style="list-style-type: none"> <li>Mix of sizes and types</li> </ul>	Mix of 2 & 3 bedroom units	Yes
<b>Part 4.8 Resource, energy and water efficiency:</b>		
<b>Energy efficiency:</b>		
<ul style="list-style-type: none"> <li>&gt;65% of units are to have natural cross ventilation</li> </ul>	> 65%	Yes

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<ul style="list-style-type: none"> <li>25% of kitchens are to have an external wall for natural ventilation and light</li> </ul>	>25%	Yes
<b>Part 5 Parking and vehicular access:</b>		
<b>Car parking spaces (min):</b>		
<ul style="list-style-type: none"> <li>13 (visitors)</li> <li>92 (residents)</li> <li>105 (total)</li> </ul>	13 96 109	Yes Yes Yes

**Part 3 Local context:**

The third and fourth storeys falls short of the 15m setback requirement from the heritage item, by 1.5m. As discussed earlier in this report, the proposal will not result in a significant detrimental impact to the heritage item.

**Part 4.1 Landscape design:**

Development should reinforce the landscaped and treed character of the area. Deep soil planting is to be established surrounding built form to increase visual amenity, screening and to maintain consistency with the surrounding garden dominated, leafy landscape.

As noted within the Compliance Table, the proposal complies with the numerical requirements of the LEP and DCP in relation to the ratio of built form to deep soil landscaping and tree replenishment.

Subject to conditions, Council's Landscape Development Officer considers the proposed landscaping concept plan to be acceptable. The planting proposed integrates the development with the surrounding area and provides reasonable screening for adjoining properties.

**Part 4.2 Density:**

Site density should be balanced with the need to provide appropriate deep soil landscaping on a site. The proposed development meets the 35% site coverage and minimum 50% deep soil landscape area requirements. The proposal exceeds the maximum FSR 1.3:1, by 41.4m<sup>2</sup>. The applicant has put forward the following justification for the variation:

*“ The proposal satisfies the underlying objective of the control and is considered satisfactory as outlined below:*

- *The FSR control is a highly prescriptive requirement which does not accurately reflect physical built form. A range of factors determine appropriate built form including height, setbacks, deep soil landscaping and site coverage. The proposal fully complies with the development standards contained within the PSO for deep soil landscaping and site coverage and the DCP controls for building setbacks and height.*

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- *The proposed floor space ratio equates to a variation of 0.5% compared to the maximum prescribed by the DCP, which is considered insignificant.*
- *The proposal is considered to achieve an appropriate built form and density in response to the characteristics of the site and surrounds."*

The proposed variation is minor. The development meets the underlying objectives of the control demonstrated by the proposal's compliance with maximum height and number of storeys, site coverage and deep soil landscape area. The overall scale of the development is complemented by appropriate landscaping and choice of finished materials, which also serves to reduce the apparent scale/ bulk of the development. Consequently, the variation is supported in this instance.

**Part 4.3 Setbacks:**

Block A does not comply with the front (building) boundary setback from Turramurra Avenue. Block A and B also does not comply with the 11 metres set back requirements for private courtyards.

The front boundary setback non-compliance evident in Block A is approximately 600mm and directly relates to the balcony extrusions. Generally, the façade of the building is set back 13m from the boundary, which is compliant with the exception of the balconies.

The applicant has put forward the following to support the variations:

*"The underlying objective of this control is to allow deep soil planting within the common area. The proposal satisfies the underlying objective of the control and is considered satisfactory as outlined below:*

- *The proposal provides 51% of the site for deep soil landscaping (including the common area) in accordance with the minimum development standard of 50% contained within the PSO;*
- *The proposal complies with the overall building setback of 13m to the street boundary;*
- *The private courtyards will not be enclosed by high walls and therefore the visual impact of the proposal as viewed from the street will be insignificant;*
- *The proposal incorporates appropriate landscape treatment within the front setback of the site which provides a visual transition between the street and the buildings;*
- *The proposal is consistent with the predominant setbacks of adjoining and surrounding dwellings which all have private gardens fronting the street. Further, the proposal provides an appropriate amount of landscaped screening and street activation through the provision of private courtyards within the front setback of the development."*

The proposed variation to the front building and courtyard setbacks for Block A is reasonable in this instance as the development meets the underlying objectives of these controls. The building is set behind appropriate landscaping and established trees that will screen the building, there is adequate space to provide effective (tall) landscaping/ tree planting as supported by Council's Landscape Officer and there is consistent urban form as the buildings are setback further from Turramurra Avenue than is typical for neighbouring development. In addition, the front building set back non-compliance is for only a small portion of Block A only, Block B is compliant with this requirement.



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The variation to the 11 metres set back requirement is also acceptable because it also meets the underlying objectives of the control. There is sufficient landscaping and established trees that will screen the development, as viewed from the street network, there is suitable area to provide effective landscaping between the buildings and street and these buildings are consistent in terms of urban form with adjoining development, in fact they are setback further than adjoining development.

**Part 4.4 Built form and articulation:**

The central facade element of Block B, above the building's entrance, has a single wall plane non-compliance of 28.25m<sup>2</sup> in excess of the maximum 81m<sup>2</sup> requirement, as prescribed by Section C-2 Design Control of DCP 55. Block A (Wonga Wonga Street) frontage exceeds the 36m building width by 5m at the ground and first floor levels and 2.4m at the second and third floor levels. The applicant has offered the following the justification for the variations:

- *The proposed development is of high architectural quality and provides a variety of articulating elements to create visual interest along the northern façade of the development, including modulation of colour, texture and materials, large recessed balconies, planters along edge of top storey, vertical window orientation and the like;*
- *In order to minimize the visual impact of the northern façade, the proposal has been designed to provide two distinct wall planes (comprising widths of 18m and 15m) separated by two large recessed balconies in the centre of the façade (total balcony width of 7.7m and depth of 3.7m);*
- *A second balcony is provided within each respective wall plane (balcony width of 8m and depth of 2.9m) to provide additional vertical separation;*
- *The proposal incorporates a 2.6m wide balcony to the second and third storey along the eastern façade of Block A which reduces the northern wall plane at second and third storey to 38.4m. Further, the northern elevation of the top storey of Block A is 32.8m wide which complies with this control;*
- *The proposal maintains significant mature trees within the northern setback of the site which provides visual relief when viewed from the street and further minimizes the bulk and scale of Block A; and*
- *The proposal provides an appropriate scale which responds to the surrounding lower density development and creates variety and visual interest along all building facades facing the street."*

*Single wall plane*

The variation to the maximum wall plane facade is reasonable in this instance. To be consistent with the objectives of this control the design has incorporated a choice of building materials and colours, reasonable articulation of the overall (western) facade of Block B, including balconies and the provision of an entrance pergola all of which breaks up the bulk of this facade. In terms of streetscape the variation is inconsequential. This is supported by Council's Urban Design Consultant, whom accepts the overall design scale/ bulk and aesthetics. In support, there is a reasonable setback of the building from the street and appropriate landscaping of the site in front of this elevation, which will obscure the view of the building from the street.

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*Building width*

The non-compliance with the building width control is insignificant in terms of streetscape impact and bulk, scale. The development meets the underlying objectives of the control to mitigate change in scale between new and existing development/ lower density housing, appropriate articulation of built form and an integrated development. Consequently, the non compliances area acceptable.

**Part 4.5 Residential amenity:**

Building layouts, orientation and provision of outdoor space and landscaping should maximise internal and external amenity for occupants. DCP 55 contains technical requirements relating to availability of space, storage, solar access, natural solar ventilation, visual and acoustic privacy and outdoor living.

The development generally achieves compliance with the applicable controls. The variation of 150mm to the width requirement in front of lifts is acceptable as it will allow reasonable circulation within the corridor and will not result in a significant detrimental impact. The proposal is considered to provide good residential amenity for future occupants in terms of solar access, private open space, room dimensions and building separation, supported by Council's Urban Design Consultant.

**Part 4.6 Safety and security:**

Apartments adjacent to public streets are required to have at least one window or a habitable room with an outlook to the public domain. Entries and common open space should be visible from public areas or apartments and lighting should be provided to increase visibility.

The proposed development provides windows and balcony areas which will overlook the street and external access areas. Open space areas have been designed to be visible from the street and avoid creating possible concealed areas. The paths will have unimpeded sightlines and lighting. The entry to each building are clearly defined as articulated built form and by the landscaping and adequate separation has been provided between balconies and adjoining unit windows.

**Part 4.7 Social dimensions:**

As indicated in the DCP 55 Compliance Table, the proposal provides 10% manageable housing and over 70% 'visitable' units, internal paths of travel and visitor and resident parking spaces in accordance with DCP 55 clause 4.7 C-3. The development provides a flexible mix of housing types and a suitable variety of unit sizes to meet market demand for a range of medium density accommodation needs.

**Part 4.8 Resource, energy and water efficiency:**

The BASIX assessment tool and Urban Designer's assessment demonstrates that the proposed residential units have been designed for optimal energy efficiency.

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**Part 5 Parking and vehicular access:**

Car parking is provided in accordance with the numerical requirements of DCP 55 and DCP 43 – Car Parking for residents, visitor and accessible parking spaces. Clearly defined, separate pedestrian access routes are provided through the development reducing any pedestrian or vehicular conflicts.

**Development control Plan 31 - Access**

Matters for assessment under DCP 31 have been taken into account in the assessment of this application against DCP 55, supported by recommended conditions of consent.

**Development Control Plan 40 – Construction and Demolition Waste Management**

Matters for assessment under DCP 40 have been taken into account in the assessment of this application against DCP 55.

**Development Control Plan No.43 – Car Parking**

Matters for assessment under DCP 43 have been taken into account in the assessment of this application against DCP 55.

**Development control Plan 47 – Water Management**

Matters for assessment under DCP 47 have been taken into account in the assessment of this application against BASIX and DCP 55. This is supported by recommended conditions of consent.

**Section 94 Plan**

The development attracts a Section 94 contribution of \$948,246.20, which is based on 49 new apartments with credit for 5 existing very large dwellings. This is required to be paid by **Condition No. 83**.

**Likely impacts**

The proposal is unlikely to have any significant impact on the environment, landscape or scenic quality of the locality, threatened species, populations or ecological communities or their habitats or any other protected fauna or protected native plants. The site is not within a wilderness area nor an area of critical habit. The site can be adequately landscaped and conditions relating to soil erosion can be imposed. There is unlikely to be any significant impact on the existing or likely future amenity of the neighbourhood.

**Suitability of the Site**

The site is suitable for the proposed development.

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## Any Submissions

All submissions received have been considered in the assessment of this application.

## Public Interest

The proposal is in the public's interest.

## CONCLUSION

Having regard to the provisions of s.79C of the Environmental Planning and Assessment Act 1979, the proposed development is considered to be satisfactory. Therefore, it is recommended that the application be approved.

## RECOMMENDATION

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979:

THAT the Council, as the consent authority, is of the opinion that the objection under *State Environmental Planning Policy No. 1 – Development Standards* to clause 25L (Zone Interface) of the Ku-ring-gai Planning Scheme Ordinance is well founded. The Council is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case as the proposal meets the underlying objectives of the control and will not result in a significant impact.

That Council, as the consent authority, grant development consent to for the demolition of existing structures, lot consolidation and the construction of a residential flat development containing two buildings (49 Units), basement car-parking and landscaping at 15-19 Turramurra Avenue and 1-1A Wonga Wonga Street, Turramurra for a period of two (2) years from the date of the Notice of Determination, subject to the following conditions:

### General

1. The development must be carried out in accordance with the following stamped approved plans and documentation, except where amended by conditions of consent:

Plan Nos	Date of Plan	Prepared by:
TUR-AR-DA001- DA017 inclusive Rev 01	December 2005	Sandberg Schoffel Architects
TUR-AR-DA-020	December 2005	Sandberg Schoffel Architects
TUR-AR-DA-022 Rev 00	December 2005	Sandberg Schoffel Architects
TUR-AR-DA-023 Rev 01	February 2006	Sandberg Schoffel Architects
TUR-AR-DA-027 Rev 01	December 2005	Sandberg Schoffel Architects
TUR-AR-DA-032	December 2005	Sandberg Schoffel Architects

5064-01 Issue E Landscape Plan	Peter Glass & Associates
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Document Title	Date of Document	Prepared by:
Geotechnical Investigation Report	19 January 2006	Jeffery and Katauskas Pty Ltd

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BASIX Certificate Cert. No. 50420M 25 January 2006

2. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and an Occupation Certificate has been issued.
3. To ensure minimal environmental impacts all works are to be carried out in accordance with the BASIX certificate/ commitments lodged for this application.
4. 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 the Council (upon payment of the required fee) beforehand.
5. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
6. 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 and plant 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 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.**
7. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

8. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
9. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.

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10. Any excavation of rock involving hydraulic or compressed air rock hammers or other excavation equipment shall comply with the requirements of Council's Code for the Control and Regulation of Noise on Building Sites.
11. No rock breaking or other machinery for the excavation, drilling or removal of rock shall be used on the site without the prior approval of the Principal Certifying Authority. Should rock breaking or associated machinery be required, the following details are to be submitted to the Principal Certifying Authority for consideration:
  - a. The type and size of machinery proposed.
  - b. The routes of all trucks to convey material to and from the site.
  - c. A report by a Geotechnical Engineer detailing the measures recommended in undertaking the work so as to prevent any damage to any adjoining or nearby buildings.
12. With regard to the proposed rock breaking the following conditions are to be observed:
  - a. The Geotechnical Engineer shall supervise the works in progress.
  - b. A dilapidation report on adjoining or nearby properties shall be prepared prior to any excavation, rock breaking, or associated work commencing and shall be submitted to the Principal Certifying Authority.
  - c. All material removed from or imported to the site shall be loaded, unloaded or conveyed in such a manner that will minimise nuisance. Trucks shall be covered and site controls shall include shaker grids at the exits of the site. All materials falling to any part of the road or footpath or any public place shall be immediately cleaned up.
  - d. All material removed from or imported to the site shall be loaded, unloaded or conveyed in such a manner that will minimise nuisance. Trucks shall be covered and site controls shall include shaker grids at the exits of the site. All materials falling to any part of the road or footpath or any public place shall be immediately cleaned up.
13. For the purpose of maintaining visual amenity, no permanent electricity supply poles are to be erected forward of the building setback without the prior Consent of Council. It is the onus of the applicant to consult with the authorised statutory electricity provider prior to construction commencing to ensure that direct connection to the building is possible. Details of any proposed permanent pole must be submitted to and approved by Council prior to installation.
14. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
15. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
16. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

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- a. must preserve and protect the building from damage, and
- b. if necessary, must underpin and support the building in an approved manner, and
- c. must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

17. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
18. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
19. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
20. Where a new development is not commencing immediately following demolition, the demolition shall be limited to the extent of the footprint of the building/s on the site and no excavation shall be carried out.
21. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

22. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
23. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
  - a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:
    - i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;

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- ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
    - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.
  - b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.
24. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
25. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.
26. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
27. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
28. The applicant or builder/developer is responsible for the cost of making good any damage that may be caused to any Council property as a result of work associated with the demolition.
29. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
30. Where required, the adjustment of any 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 responsibility to ascertain impacts of the proposal upon utility services and Council accepts no responsibility for any matter arising from its approval to this application involving an influence upon utility services provided by another authority.
31. All public footways and roadways fronting and adjacent to the site are to be maintained in a safe condition at all times during the course of the development works. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to the public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where circulation is diverted on to the roadway, 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, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**



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32. The burning of undergrowth, foliage, building refuse and like matter on the site is prohibited.
33. For the purpose of health and amenity, effective measures are to be taken at all times to prevent any nuisance being caused by noise, vibrations smells, fumes, dust, smoke, waste water products and the like.
34. To prevent pollution, all vehicles making a delivery to or from the site are to be covered to prevent loose materials, dust etc falling from the vehicles.
35. Your attention is directed to the operation of the Commonwealth Disability Discrimination Act 1992, which may impose greater obligations on providing access to disabled persons other than compliance with the Building Code of Australia. You are advised to seek advice from the Human Rights and Equal Opportunity Commission (phone (02) 9284 9600) in respect of your application.
36. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.
37. The proposed building structure shall be constructed in a proper and workmanlike manner to achieve the required level of performance required by the Building Code of Australia for a building as described below:

Building Classification: Class 2 (Residential Areas) and Class 7 (Basement Car park)  
Rise in Storey: 5  
Type of Construction Type A Construction Required

38. Removal, or pruning of the following trees, is not approved as part of this Development Application:

Tree/ Location

#8 Eucalyptus pilularis (Blackbutt)  
Adjacent to northern site boundary

#11 Eucalyptus pilularis (Blackbutt)  
Adjacent to western site boundary

#13 Acer buergeranum (Trident Maple)  
Adjacent to western site boundary

#14 Eucalyptus pilularis (Blackbutt)  
Adjacent to western site boundary

#15 Eucalyptus pilularis (Blackbutt)  
Adjacent to western site boundary

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#22 *Metasequoia glyptostroboides* (Dawn Redwood)

Adjacent to eastern site boundary

#24 *Fraxinus oxycarpa* 'Raywoodii' (Claret Ash)

Adjacent to eastern site boundary

#25 *Chamaecyparis obtusa* (Hinoki Cypress)

Adjacent to eastern site boundary

#27 *Acer palmatum* (Japanese Maple)

Adjacent to eastern site boundary

#31 *Corymbia citriodora* (Lemon scented gum)

Adjacent to eastern site boundary in neighbouring property

#32 *Brachychiton acerifolius* (Illawarra Flame Tree)

Adjacent to southern site boundary in neighbouring property

39. Approval is given under this development consent for the following tree works to be undertaken to trees within the subject property:

Tree/Location	Tree Works
#1 <i>Arbutus unedo</i> (Irish Strawberry Tree) Centrally located on site	Removal
#2 <i>Callistemon viminalis</i> (Weeping bottlebrush) Within northern setback	Removal
#3 <i>Camellia japonica</i> (Japanese camellia) Adjacent to northern site boundary	Removal
#4 <i>Celtis australis</i> (Hackberry) Adjacent to northern site boundary	Removal
#5 <i>Acer palmatum</i> (Japanese Maple) Adjacent to northern site boundary	Removal
#6 <i>Camellia sasanqua</i> (Chinese Camellia) Within proposed building footprint	Removal
#9 <i>Pittosporum undulatum</i> (Native Daphne) Northwest site corner	Removal
#10 <i>Chamaecyparis obtusa</i> (Hinoki Cypress) Adjacent to western site boundary	Removal

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#16 Quercus palustris (Pin Oak) Adjacent to western site boundary	Removal
#17 Quercus palustris (Pin Oak) Adjacent to western site boundary	Removal
#18 Celtis australis (Hackberry) Centrally located on site	Removal
#19 Acer palmatum (Japanese Maple) Within proposed building footprint	Removal
#20 Liriodendron tulipifera (Tulip tree) Within proposed building footprint	Removal
#21 Acer palmatum (Japanese Maple) Within proposed building footprint	Removal
#23 jacaranda mimosifolia (Jacaranda) Adjacent to eastern site boundary	Removal
#28 Acer palmatum (Japanese Maple) Within proposed building footprint	Removal
#30 Lagerstroemia indica (Crepe Myrtle) Centrally located on site	Removal
#33 Callistemon salignus (Willow Bottlebrush) Turramurra Ave nature strip	Removal
#34 Nyssa sylvatica (Tupelo) Turramurra Ave nature strip	Removal
#35 Nyssa sylvatica (Tupelo) Turramurra Ave nature strip	Removal
#36 Callistemon viminalis (Weeping Bottlebrush) Turramurra Ave nature strip	Removal
#37 Robinia pseudoacacia (Black Locust) Turramurra Ave nature strip	Removal
#38 Robinia pseudoacacia (Black Locust) Turramurra Ave nature strip	Removal
#39 Callistemon salignus (Willow Bottlebrush) Turramurra Ave nature strip	Removal

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#40 Callistemon salignus (Willow Bottlebrush) Removal  
 Turramurra Ave nature strip

40. The trees to be retained shall be inspected, monitored and treated when necessary by a qualified Arborist before, during and after completion of development works to ensure their long term survival. Regular inspections and documentation from the Arborist to the Principal Certifying Authority are required at the following times or phases of work.

Tree/location	Time of inspection
All existing trees located on site being retained	Prior to demolition At the completion of demolition Prior to excavation works At the completion of excavation works Prior to the start of construction works At monthly intervals during construction At the completion of construction works At the completion of all works on site

41. REMOVAL/PRUNING of the following tree/s from Council's nature strip shall be undertaken at no cost to Council by an experienced Tree Removal Contractor/Arborist holding Public Liability Insurance amounting to a minimum cover of \$10,000,000.

## Tree/Location

#33 Callistemon salignus (Willow Bottlebrush) Turramurra Ave nature strip	Removal
#34 Nyssa sylvatica (Tupelo) Turramurra Ave nature strip	Removal
#35 Nyssa sylvatica (Tupelo) Turramurra Ave nature strip	Removal
#36 Callistemon viminalis (Weeping Bottlebrush) Turramurra Ave nature strip	Removal
#37 Robinia pseudoacacia (Black Locust) Turramurra Ave nature strip	Removal
#38 Robinia pseudoacacia (Black Locust) Turramurra Ave nature strip	Removal
#39 Callistemon salignus (Willow Bottlebrush) Turramurra Ave nature strip	Removal
#40 Callistemon salignus (Willow Bottlebrush) Turramurra Ave nature strip	Removal

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42. Root pruning of the following tree/s which may be necessary to accommodate the approved building works shall be undertaken by an experienced Arborist/Horticulturist, with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate:

Tree/Location	Tree Works
#8 Eucalyptus pilularis (Blackbutt) Adjacent to northern site boundary	Root pruning
#11 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	Root pruning
#14 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	Root pruning
#15 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	Root pruning

43. If tree roots are required to be severed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate
44. No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following, tree/s shall be severed or injured in the process of any site works during the construction period.

Tree/Location	Radius From Trunk
#8 Eucalyptus pilularis (Blackbutt) Adjacent to northern site boundary	15.0m
#11 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	10.0m
#13 Acer buergerianum (Trident Maple) Adjacent to western site boundary	4.0m
#14 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	12.0m
#15 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	8.0m
#22 Metasequoia glyptostroboides (Dawn Redwood) Adjacent to eastern site boundary	5.0m
#24 Fraxinus oxycarpa 'Raywoodii' (Claret Ash)	6.0m

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Adjacent to eastern site boundary

#25 Chamaecyparis obtusa (Hinoki Cypress) 5.0m  
Adjacent to eastern site boundary

#27 Acer palmatum (Japanese Maple) 5.0m  
Adjacent to eastern site boundary

#31 Corymbia citriodora (Lemon scented gum) 9.0m  
Adjacent to eastern site boundary in neighbouring property

#32 Brachychiton acerifolius (Illawarra Flame Tree) 5.0m  
Adjacent to southern site boundary in neighbouring property

45. All excavation carried out within the specified radius of the trunk/s of the following tree/s shall be hand dug:

Tree/Location	Radius From Trunk
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#8 Eucalyptus pilularis (Blackbutt) Adjacent to northern site boundary	13.0m
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#11 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	10.0m
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#13 Acer buergerianum (Trident Maple) Adjacent to western site boundary	4.0m
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#14 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	11.0m
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#15 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	7.0m
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#22 Metasequoia glyptostroboides (Dawn Redwood) Adjacent to eastern site boundary	5.0m
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#24 Fraxinus oxycarpa 'Raywoodii' (Claret Ash) Adjacent to eastern site boundary	6.0m
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#25 Chamaecyparis obtusa (Hinoki Cypress) Adjacent to eastern site boundary	5.0m
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#27 Acer palmatum (Japanese Maple) Adjacent to eastern site boundary	5.0m
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#31 Corymbia citriodora (Lemon scented gum) Adjacent to eastern site boundary in neighbouring property	9.0m
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#32 Brachychiton acerifolius (Illawarra Flame Tree) 5.0m  
Adjacent to southern site boundary in neighbouring property

46. Excavation for the installation of CONDUITS/SEWER/STORMWATER/GAS within the specified radius of the trunk/s of the following tree/s shall be carried out using the thrust boring method. Thrust boring shall be carried out at least 600mm beneath natural ground level to minimise damage to tree/s root system

Tree/Location	Radius From Trunk
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#8 Eucalyptus pilularis (Blackbutt) Adjacent to northern site boundary	15.0m
---	-------

#11 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	10.0m
---	-------

#13 Acer buergeranum (Trident Maple) Adjacent to western site boundary	4.0m
---	------

#14 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	12.0m
---	-------

#15 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	8.0m
---	------

#22 Metasequoia glyptostroboides (Dawn Redwood) Adjacent to eastern site boundary	5.0m
--	------

#24 Fraxinus oxycarpa 'Raywoodii' (Claret Ash) Adjacent to eastern site boundary	6.0m
---	------

#25 Chamaecyparis obtusa (Hinoki Cypress) Adjacent to eastern site boundary	5.0m
--	------

#27 Acer palmatum (Japanese Maple) Adjacent to eastern site boundary	5.0m
---	------

#31 Corymbia citriodora (Lemon scented gum) Adjacent to eastern site boundary in neighbouring property	9.0m
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#32 Brachychiton acerifolius (Illawarra Flame Tree) Adjacent to southern site boundary in neighbouring property	5.0m
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47. To maximise landscape amenity for the site, the following private courtyards are to be amended to ensure that proposed screen planting and tree replenishment is within the ownership of the body corporate. The private courtyards are to be reduced in size as detailed by the following; The courtyards for Units B1 and B5 within the southern side setback are to

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be deleted, the entire area is to be maintained as communal space; courtyards within the eastern side setback for Unit B5 are to not encroach closer than 6.0m to any site boundary; the private courtyard for Unit B4 is not to exceed any more than 4.0m from the eastern side of Building B; The private courtyard south of Unit A6 is to be deleted and the area maintained as communal open space; The private courtyards on the eastern side of Units A6 and A5 are not to encroach closer than 4.0m from the eastern site boundary.

48. The applicant shall ensure that at all times during the site works no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.

49. The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along Turramurra Ave as an evenly spaced avenue planting. The tree/s used shall be a minimum 25 litre container size specimen/s trees:

Tree Species	Quantity
Eucalyptus saligna (Bluegum)	7

50. The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along Wonga Wonga St as an evenly spaced avenue planting. The tree/s used shall be a minimum 25 litre container size specimen/s trees:

Tree Species	Quantity
Eucalyptus saligna (Bluegum)	5

51. Following removal of tree #'s 33, 34, 35, 36, 37, 38, 39, and 40 from Council's nature strip, the nature strip shall be rehabilitated to the satisfaction of Council at no cost to Council.

52. Transplanting of the following trees/shrubs shall be directly supervised by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate.

Species/From	To
#29 Phoenix canariensis (Canary Island Date Palm) Centrally located on site	Within Turramurra Ave site frontage

53. 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.

54. The canopy replenishment trees to be planted 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. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

55. Stormwater runoff from new hard surfaces generating runoff or landscaped areas that are not at natural ground level shall be piped to the street drainage system. New drainage line connections to the street system shall conform and comply with the requirements described in



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sections 5.3 and 5.4 of Councils Water Management Development Control Plan 47, available in hard copy at Council and on the Council website.

56. A mandatory rainwater retention and re-use system comprising storage tanks and ancillary plumbing must be provided for the development. The (minimum) total storage volume of the rainwater tank system, and the prescribed re-use of the water on site, must satisfy all relevant BASIX commitments and the requirements specified in chapter 6 of Ku-ring-gai Council Water Management Development Control Plan 47 (DCP47).
57. In addition to the mandatory rainwater retention and re-use system provided, an on-site stormwater detention system must be provided for the development to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with chapter 6 of the Ku-ring-gai Council Water Management Development Control Plan 47 (DCP 47) - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. The design of the on-site detention system must be performed by a qualified civil/hydraulic engineer and must satisfy the design controls set out in appendix 5 of DCP 47.
58. For stormwater control a 200mm wide grated channel/trench drain with a heavy-duty removable galvanized grate is to be provided in front of the garage door/basement parking slab to collect driveway runoff. The channel drain shall be connected to the main drainage system and must have an outlet of minimum diameter 150mm to prevent blockage by silt and debris.
59. To control surface runoff all new exposed impervious areas graded towards adjacent property and/or habitable areas are to be drained via the main drainage system. This may require the installation of suitable inlets pits, cut-off structures (e.g. kerb), and/or barriers that direct such runoff to the formal drainage system. Details for such measures shall be shown on the approved Construction Certificate issue drawings, to the satisfaction of the Principal Certifying Authority.
60. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to manage and control runoff as far as the approved point of stormwater discharge. Such measures shall be to the satisfaction of the Principal Certifying Authority.
61. It is the Applicants and contractors **full responsibility** to ascertain the exact location of the Council drainage pipe traversing the site and take measures to protect it. All proposed structures are to be sited fully clear of any Council drainage pipes, drainage easements, watercourses and trunk overland flow paths on the site. Trunk or dedicated flow paths shall not be impeded or diverted by fill or structures unless otherwise approved. In the event of a pipeline being uncovered during construction, all work is to cease and the Principal Certifying Authority and Council must be contacted immediately for advice. Any damage caused to the Council pipe shall be immediately repaired in full and at no cost to Council.
62. No part of the building (including overhangs and footings) shall encroach over any easement and no loadings shall be imposed to the utilities within any easement.

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63. To ensure structural stability, footings to be located adjacent to easements and/or Council drainage pipes shall be sited and constructed so that all footings are located outside of easement boundaries. The applicant shall refer to Council Plan 80-011 concerning such works. Footings must extend to at least the depth of the invert of the adjacent pipe within the easement unless the footings are to be placed on competent bedrock. If permanent excavation is proposed beneath the obvert of the pipe within the easement, suitable means to protect the excavation from seepage or other water flow from the pipe and trench, and means to retain the easement and associated pipe cover, are to be provided by the applicant at no cost to Council. Council accepts no liability for such seepage or water flows now or at any time in the future resulting from such excavation.
64. A maintenance period of six (6) months applies to all work in the public road reserve carried out by the applicant - **after** the works have been completed to the satisfaction of Ku-ring-gai Council. In that maintenance period, the applicant shall be liable for any section of the completed public infrastructure work which fails to perform in the designed manner, or as would reasonably be expected under the operating conditions. The maintenance period shall commence once the Applicant receives a written indication from Council stating that the works involving public infrastructure have been completed satisfactorily.
65. 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 at the appropriate stage of the development (including water, phone, gas and the like). Council accepts no responsibility whatsoever for any matter arising from its approval of this application involving any influence upon utility services provided by another authority.
66. The provision of temporary sediment and erosion control facilities and measures must be installed, prior to the commencement of any works on the site to eliminate unnecessary erosion and loss of sediment. These facilities 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.
67. Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with the minimum requirements of Australian Standard 2890.1 (2004) "Off-Street car parking".
68. The Applicant must obtain a **Section 73 Compliance Certificate** under the *Sydney Water Act 1994*. An application must be made through an authorised Water Servicing Coordinator. The Applicant is to refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon or telephone 13 20 92. Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

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69. In order to allow **unrestricted access at all times** for Ku-ring-gai Council waste collection vehicles into the basement garbage collection area - no doors, grilles, gates or other devices are to be provided in the access driveways to the basement car-park preventing this service.
70. A contractor with specialist excavation experience must undertake the excavations for the development and a suitably qualified and consulting geotechnical engineer must oversee the excavation procedure. Geotechnical aspects of the development work, namely:

- Appropriate excavation methods and techniques,
- Vibration management and monitoring,
- Support and retention of excavated faces,
- Hydrogeological considerations,

Must be undertaken in accordance with the recommendations of the Geotechnical Investigation Report prepared by Jeffery and Katauskas and all subsequent geotechnical inspections carried out during the excavation and construction phase. Over the course of the works a qualified Geotechnical/hydrogeological Engineer must complete the following:

- Further geotechnical investigations and testing recommended in the above report(s) and as determined necessary,
- Further monitoring and inspection at the hold points recommended in the above report(s) and as determined necessary,

Written report(s) including certification(s) of the geotechnical inspection, testing and monitoring programs.

Approval must be obtained from all affected property owners, including Ku-ring-gai Council where rock anchors (both temporary and permanent) are proposed below adjacent private or public property.

**Prior to Construction Certificate issue**

71. In order to preserve the privacy of adjoining properties, the following amendment is necessary:
- a) The glass balustrades for all of the balconies on the eastern elevation of Block A and eastern and southern elevations of Block B must incorporate opaque glazing panels.

Details of the above privacy measures are to be submitted with the application for a Construction Certificate.

72. To ensure compliance with Council's Manageable Housing requirements a minimum 5 apartments are to be provided as manageable housing
73. All overhead electricity and other lines (existing and proposed) shall be undergrounded from the proposed buildings on the site to the appropriate power pole(s) or other connection points, in accordance with the requirements of Energy Australia. Details to be shown on plans

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submitted with the Construction Certificate (*Reason: To provide infrastructure that facilitates future improvement of the streetscape by relocation of overhead lines below ground*).

74. Five (5) of the proposed apartments are to be designed with accessible features for disabled persons, and to incorporate level entries and wider doorways and corridors, slip resistant surfaces, reachable power points, disabled toilet, and level door handles and taps: such features to be designed generally in accordance with AS 1428.1 and AS 4299-1995 – Adaptable Housing. Details demonstrating compliance are to be submitted with the Construction Certificate (*Reason: to ensure equity of access and availability of accommodation in the future for an ageing population*).
75. Thirty five (35) of the proposed apartments are to be ‘*visitable housing units*’ in accordance with the requirements of AS 4299. These apartments are to be visitable by people who use wheelchairs. There must be at least one wheelchair accessible entry and path of travel to the living area and to a toilet that is either accessible (meeting the floor space requirements described in AS1428.1) or visitable toilet (minimum space of 1250mm in front of the toilet that is either accessible or visitable. Details demonstrating compliance are to be submitted with the Construction Certificate (*Reason: to ensure equity of access and availability for disabled persons*)).
76. A dilapidation report, including a photographic survey prepared by a Practising Structural Engineer, must be prepared in respect of the properties known as:
- 2 Nulla Nulla Street and 3 Wonga Wonga Street, Turramurra.

A copy of the dilapidation report together with the accompanying photographs shall be given to the above property owners/s, and a copy lodged with Council prior to the issue of a Construction Certificate.

77. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.

Note: Required if cost of works exceed \$25,000.00.

78. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal 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 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work 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).

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79. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.
80. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:
- a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
  - b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
  - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
  - d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
81. Prior to the issue of a Construction Certificate, the compliance certificate obtained under Section 73 of the Water Board (Corporatisation) Act, must be submitted for verification by the Principal Certifying Authority (PCA).
82. Prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), a plan detailing the required trenches for services. The plan shall show distances from proposed and existing trees. All new public utility services or appropriate conduits for the same, including electricity, gas, telephone, water and sewerage shall be provided underground by the developer in accordance with the specifications of the supply authorities.
83. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF 49 ADDITIONAL DWELLINGS IS CURRENTLY \$948,246.20. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at

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the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

This contribution shall be paid to Council prior to the release of the Construction Certificate and the amount payable shall be in accordance with the Council's adopted Section 94 Contributions Plan for Residential Development, effective from 30 June 2004, calculated for additional person as follows:

1. Community Facilities \$1 117.76 (*If Seniors Living \$412.07*)
2. Park Acquisition and Embellishment Works
  - Turramurra/Warrawee \$4 723.00
  - Wahroonga \$6 574.28
3. Sportsgrounds Works \$1 318.32
4. Aquatic / Leisure Centres \$27.82
5. Traffic and Transport \$150.28
6. Section 94 Plan Administration \$100.04

To obtain the total contribution figure the following table of occupancy rates is to be used:

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

Small dwelling (under 75 sqm)	1.27 persons
Medium dwelling (75 - under 110 sqm)	1.78 persons
Large dwelling (110 – under 150sqm)	2.56 persons
Very Large dwelling (150sqm or more)	3.48 persons
New Lot	3.48 persons
SEPP (Seniors Living) Dwelling	1.3persons

84. Fire Safety Schedule for the development shall be submitted to the Principal Certifying Authority and approved prior to the issue of a Construction Certificate.
85. The applicant shall ensure that no underground services (ie water, sewerage, drainage and gas) shall be laid beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

A plan detailing the routes of these services shall be submitted to the Principal Certifying Authority for approval prior to the release of the Construction Certificate.

86. Paving works within the specified radius of the trunk/s of the following tree/s shall be of type and construction to ensure that existing water infiltration and gaseous exchange to the tree/s root system is maintained. Details for the paving shall be prepared by a suitably qualified professional and submitted to and approved by the Principal Certifying Authority prior to the release of the Construction Certificate:

Tree/Location	Radius From Trunk
#8 Eucalyptus pilularis (Blackbutt)	15.0m

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Adjacent to northern site boundary

#11 Eucalyptus pilularis (Blackbutt) 10.0m  
Adjacent to western site boundary

#13 Acer buergeranum (Trident Maple) 4.0m  
Adjacent to western site boundary

#14 Eucalyptus pilularis (Blackbutt) 12.0m  
Adjacent to western site boundary

#15 Eucalyptus pilularis (Blackbutt) 8.0m  
Adjacent to western site boundary

#32 Brachychiton acerifolius (Illawarra Flame Tree) 5.0m  
Adjacent to southern site boundary in neighbouring property

87. An amended plan of the proposed landscape works consistent with the landscape plan 5064-01 Issue E prepared by Peter glass and Associates dated 03/07/2006, subject to the amendments as specified shall be submitted to, and approved by the Principal Certifying Authority prior to the release of the Construction Certificate. The landscape works shall be carried out and installed in accordance with the approved landscape plan/s.

The following amendments to the plan shall apply:

Existing levels and grades are to be maintained beneath the canopy drip lines of all trees to be retained on site and adjoining properties. Particular attention is drawn to Tree #'s 8, 11, 14, 15 and 22 where level changes are proposed.

Three tall native endemic tree species, capable of attaining a minimum height of 13.0m are to be planted within the southern side setback. The trees to be planted are to have a minimum spacing of 10.0m apart.

An additional three native endemic tall trees capable of attaining a minimum height of 13.0m are to be planted with a minimum spacing of 10.0m apart adjacent to the eastern site boundary.

Three small tree species able to attain a minimum height of 6.0m are to be planted adjacent to the southern site boundary/south east site corner to maintain and enhance privacy to the adjoining heritage property.

The proposed planting of two *Nyssa sylvatica* (Tupelo) adjacent to the northern site boundary are to be relocated so that they have a minimum spacing of 8.0m from each other to allow for future growth.

All plantings of *Cyathea cooperi* (Soft tree fern) are to be deleted and replaced with a non weed species.

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The proposed planting of two *Angophora costata* (Sydney redgum) and one *Nyssa sylvatica* (Tupelo) adjacent to the south-western site corner are to be relocated so that they do not conflict with the location of the proposed sub station, have a minimum 5.0m setback from the sub station, and have a minimum spacing of 8.0m from each other to allow for future growth.

88. A CASH BOND/BANK GUARANTEE of \$10 000.00 shall be lodged with Council as a Landscape Establishment Bond prior to release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan/s and other landscape conditions.

Fifty percent (50%) of this bond will be refunded upon verification by Council that the landscape works as approved have been satisfactorily installed. The balance of the bond will be refunded 3 years after the initial satisfactory inspection, where landscape works have been satisfactorily established and maintained.

It is the responsibility of the applicant to notify Council in relation to the refunding of the bond at the end of the 3 year period. Where a change of ownership occurs during this period it is the responsibility of the applicant to make all arrangements regarding transference of the bond and to notify Council of such.

89. A CASH BOND/BANK GUARANTEE of \$20 000.00 shall be lodged with Council prior to the release of the Construction Certificate to ensure that the following trees are maintained in the same condition as found prior to commencement site development work.

The bond will be returned following issue of the Occupation Certificate, provided the trees are undamaged.

In the event that any specified trees are found damaged, dying or dead as a result of any negligence by the applicant or its agent, or as a result of the construction works at any time during the construction period, Council will have the option to demand the whole or part therefore of the bond.

Tree/Location	Bond Value
#8 Eucalyptus pilularis (Blackbutt) Adjacent to northern site boundary	\$4 000.00
#11 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	\$4 000.00
#14 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	\$4 000.00
#15 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	\$3 000.00
#22 Metasequoia glyptostroboides (Dawn Redwood) Adjacent to eastern site boundary	\$1 000.00



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#41 Eucalyptus pilularis (Blackbutt) \$4 000.00  
Wonga Wonga St nature strip

90. Prior to issue of the Construction Certificate the Applicant must consolidate the existing Torrens lots which will form the development site. Evidence of lot consolidation, in the form of a plan registered with Land and Property Information, must be submitted for approval of the Principal Certifying Authority prior to issue of the Construction Certificate. This condition is imposed to ensure continuous structures will not be placed across separate titles.
91. Prior to issue of the Construction Certificate, driveway and associated footpath levels for any fully new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Ku-ring-gai Council. Such levels are only able to be issued by Council under the *Roads Act 1993*. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings" or as specified by Council. Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant Development Application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

**Approval of this Development Application is for works wholly within the property. DA consent does not imply approval of footpath or driveway levels, materials or location within the road reserve regardless of whether this information is shown on the Development application plans.** The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways *inside* the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels. The construction of footpaths and driveways outside the property, in materials other than those approved by Council, is not permitted and Council may require immediate removal of unauthorised installations.

92. Prior to issue of the Construction Certificate the Applicant must submit, for approval by the Principal Certifying Authority, certified parking layout plan(s) to scale showing all aspects of the vehicle access and accommodation arrangements clearly dimensioned. A qualified civil/traffic engineer must review the proposed vehicle access and accommodation layout and provide written certification on the plans that:
  - a) All parking space dimensions, driveway and aisle widths, driveway grades, transitions, circulation ramps, blind aisle situations and other trafficked areas comply in full with Australian Standard 2890.1 – 2004 "Off-street car parking".
  - b) Mirrors and signage are shown as recommended in the report by Masson Wilson Twiney dated 25 January 2006,
  - c) A clear height clearance of 2.5 metres (required under DCP40 for waste collection trucks) is provided over the designated garbage collection truck manoeuvring areas within the basement.

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- d) No doors or gates are provided in the access driveways to the basement carpark which would prevent unrestricted access for internal garbage collection at any time from the basement garbage storage and collection area.

The vehicle access and accommodation arrangements are to be constructed in accordance with the certified plans.

93. Prior to issue of the Construction Certificate and prior to commencement of any works that may be subject to erosion, the applicant must submit, for approval by the Principal Certifying Authority, a Soil and Erosion Control Plan prepared in accordance with the Landcom document "*Managing Urban Stormwater – Soils and Construction, Volume 1*" (2004). A qualified and experienced civil/environmental engineer shall prepare this plan in accordance with the above guidelines and section 8.2.1 of Councils Water Management Development Control Plan 47.
94. Prior to issue of the Construction Certificate the applicant must submit, for approval by the Principal Certifying Authority, scale construction plans and specifications in relation to the stormwater management and disposal system for the development. The plan(s) must include the following detail:
- Exact location and reduced level of discharge point to the public drainage system.
  - Full layout of the property drainage system components, including but not limited to (as required) gutters, downpipes, spreaders, pits, swales, kerbs, cut-off and intercepting drainage structures, subsoil drainage, flushing facilities and all ancillary stormwater plumbing - all designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence).
  - Location(s), dimensions and specifications for the required rainwater storage and reuse tanks and systems. Where proprietary products are to be used, manufacturer specifications or equivalent shall be provided.
  - Specifications for reticulated pumping facilities (including pump type and manufacturer specifications) and ancillary plumbing to fully utilise rainwater in accordance with the Ku-ring-gai Council Development Control Plan 47 and/or BASIX commitments.
  - Details of the required **on-site detention** tanks required under Ku-ring-gai Council Water Management DCP 47 including dimensions, materials, locations, orifice and discharge control pit details as required (refer chapter 6 and appendices 2, 3 and 5 of DCP 47 for volume, PSD and design requirements).
  - The required basement stormwater pump-out system to cater for driveway runoff and subsoil drainage (refer appendix 7.1.1 of Development Control Plan 47 for design).

The above construction drawings and specifications are to be prepared by a qualified and experienced civil/hydraulic engineer in accordance with Councils Water Management Development Control Plan 47, Australian Standards 3500.2 and 3500.3 - *Plumbing and Drainage Code* and the BCA. The plans may be generally based on the services drawings by Meinhardt submitted for Development Application approval, which are to be advanced as necessary for construction issue purposes.

95. Prior to issue of the Construction Certificate the Applicant must contact Energy Australia regarding power supply for the subject development. A written response detailing the full

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requirements of Energy Australia (including any need for underground cabling, substations or similar within or in the vicinity the development) shall be submitted to the Principal Certifying Authority for approval prior to issue of the Construction Certificate. Any structures or other requirements of Energy Australia shall be reflected on the plans issued with the Construction Certificate, to the satisfaction of the Principal Certifying Authority and Energy Australia. The requirements of Energy Australia must be met in full prior to issue of the Occupation Certificate.

96. Prior to issue of the Construction Certificate the applicant must make contact with all relevant utility providers whose services will be impacted upon by the approved development. A written copy of the requirements of each provider, as determined necessary by the Principal Certifying Authority, must be obtained. All utility services or appropriate conduits for the same, including electricity, gas, telephone, water and sewerage must be provided by the developer in accordance with the specifications of those supply authorities.
97. The Applicant must carry out the following infrastructure works in the Public Road:
  - a. construct a footpath for the Wonga Wonga Street frontage of the site.

Development Consent under the EP&A Act does NOT give approval to these works on Council property. **THE APPLICANT MUST OBTAIN A SEPARATE APPROVAL UNDER SECTION 138 AND 139 OF THE ROADS ACT 1993** for the works in the Public Road, required by this condition. The Construction Certificate must not be issued, and these works must not proceed, until Council has issued a formal written consent under the *Roads Act 1993*.

To obtain consent under the *Roads Act 1993* for the infrastructure works on Council property, full engineering drawings (plans, sections and elevations) and specifications for the infrastructure works are to be prepared by a suitably qualified and experienced consulting civil engineer. These must be submitted and approved by Council prior to issue of the Construction Certificate. Construction of the works must proceed in accordance with any conditions attached to the Council *Roads Act 1993* approval.

All works are to be designed in accordance with Council's "Specification for Road and Drainage Works". In addition, the drawings must detail existing services and trees affected by the works, erosion control requirements and traffic management requirements during the course of works. Traffic management is to be certified on the drawings as being in accordance with the documents SAA HB81.1 – 1996 – Field Guide for Traffic Control at Works on Roads – Part 1 and RTA Traffic Control at Work Sites (1998).

NOTE 1: A minimum of three (3) weeks will be required for assessment of Roads Act submissions. Early submission is highly recommended to avoid delays in obtaining a Construction Certificate.

NOTE 2: An engineering assessment fee (set out in Council's adopted fees and charges) is payable and Council will withhold any consent and approved plans until full payment of the correct fees.

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NOTE 3: Plans and specifications must be marked to the attention of Council's Development Engineers. In addition, a copy of this condition must be provided, together with a covering letter stating the full address of the property and the accompanying DA number.

98. A report is to be submitted to and approved by Council's Heritage Advisor prior to commencement of the work and prior to issue of a Construction Certificate.

The report is to be prepared by a heritage consultant included in the NSW Heritage Office list of recognised consultants or other suitably qualified persons who have knowledge and experience in preparing archival recording documents.

The report is to be a bound A4 report and must include copies of drawings submitted with the application including site surveys and specialist reports such as heritage assessments, dilapidation report, and builders or engineers reports. Three copies of the report must be submitted, one copy with negatives. Any archival documents such as family records, old photographs should also be included.

All photographs to be mounted, labelled and cross-referenced to the relevant site plan and floor plans and showing position of camera. A photographic recording sheet must be included. Photographs of the following:

- Each elevation
- Selected interiors
- All structures on site such as sheds, outhouses and landscape features
- Several photographs of house from public streets or laneways including several views showing relationship to neighbouring buildings.

Minimum requirements:

- Title page
- Statement of reasons the recording was made
- Location Plan showing relationship of site to nearby area
- Site plan to scale (1:200 – 1:500) showing all structures and site elements
- Floor Plan (1:100) showing position of camera
- Black & White archival quality photographs, contact prints and selected prints (one copy with negatives other copies with contact sheets and selected prints)

Digital images and CDs may be submitted as supplementary information.

**Prior to the commencement of any works on site**

99. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/ builder who intends to carry out the approved works.
100. The following are required details and must be submitted to the Principal Certifying Authority ***prior to the works relating to the detail being carried out.*** Any matter listed below must have

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a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.

a. A Registered Surveyor's set out report.

101. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Tree/Location	Radius in Metres
#8 Eucalyptus pilularis (Blackbutt) Adjacent to northern site boundary	8 .0m
#11 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	7.0m
#13 Acer buergeranum (Trident Maple) Adjacent to western site boundary	4.0m
#14 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	8.0m
#15 Eucalyptus pilularis (Blackbutt) Adjacent to western site boundary	4.0m
#22 Metasequoia glyptostroboides (Dawn Redwood) Adjacent to eastern site boundary	4.0m
#24 Fraxinus oxycarpa 'Raywoodii' (Claret Ash) Adjacent to eastern site boundary	5.0m
#25 Chamaecyparis obtusa (Hinoki Cypress) Adjacent to eastern site boundary	5.0m
#27 Acer palmatum (Japanese Maple) Adjacent to eastern site boundary	5.0m
#31 Corymbia citriodora (Lemon scented gum) Adjacent to eastern site boundary in neighbouring property	6.0m
#32 Brachychiton acerifolius (Illawarra Flame Tree) Adjacent to southern site boundary in neighbouring property	5.0m
#41 Eucalyptus pilularis (Blackbutt) Wonga Wonga St nature strip	4.0m to northwest 10.0m elsewhere

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102. The tree protection fence shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.
103. Prior to works commencing tree protection signage is to be attached to each tree Protection Zone and displayed in a prominent position and the sign repeated at 10m intervals or closer where the fence changes direction. Each sign shall advise in a clearly legible form, the following minimum information:
  1. Tree Protection Zone
  2. This fence has been installed to prevent damage to the trees and their growing environment both above and below ground, and access is restricted.
  3. If encroachment or incursion into this Tree Protection Zone is deemed to be essential the consulting Arborist should be informed prior to the undertaking of such works.
  4. Name, address, and telephone number of the developer/principal certifying authority.
104. Prior to works commencing the area of the Tree Protection Zone is to be mulched to a depth of 100mm with composted organic material being 75% Eucalyptus leaf litter and 25% wood. The depth of mulch and type as indicated, to be maintained for the duration of the project & Principal Certifying Authority.
105. To preserve the following tree/s, no work shall commence until temporary measures to avoid soil compaction (eg rumble boards) beneath the canopy of the following tree/s is/are installed:

Tree/Location

#8 Eucalyptus pilularis (Blackbutt)  
Adjacent to northern site boundary

#11 Eucalyptus pilularis (Blackbutt)  
Adjacent to western site boundary

#14 Eucalyptus pilularis (Blackbutt)  
Adjacent to western site boundary

#15 Eucalyptus pilularis (Blackbutt)  
Adjacent to western site boundary

#41 Eucalyptus pilularis (Blackbutt)  
Wonga Wonga St nature strip
106. Upon completion of the installation of the required tree protection measures you are required to arrange for an inspection of the site by the Principal Certifying Authority to verify that tree protection measures comply with all relevant conditions. Following the carrying out of a satisfactory inspection and subject to the payment of all relevant monies and compliance with any other conditions of approval, work may commence

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107. Prior to the commencement of any works on site and prior to issue of the Construction Certificate, qualified practitioners must undertake a closed circuit television (CCTV) inspection and then report on the existing condition of Council drainage pipeline traversing the subject property. The report must be provided to Council, attention Development Engineer, prior to issue of the Construction Certificate. The report is to include a copy of the video footage of the pipeline.
108. Prior to the commencement of **any excavation works** on site the Applicant must submit, for approval by the Principal Certifying Authority (with a copy forwarded to Council) a full dilapidation report on the visible and structural condition of structures at 2 Nulla Nulla Street and 3 Wonga Wonga Street (including the tennis court). The report must be completed by a consulting structural/geotechnical engineer. Upon submitting a copy of the dilapidation report to Council (or certification that no report is required), a written acknowledgment from Council development engineers shall be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any works on site.
109. Prior to the commencement of **any** works on site the applicant must submit, for review by Council Engineers, a *Construction and Traffic Management Plan*. The following matters must be specifically addressed in the Plan:

**1. A plan view of the entire site and frontage roadways indicating:**

- Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
- The locations of proposed Work Zones in the frontage roadways,
- Location of any proposed crane standing areas
- A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries
- Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected.
- The provision of an on-site parking area for employees, tradesperson and construction vehicles as far as possible

**2. Traffic Control Plan(s) for the site**

- All traffic control devices installed in the road reserve must be in accordance with the RTA publication "Traffic Control Worksite Manual" and be designed by a person licensed to do so (minimum RTA 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.
- Pedestrian access along the site frontage during footpath closure is to be provided by water-filled barriers.
- Approval is to be obtained from Ku-ring-gai Council for any temporary road closures or crane use from public property.

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**3. A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided. During the course of the works, the route is to be signposted. Routes for construction vehicles travelling north are to be indicated.**

- Light traffic roads and those subject to a load or height limit must be avoided at all times.
- A copy of this route is to be made available to all contractors, and shall be clearly depicted at a location within the site.

In addition, the plan must address:

- Evidence of RTA concurrence where construction access is provided directly or within 20m of an Arterial Rd.
- A schedule of site inductions to be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations. These must specify that construction-related vehicles to comply with the approved requirements.
- Minimising construction related traffic movements during school peak periods.
- The provision of an on-site parking area for employees, tradesperson and construction vehicles as far as possible and if not possible, an estimate of the number of on- street parking spaces necessary and an alternative legal on-street location for employee parking.

The *Construction and Traffic Management Plan* shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition. The construction management measures contained in the approved plan shall be implemented in accordance with the plan prior to the commencement of, and during, works on-site including excavation. As the plan has a direct impact on the local road network, the plan shall be submitted to and reviewed by Council, attention Development Engineer. A written acknowledgment from Council engineers shall be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any works on site. A fee is payable for the assessment of the plan by Ku-ring-gai Council.

110. If a Works Zone is proposed, the Applicant must make a written application to the Ku-ring-gai Local Traffic Committee to install the 'Work Zone'. The application must be made at least 15 days prior to the commencement of any works on site approved under this consent. Works Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Works Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Works Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the Ku-ring-gai Local Traffic Committee and submit a copy of this to the Principal Certifying Authority for approval prior to commencement of any works on the site. Where approval of the 'Work Zone' is resolved by the Committee, the necessary 'Work Zone' signage shall be installed (at



Item 3

the cost of the Applicant) and the adopted fee paid prior to commencement of any works on the site. Further, at the expiration of the Works Zone approval, the Applicant is required to remove the Works Zone signs and reinstate any previous signs, all at the Applicant's cost.

111. Prior to the commencement of any works on site the applicant shall submit to Ku-ring-gai Council a full dilapidation report on the visible and structural condition (**including a photographic record**) of the following public infrastructure:

- a) Full road pavement width, including kerb and gutter, of Turramurra Avenue and Wonga Wonga Street over the site frontage, including the full intersection.
- b) All driveway crossings and laybacks opposite the subject site.

The report must be completed by a consulting structural/civil engineer. Particular attention must be paid to accurately recording (both via photo and in written format) *existing* damaged areas on the aforementioned infrastructure so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development.

112. If the use of temporary rock anchors extending into the road reserve is proposed, then approval must be obtained from Council in accordance with Section 138 of the Roads Act 1993. The Applicant is to submit details of all the work that is to be considered, and the works are not to commence until approval has been granted. The designs are to include details of the following:

- How the temporary rock anchors will be left in a way that they will not harm or interfere with any future excavation in the public road
- That the locations of the rock anchors are registered with Dial Before You Dig
- That approval of all utility authorities likely to use the public road has been obtained. All temporary rock anchors are located outside the allocations for the various utilities as adopted by the Streets Opening Conference.
- That any remaining de-stressed rock anchors are sufficiently isolated from the structure that they cannot damage the structure if pulled during future excavations or work in the public road.
- That signs will be placed and maintained on the building stating that de-stressed rock anchors remain in the public road and include a contact number for the building manager. The signs are to be at least 600mm x 450mm with lettering on the signs is to be no less than 75mm high. The signs are to be at not more than 60m spacing. At least one sign must be visible from all locations on the footpath outside the property. The wording on the signs is to be submitted to Council's Director Technical Services for approval before any signs are installed.

Permanent rock anchors are not to be used where any part of the anchor extends outside the development site into public areas or road reserves.

All works in the public road are to be carried out in accordance with the Conditions of Construction issued with any approval of works granted under Section 138 of the Roads Act 1993.

Item 3

**Prior to Occupation Certificate issue**

113. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the EP & A Act regulations.
114. To ensure compliance with the consent, a final report from a Registered Surveyor shall be submitted to Council confirming floor/ ceiling levels and boundary setbacks prior to occupation.
115. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the Section 73 Sydney Water compliance certificate must be obtained and submitted to the Principal Certifying Authority (PCA).
116. The trees to be retained shall be inspected, monitored and treated when necessary by a qualified Arborist before, during and after completion of development works to ensure their long term survival. Inspections by and documentation from the Arborist to the Principal Certifying Authority is required as specified. Documentary evidence of compliance with this condition shall be submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.
117. The landscape works, shall be installed in accordance with the approved plan/s and/ or conditions of consent, be completed prior to release of Occupation Certificate and be maintained in a healthy and vigorous condition at all times.
118. The Principal Certifying Authority shall ensure that the landscape works, have been installed correctly, consistent the approved landscape plan(s), specification and the conditions of consent prior to release of the Occupation Certificate.
119. Prior to issue of the Occupation Certificate, the Principal Certifying Authority (where not Council) must provide Ku-ring-gai Council with a signed declaration that the following works in the road reserve have been completed in full:
  - New concrete driveway crossing in accordance with levels and specifications issued by Council.
  - Removal of **all** redundant driveway crossings and kerb laybacks (or sections thereof) and reinstatement of these areas to footpath, turfed verge and upright kerb and gutter. (Reinstatement works to match surrounding adjacent infrastructure with respect to integration of levels and materials).
  - Full repair and resealing of any road surface damaged during construction.
  - Full replacement of damaged sections of grass verge with a non-friable turf of native variety to match existing.

Item 3

All works must be completed in accordance with the *General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council*, dated November 2004. The Occupation Certificate must not be issued until all damaged public infrastructure caused as a result of construction works on the subject site (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. Repair works shall be at no cost to Council.

120. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88 E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the On-Site Detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.
121. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919, burdening the property with the requirement to maintain the site stormwater retention and re-use facilities on the property. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instruments for protection of retention and re-use facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the reuse and retention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.
122. Prior to issue of the Occupation Certificate the following must be provided to Council (attention Development Engineer):
  - a) A copy of the approved Construction Certificate stormwater detention/retention design for the site, and
  - b) A copy of any works-as-executed drawings required under this consent
  - c) The Engineer's certification of the as-built system.

This condition is required so Council may maintain its database of as-constructed on-site stormwater detention systems, and applies particularly where the appointed Principal Certifying Authority (PCA) is not Ku-ring-gai Council.
123. Prior to issue of an Occupation Certificate the Section 73 Sydney Water compliance certificate must be obtained and submitted to the Principal Certifying Authority.

Item 3

124. Prior to issue of an Occupation Certificate the applicant must submit certification from a suitably qualified and experienced traffic/civil engineer to the Principal Certifying Authority. This certification must be based on a site inspection of the constructed vehicle access and accommodation areas, with dimensions measurements as necessary, and must make specific reference to the following:
- a) That the as-constructed carpark complies with the approved Construction Certificate plans,
  - b) That the completed vehicle access and accommodation arrangements comply in full with Australian Standard 2890.1 – 2004 “Off-Street car parking” in terms of minimum parking space dimensions provided,
  - c) That finished driveway gradients and transitions will not result in the scraping of the underside of cars.
  - d) That no doors, gates, grilles or other structures have been provided in the access driveways to the basement carpark, which would prevent unrestricted access for internal garbage collection from the basement garbage storage and collection area.
  - e) That mirrors and signage have been provided in accordance with the recommendations of the Masson Wilson Twiney report dated 25 January 2006.
  - f) That the vehicular headroom requirements of:
    - Australian Standard 2890.1 - “Off-street car parking”, and
    - 2.44m height clearance for waste collection trucks (refer DCP 40) are met from the public street into and within the applicable areas of the basement carpark.
125. Prior to issue of the Occupation Certificate a qualified and experienced consulting civil/hydraulic engineer must undertake a site inspection of the completed stormwater drainage and management system. The engineer is to provide written certification based on the site inspection to the Principal Certifying Authority, prior to issue of the Occupation Certificate, which makes specific reference to all of the following:
- a) That the stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans.
  - b) That the minimum retention and on-site detention storage volume requirements of BASIX and Ku-ring-gai Council Water Management DCP 47 respectively, have been achieved in full.
  - c) That retained water is connected and available for uses including the BASIX commitments (toilet flushing, irrigation and car washing).
  - d) That basement and subsoil areas are able to drain via a pump/sump system installed in accordance with AS3500.3 and appendix 7.1.1 of Ku-ring-gai Council Water Management DCP 47.
  - e) That all grates potentially accessible by children are secured.
  - f) That components of the new drainage system have been installed by a licensed plumbing contractor in accordance with the Plumbing and Drainage code AS3500.3 2003 and the BCA, and
  - g) All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

Item 3

The following certification sheets **must be accurately completed and attached** to the certification:

- Rainwater retention certification sheet contained at appendix 13 of Water Management DCP 47
- On-site detention certification sheet contained at appendix 4 of Water Management DCP 47.

126. Prior to issue of the Occupation Certificate a registered surveyor must provide a Works-as-Executed (WAE) survey of the completed stormwater drainage and management systems. The WAE plan(s) must be submitted to the Principal Certifying Authority for approval prior to issue of the Occupation Certificate. The WAE survey must indicate:

- As built (reduced) surface and invert levels for all drainage pits.
- Gradients of drainage lines, materials and dimensions.
- As built (reduced) level(s) at the approved point of discharge to the public drainage system.
- As built location and internal dimensions of all detention and retention structures on the property (in plan view) and horizontal distances to nearest adjacent boundaries and structures on site.
- The achieved storage volumes of the installed retention and detention storages and derivative calculations.
- As built locations of all access pits and grates in the detention and retention system(s), including dimensions.
- The size of the orifice or control fitted to any on-site detention system.
- Dimensions of the discharge control pit and access grates.
- The maximum depth of storage possible over the outlet control.
- Top water levels of storage areas and indicative RL's through the overland flow path in the event of blockage of the on-site detention system.

The WAE plan(s) must show the as-built details above in comparison to those shown on the drainage plans approved with the Construction Certificate prior to commencement of works. All relevant levels and details indicated must be marked **in red** on a copy of the Principal Certifying Authority stamped construction certificate stormwater plans.

127. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of works), the applicant shall submit for approval by the Principal Certifying Authority (PCA) certification from a suitably qualified and experienced civil engineer, that:

- a. Footings, and any required permanent excavation or drainage easement support, have been constructed in accordance with the conditions of this Consent relating to footings and excavation adjacent to drainage easements and/or drainage pipes, and
- b. Footings allow for complete future excavation over the full width of the easement to a depth of the invert of the pipe, without the need to support or underpin the subject structure.

Item 3

A copy of the certificate must also be provided to Council, attention Development Engineer, prior to issue of any Final Certificate.

128. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of works), the applicant shall to the Principal Certifying Authority (PCA) certification from a registered surveyor that no structures are located over the existing drainage pipeline and/or easement traversing the subject property. A copy of the certification must also be provided to Council, attention Development Engineer, prior to issue of any Final Certificate.
129. Prior to issue of the Occupation Certificate a maintenance regime shall be prepared for the basement stormwater pump-out system and submitted to Principal Certifying Authority. The regime shall specify that the system is to be regularly inspected and checked by qualified practitioners.
130. Prior to issue of the Occupation Certificate a suitably qualified and consulting geotechnical engineer is to provide certification to the Principal Certifying Authority that excavation and construction of the basement level, including temporary and permanent shoring and retention measures, have been carried out :
  - a) According the relevant Australian Standards and guidelines, and
  - b) According to any approved Geotechnical report undertaken for the development, and
  - c) In a manner that ensures that the structural amenity of adjoining structures and property is fully maintained.
131. Prior to issue of the Occupation Certificate, a complete record of geotechnical inspections, testing and monitoring with certifications as specified in the Report on Geotechnical Investigation by Jeffery and Katauskas Consulting Engineers and the professional geotechnical input over the course of the works, must be compiled in report format and submitted to the Principal Certifying Authority for approval.
132. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, an easement for waste collection must be provided. This is to permit legal access for Council, and Council's contractors, and their vehicles over the subject property for the purpose of collecting waste from the property. The terms of the easement are to indemnify Council and Council's contractors against damages to private land or property whilst in the course of carrying out waste collection services. The terms of the easement are to be generally in accordance with Council's draft terms for an easement for waste collection.
133. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of works), a closed circuit television (CCTV) inspection and report on the Council drainage pipeline traversing the subject property is to be undertaken by appropriate contractors and provided to Council, attention Development Engineer. The report is to include a copy of the footage of the inside of the pipeline. Any damage that has occurred to the section of the pipeline since the commencement of construction on the site must be repaired in full to the satisfaction of Council's Development Engineer at no cost to Council.

Item 3

134. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of the works) the Applicant shall submit to the Principal Certifying Authority (PCA) a follow up dilapidation report on the visible and structural condition of the existing structures originally assessed at:

- a) 2 Nulla Nulla Street and 3 Wonga Wonga Street
- b) Turramurra Avenue and Wonga Wonga Street including the intersection and driveway opposite the site.

The Report must be completed by a practicing consulting structural engineer and be submitted for Council records prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate.

S Garland  
Development  
Assessment - North

M Prendergast  
Manager  
Development  
Assessment Services

M Miocic  
Director  
Development &  
regulation

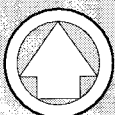
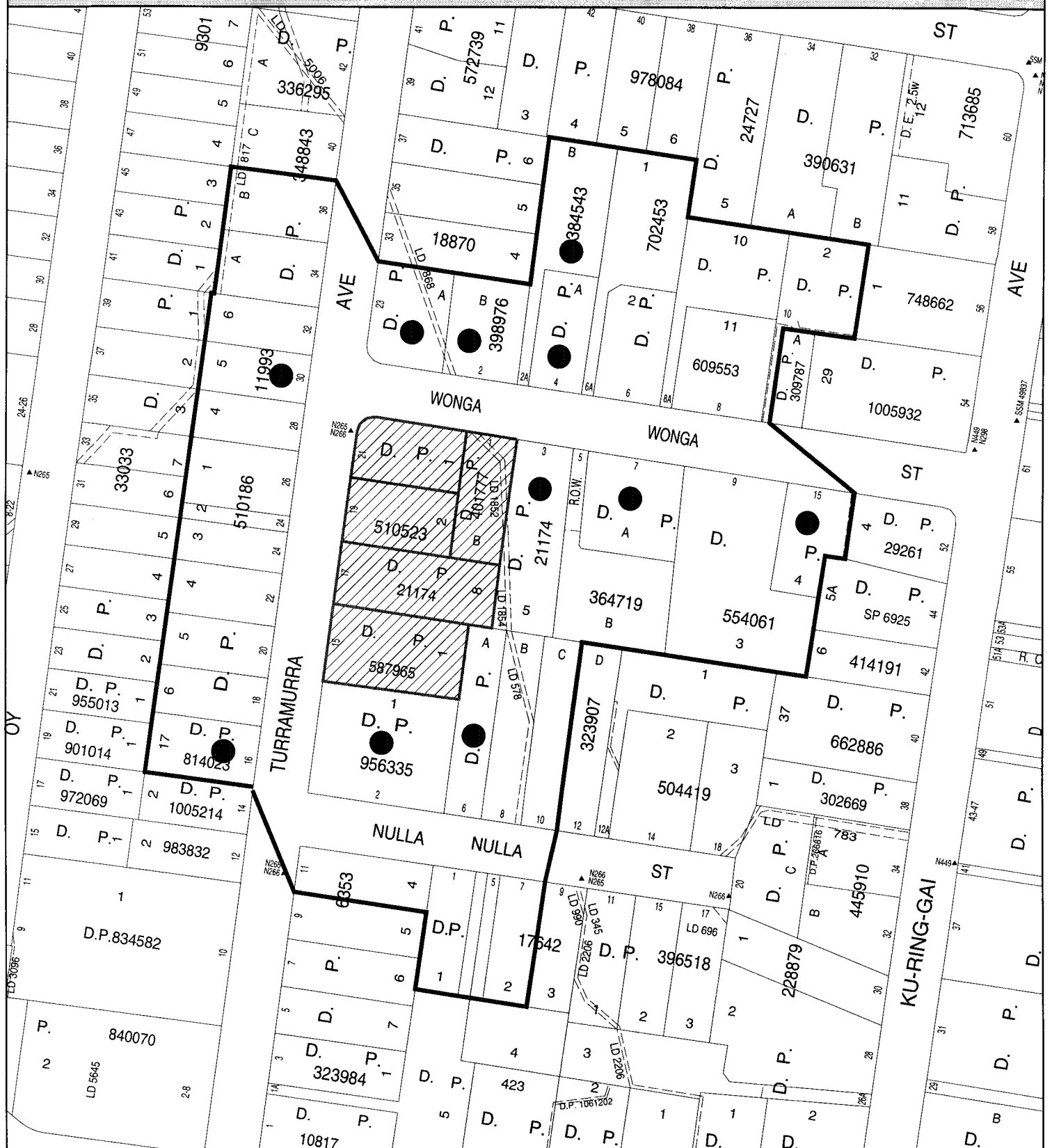
**Attachments:**

- Location sketch - 637453**
- Zoning sketch - 637454**
- Site plan & analysis - 637457**
- Basement plans - 637458**
- Elevations - 637459**
- Shadows - 637462**
- Building footprint - 637465**
- Deep soil landscape - 637466**
- Cut and fill - 637468**
- Existing shadows - 637469**
- Proposed - 637471**
- Site elevations and colourbond - 637472**
- Environmental Management Plan - 637473**
- Confidential - Landscape plan showing floor plans**
- Confidentials**

# LOCATION SKETCH

15-21 Turramurra Ave & 1 Wonga Wonga St, TURRAMURRA

DEVELOPMENT APPLICATION No 68/06



Scale : 1:2000

07-07-2006

- |  |              |  |                 |
|--|--------------|--|-----------------|
|  | AGREEMENT    |  | PETITION        |
|  | OBJECTION    |  | SUBMISSION      |
|  | SUBJECT LAND |  | CIRCULATED AREA |





# Zoning Extract

15-19 Turramurra Avenue & 1-1A Woonga Wonga Street, Turramurra



## ZONES

### 2. RESIDENTIAL

- (a) RESIDENTIAL A
- (b) RESIDENTIAL B
- (c) RESIDENTIAL C
- (c1) RESIDENTIAL C1
- (c2) RESIDENTIAL C2
- (d) RESIDENTIAL D
- (c3) RESIDENTIAL D3
- (e) RESIDENTIAL E
- (f) RESIDENTIAL F
- (g) RESIDENTIAL G
- (h) RESIDENTIAL H

- 2(a)
- 2(b)
- 2(c)
- 2(c1)
- 2(c2)
- 2(d)
- 2(d3)
- 2(e)
- 2(f)
- 2(g)
- 2(h)

### 3. BUSINESS

- (a) RETAIL SERVICES
- FLOOR SPACE RATIOS

- A1 2.0:1
- A2 1.0:1
- A3 0.75:1

- (b) 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 etc)

### ROADS

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

## GENERAL

EXISTING COUNTY ROAD

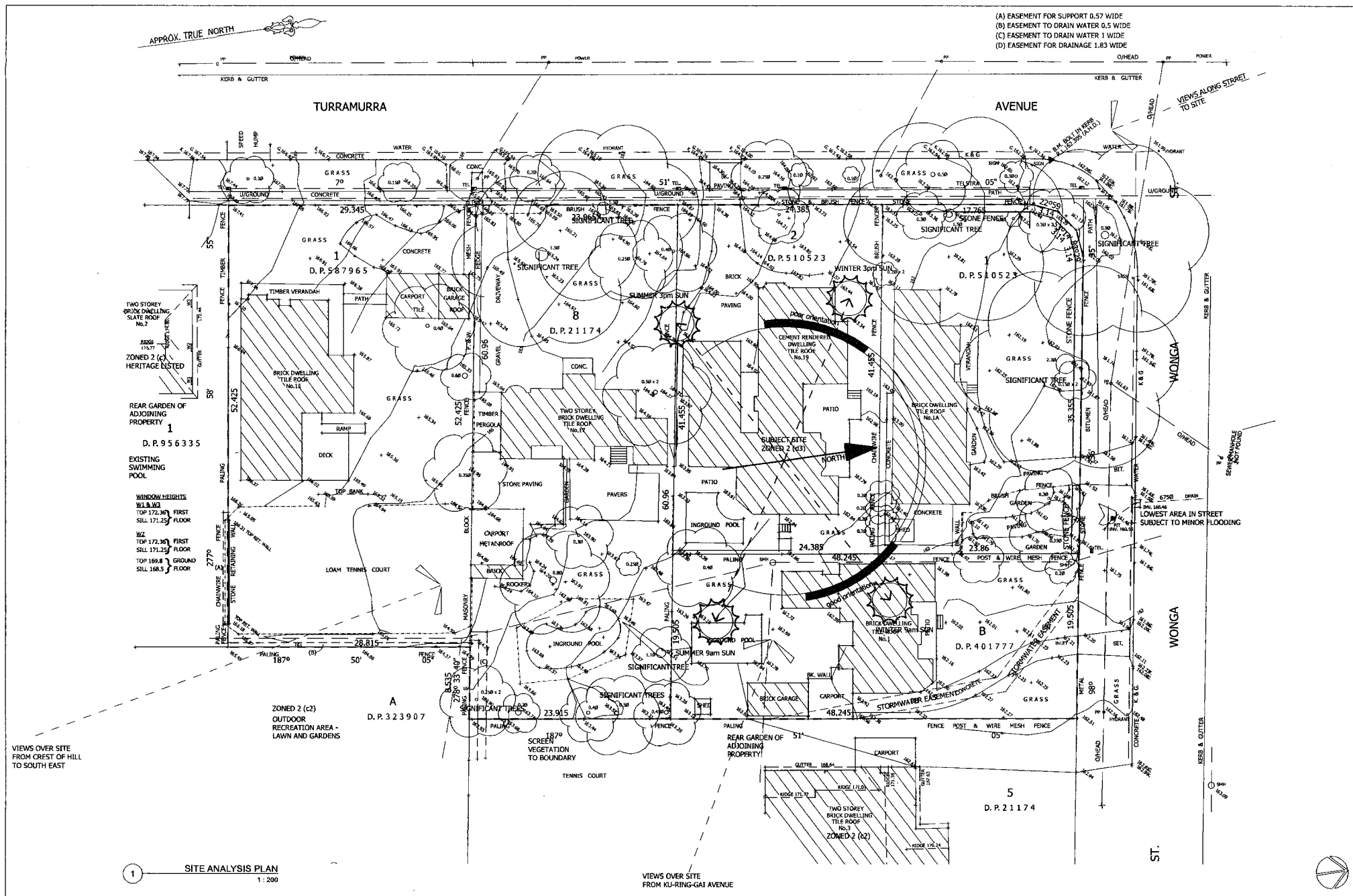
OTHER PLANNING INSTRUMENTS

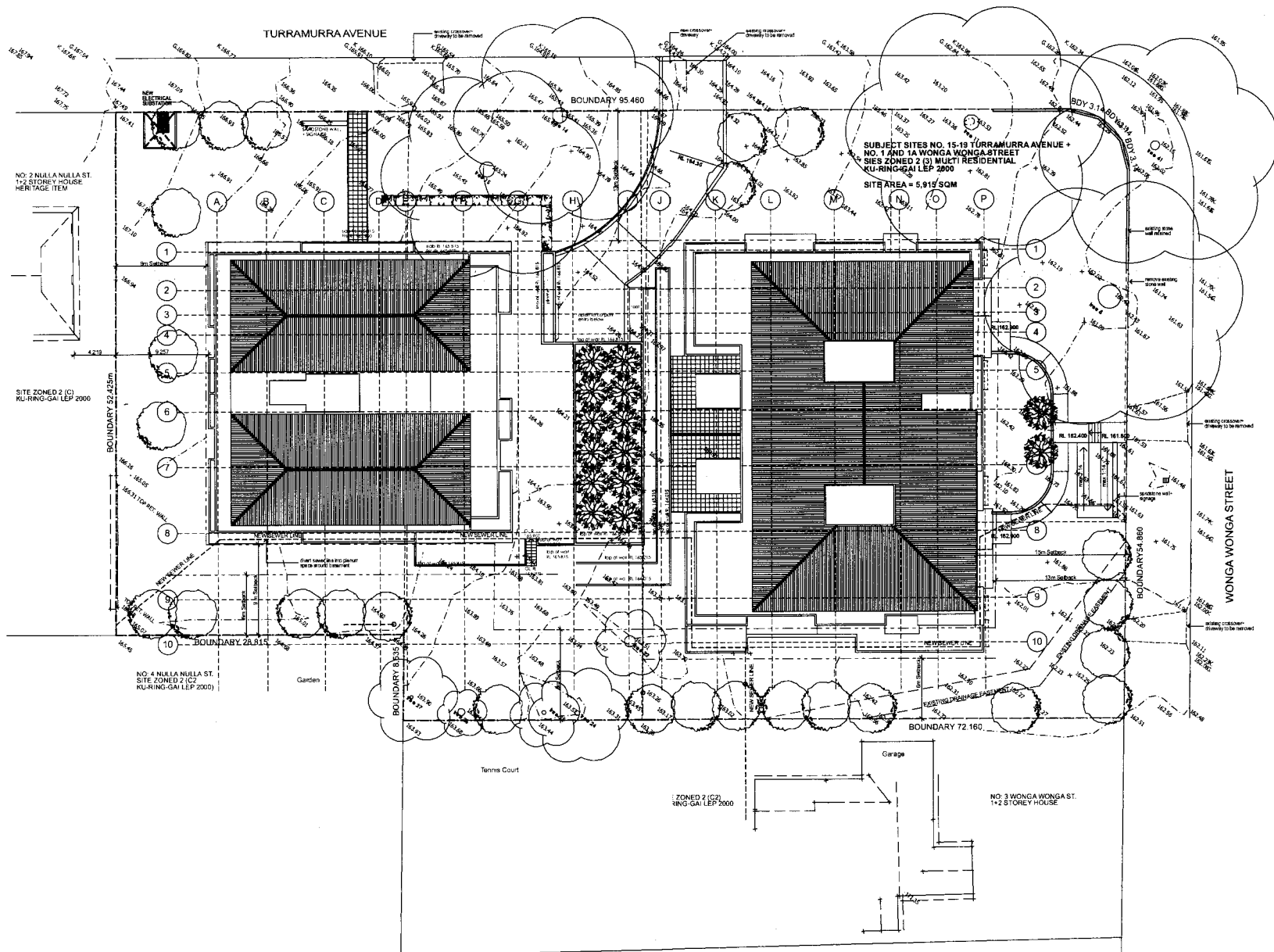


Scale: 1:2000

Date: 07-07-2006







Rev. 01/01/2011  
 To: 15/01/2011  
 From: 15/01/2011  
 Note: amended as per council comments

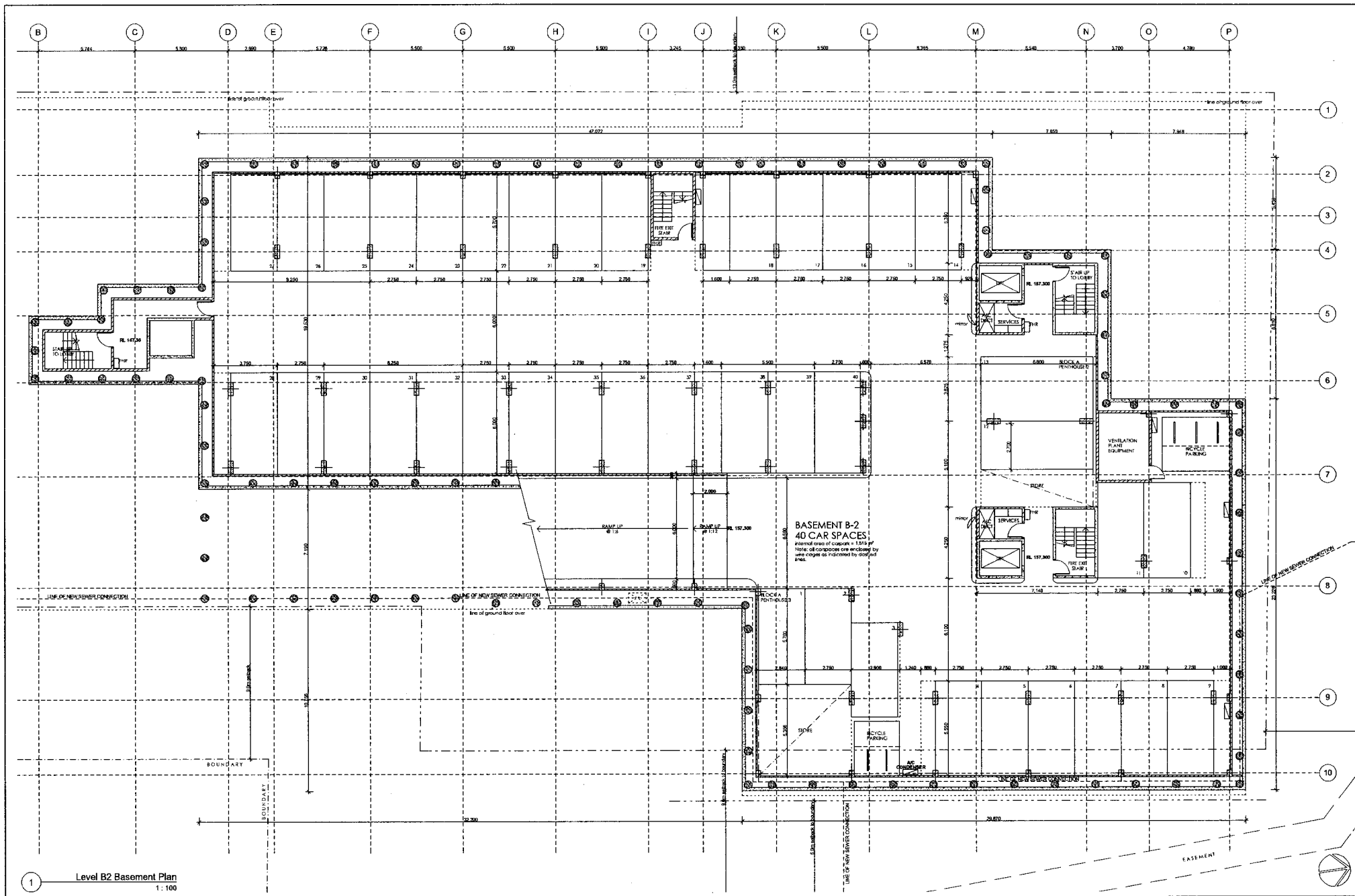
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CARRINGTON

TURRAMURRA AVENUE  
 BURRAMURRA

Site Plan

Scale: 1:200 Date: DEC 2006 Drawn: Checked:  
 Rev: 01/01/2011 Date: 15/01/2011 Drawn: TUR-AR-DA-002 Rev: 01



1 Level B2 Basement Plan  
1:100

Rev. Date. Item  
01 15.04.2024 Plans amended in accordance with council comments

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12/200 Wilby Rd, Marrum NSW 2088  
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www.sandbergschoff.com.au

Developer:  
**CARRINGTON**

Project:  
**TURRAMURRA AVENUE**  
TURRAMURRA  
Location:  
NEW ARRIVAL  
15 - 17 TURRAMURRA AVENUE & 1/4 MONICA WINGGA STREET, TURRAMURRA

Drawing:  
**Block A B2 Basement Plan**

996 Crown Grant 5/17/18 NSW 9010  
441 2330/0000 - 441 7400/0002

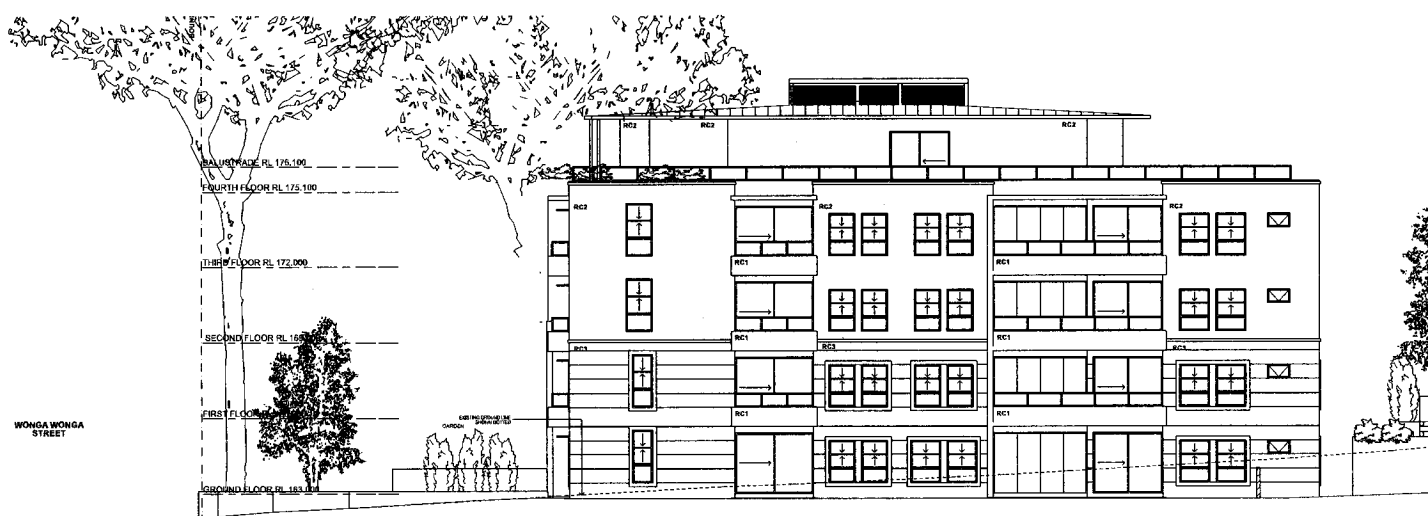
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Site No. 9027 Drawing: TUR-AR-DA-063 Rev. 01



- COLOURS & FINISHES LEGEND**
- RC1 Painted Render - Wall Colour 1
  - RC2 Painted Render - Wall Colour 2
  - RC3 Painted Render - Wall Colour 3
  - SC Sandstone Cladding - sawn finish
  - CMR Colorbond Metal Roof
  - WF Window frames - powdercoated
  - GB Glass Balustrade with Aluminum Frame



1 Elevation North BLG A  
1:100



2 Elevation West BLG A  
1:100

Rev. Date Item  
01 13.06.2024 Plans amended in accordance with council comments

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Developer:

**CARRINGTON**

388 Chivalry Street, Suite 101, Macquarie NSW 2108  
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Project:

**TURRAMURRA AVENUE**

TURRAMURRA

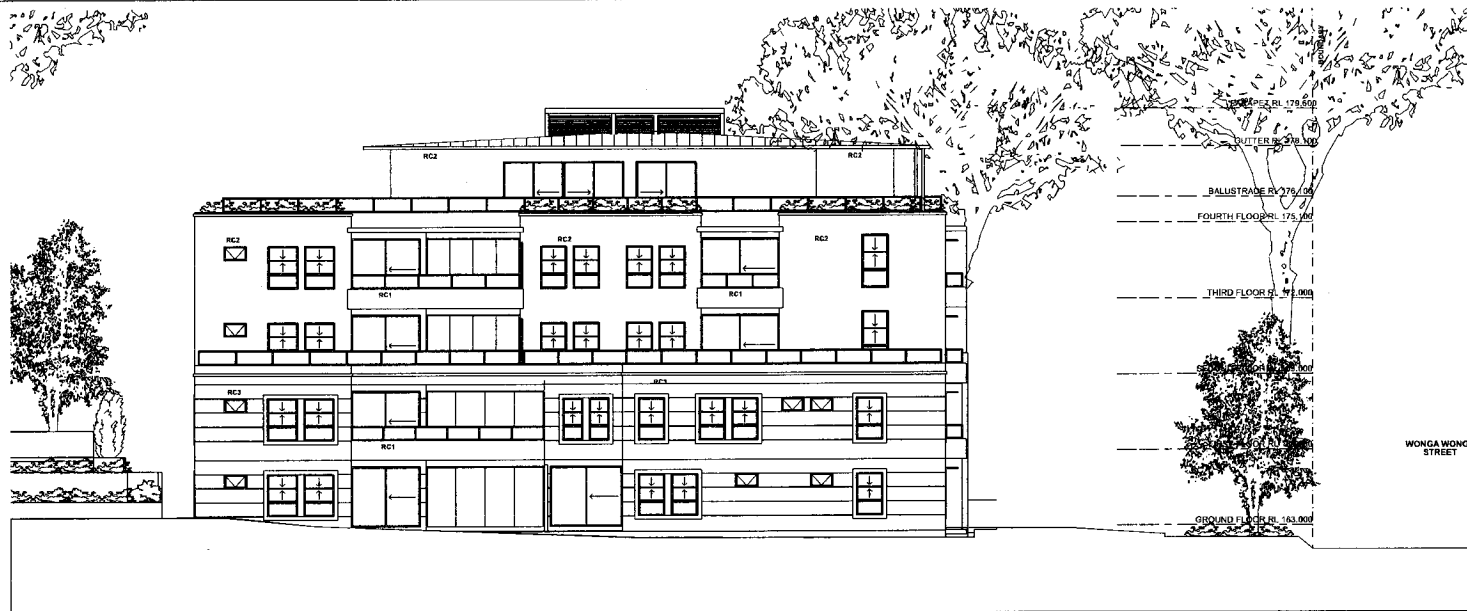
Lot 1, 17/209 Albany Rd Macquarie NSW 2108  
17/209 Albany Rd Macquarie NSW 2108

Drawn by:

**Block A Elevations North & West**

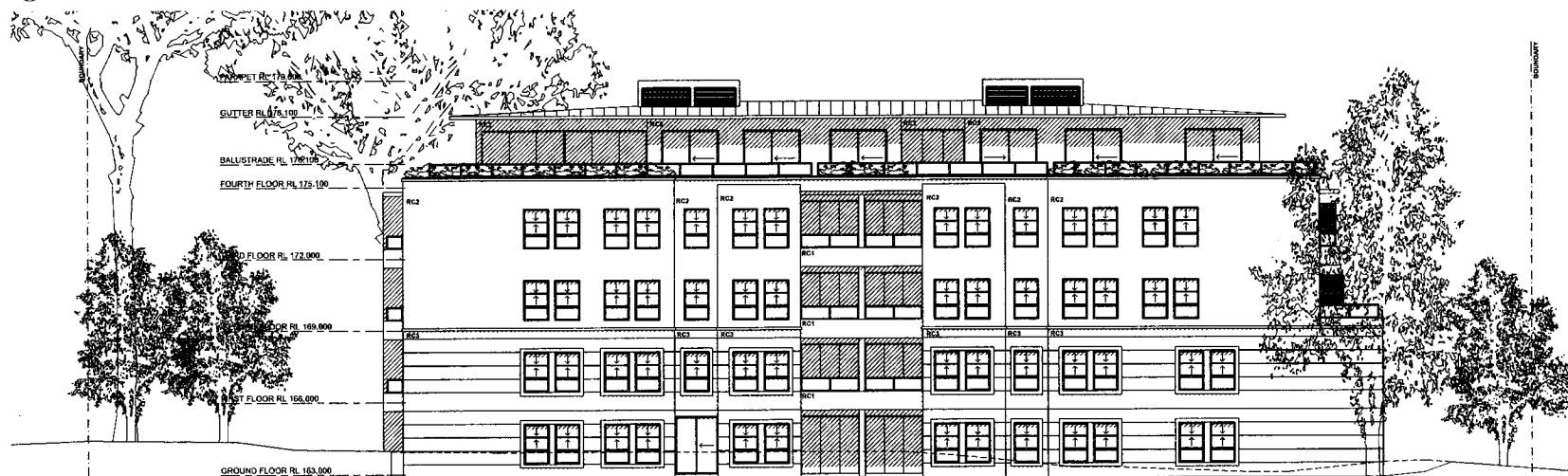
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Job No: 0022 Drawing: TUR-AR-014 Rev: 01





- COLOURS & FINISHES LEGEND**
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  - RC2 Painted Render - Wall Colour 2
  - RC3 Painted Render - Wall Colour 3
  - SC Sandstone Cladding - sawn finish
  - CMR Colorbond Metal Roof
  - WF Window frames - powdercoated
  - GB Glass Balustrade with Aluminum Frame

1 Elevation East BLG A  
1:100



2 Elevation South BLG A  
1:100

Rev: Date Item  
01 13.06.2006 Plans amended in accordance with council comments

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Developer:

**CARRINGTON**

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Project:

**TURRAMURRA AVENUE**

TURRAMURRA

Location:  
NEW DEVELOPMENT  
13-15 TURRAMURRA AVENUE & 1-1A WONGA WONGA STREET, TURRAMURRA

Drawing:

**Block A Elevations East & South**

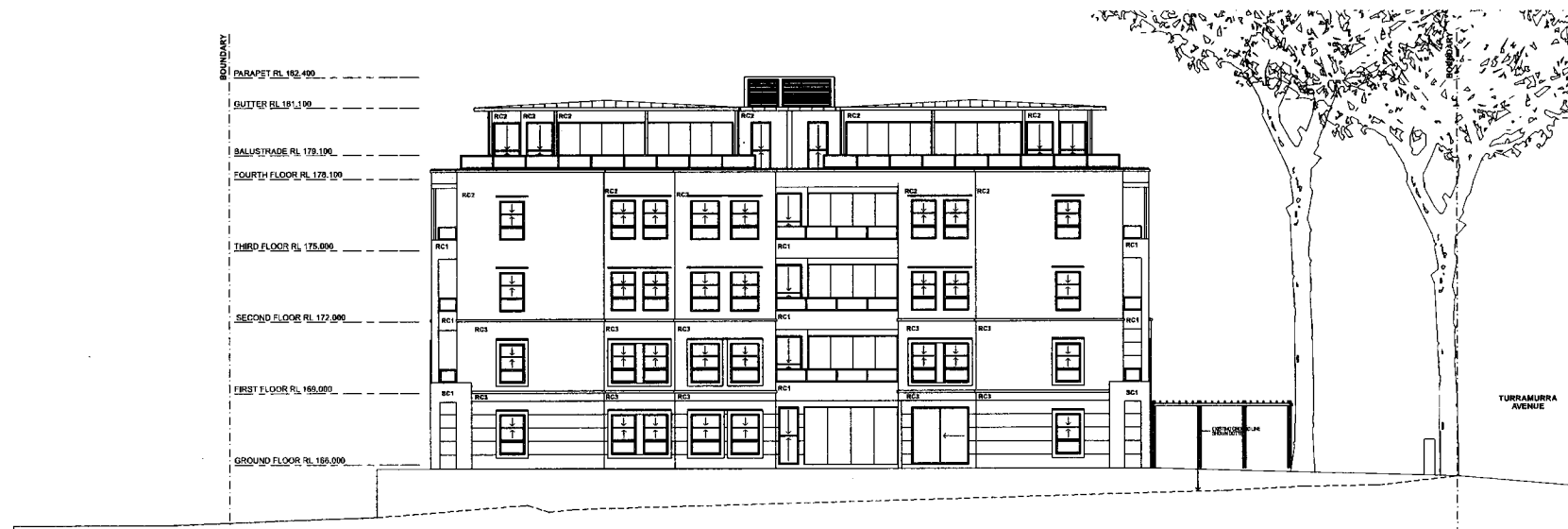
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Job No: 1627 Drawn by: TUR-AR-04-015 Rev: 01





COLOURS & FINISHES LEGEND	
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RC2	Painted Render - Wall Colour 2
RC3	Painted Render - Wall Colour 3
SC	Sandstone Cladding - sawn finish
CMP	Colorbond Metal Roof
WF	Window frames - powdercoated
GB	Glass Balustrade with Aluminum Frame

1 Elevation West BLG B  
1:100



2 Elevation North BLG B  
1:100

Rev: Date: Item:  
01: 15.06.2004: Plans amended in accordance with council comments

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Developer:

**CARRINGTON**

194 Crown Street Spt, NSW 1500 2010  
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Project:

**TURRAMURRA AVENUE**

15-17 TURRAMURRA AVENUE & 1-1A WENDIGA WENDIGA STREET, TURRAMURRA

Drawing:

**Block B Elevations North & West**

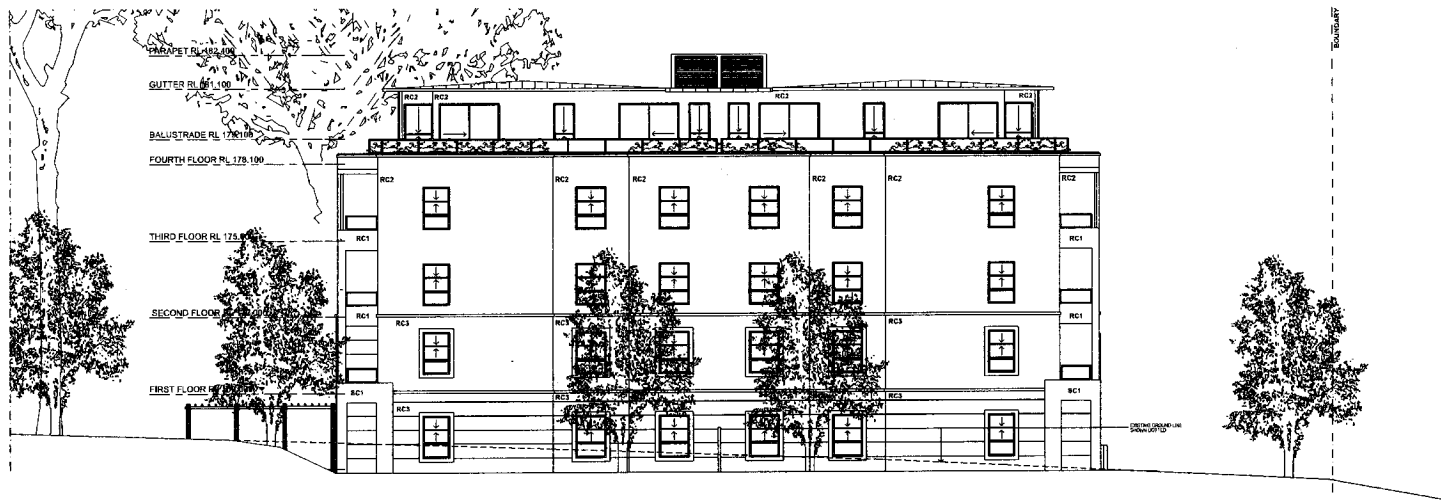
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**COLOURS & FINISHES LEGEND**

RC1 Painted Render - Wall Colour 1  
 RC2 Painted Render - Wall Colour 2  
 RC3 Painted Render - Wall Colour 3  
 SC Sandstone Cladding - sawn finish

CMR Colorbond Metal Roof  
 WF Window Frames - powdercoated  
 GB Glass Balustrade with Aluminum Frames



1 Elevation South BLG B  
 1:100



2 Elevation East BLG B  
 1:100

Rev. Date Desc

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For all enquiries, please contact our office or your local representative.  
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Developer

**CARRINGTON**

390 Crown Street, Suite 100, NSW 2010  
 Tel: 7 631 1088 Fax: 7 631 8607

Project

**TURRAMURRA AVENUE**

TURRAMURRA

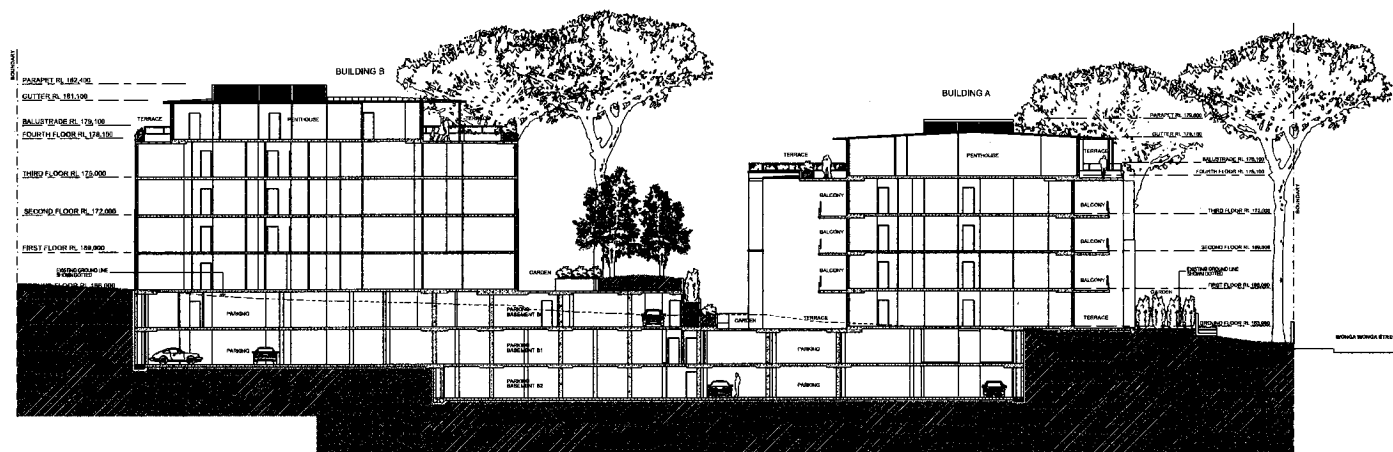
Location:  
 15-19 TURRAMURRA AVENUE & 1-1A WENTWORTH STREET, TURRAMURRA

Drawing

**Block B Elevations East & South**

Scale: 1:100 Date: DEC 2009 Drawn: Checked:  
 Job No: 0027 Design: TUR-AR-04-017 Rev: 01





1 Site Section  
1:200



Rev. Date Item

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Architects and interior designers  
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Urban design and landscape architecture  
Interior design and fit-out  
Project management and construction management

Developer:

**CARRINGTON**

195 Clarendon Street, Suite 140, Melbourne VIC 3006  
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Project:

TURRAMURRA AVENUE

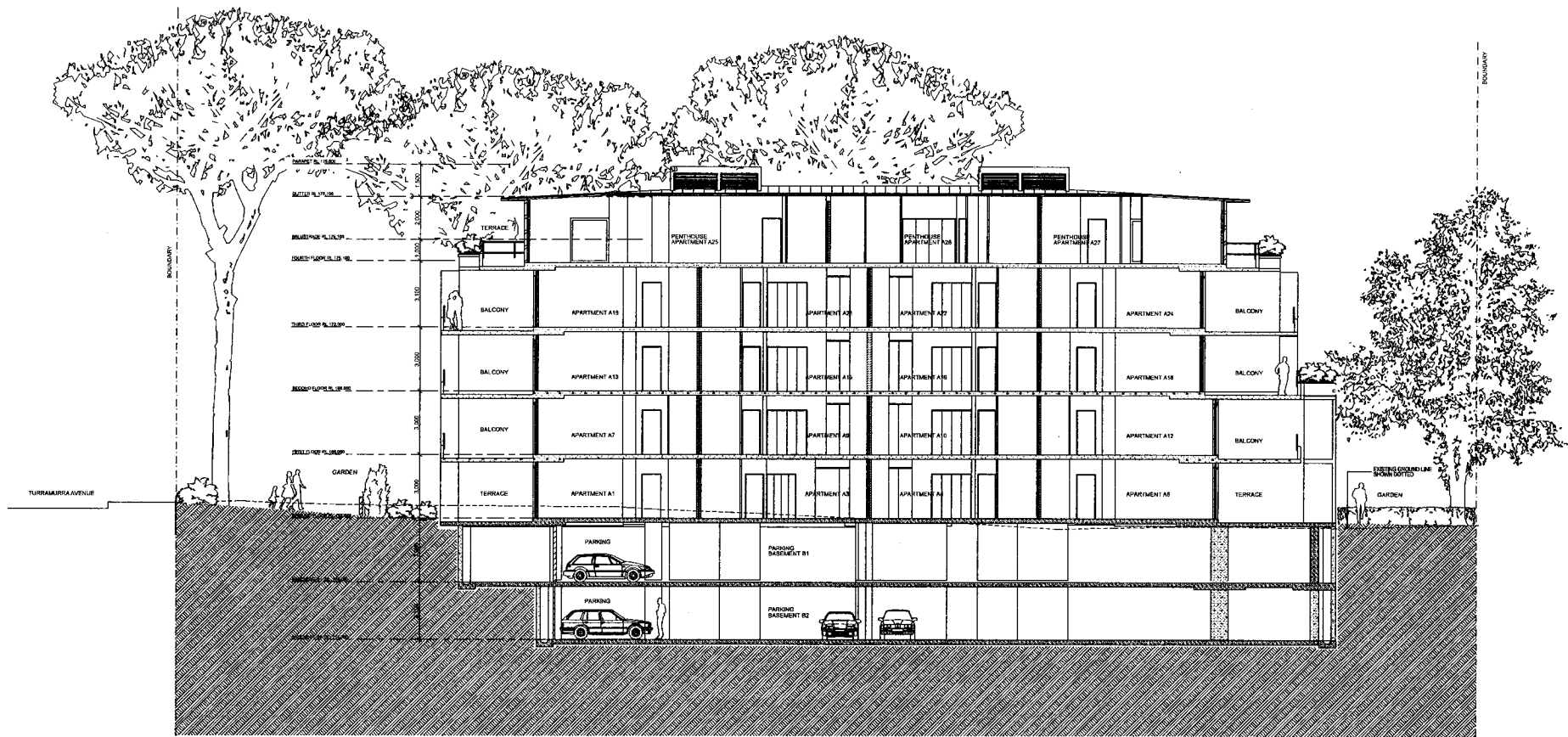
TURRAMURRA

13-17 TURRAMURRA AVENUE & 1-1A WONGA WONGA STREET, TURRAMURRA

Drawing:

Site Section

Scale: AS SHOWN Date: DEC 2005 Drawn: Checked: JSP Hm 0527 Drawn: TUR-AR-04-018 Rev:



1 Section Building A  
1 : 100



Rev. Date Part

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Our mission is to create a sustainable future for all. We are committed to the highest standards of design and construction. We are also committed to the highest standards of ethical and social responsibility.

Developer:

**CARRINGTON**

99 Crown Street Sydney NSW 2000  
T 02 9234 8888 F 02 9234 8822

Project:

**TURRAMURRA AVENUE**

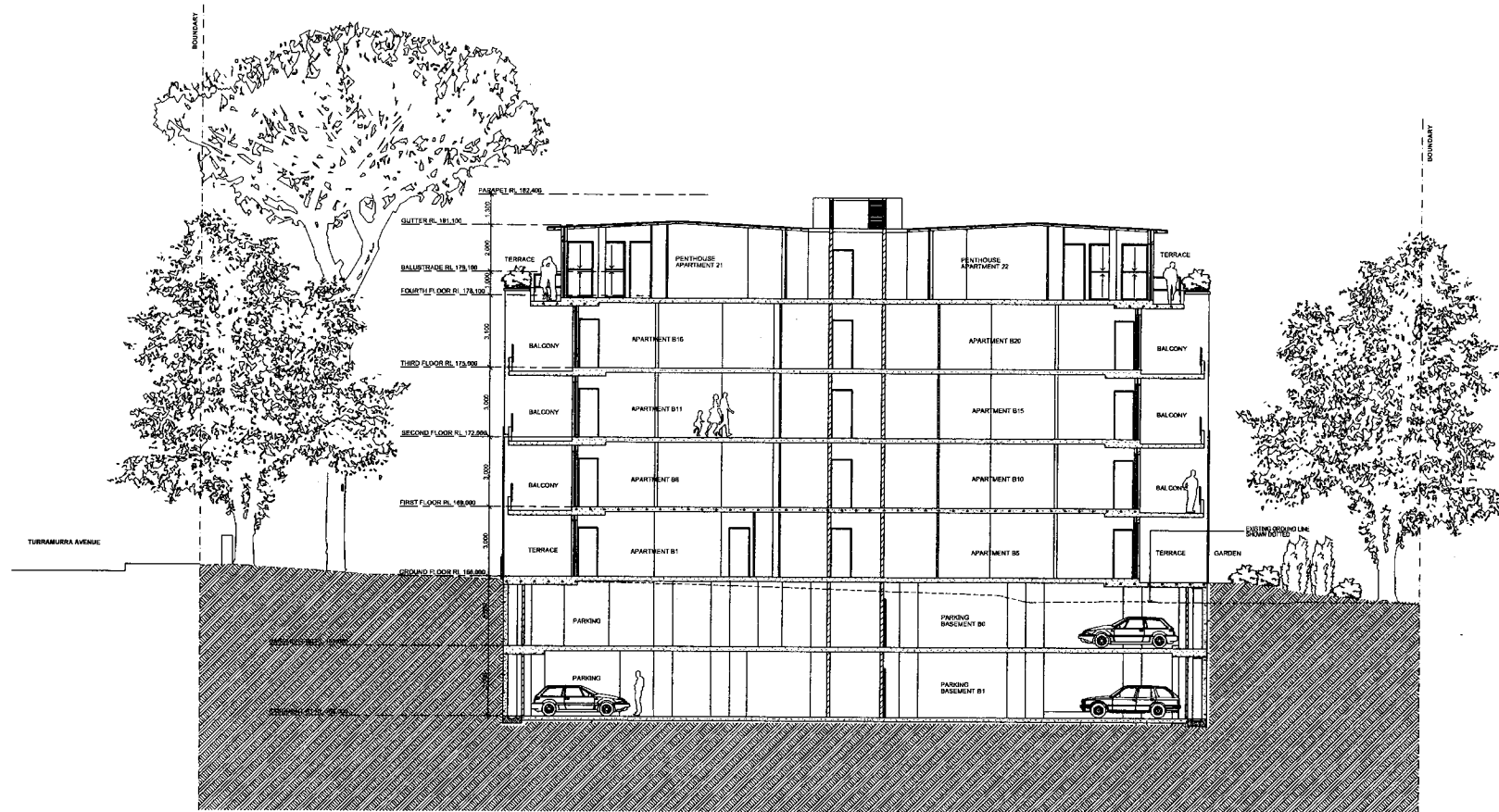
TURRAMURRA

15-19 TURRAMURRA AVENUE & 1-1A WONGA WONGA STREET, TURRAMURRA

Drawing:

**Block A Section**

Scale: AS SHOWN Date: DEC 2005 Drawn: CARRINGTON  
1001100 0027 Drawn: TUR-AR-DA-019 Rev:



1 Section Building B  
1:100

Rev. Date Desc

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10/10/2005

10/10/2005

10/10/2005

Project:

CARRINGTON

10/10/2005

10/10/2005

10/10/2005

10/10/2005

10/10/2005

Project:

TURRAMURRA AVENUE

10/10/2005

10/10/2005

10/10/2005

10/10/2005

10/10/2005

Project:

Block B Section

10/10/2005

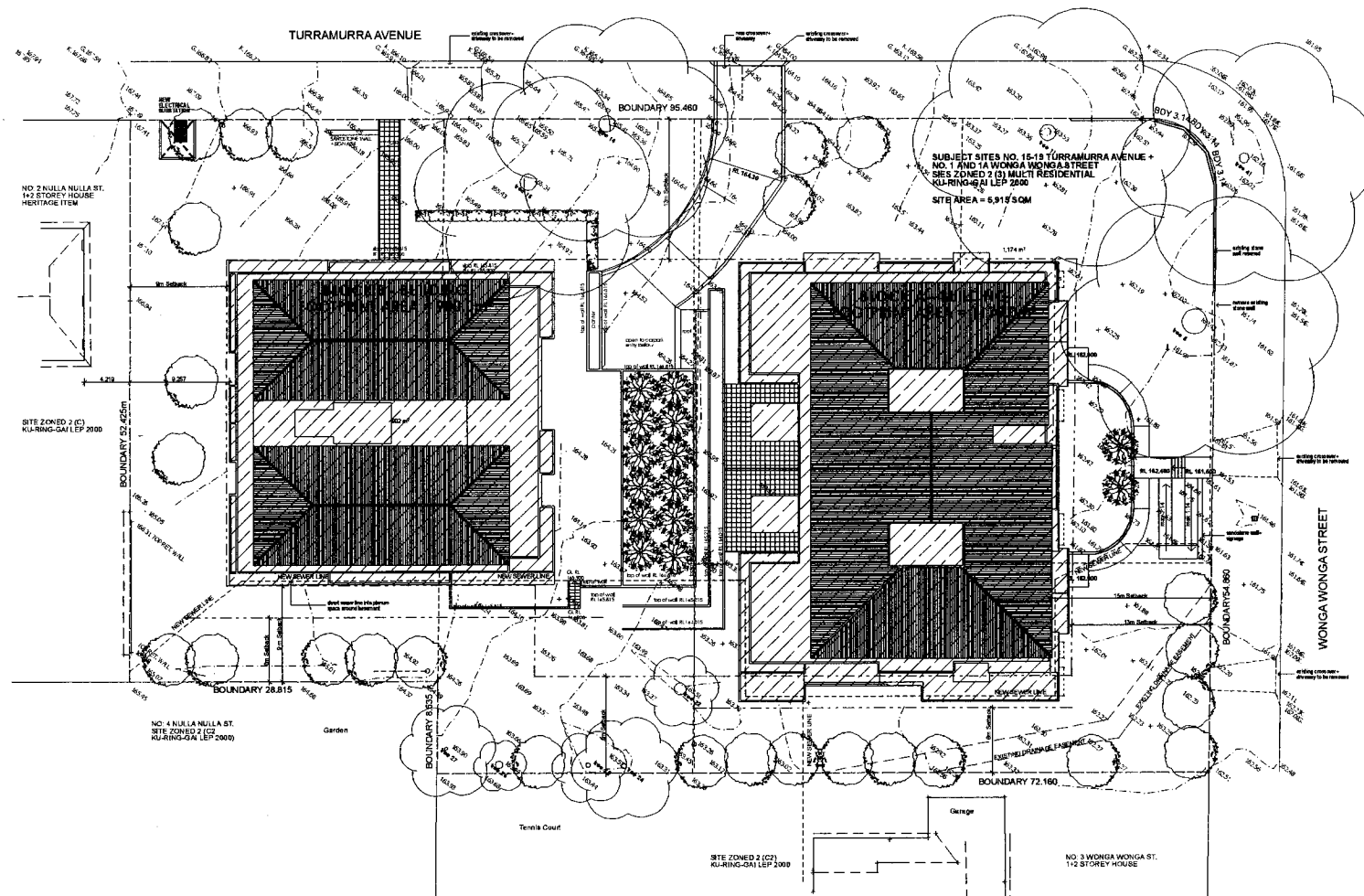
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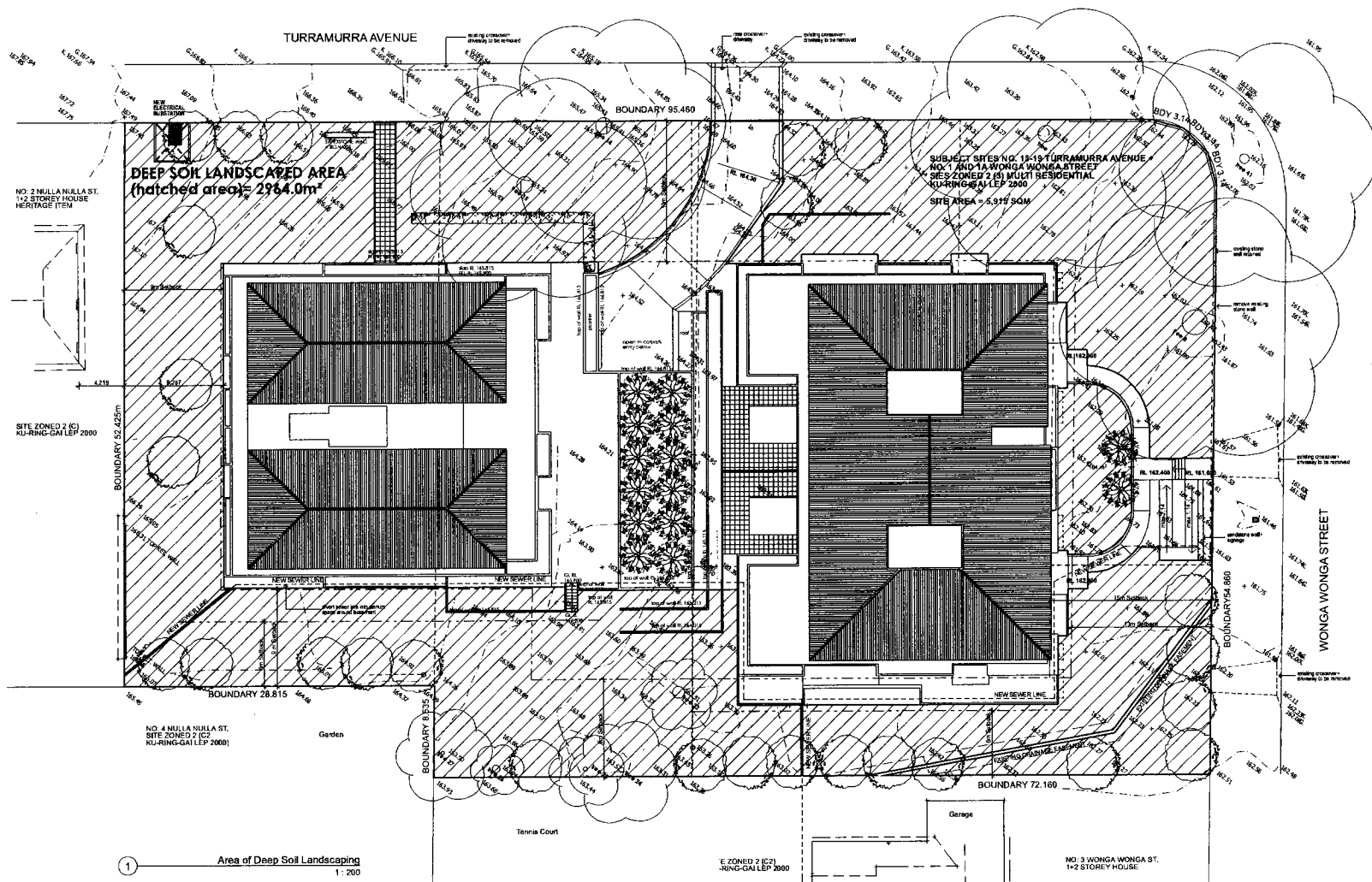
Rev: Date: Rev:  
 02 15062006: Authority control

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CARRINGTON

TURRAMURRA AVENUE  
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Building Footprint Plan  
 Scale: 1:200 Date: DEC 2005 Sheet: 1 of 1  
 Rev: 001 Log No: TUR-AR-04-02 Rev: 00



Rev. Date Item  
1: 13.06.2008 Plans amended in accordance with Council comments

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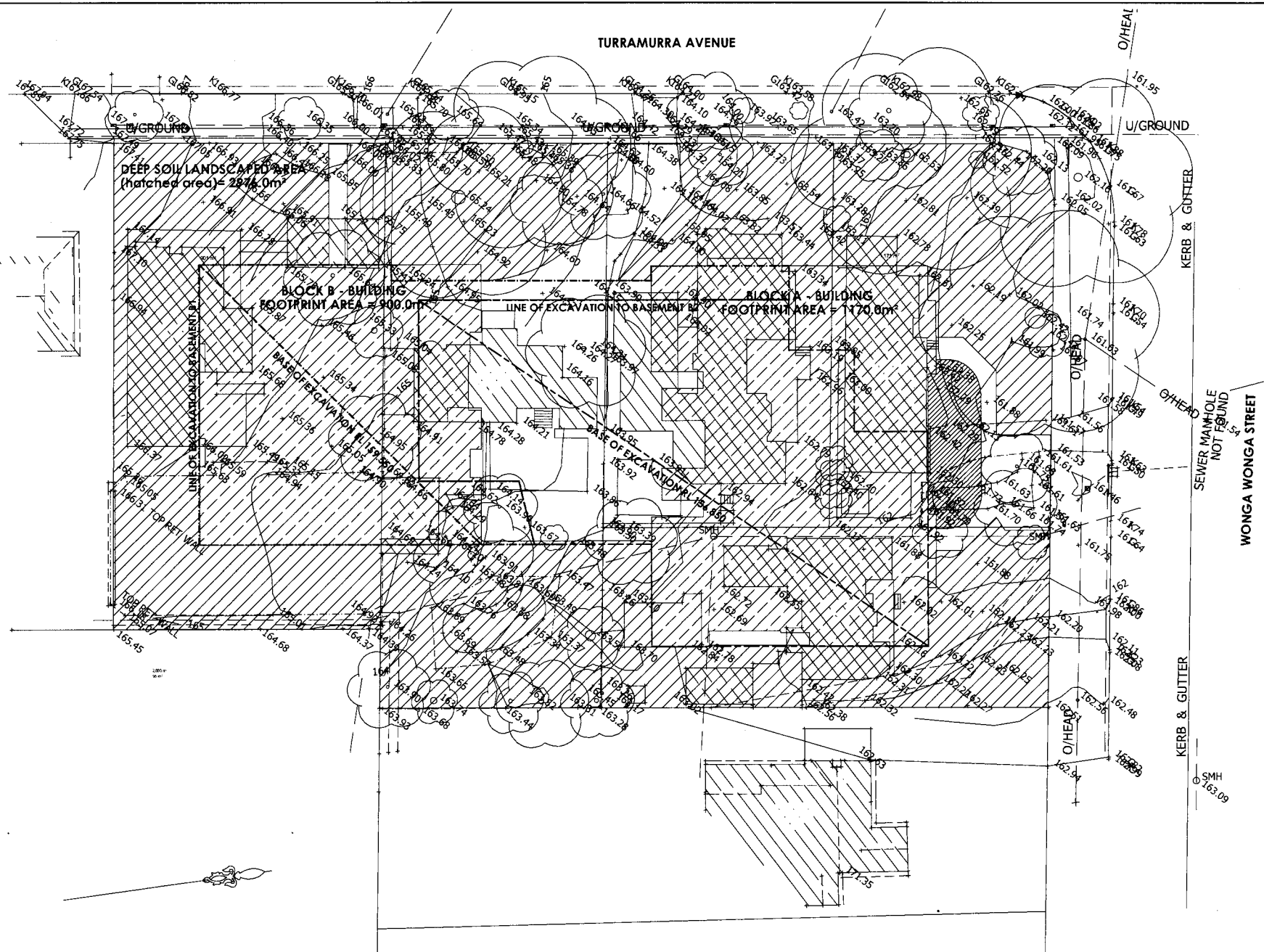
Developer:  
**CARRINGTON**

Project:  
**TURRAMURRA AVENUE**  
NEW APARTMENTS  
13 - 19 TURRAMURRA AVENUE & 1A WONGA WONGA STREET, TURRAMURRA

Drawing:  
**Area of Deep Soil Landscaping**

396 Crown Street Sydney NSW 2010  
+61 2 9234 4800 +61 2 9234 9422

Scale: 1:200 Date: FEB 2008 Drawn: Checked:  
JMS: BJS: CJS: TUR-AR-DA-023 Rev: 01



1 Area Landscape  
1:200

Scale: 1:200

sandberg schaffel architects

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info@sandbergschaffel.com.au

Project:

**CARRINGTON**

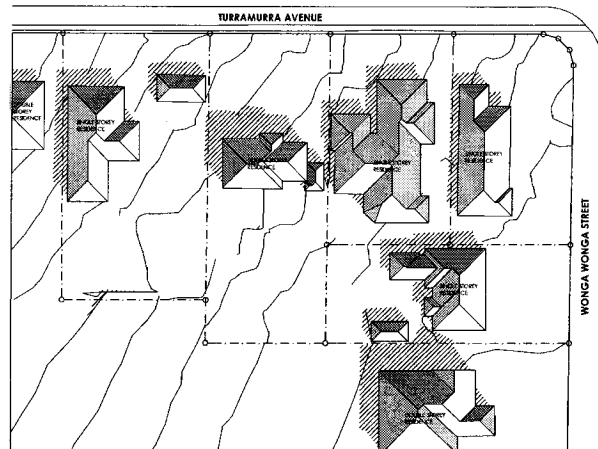
**TURRAMURRA AVENUE**

17/88 Malpas Ave, Turramurra NSW 2058  
1:10 - WONGA WONGA STREET - TURRAMURRA

Cut & Fill Diagram & Site Areas

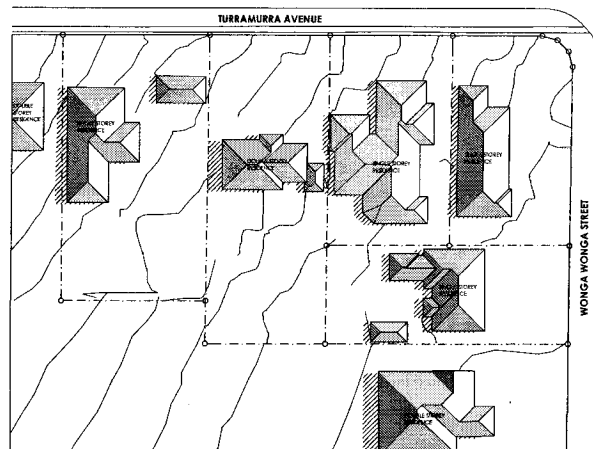
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Rev: 1.0 (027) Design: TUR-AR-DA-024





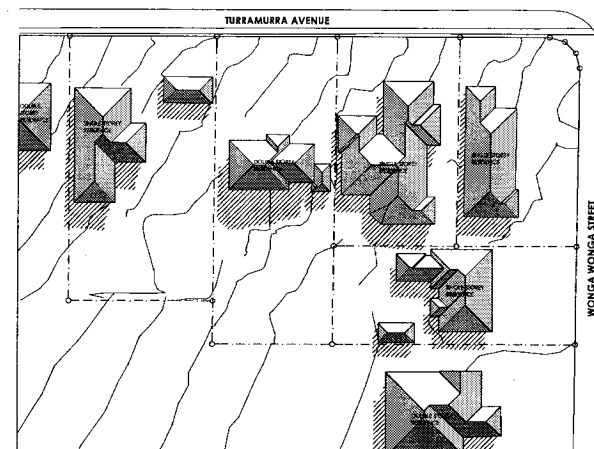
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AZIMUTH 307  
ALTITUDE 37



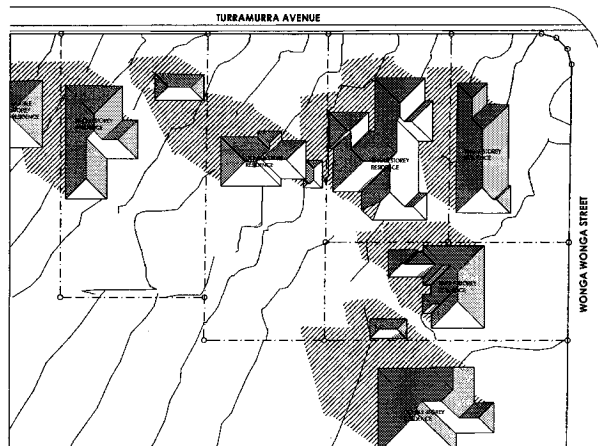
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AZIMUTH 7  
ALTITUDE 56



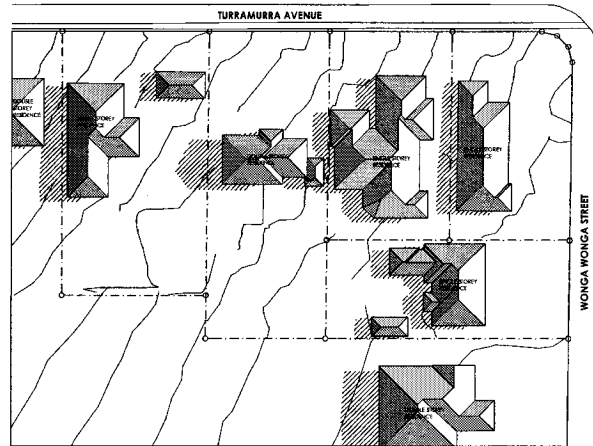
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AZIMUTH 68  
ALTITUDE 36



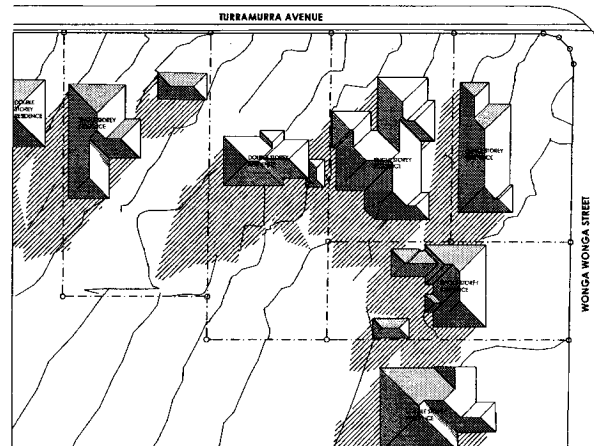
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AZIMUTH 325  
ALTITUDE 19



5 EXISTING SHADOWS JUNE 21 12 PM  
1:500

AZIMUTH 9  
ALTITUDE 33



6 EXISTING SHADOWS JUNE 21 3 PM  
1:500

AZIMUTH 52  
ALTITUDE 18



Rev. Date Desc.

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Project:

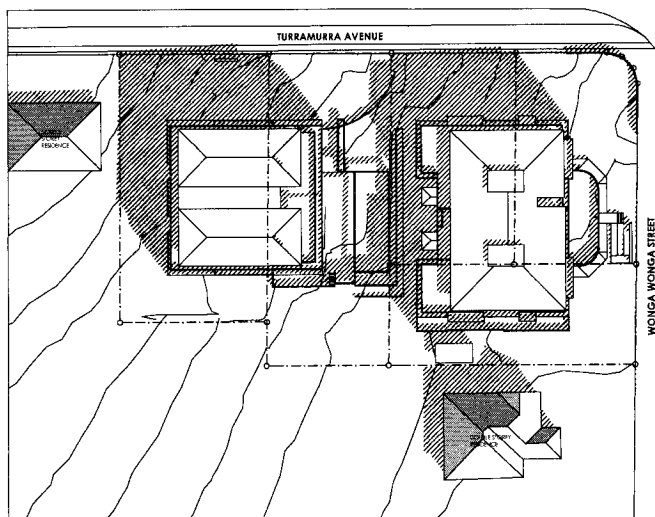
TURRAMURRA AVENUE

194 Crown Street Sydney NSW 2000  
Tel: 7 554 6999 Fax: 7 554 6007

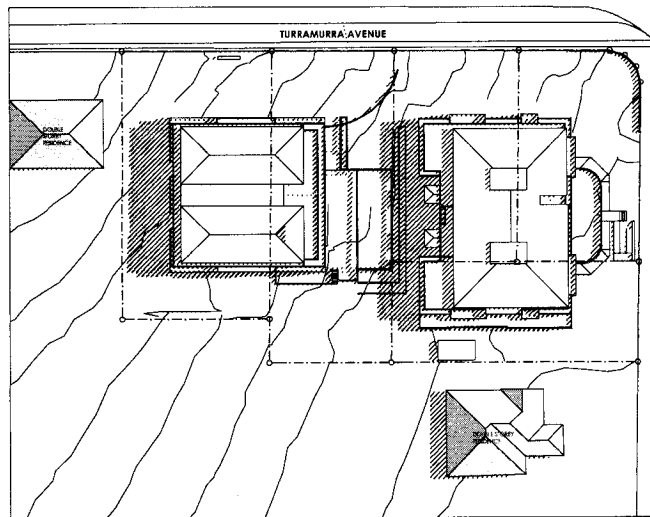
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Existing Shadows

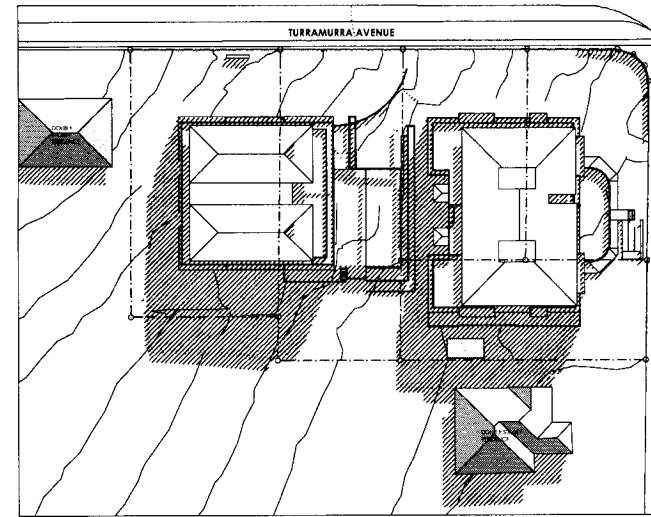
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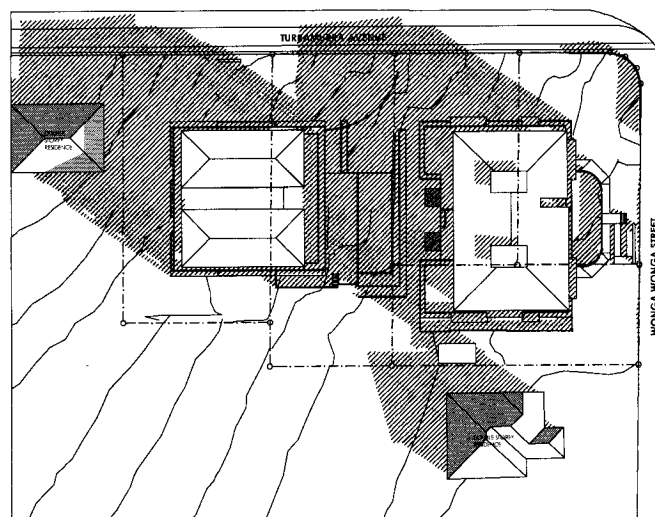
2 PROPOSED SHADOWS MARCH 21 9PM  
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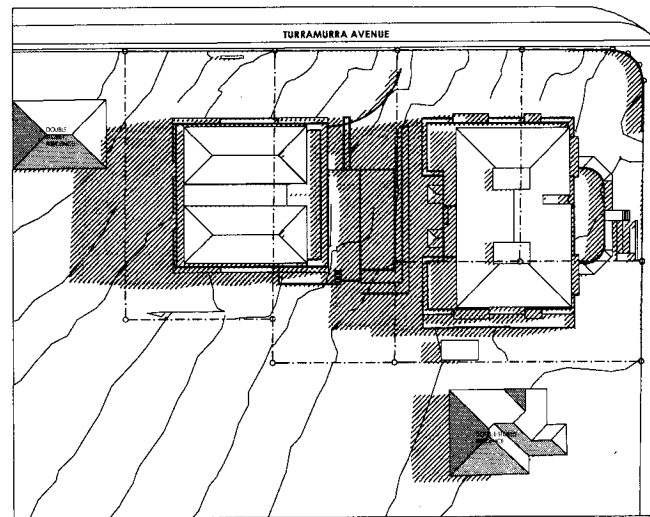
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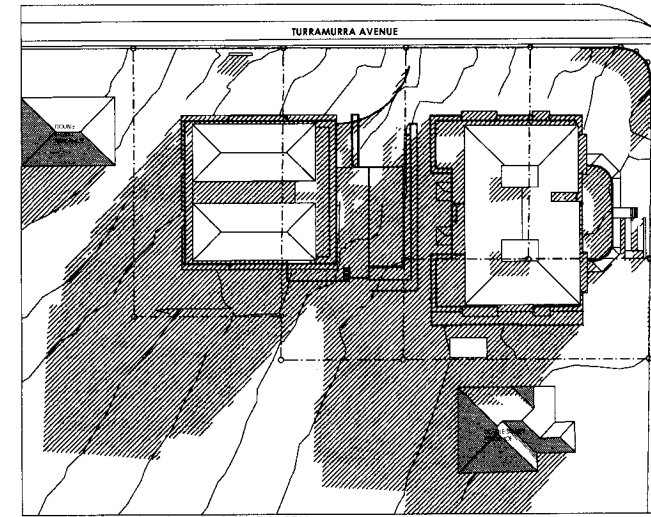
3 PROPOSED SHADOWS MARCH 21 3PM  
1:500



6 PROPOSED SHADOWS JUNE 21 9AM  
1:500



5 PROPOSED SHADOWS JUNE 21 12PM  
1:500



4 PROPOSED SHADOWS JUNE 21 3PM  
1:500



Rev. Date Desc.

sandberg schoffel architects

11555 Wilshire Rd. Montreal, QC H3M 2G6  
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Architects: Sandberg Schoffel Architects Inc. (S.S.A.)  
Engineers: Sandberg Schoffel Engineers Inc. (S.S.E.)  
Landscape Architects: Sandberg Schoffel Landscape Architects Inc. (S.S.L.A.)

Developer:

**CARRINGTON**

TURRAMURRA AVENUE

TURRAMURRA

107000

107000

5 - 11 A WONGA WONGA STREET, TURRAMURRA

Drawn:

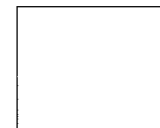
Proposed Shadows

Scale: AS SHOWN Date: DEC 2003 Drawn: Checked:

File No: 0027 Project No: TUR-04-028 Rev:



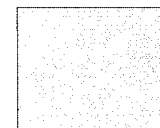
1 Turramurra Street - Elevation  
West Elevation  
1:200



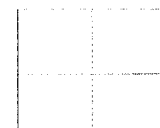
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DULUX SAGO WHITE 1/4 STRENGTH



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DULUX GREY PEBBLE



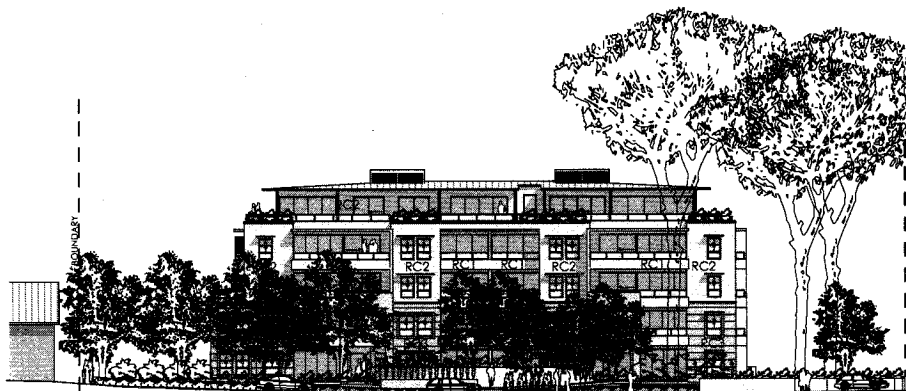
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DULUX DREYFUS



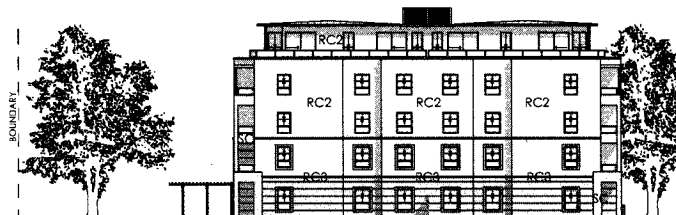
SANDSTONE CLADDING SC



COLORBOND ROOFING CR  
COLOUR:  
COLORBOND DUNE



2 Wonga Wonga Street - Elevation  
North Elevation  
1:200



3 South Elevation  
1:200



4 East Elevation  
1:200

Rev. Date Desc  
01 12/06/2020 Notes Incorporated in accordance with Council comments

sandberg schoffel architects  
13/101 MARY ST. SYDNEY NSW 2008  
T 02 9551 1225  
F 02 9551 4731  
www.sandbergschoffel.com.au

Drawn: [Signature]  
Check: [Signature]  
Scale: 1:200  
Date: 12/06/2020  
Project: 13/101 MARY ST. SYDNEY NSW 2008  
F 02 9551 4731

CARRINGTON

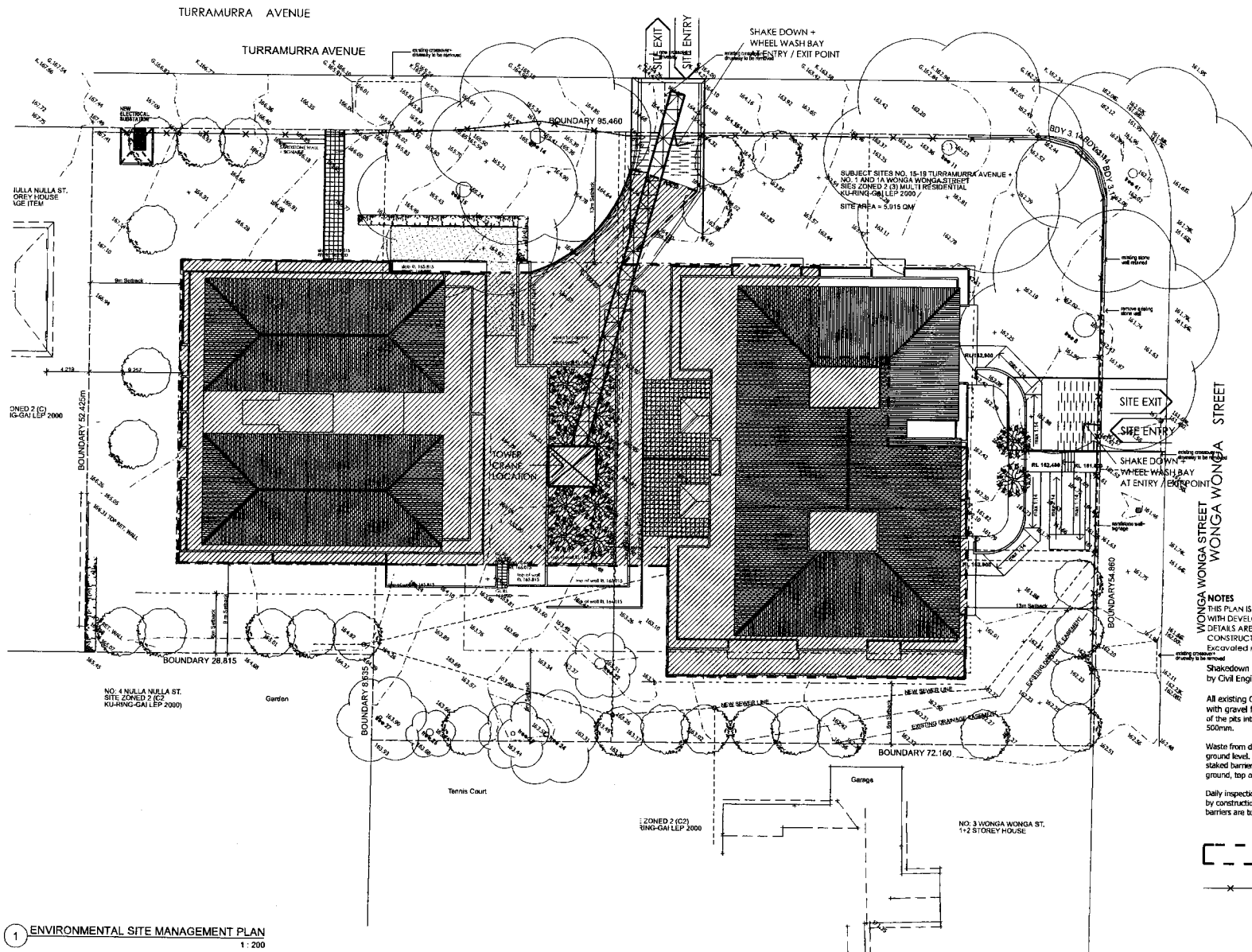
13/101 MARY ST. SYDNEY NSW 2008  
F 02 9551 4731

TURRAMURRA AVENUE

13/101 MARY ST. SYDNEY NSW 2008  
F 02 9551 4731

Site Elevations & Colour Board

Drawn: 12/06/2020  
Date: 12/06/2020  
Scale: 1:200  
Project: 13/101 MARY ST. SYDNEY NSW 2008  
F 02 9551 4731



Rev. Date Desc

sandberg schofield architects

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Project:

CARRINGTON

TURRAMURRA AVENUE

TURRAMURRA

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Project:

TURRAMURRA AVENUE

TURRAMURRA

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Project:

Environmental Site Management Plan

TURRAMURRA

10/10/2000

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## CHILDHOOD IMMUNISATION CLINICS SERVICE

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

For Council to consider the long term viability of maintaining a childhood immunisation clinic on behalf of NSW Health.

**BACKGROUND:**

Council has provided a childhood immunisation clinic on a monthly basis over many years. With the emergence of new vaccine schedules, public liability risks, long term medical record keeping requirements and other various requirements it is considered appropriate for Council to review this current service .

**RECOMMENDATION:**

That Council advise NSW Health that it will continue to conduct childhood immunisation clinics into the foreseeable future, once per month, both morning and evening. That Council make arrangements for the hosting of clinics at a more suitable location and That Council purchase new computer software for the recording and management of children's immunisation details.

## Item 4

S02957  
29 June 2006**PURPOSE OF REPORT**

For Council to consider the long term viability of maintaining a childhood immunisation clinic on behalf of NSW Health.

**BACKGROUND**

Ku-ring-gai Council has maintained childhood immunisation clinics on a monthly basis over many years, operating both a morning and evening clinic on the third Wednesday of each month. The commencement date of these clinics is not known, however, a search of Council records reveals personnel immunisation records extending back to the 1950s.

Additional to the monthly clinics, special clinics have also been conducted from time to time in conjunction with programmes developed by the Department of Health such as the national Measles and Mumps campaign that targetted all children, including school age children in a catch up programme.

**Service provision**

Initially, Council provided immunisation against Poliomyelitis, Diptheria, Tetanus and Whooping Cough. Today, in line with medical advances, Council offers immunisation against a wide range of diseases. The current immunisation service provided is as follows:

<b>Age</b>	<b>Disease immunised against</b>
2 months	Poliomyelitis, Diptheria, Tetanus, Pertusis, Hepatitis B, Hib and Pneumococcal
4months	Poliomyelitis, Diptheria, Tetanus, Pertusis, Hepatitis B, Hib and Pneumococcal
6 months	Poliomyelitis, Diptheria, Tetanus, Pertusis, Hepatitis B, Hib and Pneumococcal
12 months	Measles, Mumps, Rubella, Hepatitis B, HIB, Meningococcal C
18 months	Chickenpox
4 years	Poliomyelitis, Diptheria, Tetanus, Pertusis, Measles, Mumps, Rubella

**Clinic attendance rates**

Immunisation clinics have generally been satisfactorily attended in recent years. However, in general terms there has been a shift. In years past, it was normal for up to 120 children to attend, however in recent years monthly attendance is averaging at around 50 per month. Some of this trend is attributed to demographics, but some must also be attributed to the preferred choice of parents to take their children to a private doctor of their own choosing. Latest census data reveals 5,387 Children under 5 years of age live in Ku-ring-gai. 392 are clients of council's immunisation service (7%)

It is worthy to note that the mid morning clinic is the most popular, with 615 appointments as opposed to 123 appointments for the evening clinic in 2005

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Year	Morning clinic appointments	Evening clinic appointments	Total
2001	490 (Average 40)	125 ( Average 10)	615
2002	479 (Average 39)	135 ( Average 11)	614
2003	549 (Average 45)	166 ( Average 13)	715
2004	475 (Average 39)	104 ( Average 8)	549
2005	615 (Average 51)	123 ( Average 10)	738
2006 to end June	246 ( Average 41)	59 (Average 10)	305 (6 months)

Data obtained from Northern Area Health Service reveals that, for children aged 12-15 months, the national immunisation goal is 95%, the national average is 91% , whilst the rate in Ku-ring-gai is slightly below at 90%. This low rate in Ku-ring-gai is attributed to poor reporting by GPs to the national immunisation register rather than non-immunisation. (The greater use of private GPs to provide immunisation for Ku-ring-gai children further enforces this.)

### Staffing and costs

The clinics conducted by Council in conjunction with NSW Health, up until May 2006 ,were staffed by one medical practitioner, three immunisation nurses and up to three administration officers of Council.

The provision of the medical practitioner ceased on the 16 May 2006, with her resignation. NSW Health has advised that she will not be replaced and that future clinics will be staffed by immunisation nurses only.

The immunisation nurses are employed by Council on a casual basis, with their costs being reimbursed by NSW Health on an annual basis. Administration staffing costs are borne by Council. Currently, the monthly clinic amounts to a monthly cost of \$900 to Council. This cost includes staffing (\$759) of clinic morning and evening, prior administration in terms of preparation in sending invitations and ensuring adequate medical supplies (\$60), record keeping, and clinic set up ( \$80). Vaccine is provided by NSW Health free of charge, however, any vaccine that is spoilt must be paid for by Council.

The cost of providing the immunisation service is approximately \$14 - \$20 per child attending, by way of in-kind administrative support and the supply of ancillary pharmaceuticals such as needles, skin wipes etc.

### Location

As previously stated, clinics are held on a monthly basis. Clinics are conducted within the Council administration building on Level 3, (in the foyer area immediately outside the Council chamber). The location of the clinics is not ideal, in so far as adequate provision cannot be made for either attending medical staff (space, running hot and cold water, examination tables) or the clients (privacy, quiet room, ramp access, threat of staircase).

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29 June 2006

Coupled with this, is the general disruption to daily business within Councils administration building, with noise intrusion associated with the immunisation procedure and general clutter of the Level 3 foyer with toys, prams, chairs etc posing a safety hazard to staff, users of the immunisation service and the general public.

The relocation of immunisation clinics off site has been considered in the past, however, due to inadequate safe storage provision for equipment, vaccine, records and other miscellanea, that has not been pursued. Given our poor score card from NSW Health in terms of inadequate facilities, coupled with the real threat in terms of providing a safe area for our visitors, it is considered appropriate that we now relocate the clinic at the earliest possible time.

A review of Council facilities has been undertaken. The most appropriate venue identified is the Turramurra Seniors Centre, 1 Gilroy Road, Turramurra. This centre is located close to public transport and has adequate casual parking spaces nearby. The centre has good access facilities for parents with prams and a supply of hot and cold water for medical practitioners. The hall hire rate for this venue is \$20 per hour, however, in kind donation of this venue is anticipated. There is currently no other user of this venue on the days and times required for immunisation.

### Record keeping

A critical component of the immunisation service is the maintenance of accurate records and the retrieval of these for a variety of reasons. Personal immunisation records are required to be kept indefinitely. Details to be stored include vaccination type, vaccine batch number, date administered and relevant personal details. Council must supply written confirmation of the vaccines administered on request. Often, Council receives requests for an immunisation certificate from persons travelling or migrating overseas, commencing service in the armed forces and, in the majority of cases, for 4 and 5 year olds about to commence school.

Currently, Council has records kept in two formats; hand written cards, for immunisation of persons from the 1950s to 1980s and computerised records on Council's, aging and soon to be superseded, "AS400" database system.

As Council is aware, the AS400 software is currently being replaced with "Proclaim". The new software contains no specific upgrade path for immunisation records. In order to continue with its immunisation service, Council needs to find a suitable replacement record keeping system. An "off the shelf" product has been identified and is currently used by Ryde Council and many other NSW councils. The cost of purchase and set up is approximately \$3,000.

### Immunisation at other Councils

Eleven councils operate on the northside within the Local Area Health Service, however, only seven still maintain their clinics. Hornsby, Warringah, Pittwater, and Hunters Hill have in recent years disbanded their service. Ku-ring-gai, along with Ryde, Lane Cove, North Sydney, Mosman, Manly and Willoughby still provide a service on a monthly basis. All clinics are provided free of charge to preschoolers.



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**Other immunisation providers**

Immunisation is available to all eligible children, with vaccine being made available free of charge by the Australian Government in line with the adopted schedule. Immunisation is available through local medical practitioners, although the vaccine is free, many charge a standard consultation fee and very few provide bulk billing. There is no longer a free service provided by hospitals.

**Results of user survey**

A survey of users of Council's immunisation clinics was conducted in September/ October 2005. Some 112 survey questionnaires were distributed to current clients, 37 were completed and returned. Feedback was generally positive. The majority of respondents had used Council's service previously. All had heard about the service via recommendation of the Early Childhood Centre. The most popular reasons for using the service were (in order):

- trained immunisation staff
- reminder letters sent by Council
- location
- lack of doctor that bulk billed in the area
- reputation of Council.

The majority signalled their intent to use the service into the future. Other positive comments included:

- staff attending were considered efficient
- less trauma to the child with needles given simultaneously
- staff do a good job
- convenient service
- quick and easy service
- fresh vaccine available
- it's free
- like to chat with other mums whilst waiting
- recommend to other new parents
- reminder letters are essential for busy parents
- staff professional and kind
- please do not shut this clinic
- better facilities for waiting children than at a doctor's surgery

There were also some negative comments, these included:

- parking difficult
- a bit rushed and sometimes feel like cattle
- don't like the wait with a young baby
- staff need to spend more time with new parents to settle nerves and answer questions

## COMMENTS

The provision of an immunisation service by local government commenced in the 1950s as a public health service. The tradition of providing this service over the last 50 years has been maintained by many councils, however this is slowly declining as many Council's reflect on their core business commitments and seek cost neutral or positive service provision. Immunisation is considered the domain of the health professional, certainly all of Council's standard operating procedures are dictated to it by NSW Health and we are responsible to them in all manner of our clinic's operations.

Ku-ring-gai's immunisation service is currently faced with some challenges and changes in regard to our on-going record keeping ability, the suitability of location, the increasing costs and diminishing attendance rates and liabilities in terms of risk. It is for this reason that Council was requested to consider if it wishes to maintain the current service.

## CONSULTATION

Consultation with NSW Health has occurred on an on-going basis. NSW Health is aware that Council will be formally considering its position on maintaining immunisation. NSW Health has made no formal comment. Obviously, they are keen for councils to maintain their presence, however they are not in a position to reimburse Council for total costs incurred and seek Council's continued inkind contribution.

## FINANCIAL CONSIDERATIONS

Council currently subsidises this service via inkind contributions at the rate of \$10,800 per year. The continued provision of the service will require an additional one-off financial input of \$3, 000 if we are to source a replacement computerised record keeping and appointment software package. No specialty budget allocations have yet been made.

The cost of relocating the clinic has been considered, however, given that there will be no ability to permanently store supplies on site, no additional costs are expected to be incurred for the purchase of storage cupboards or a refrigerator. Storage of all supplies will remain at the Council chambers, with goods transported each month by staff. A \$500 provision for the purchase of new toys and books would be welcomed. Children and parents use these resources whilst awaiting their appointment and mandatory 20 minute post-immunisation observation period.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with Council's Community Services and IT Departments has occurred, with the following comments being made:

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**Community Services Department**

*If the Immunisation Clinics were to be discontinued through Council, it would be recommended that the existing clients of the service be advised of appropriate alternative service providers, and that adequate notice be given thus allowing enough time to organise alternative arrangements.*

*A suitable venue from which to operate the immunisation clinics should be a priority, ideally in a venue that is both accessible to parents and child appropriate. The changing demographic of Ku-ring-gai is likely to result in a greater demand for immunisation services in this area.*

**IT Department**

*Information services have investigated software solutions for immunisation to replace the AS400 service that will be decommissioned shortly. The most suitable option is a software package currently used by Ryde Council and many other NSW Councils.*

*Immunisation data currently held in AS400 has been identified and will be archived once the AS400 is decommissioned. However, archiving will make this information harder to access. In the event that a replacement system is not budgeted for, developed and implemented prior to the decommissioning of AS400, the immunisation service be forced to revert to a manual system of data capture either temporarily or permanently. This would place this important information under risk of loss, errors and inefficient operation and would be a step backward for Council. The cost of developing and maintaining a new system must be considered in the overall cost of running this service.*

**SUMMARY**

Immunisation services are no longer the domain of public authorities. Today, within Ku-ring-gai, the majority of infants receive their immunisation from private medical practitioners.

The main benefit of the Council service is that it is free to all users and is provided on a regular basis, both morning and night. Council supports this service with timely reminder letters to all parents and guardians so as to help ensure all children complete their full immunisation schedule. Further, Council works with the NSW Department of Health to ensure all services are delivered in accordance with latest standards with vaccines always on hand.

Notwithstanding the above, Council is now faced with a challenge. The existing computerised immunisation management system is to be decommissioned inline with the cessation of the AS400 Software System. To continue with the service will mean the immediate purchase of a new supporting software program at an approximate cost of \$3,000. Further, if the service is to be maintained, it is appropriate that it be relocated to more suitable premises.

**RECOMMENDATION**

- A. That Council advise NSW Health that it will continue to conduct childhood immunisation clinics into the foreseeable future, once per month, both morning and evening.

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**29 June 2006**

- B. That Council make arrangements for the hosting of clinics at a more suitable location.
- C. That Council purchase new computer software for the recording and management of children's immunisation details.

**Anne Seaton**  
**Manager Regulation & Compliance**

**Michael Miocic**  
**Director Development & Regulation**

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## REVIEW OF COUNCIL'S INVESTMENT POLICY

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To amend Council's Investment Policy to ensure it complies with the Local Government Act 1993 and other relevant legislation and Council's investments strategies as considered by Council's Finance Committee on 20 June 2006.

**BACKGROUND:**

Council's Investment Policy is regularly reviewed to ensure that it conforms with changes to legislation governing investments and provides scope for the maximisation of investment returns in a continually changing market of investment product offerings.

Council's Investment Policy was last reviewed in March 2006.

**COMMENTS:**

Council has sought the advice of Grove Research & Advisory Pty Ltd in reviewing the Investment Policy.

**RECOMMENDATION:**

That Council adopt the revised Investment Policy attached to this report.

## PURPOSE OF REPORT

To amend Council's Investment Policy to ensure it complies with the Local Government Act 1993 and other relevant legislation and Council's investments strategies as considered by Council's Finance Committee on 20 June 2006.

## BACKGROUND

- Council's Investment Policy was last reviewed in March 2006 and a revised policy was adopted by Council at its Ordinary Meeting on 4 April 2006.
- Council's current Investment Policy authorises the investment of surplus funds in a combination of Managed funds, Bonds, Debentures, Securities, Deposits and loan offset arrangements.
- On 20 June 2006 Council's Finance Committee agreed to investigate the possibility of expanding the types of investments in Council's investment portfolio. It was considered that expanding the investments types would potentially provide for lower risk and improved returns. Some of the investment types that would now be considered include, Floating Rate Notes, Collateralised Debt Obligations and Hybrid Securities.
- While Council's existing Investment Policy provides for these types of investments being purchased some amendments to the reporting requirements and investment time frames within the policy need to be reviewed. In addition to this, changes to Australian Accounting Standards require minor amendments to the policy.
- Council currently has \$36 million invested. The investment portfolio has increased significantly over the past year and is expected to continue to grow. Investment earnings are a significant source of revenue for Council and it is important that Council maximises these earnings in the future.

## COMMENTS

A revised Council Investment Policy is **attached**.

The revised Policy has been changed in four areas:

- Investment Time Frame
- Reporting of Investment Performance
- Accounting Standards for Investments
- Credit Rating and Issuer Constraints on Permissible Investments

## Investment Time Frame

The current Policy specifies investment time frames that vary for individual types of investment. These time frames generally accord with the period over which the individual investment type can be expected to deliver its maximum return.

Investment time frame should also consider prudent cash flow management over the short and long term. Council funds should be categorised as available for short, medium or long term investment and matched to types of investment which have the same time frames. This can be assessed by reference to the Management Plan which sets out Council's planned income and expenditure.

- Short Term – funds which are required within the current financial year. This requires detailed periodical cash flow forecasts to determine the maximum available funds that can be invested in highly liquid investment products, such as bank deposits and managed funds.
- Medium term – net funds planned to be withdrawn from investments within years 2 to 4 of the current Management Plan.
- Long Term – the remainder of the Investment Portfolio.

The proposed investment policy highlights investment time frame in the new section 1.6(E). This incorporates timing references formerly in sections 1.6(A) and 1.6(B) of the current policy.

## Investment Performance Reporting

Investment in a wider range of products with different time horizons necessitates an enhancement to current reporting. The revision to the Investment Policy (section 1.6(F)) requires that reports be based on the following principles and specifies items to be included:

- Performance is reported to Council each month
- Performance figures for each investment are calculated on the same basis. The performance figure is:
  - an annualised percentage return on the funds invested
  - return is measured over a financial year to date period
  - includes both returns on current investments and “expired” investments held within the financial year
  - net of any fees, and

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S03537  
6 July 2006

- incorporates both coupon interest payments and capital gains or losses from marking short term investments to market. Medium and long term investments and/or investments with capital guarantees at maturity, expected to be held to maturity, are reported on the basis of coupon payments.
- Total investment earnings related to budget
- All performance should be related to performance benchmarks
- Certification that all investments held are in accordance with Council policy and applicable legislation.

### Accounting for Investments

Section 1.6(B) of the **attached** policy has been revised to incorporate recent changes in accounting standards for investments. These changes in standards are generally due to the introduction of International Accounting Standards in Australia. The provisions of accounting standards AASB139 and AASB136 require generally that investments are valued at “fair” value (market value less selling costs). The exception to this is where the investment is intended to be held to its maturity. In this case it may be valued at original cost, unless there have been instances of selling significant amounts of held-to-maturity investments or the Council becomes aware of factors that have significantly depleted the investment’s value.

### Credit Rating and Issuer Constraints on Permissible Investments

Section 1.6(A) of the **attached** policy has been updated to more clearly and consistently specify constraints over permissible investments. The former policy had differing constraints according to whether investments were with Fund Managers or made directly with issuers. Constraints should relate to credit rating of the investment as this determines its security.

## CONSULTATION

Council’s Investment Policy has been reviewed in consultation with Grove Research & Advisory Pty Ltd.

## FINANCIAL CONSIDERATIONS

Investment income is a significant revenue source for Council and it is important that returns are maximised and that Council’s investments are made in accordance with the relevant legislation.

Council’s interest on investments budget in 2005/2006 is \$1.8 million and is anticipated to be \$2.7 million in 2006/2007.



## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

## SUMMARY

Council's Investment Policy has been reviewed and changes are proposed in four categories:

- Investment Timeframe – incorporated in the new Section 1.6(E) of the attached policy. Changes reflect categorising Council's investment funds available according to their anticipated usage in the short (current year), medium (2-4 years) or long (over 4 years) term and matching the categorised funds to investments of similar time frame.
- Investment Performance Reporting – incorporated in the revised Section 1.6(F) of the attached policy. Changes proposed expand the range of reported information to account for the wider diversity in investment types and to measure performance of each investment on an equivalent and consistent basis.
- Accounting for Investments – incorporated in Section 1.6(B) of the attached policy. The provisions of accounting standards AASB139 and AASB136 require generally that investments are valued at "fair" value (market value less selling costs), unless the investment is intended to be held to its maturity.
- Credit Rating and Issuer Constraints on Permissible Investments – incorporated in Section 1.6(A) of the attached policy. These have been revised to adopt common constraints for all investments and remove the former variation in constraints between investments made through Fund Managers and investments made directly with issuing institutions.

## RECOMMENDATION

That Council adopt the revised Investment Policy.

John Clark  
Acting Director Finance & Business

John McKee  
General Manager

**Attachments:      Draft Investment Policy, July 2006 - 637649**

# **Investment Policy**

## **July 2006**

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### **Ku-ring-gai Council**

### **Draft**

### **Investment Policy**

## **1. Policy**

### **1.1 Objectives**

The objectives of this investment policy are:

- To undertake investment of surplus funds after assessing credit risk and diversification limits.
- To maximise earnings from authorised investments and ensure the security of Council Funds.

### **1.2 Authority for Investment**

All Council investments are to be made in accordance with:

- Local Government Act 1993 - Section 625;
- Local Government Act 1993 - Order (of the Minister) effective 29 July 2005;
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) &(2);
- Local Government (Financial Management) Regulation 1999 – Clause 16;
- The code of Accounting Practice and Financial Reporting.

### **1.3 Delegation of Authority**

The General Manager, Director Finance & Business, Finance Manager, Senior Rates Officer and Management Accountant have authority to invest surplus funds.

Officers are to exercise the care, diligence and skill that a prudent person would exercise in investing Council funds.

### **1.4 Authorised Investments**

All investments must be denominated in Australian Dollars. Authorised Investments would include but not necessarily be limited to:

- Local/State/Commonwealth Government Bonds, Debentures or Securities;
- Managed funds with a minimum long term credit rating of 'A' (S&P or Fitch Ratings) or better, or Moody Investor Services equivalent;
- Deposits in prescribed securities that either have a minimum long term credit rating of 'A' or short term rating of 'A1' from Standard & Poors or 'A' from Fitch rating or Moody Investor Services equivalent;
- Interest bearing deposits/securities issued by a licensed bank, building society or credit union;
- Loan Offset products with a licensed bank;

- Investments with NSW Treasury Corp/Hourglass Investment Facility; and
- Deposits with the Local Government Investment Services (“LGIS”).

## 1.5 Credit Ratings

Ratings agencies assign credit ratings to issuers of securities according to their ability to pay interest and principal on outstanding debt. Standard and Poors (Australia) ratings are used to assist with reducing the risk of capital loss.

The highest Standard and Poors (Australia) rating is AAA and the lowest is D (for Default).

The Minister considers that any security issued by a “body” or “company” rated AAA, AA+, AA, AA-, A+ and A are authorised and may form part of Council’s portfolio. Therefore the lowest credit rating Council should purchase is A.

The Minister separately recognises the safety and security of a bank, building society or credit union and therefore allows investments in a licensed bank, building society or credit union via interest bearing deposits, bills of exchange, debentures or securities, regardless of rating.

If any of Council’s investments are downgraded such that they no longer fall within investment policy guidelines, they will be divested as soon as is practicable.

## 1.6 General Policy Guidelines

### (A) Credit Rating and Investment Issuer Constraints

The appropriate credit rating of any proposed investment should be ascertained and the investment only made if it will not cause the composition of the investment portfolio to exceed the proportions in the following table:

Category	Long Term Rating <sup>(1)</sup> (Investments maturing in over 12 months)	Short Term Rating <sup>(1)</sup> (Investments maturing in less than 12 months)	Maximum Percentage of Portfolio	Maximum Percentage of Portfolio with One Financial Institution
1	AAA to AA-	A1+	100%	35%
2	A+ to A	A1	50 %	25%
3	A- to BBB <sup>(2)</sup>	A2 <sup>(2)</sup>	25%	20%
4	Less than BBB <sup>(2)</sup>	Less than A2 <sup>(2)</sup>	10%	5%

(1) These are Standard and Poors ratings. Equivalent ratings from either Moodys or Fitch may be used.

(2) Investments with long term ratings below ‘A’ and short term ratings below ‘A1’ are only permissible if they are issued by a Bank, Building Society, Credit Union, the Local Government Investment Services (LGIS), or the NSW Treasury Corporation.

In situations where securities have a different rating to the rating of the institution offering the security, the security credit rating must be used to meet the tests in the above table.

***(B) Accounting for Investments***

Investment securities must be recorded as assets in Council's accounts. Their valuation is determined by the provisions of several Australian Accounting Standards, particularly AASB 139 "Financial Instruments: Recognition and Measurement" and AASB136 "Impairment of Financial Assets".

The valuation of investment securities is dependant upon whether the purchaser intends to hold them to maturity or actively trades the securities.

Investments with fund managers must be valued to fair market value at all times. Whilst these are not actively traded by Council, the securities underlying the fund are actively traded by the fund manager and so are not purchased with the intent of holding to maturity.

Council's other direct investments will be in securities such as Floating Rate Notes, Collateralised Debt Obligations and Property or Equity Linked Notes. Council is not an active trader of such securities and so the standard requires only that the investments are valued at their original purchase price, except in the following cases:

- Where Council's intent of holding to maturity has changed, or, through sales of a significant value of previously held-to-maturity assets is deemed to be changed. In this case all remaining securities must be re-valued to their fair value.
- Where Council has become aware of a significant event which financially impairs the value of a security in its investment portfolio. This may be financial difficulties or credit worthiness of the security issuer, high probability of bankruptcy, granting of concessions to the issuer, the disappearance of an active market for the security, non-payment of interest or adverse changes in the markets that support the security.

For audit purposes, certificates must be obtained from the banks/fund managers/custodian confirming the amounts of investment held on Council's behalf at 30 June each year.

***(C) Safe Custody Arrangements***

Where necessary, investments may be held in safe custody on Council's behalf, as long as the following criteria are met:

- Council must retain beneficial ownership of all investments.
- Adequate documentation is provided, verifying the existence of the investments.
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems.
- The Institution or Custodian recording and holding the assets will be:
  - Austraclear; or
  - An institution with an investment grade Standard and Poors, Moody's or Fitch rating or;
  - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

**(D) Performance Benchmarks**

<b>Investment</b>	<b>Performance Benchmark</b>
Cash	11am Cash Rate
Cash Enhanced Funds/Direct Investments	UBSWA Bank Bill Index
Fixed Interest Funds	UBSWA Composite Bond Index

**(E) Investment Time Frame**

Council's available investment funds must be categorised according to their intended period of planned expenditure as designated in budget estimates contained within the currently approved Management Plan. Such categories are:

- Short term – funds required within the current financial year. This is net funds (in excess of current income) planned to be drawn from the portfolio of investments.
- Medium term – net funds planned to be withdrawn from investments within the 4 year period of the current Management Plan.
- Long term – the remainder of the investment portfolio.

Funds allocated to each category must be reviewed upon approval of a new Management Plan.

When allocating funds to purchase investments, the maturity dates of the investments must be aligned with the total funds in an investment category, eg if Council has determined that only \$5 million of its investment funds are long term, then only \$5 million of securities with maturity dates greater than 4 years (from the date of purchase) can be purchased. As time progresses, investments will change from one category to another as their maturity dates become closer.

**(F) Reporting**

As required by legislation, a report must be presented to Council each month. The report must detail, at minimum, the following matters concerning all investments:

- Performance figures for each investment calculated on the same basis. This is:
  - an annualised percentage return on the funds invested,
  - measured over a financial year to date period,
  - includes both returns on current investments and “expired” investments held within the financial year,
  - net of any fees,
  - incorporates both coupon interest payments and capital gains or losses from marking short term investments to market. Medium and long term investments and/or investments with capital guarantees at maturity, expected to be held to maturity, are reported on the basis of coupon payments.
- Total investment earnings related to budget.
- All performance should be related to performance benchmarks detailed in Section (E).

- Certification that all investments held are in accordance with Council policy and applicable legislation.

**(G) *Variation to Policy***

The General Manager or his delegated representative be authorised to approve variations to this Policy if the investment is to Council's advantage and/or due to revised legislation.

Any investment which has a change in any of its fundamental characteristics such that it falls outside the provisions of this Policy must be divested at the earliest practicable time.

All changes to this policy are to be reported to Council within 28 days.

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## FIVE YEAR ROAD PROGRAM

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To seek Council's approval of the five year rolling works program for 2006/2011.

**BACKGROUND:**

On 3 July 2001 the Minister for Local Government approved Council's application for a special rate levy to increase funding of road infrastructure rehabilitation works. Council resolved in August 2004 to apply for an extension of the infrastructure levy commencing in 2006/07 and this was approved by the Minister on 28 June 2006. This has increased the value of the annual Road Rehabilitation and Refurbishment Program to \$4,447,600. This amount includes grants from the NSW State Government of \$225,000 under the RTA Repair Program and from the Federal Government of \$340,000 under the Roads to Recovery Program.

**COMMENTS:**

A proposed five year rolling roads program has been prepared for Council approval to the value of \$4,447,600.

**RECOMMENDATION:**

That Council adopts the proposed 2006/2007 Road Program and draft 2007/11 Rolling Roadworks Program as **attached** in Appendix A.



## PURPOSE OF REPORT

To seek Council's approval of the five year rolling works program for 2006/2011

## BACKGROUND

On 3 July 2001 the Minister for Local Government approved Council's application for a special rate levy to increase funding for road infrastructure rehabilitation works. Council resolved in August 2004 to apply for an extension of the Infrastructure Levy commencing in 2006/07 and this was approved by the Minister on 28 June 2006.

The Infrastructure Levy provides approximately \$1.9 million per annum for seven (7) years which is indexed over time.

In 2001/02, Council resolved to commit \$4 million to road works and this amount was to be indexed annually. Hence, the current indexed figure for road works is \$4,447,600.

Council's Management Plan has indicated that \$4,447,600 has been provided for road works under the Capital Works program. This amount includes grants from the NSW State Government of \$225,000 under the RTA Repair and Enhancement Program and from the Federal Government of \$340,000 under the Roads to Recovery Program. However, after formulation of the budget, Council was advised of additional funds available under the Roads to Recovery Program.

Council has adopted in the Management Plan, an allocation of \$4,447,600 that is made up of the following funding sources.

<b>PROGRAM</b>	<b>Grant Funded</b>	<b>Council Funded</b>	<b>Total</b>
RTA Repair Program	\$225,000	\$225,000	\$450,000
Infrastructure Levy		\$1,914,000	\$1,914,000
Rehabilitation Program		\$1,743,600	\$1,743,600
Roads to Recovery	\$340,000		\$340,000
<b>Total (Management Plan)</b>	<b>\$565,000</b>	<b>\$3,882,600</b>	<b>\$4,447,600</b>

Council has recently received an additional grant of \$465,429 from the Federal Government under the Roads to Recovery Supplementary Program and the projects on which these funds are to be spent will be added to the Roads to Recovery website in September 2006.

Under the Roads to Recovery Program, Council's allocation for the life of the program is \$1,861,715 and the funds available for 2006/07, is \$465,429. However, Council accounted \$340,000 in the Management Plan and the balance of \$125,429 will be available for 2006/07.

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The table below summarises the total funds available for 2006/07:

PROGRAM	Grant Funded	Council Funded	Total
Total (Management Plan)	\$565,000	\$3,882,600	\$4,447,600
Roads To Recovery Supplementary 2006 -2009	\$465,429		\$465,429
Road to Recovery	\$125,429		\$125,429
<b>Total available to spend</b>	<b>\$1,155,858</b>	<b>\$3,882,600</b>	<b>\$5,038,458</b>

It should be noted that \$465,429 will not be available for subsequent years as it is intended to spend this one-off amount in 2006/07.

## COMMENTS

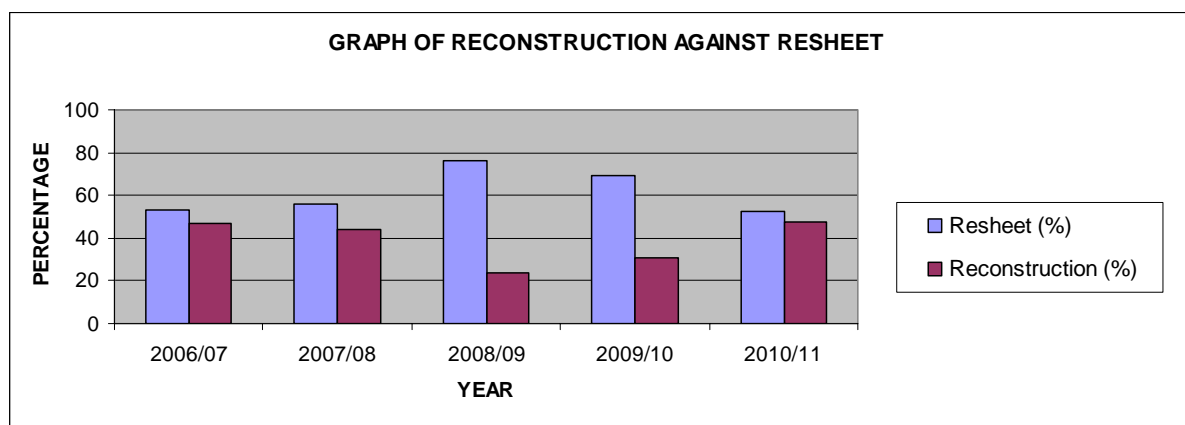
Attached as **Appendix A**, is a copy of the proposed Five Year Rolling Road Program that has been determined using Council's SMEC Pavement Management System.

The condition of the pavement has been assessed by visual assessment of the road surface against various distress criteria. Pavement testing has also been carried out to determine the sub-grade strengths. The result of these tests confirmed that typical sub-grade strength allows for a typical pavement life span of 12 years subject to heavy traffic conditions.

This criterion along with the traffic data is entered into the Pavement Management System along with the annual budget amounts and the program assesses the priorities based on these criteria. Based on the Pavement Management System, Council should expend a minimum of \$5.2 million per annum to bring its road assets up to a satisfactory standard over a fifteen year period.

The Pavement Management System provides information on the optimal timing to carry out the mix of resurfacing and reconstruction works.

Below is a graph showing the funding distribution for rehabilitation and resurfacing (resheeting) works based on the annual allocation of approximately \$4.5 million per annum:



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Tenders for the supplying and laying of asphaltic concrete were called by NSROC on behalf of Council and close on 19 July 2006. A separate report will be submitted to Council to advise on the primary supplier to Council for 2006/07. Following adoption of the proposed Five Year Rolling Works Program, tenders will be called for stabilisation works and reconstruction work.

Rehabilitation works on Regional Roads that are funded on a dollar for dollar basis under the RTA's Repair Program is shown separately in **Appendix A**. Approved allocation of funds by the RTA will have been received by 18 July 2006. Funding for the Regional Road works proposed for future years will be subject to assessment by the RTA based on Council's submission and the benefit cost ratios. Additional to this, heavy patching works will be carried out on other Regional Roads using the Block Grant funding.

## CONSULTATION

Residents will be notified by letterbox drop prior to any works being carried out to allow for comments and address any concerns raised by residents.

## FINANCIAL CONSIDERATIONS

Funds are available in accordance with the adopted Ku-ring-gai Council Management Plan 2006-2011 from a combination of grants, infrastructure levy and Council funding as shown in the above table.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Finance and Business section was consulted in the preparation of this report.

## SUMMARY

The purpose of this report is to seek Council's approval to adopt the 2006/07 and the draft 2007/2011 road rehabilitation rolling works program based on the available funding.

The program has been assessed using the SMEC Pavement Management System. However, consideration was also given to any roads that are adjacent to likely future developments under LEP 194 and the targeted sites and these roads were deferred as conditions of consent may require upgrade of the roads by developers.

Public utility authorities are notified of Council's five year road program seeking comment on any utility upgrade program. Energy Australia have advised of a proposed upgrade plan for the Lindfield and Roseville area but this does not impact on any of the roads in the next two year's program.

The five year Rolling Works Program assists with future planning, designs and communication with residents on the likely timing of works. It should be noted that while Council has completed a number of roads over the last five years there is still approximately 160 kilometres of roads that are rated as unsatisfactory or failed.

## RECOMMENDATION

That Council adopts the proposed 2006/2007 Road Program and the draft Five Year Rolling Road Works Program as attached in **Appendix A**.

Alexx Alagiah

**Pavements & Assets Engineer**

Roger Guerin

**Manager Design & Projects**

Greg Piconi

**Director Technical Services**

**Attachments: 2006/07 Road Program & Draft 2007/11 Rolling Road Works Program - 636905**

**PROGRAM FOR 2006/07**

**Infrastructure Levy (\$1,914,000)**

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	Len	WARD
ALLAMBIE AVENUE	EAST LINDFIELD	CRANA AVENUE	SYLVAN AVENUE	STABILISATION 200 MM + SEAL + AC	\$264,089	458	R
ALLARA AVENUE	NORTH TURRAMURRA	MIOWERA ROAD FB-2M	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC	\$32,669	147	W
AYRES ROAD	ST IVES	MONA VALE ROAD	#1	HEAVY PATCH + 40MM AC14 OVERLAY	\$159,731	400	S
AVOCA ROAD	TURRAMURRA	CATALPA CRESCENT	WARRAGAL ROAD	HEAVY PATCH+50MM AC14 OVERLAY	\$60,619	202	C
BIMBURRA AVENUE	ST IVES	COLLINS ROAD	CARBEEN STREET	STABILISATION 200 MM + SEAL + AC	\$174,324	351	s
BLAXLAND ROAD	KILLARA	BEAUMONT ROAD	TERRACE ROAD	STABILISATION 200 MM + SEAL + AC	\$196,191	369	G
BRADFIELD ROAD	LINDFIELD	BOORABA AVENUE	END	HEAVY PATCH + 50MM OVERLAY	\$78,091	301	G
CHATHAM PLACE	NORTH TURRAMURRA	ALLARA AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC	\$39,357	107	W
DARRI AVENUE	WAHROONGA	JUNCTION ROAD	CARRINGTON ROAD	HEAVY PATCH+50MM AC14 OVERLAY	\$27,090	172	W
DORSET DRIVE	ST IVES	SHINFIELD AVENUE	DEAD END	STABILISATION 200 MM + SEAL+AC	\$80,417	199	S
KAROOM AVENUE	ST IVES	MUNGARRA AVENUE	CUL-DE-SAC	HEAVY PATCH+40MM AC14 OVERLAY	\$88,095	282	S
KINGS AVENUE	ROSEVILLE	POCKLEY AVENUE	CORONA AVENUE	HEAVY PATCH + 50MM OVERLAY	\$80,417	180	R
MIDDLE HARBOUR ROAD	LINDFIELD	ARCHBOLD ROAD	SYDNEY ROAD	HEAVY PATCH +50MM AC14 OVERLAY	\$112,507	328	R
MORRIS AVENUE	WAHROONGA	BOUNDARY ROAD	END	STABILISATION 200 MM + SEAL+AC	\$65,555	344	W
PATTERSON AVENUE	WEST PYMBLE	CONGHAM ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$84,412	256	C
SHAND CRESCENT	TUURAMURRA	CATALPA CRESCENT	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$40,282	94	C
SPENCER ROAD	KILLARA	PACIFIC HIGHWAY	NORFOLK STREET	HEAVY PATCH+50MM AC14 OVERLAY	\$80,398	464	G
STANLEY STREET	ST IVES	MONA VALE ROAD	LYNBARA AVENUE	HEAVY PATCH+50MM AC14 OVERLAY	\$85,756	217	S
TIMBARRA ROAD	ST IVES CHASE	WARRIMOO AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$124,000	412	S
PAVEMENT CONDITION SURVEY - INFRASTRUCTURE LEVY					\$40,000		
					<b>\$1,914,000</b>		

### Rehabilitation (\$1,693,600)

BOUNDARY ROAD	WAHROONGA	WAHROONGA AVENUE	GROSVENOR STREET	STABILISATION 200 MM + SEAL+AC	\$190,457	407	W
CURAGAL ROAD	NORTH TURRAMURRA	CNR BOBBIN HEAD ROAD		KERB AND GUTTER CONSTRUCTION	\$30,000	100	W
FAIRLAWN AVENUE	TURRAMURRA	WOLSTON AVENUE	KARLOO STREET	STABILISATION 200 MM + SEAL+AC	\$104,398	220	W
GREENGATE RD	KILLARA	BRUCE AVE	NORTHCOTE AVE	STABILISATION 200 MM + SEAL + AC	\$275,148	468	G
HAIG STREET	ROSEVILLE	PARK AVENUE	END	STABILISATION 200 MM + SEAL + AC	\$83,733	156	R
KARUAH ROAD	TURRAMURRA	EASTERN ROAD	TURRAMURRA AVENUE	STABILISATION 200 MM + SEAL+AC	\$184,631	202	W
LORNE AVENUE	KILLARA	PACIFIC HIGHWAY	CULWORTH AVENUE	STABILISATION 200 MM + SEAL+AC	\$288,323	390	G
MARSHALL AVENUE	WARRAWEE	#5	#30	STABILISATION 200 MM + SEAL+AC	\$107,000	384	C
MARSHALL AVENUE	WARRAWEE	#30	END	50MM AC OVERLAY	\$15,639	122	C
MCINTOSH STREET	GORDON	ROSEDALE ROAD	CARTER STREET	STABILISATION 200 MM + SEAL+AC	\$200,493	391	G
PEARSON AVENUE	GORDON	MT WILLIAM STREET	PARK AVENUE	STABILISATION 200 MM + SEAL+AC	\$168,778	323	G
HYDRANT MARKERS					\$5,000		
PAVEMENT CONDITION SURVEY - REHAB					\$40,000		
					<b>\$1,693,600</b>		

### RTA Program

LADY GAME DRIVE	LINDFIELD	HIGHFIELD ROAD	500M SOUTH OF HIGHFIELD	RECONSTRUCT WITH 200MM DEEPLIFT ASPHAL	\$226,131	500	R
THE COMENARRA PARKW	WAHROONGA	HICKS AVENUE	STIANSBY CLOSE	HEAVY PATCH+50MM MILL AND FILL	\$273,869	344	C
					<b>\$500,000</b>		

### ROADS TO RECOVERY (\$930,858)

BURNS ROAD	WAHROONGA	WAHROONGA AVENUE	NO. 47	HEAVY PATCH+50MM AC14 OVERLAY	\$71,060	434	R
PENTECOST AVENUE	PYMBLE	BOBBIN HEAD ROAD	FITZROY AVENUE	HEAVY PATCH + 50MM OVERLAY	\$85,940	405	W
PENTECOST AVENUE	PYMBLE	FITZROY AVENUE	MERRIVALE ROAD	HEAVY PATCH + 50MM OVERLAY	\$86,858	401	W
POWELL ST	KILLARA	KARRANGA AVENUE	KYLIE AVENUE	HEAVY PATCH+50MM AC14 OVERLAY	\$315,000	363	G
POWELL ST	KILLARA	WERONA AVENUE	KARRANGA AVENUE	RECONSTRUCTION	\$372,000	363	G
					<b>\$930,858</b>		

Total Program for 2006/07

**\$5,038,458** 10893 m

**PROGRAM FOR 2007/08**

0

**Infrastructure Levy**

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	LEN	WARD
ANDREW AVENUE	WEST PYMBLE	RYDE ROAD	YANKO ROAD	40MM AC OVERLAY	\$59,259	208	C
BEECHWORTH ROAD	PYMBLE	BRIDGE	MAYFIELD AVENUE	50MM AC OVERLAY	\$21,002	171	C
BOYNE PLACE	WAHROONGA	CAMPBELL DRIVE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$30,073	86	W
BRALLAS AVENUE	ST IVES CHASE	TOOLANG ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$60,146	292	S
CLEVELAND STREET	WAHROONGA	BILLYARD AVENUE	BURNS ROAD	40MM AC OVERLAY	\$67,245	78	W
CLYDE PLACE	WAHROONGA	CAMPBELL DRIVE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$28,890	77	W
CORONA AVENUE	ROSEVILLE	PACIFIC HIGHWAY	KINGS AVENUE	40MM AC OVERLAY	\$18,340	280	R
CRANA AVENUE	EAST LINDFIELD	NO 8	ORMONDE ROAD	50MM AC OVERLAY	\$43,384	365	R
DERBY STREET	ST IVES	TOROKINA AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$48,610	157	S
EASTGATE AVENUE	EAST KILLARA	TRUSCOTT PLACE	FAIRBAIRN AVENUE	40MM AC14 OVERLAY	\$49,596	228	G
FLINDERS AVENUE	ST IVES	NO 23 FB-2M	BRIAR STREET	40MM AC14 OVERLAY	\$38,257	189	S
GLENCROFT ROAD	ROSEVILLE	BANCROFT AVENUE	LORD STREET	50MM AC OVERLAY	\$16,861	244	R
GLENEAGLES AVENUE	KILLARA	NO 15 FB-14M	NO 31 FB-4M	40MM AC14 OVERLAY	\$45,652	210	G
GOULBURN STREET	ST IVES	ROSEDALE ROAD	DORSET DRIVE	HEAVY PATCH + 40MM OVERLAY	\$46,934	145	S
GRANDVIEW STREET	PYMBLE	WALTON CLOSE	MONA VALE ROAD	50MM AC OVERLAY	\$11,043	114	G
HEREFORD PLACE	WEST PYMBLE	BORONGA AVENUE	CUL-DE-SAC	40MM AC OVERLAY	\$11,635	160	C
KOOLA AVENUE	EAST KILLARA	BENWERRIN CLOSE	REDFIELD ROAD	50MM AC OVERLAY	\$28,200	272	G
KU-RING-GAI AVENUE	TURRAMURRA	WONGA WONGA STREET	BOOMERANG ST (RIGHT)	40MM AC OVERLAY	\$49,201	489	W
LATONA STREET	PYMBLE	YARRARA ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$62,414	212	C
LIVINGSTONE AVENUE	PYMBLE	RAND AVENUE	PENRHYN AVENUE	50MM AC OVERLAY	\$39,834	172	C
MELBOURNE ROAD	EAST LINDFIELD	ADELAIDE AVENUE	HOBART AVENUE	50MM AC OVERLAY	\$28,397	105	R
MIDDLE HARBOUR ROAD	LINDFIELD	TRAFALGAR AVENUE	CAPPER ST (RIGHT)	40MM AC OVERLAY	\$41,609	395	R
NELSON STREET	GORDON	ROSEDALE ROAD	CARTER STREET	HEAVY PATCH + 40MM OVERLAY	\$189,706	392	G
NENTOURA PLACE	NORTH TURRAMURRA	STONECROP ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$47,032	157	W
OVENS PLACE	ST IVES CHASE	WARRIMOO AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$62,414	175	S
REELY STREET	PYMBLE	PENTECOST AVENUE	BANNOCKBURN ROAD	40MM AC OVERLAY	\$19,621	406	W
ROMA ROAD	ST IVES	WHITEHAVEN STREET	KITCHENER ROAD	40MM AC OVERLAY	\$40,623	152	S
SPRINGDALE ROAD	KILLARA	ROSEBERRY ROAD	BIRDWOOD AVENUE	50MM AC OVERLAY	\$39,243	319	G
STANHOPE ROAD	KILLARA	REDGUM STREET	ROSEBERRY ROAD	50MM AC OVERLAY	\$54,329	202	G
STATION STREET	PYMBLE	TELEGRAPH ROAD	MERRIVALE ROAD	50MM AC OVERLAY	\$38,257	230	G
STUART STREET	WAHROONGA	COONANBARRA ROAD	ILLOURA AV NK-18M	HEAVY PATCH + 50MM OVERLAY	\$92,613	456	W
SUFFOLK CLOSE	ST IVES	WOODBURY ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$28,791	92	S

SYDNEY ROAD	EAST LINDFIELD	TRYON ROAD	CHELMSFORD AVENUE	40MM AC OVERLAY	\$43,384	413	R
TALGAI AVENUE	WAHROONGA	THE BROADWAY	WONGALEE AVENUE	40MM AC14 OVERLAY	\$18,241	102	C
TANDERRA STREET	WAHROONGA	ADA AVENUE	AMAROO AVENUE	HEAVY PATCH + 40MM OVERLAY	\$18,833	72	W
TRYON ROAD	LINDFIELD	COOPERNOOK AVENUE	NO 128	50MM AC OVERLAY	\$35,693	247	R
WINCHESTER AVENUE	LINDFIELD	ETON ROAD	LYLE AVENUE	HEAVY PATCH + 50MM OVERLAY	\$81,049	356	R
YOUNG STREET	WARRAWEE	BANGALLA STREET	BILLYARD AVENUE	STABILISATION 200 MM + SEAL + AC	\$118,320	481	W
BALDWIN STREET	GORDON	GLENVIEW STREET	ELGIN STREET	HEAVY PATCH + 50MM OVERLAY	\$69,809	382	G
ALICE STREET	TURRAMURRA	EASTERN ROAD	GEORGANN STREET	HEAVY PATCH + 40MM OVERLAY	\$53,737	373	W
ALICE STREET	TURRAMURRA	GEORGANN STREET	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$82,725	206	W
					<b>\$1,981,000</b>		

### **Rehabilitation**

ALEXANDER PARADE	ROSEVILLE	KINGS AVENUE	NO 37FB	STABILISATION 200 MM + SEAL+AC	\$68,425	320	R
AVONDALE PLACE	WEST PYMBLE	WARROWA AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$39,375	108	C
BEAUMONT ROAD	KILLARA	MANNING ROAD	FIDDENS WHARF ROAD	STABILISATION 200 MM + SEAL + AC	\$170,625	152	G
BEDFORD AVENUE	NORTH TURRAMURRA	BURNS ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$62,388	339	W
BOOMERANG STREET	TURRAMURRA	BOBBIN HEAD ROAD	KU-RING-GAI AVENUE	HEAVY PATCH + 50MM OVERLAY	\$74,113	270	W
BOOMERANG STREET	TURRAMURRA	KU-RING-GAI AVENUE	TURRAMURRA AVENUE	HEAVY PATCH + 50MM OVERLAY	\$32,900	390	W
BURGOYNE STREET	GORDON	PEARSON AVENUE	MINS ROAD	STABILISATION 200 MM + SEAL+AC	\$98,875	353	G
CULWORTH AVENUE	KILLARA	LORNE AVENUE	POWELL STREET	STABILISATION 200 MM + SEAL + AC	\$51,888	254	G
DUMARESQ STREET	GORDON	NO 15 NB + 4M	VALE STREET	STABILISATION 200 MM + SEAL+AC	\$144,288	518	G
HIGHFIELD ROAD	LINDFIELD	WALLACE PARADE	COOK ROAD	HEAVY PATCH + 50MM OVERLAY	\$69,388	412	R
HILL STREET	ROSEVILLE	BOUNDARY STREET	BANCROFT AVENUE	HEAVY PATCH + 50MM OVERLAY	\$50,050	79	R
HILL STREET	ROSEVILLE	ROSEVILLE AVENUE	CLANVILLE ROAD	HEAVY PATCH + 50MM OVERLAY	\$54,600	373	R
HOPE STREET	PYMBLE	NO 5 NB	STATION STREET	STABILISATION 200 MM + SEAL+AC	\$107,100	445	G
STANLEY STREET	ST IVES	LYNBARRA AVENUE	HORACE STREET	STABILISATION 200 MM + SEAL+AC	\$144,638	313	S
VICTORIA STREET	ROSEVILLE	SPEARMAN STREET	WANDELLA AVENUE	STABILISATION 200 MM + SEAL+AC	\$80,850	238	R
CARLYLE ROAD	EAST LINDFIELD	SYLVAN AVENUE	PLEASANT AVENUE	40MM AC14 OVERLAY	\$80,063	558	R
COLLINS ROAD	ST IVES	KILLEATON STREET	MUDIES ROAD	40MM AC OVERLAY	\$102,200	632	S
GREENWAY DRIVE	PYMBLE	WARROWA AVENUE	NO 31	HEAVY PATCH + 40MM OVERLAY	\$107,323	619	C
TOOLANG ROAD	ST IVES	CUL-DE-SAC	WARRIMOO AVENUE	HEAVY PATCH + 40MM OVERLAY	\$48,825	330	S
WAHROONGA AVENUE	WAHROONGA	CARRINGTON ROAD	BOUNDARY ROAD	HEAVY PATCH + 50MM OVERLAY	\$65,661	196	W
					<b>\$1,653,571</b>		

### **RTA Program (Indicative only and subject to RTA approval)**

KISSING POINT ROAD	TURRAMURRA	CATALPA CRESCENT	BORONIA AVENUE	RECONSTRUCT WITH 200MM DEEPLIFT ASPHALT	\$258,000	404	C
LADY GAME DRIVE	LINDFIELD	500M SOUTH OF LGD	GROSVENOR ROAD	RECONSTRUCT WITH 200MM DEEPLIFT ASPHALT	\$242,000	500	R
					<b>\$500,000</b>		

### **ROADS TO RECOVERY (\$465,429)**

ROSEDALE ROAD	GORDON	NELSON STREET	PARK AVENUE	HEAVY PATCH, MILL AND RESHEET	\$155,600	323	G
TELEGRAPH ROAD	PYMBLE	PACIFIC HIGHWAY	STATION STREET	HEAVY PATCH, MILL AND RESHEET	\$309,829	312	G
					<b>\$465,429</b>		

**Total Program for 2007/08**

**\$4,600,000**



## PROGRAM FOR 2008/09

### Infrastructure Levy

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	LEN	WARD
ALBION AVENUE	PYMBLE	JUBILEE AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$48,477	182	C
ANATOL PLACE	PYMBLE	HIGHLANDS AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$43,279	108	G
ANCONA ROAD	TURRAMURRA	TRENTINO ROAD	ANCONA LANE	HEAVY PATCH + 40MM OVERLAY	\$29,267	105	W
ANNABELLE PLACE	PYMBLE	INVERALLAN AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$15,933	114	C
ARUNDELL STREET	WEST PYMBLE	WALLALONG CRESCENT	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$89,835	193	C
BILLABONG AVENUE	TURRAMURRA	THE CHASE ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$74,015	159	W
BLENHEIM ROAD	LINDFIELD	TREATTS ROAD	WOODSIDE AVENUE	40MM AC14 OVERLAY	\$34,013	270	R
BLYTHESWOOD AVENUE	WARRAWEE	PACIFIC HIGHWAY	NO 33	40MM AC14 OVERLAY	\$59,212	365	C
BOURKE STREET	PYMBLE	BANNOCKBURN ROAD	FITZROY LANE	HEAVY PATCH + 40MM OVERLAY	\$38,985	141	W
BURGOYNE STREET	GORDON	RAILWAY CUL-DE-SAC	PEARSON AVENUE	HEAVY PATCH + 40MM OVERLAY	\$17,063	78	G
BURRANEER AVENUE	ST IVES	NO 67 FB	EASTERN ART RD (SE)	HEAVY PATCH + 40MM OVERLAY	\$114,582	382	S
CARDIGAN ROAD	ROSEVILLE CHASE	ORMONDE ROAD	ATTUNGA ROAD	40MM AC14 OVERLAY	\$35,482	400	R
CLOPTON DRIVE	KILLARA	ROSEBERRY ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$33,674	106	G
COLLINS ROAD	ST IVES	SHELBY ROAD	DALTON ROAD	HEAVY PATCH + 40MM OVERLAY	\$160,460	202	S
CORONGA CRESCENT	KILLARA	FIDDENS WHARF (EAST)	NO 29 FB	40MM AC OVERLAY	\$38,646	172	G
DIANA AVENUE	WEST PYMBLE	WALLALONG CRESCENT	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$48,138	121	C
GILDA AVENUE	WAHROONGA	PACIFIC HIGHWAY	ADA AVENUE	HEAVY PATCH + 40MM OVERLAY	\$165,432	390	C
HOLFORD CRESCENT	GORDON	#50	RIDGE STREET	HEAVY PATCH + 40MM OVERLAY	\$35,934	214	G
KEITH STREET	LINDFIELD	CHELMSFORD AVENUE	MARJORIE STREET	40MM AC14 OVERLAY	\$16,543	104	R
LYNWOOD AVENUE	KILLARA	LYNWOOD AVENUE B02	END	HEAVY PATCH+50MM AC14 OVERLAY	\$18,995	40	G
MANNING ROAD	KILLARA	BEAUMONT ROAD	TERRACE ROAD	40MM AC OVERLAY	\$56,839	365	G
MAPLES AVENUE	KILLARA	WERONA AVE	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$44,635	107	G
MILLEWA AVE	WAHROONGA	ILLOURA AVENUE	COONANBARRA RD	HEAVY PATCH+50MM AC14 OVERLAY	\$98,762	358	W
MIOWERA ROAD	NORTH TURRAMURRA	NORMURRA AV (RIGHT)	NO 36 FBDY	HEAVY PATCH + 40MM OVERLAY	\$64,523	165	W
MYALL AVENUE	WAHROONGA	PACIFIC HIGHWAY	CUL-DE-SAC	40MM AC14 OVERLAY	\$30,781	152	C
NULLA NULLA STREET	TURRAMURRA	TURRAMURRA AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$46,669	170	W
ONSLow LANE	GORDON	DARNLEY STREET	CUL-DE-SAC	40MM AC14 OVERLAY	\$13,221	69	G
PARK AVENUE	GORDON	PACIFIC HIGHWAY	PEARSON AVENUE	40MM AC14 OVERLAY	\$38,081	160	G
PRIESTLEY CLOSE	ST IVES	LYNBARA AV (RIGHT)	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$31,414	94	S
RANDOLPH STREET	WAHROONGA	YOUNG STREET	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$29,606	224	W
SURREY ROAD	TURRAMURRA	THE MALL	SANDFORD ROAD	40MM AC14 OVERLAY	\$39,889	138	W
TALLONG PLACE	TURRAMURRA	BANNOCKBURN ROAD	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$71,755	188	W
TOWRI CLOSE	ST IVES	NTH END (NO 1ND)	STH END (NO 7 FD)	HEAVY PATCH + 40MM OVERLAY	\$52,997	139	S
VALE STREET	GORDON	MERRIWA STREET	DUMARESQ	50MM AC14 OVERLAY	\$73,676	328	G
WALPOLE PLACE	WAHROONGA	ADA AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$67,574	180	C
WAMBOOL STREET	TURRAMURRA	AVOCA ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$90,061	378	C
WELLINGTON ROAD	EAST LINDFIELD	SYLVAN AVENUE	COOPERNOOK AVENUE	HEAVY PATCH + 40MM OVERLAY	\$81,552	199	R
					<b>\$2,050,000</b>		

## Rehabilitation

ABINGDON ROAD	ROSEVILLE	SHIRLEY ROAD	WESTBOURNE ROAD	STABILISATION 200 MM + SEAL+AC	\$190,739	189	R
BENT STREET	LINDFIELD	LINDEL PLACE	POLDING STREET	STABILISATION 200 MM + SEAL+AC	\$47,746	145	R
BILLYARD AVENUE	WAHROONGA	EASTERN ROAD	HALCYON AVENUE	HEAVY PATCH + 50MM OVERLAY	\$102,434	255	W
BILLYARD AVENUE	WAHROONGA	HALCYON AVENUE	YOUNG STREET	HEAVY PATCH + 50MM OVERLAY	\$56,759	138	W
CARBEEN AVENUE	ST IVES	KILLATON STREET	BIMBURRA AVENUE	HEAVY PATCH + 50MM OVERLAY	\$29,841	216	S
GOWRIE CLOSE	ST IVES	WALKER AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$61,509	95	S
HALCYON AVENUE	WAHROONGA	CHILTON PARADE	BILLYARD AVENUE	HEAVY PATCH + 50MM OVERLAY	\$74,298	250	W
HOPE STREET	PYMBLE	MONA VALE ROAD	NO 5	STABILISATION 200 MM + SEAL+AC	\$273,928	118	G
KAREN ROAD	ST IVES	WOODBURY ROAD	OXLEY AVENUE	STABILISATION 200 MM + SEAL+AC	\$59,560	197	s
LOWTHER PARK AVENUE	WARRAWEE	PACIFIC HIGHWAY	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$73,445	165	C
MARANOA PLACE	WAHROONGA	MACLEAY AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$20,341	35	W
MT WILLIAM STREET	GORDON	CARLOTTA AVENUE	PEARSON AVENUE	STABILISATION 200 MM + SEAL+AC	\$144,884	407	G
NARELLE AVENUE	PYMBLE	NO 37 ND -11M	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$135,276	74	G
WATTLE STREET	KILLARA	ROSEBERY ROAD	KARRANGA AVENUE	STABILISATION 200 MM + SEAL +AC	\$212,054	426	G
WERONA AVENUE	GORDON	POWELL STREET	LOCKSLEY AVENUE	STABILISATION 200 MM + SEAL+AC	\$200,970	347	G
YARRABUNG ROAD	ST IVES	MELALEUCA DRIVE	STANLEY STREET	HEAVY PATCH+50MM AC14 OVERLAY	\$63,788	410	S
					<b>\$1,747,571</b>		

## RTA Program 2008/09 (Indicative only subjective to RTA approval)

BOBBIN HEAD ROAD	TURRAMURRA	BURNS ROAD	ALLARA AVENUE	HEAVY PATCH, MILL AND RESHEET	\$208,000	279	W
STANHOPE ROAD	KILLARA	PACIFIC HIGHWAY	WERONA AVENUE	RECONSTRUCTION WITH DEEPLIFT ASPHA	\$292,000	378	G
					<b>\$500,000</b>		

**ROADS TO RECOVERY (\$465,429)**

ACRON ROAD	ST IVES	KILLEATON STREET	WOODBURY ROAD	HEAVY PATCH, MILL AND RESHEET	\$150,200	313	S
TELEGRAPH ROAD	PYMBLE	STATION STREET	MONA VALE STREET	HEAVY PATCH, MILL AND RESHEET	\$315,229	312	G
					<b>\$465,429</b>		

**Total Program for 2008/09****\$4,763,000**

## PROGRAM FOR 2009/10

### Infrastructure Levy

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	Len	WARD
ADAMS AVENUE	TURRAMURRA	BUCKRA STREET @	SANDFORD ROAD	40MM AC14 OVERLAY	\$95,027	247	W
BELL STREET	GORDON	NELSON STREET	MCINTOSH STREET	HEAVY PATCH + 40MM OVERLAY	\$31,126	216	G
BOLTON PLACE	PYMBLE	BRISTOL AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$22,047	58	G
BOOLARONG ROAD	PYMBLE	FAIRWAY AVENUE	KORANGI ROAD	HEAVY PATCH + 40MM OVERLAY	\$65,317	338	S
BUCKINGHAM ROAD	KILLARA	PACIFIC HIGHWAY	WARWICK STREET	50MM AC14 OVERLAY	\$39,968	376	G
BUNDABAH AVENUE	ST IVES	#33	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$26,528	144	S
BYAMEE STREET	EAST KILLARA	KOOLA AVENUE	KANOWAR AVENUE	40MM AC14 OVERLAY	\$23,816	243	G
CAMPBELL DRIVE	WAHROONGA	BOGAN PLACE	COOPER CRESCENT	40MM AC14 OVERLAY	\$155,746	235	C
CHAPALA CLOSE	ST IVES	AYRES ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$40,204	94	S
DEAKIN PLACE	EAST KILLARA	KOOLA AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$34,781	129	G
DORSET DRIVE	ST IVES	END AT NO 46 NBDY	BONTOU ROAD	HEAVY PATCH + 40MM OVERLAY	\$96,560	306	S
DRYDEN ROAD	NORTH TURRAMURRA	KEATS ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$80,172	148	W
FINCHLEY PLACE	TURRAMURRA	BURNS ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$43,859	178	W
FORBES LANE	TURRAMURRA	WILLIAN STREET	RAY STREET	HEAVY PATCH + 40MM OVERLAY	\$28,414	143	C
GLENEAGLES AVENUE	KILLARA	GOLF LINKS ROAD	#15	HEAVY PATCH + 40MM OVERLAY	\$50,461	185	G
GLENROCK AVENUE	WAHROONGA	CLISSOLD ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$19,218	104	W
GOULD AVENUE	ST IVES	WARRIMOO AVENUE	LEE PLACE	HEAVY PATCH + 40MM OVERLAY	\$114,599	426	S
HILLCREST STREET	WAHROONGA	WATER STREET	END	HEAVY PATCH + 40MM OVERLAY	\$20,633	104	W
HOBART AVENUE	EAST LINDFIELD	SYDNEY ROAD	MELBOURNE ROAD	40MM AC14 OVERLAY	\$60,836	160	R
HORWOOD AVENUE	KILLARA	CHARLES STREET	ALBERT DRIVE	HEAVY PATCH + 40MM OVERLAY	\$33,837	105	G
JUGIONG STREET	WEST PYMBLE	TRISTANIA PLACE	WALLALONG CRESCENT	HEAVY PATCH + 40MM OVERLAY	\$81,469	309	C
KHARTOUM LANE	GORDON	KHARTOUM LN BLK1	KHARTOUM AVENUE	40MM AC14 OVERLAY	\$9,078	61	G
KING STREET	TURRAMURRA	EASTERN ROAD	END @ NO 12 NB - 3.5	HEAVY PATCH + 40MM OVERLAY	\$64,020	138	W
KINGSFORD AVENUE	SOUTH TURRAMURRA	BARWON AVENUE	END	40MM AC14 OVERLAY	\$38,200	208	C
KOONGARA ROAD	ROSEVILLE CHASE	MALGA AVE	GRIFFITH AVENUE	40MM AC14 OVERLAY	\$23,462	142	R
LENNOX STREET	GORDON	ROSEDALE ROAD	WAUGOOLA STREET	40MM AC14 OVERLAY	\$61,426	452	G
LINDFIELD AVENUE	LINDFIELD	TREATTS RD (LEFT KE)	KENILWORTH ROAD	50 MM AC OVERLAY	\$35,606	131	R
MAUNDER AVENUE	ST IVES	DEAD END	DEAD END	40MM AC14 OVERLAY	\$50,225	237	S
MEADWAY CLOSE	PYMBLE	KULGOA ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$24,405	90	G
MELALEUCA DRIVE	ST IVES	YARRABUNG ROAD	CASSANDRA AVENUE	40MM AC14 OVERLAY	\$65,081	222	S
MERRIVALE LANE	TURRAMURRA	NO 118 FBDY	BUCKRA STREET FK+3	HEAVY PATCH + 40MM OVERLAY	\$52,583	155	W
MIOWERA ROAD	NORTH TURRAMURRA	NO 36 FBDY	SOMERSET AVENUE	HEAVY PATCH + 40MM OVERLAY	\$72,980	181	W
MONTAH AVENUE	KILLARA	KALANG AVENUE	ROSEBERRY ROAD	HEAVY PATCH + 40MM OVERLAY	\$74,513	239	G
PENNANT AVENUE	GORDON	BROWN ROAD	CAR PARK START	HEAVY PATCH + 40MM OVERLAY	\$21,340	105	G
STONECROP ROAD	NORTH TURRAMURRA	NO 14 FB	END	50MM AC14 OVERLAY	\$13,205	529	W
TAYLOR STREET	GORDON	GLENVIEW STREET	END	40MM AC14 OVERLAY	\$16,034	103	G
THE CHASE ROAD	TURRAMURRA	BILLABONG AVENUE	BURNS ROAD	50MM AC14 OVERLAY	\$143,956	428	W
TRENTINO ROAD	TURRAMURRA	EASTERN ROAD	ANCONA ROAD	HEAVY PATCH + 40MM OVERLAY	\$61,662	279	W
WARRABRI PLACE	WEST PYMBLE	LOVAT STREET	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$29,475	117	C
WELLINGTON ROAD	EAST LINDFIELD	MELBOURNE ROAD	WELLINGTON LANE (E)	HEAVY PATCH + 40MM OVERLAY	\$100,133	220	R
					<b>\$2,122,000</b>		

## Rehabilitation

GERALD AVENUE	ROSEVILLE	ROSEVILLE AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$123,007	375	R
KENILWORTH ROAD	LINDFIELD	LINDFIELD AVE	BLENHEIM ROAD	HEAVY PATCH + 40MM OVERLAY	\$90,907	224	R
LORD STREET	ROSEVILLE	HILL STREET	GLENCROFT ROAD	STABILISATION 200 MM + SEAL+AC	\$229,836	224	R
MCINTOSH STREET	GORDON	CARTER STREET	BELL STREET	STABILISATION 200 MM + SEAL+AC	\$125,832	292	G
MILLEWA AVENUE	WAHROONGA	COONANBARRA ROAD	BRIDGE	STABILISATION 200 MM + SEAL+AC	\$250,380	527	W
PARK CRESCENT	PYMBLE	ALMA STREET (SW)	ALMA STREET	HEAVY PATCH + 40MM OVERLAY	\$123,392	579	G
PIBRAC AVENUE	WARRAWEE	HASTINGS ROAD	NO 27 NB DEAD END	STABILISATION 200 MM + SEAL+AC	\$192,600	285	W
RAYMOND AVENUE	WARRAWEE	BANGALLA STREET	CHILTON PARADE	HEAVY PATCH + 40MM OVERLAY	\$80,575	235	W
ROSEBURY ROAD	KILLARA	WATTLE STREET	DEAD END	HEAVY PATCH + 40MM OVERLAY	\$116,330	292	G
SHIRLEY ROAD	ROSEVILLE	ABINGDON STREET	ALISON STREET	STABILISATION 200 MM + SEAL + AC	\$107,305	176	R
TRYON RD	LINDFIELD	LINDFIELD AVE	NELSON RD	STABILISATION 200 MM + SEAL + AC	\$278,628	362	R
WOLSTEN AVENUE	TURRAMURRA	FAIRLAWN AVENUE	END	STABILISATION 200 MM + SEAL + AC	\$123,778	443	W
					<b>\$1,842,571</b>		

## RTA Program (Indicative only subjective to RTA approval)

BOBBIN HEAD ROAD	NORTH TURRAMURRA	ALLARA AVENUE	NORMURRA AVENUE	HEAVY PATCH, MILL AND RESHEET	\$225,000	244	W
SPRINGDALE ROAD	KILLARA	STANHOPE ROAD	KARANGA AVENUE	HEAVY PATCH, MILL AND RESHEET	\$275,000	285	G
					<b>\$500,000</b>		

## ROADS TO RECOVERY (\$465,429)

BURNS ROAD	WAHROONGA	WAHROONGA AVENUE	CLEVELAND STREET	HEAVY PATCH + 50MM OVERLAY	\$188,429	555	W
ROSEDALE ROAD	GORDON	PARK AVENUE	BRIDGE	HEAVY PATCH + 50MM OVERLAY	\$155,600	323	G
YARRARA ROAD	WEST PYMBLE	YANKO ROAD	WYOMEE AVENUE	STABILISATION 200 MM + SEAL +AC	\$121,400	498	C
					<b>\$465,429</b>		

**Total Program for 2008/09**

**\$4,930,000**

## PROGRAM FOR 2010/11

### Infrastructure Levy

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	Len	WARD
BONTOU ROAD	ST IVES	ROSEDALE ROAD	DORSET DRIVE	HEAVY PATCH + 40MM OVERLAY	\$53,436	100	S
BUNDARRA AVENUE SOUT	WAHROONGA	PACIFIC HIGHWAY	NO 17 NB	STABILISATION 200 MM + SEAL+AC	\$73,444	173	W
BURLEIGH STREET	LINDFIELD	PACIFIC HIGHWAY (L)	LLEWELLYN LANE	STABILISATION 200 MM + SEAL+AC	\$48,800	92	R
BYRON AVENUE	ST IVES	RICHARD ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$47,458	81	S
CLWYDON PLACE	WAHROONGA	CLEVELAND STREET	CUL-DE-SAC	40MM AC14 OVERLAY	\$52,094	70	W
CRESCENT CLOSE	WARRAWEE	MILLEWA AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$63,196	97	W
ELIZABETH STREET	WAHROONGA	STRONE AVENUE	END	STABILISATION 200 MM + SEAL+AC	\$61,854	169	W
GREENVALLEY AVENUE	ST IVES	KITCHENER STREET	NO 22 NBDY - 24M C/S	50MM AC14 OVERLAY	\$130,296	236	S
HENRY STREET	GORDON	RAVENSWOOD AVENUE	CECIL ST MID CURV	HEAVY PATCH + 40MM OVERLAY	\$168,360	632	G
HEYDON AVENUE	WARRAWEE	YOSEFA AVENUE	START L IKG2 - 1.5M	50MM AC14 OVERLAY	\$85,766	159	W
HIGHFIELD LANE	LINDFIELD	HIGHFIELD ROAD	END	STABILISATION 200 MM + SEAL+AC	\$112,240	462	R
HOPKINS PLACE	NORTH TURRAMURRA	MURRUA ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$67,100	127	W
KHARTOUM AVENUE	GORDON	WERONA AVENUE	ROSEDALE ROAD	50MM AC14 OVERLAY	\$156,404	227	G
LLEWELLYN LANE	LINDFIELD	LLEWELLYN STREET	BURLEIGH STREET	HEAVY PATCH + 40MM OVERLAY	\$26,230	83	R
LLEWELLYN STREET	LINDFIELD	PACIFIC HIGHWAY	LLEWELLYN LN	40MM AC14 OVERLAY	\$55,998	98	R
LUTON PLACE	ST IVES	MEMORIAL AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$44,042	82	S
LUXOR PARADE	ROSEVILLE	MERLIN STREET	NO 16 FBDY	HEAVY PATCH + 40MM OVERLAY	\$91,866	246	R
MIRI COURT	ST IVES	DORSET DRIVE	CUL-DE-SAC	50MM AC14 OVERLAY	\$26,230	29	S
RICHARD ROAD	ST IVES	STANLEY STREET	LYNBARA AVENUE	HEAVY PATCH + 40MM OVERLAY	\$202,398	356	S
STATION ST	PYMBLE	GRANDVIEW ST	ALMA ST	STABILISATION 200 MM + SEAL+AC	\$118,828	457	G
STUART STREET	WAHROONGA	ILLOURA AV FK+20M	CLEVELAND STREET	HEAVY PATCH + 50MM OVERLAY	\$40,504	285	W
TAUNTON STREET	PYMBLE	ALMA STREET	CUL-DE-SAC	50MM AC14 OVERLAY	\$97,112	222	C
TAYLOR AVENUE	TURRAMURRA	WARATAH ROAD	END	50MM AC14 OVERLAY	\$100,162	205	C
TAYLOR STREET	GORDON	WAUGOOLA STREET	END	40MM AC14 OVERLAY	\$52,460	149	G
ULM AVENUE	SOUTH TURRAMURRA	BARWON AVENUE	END	40MM AC14 OVERLAY	\$85,278	206	C
WILTON CLOSE	GORDON	HIGHLANDS AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$38,674	66	G
WONIORA AVENUE	WAHROONGA	COONANBARRA ROAD	WOONONA AVENUE	STABILISATION 200 MM + SEAL+AC	\$95,770	238	W
					<b>\$2,196,000</b>		

### Rehabilitation

ADAMS AVENUE	TURRAMURRA	PRINCES STREET	BUCKRA STREET (R)	STABILISATION 200 MM + SEAL+AC	\$131,085	213	W
AVON ROAD	PYMBLE	AVON ROAD BLOCK 02	END AT THE GATE NO 1	STABILISATION 200 MM + SEAL+AC	\$29,835	44	C
BEAUMONT ROAD	KILLARA	BLAXLAND RD MID CURV	MANNING ROAD	STABILISATION 200 MM + SEAL+AC	\$114,480	243	G
BROULA ROAD	WAHROONGA	CLISSOLD ROAD	KOKODA ROAD	STABILISATION 200 MM + SEAL+AC	\$69,525	132	W
CALVERT AVENUE	KILLARA	SPENCER ROAD	MILDURA STREET	HEAVY PATCH + 50MM OVERLAY	\$83,700	280	G
CLANVILLE ROAD	ROSEVILLE	PACIFIC HIGHWAY	KELBURN ROAD	STABILISATION 200 MM + SEAL +AC	\$235,035	306	R
DALRYMPLE CRESCENT	PYMBLE	VISTA STREET	ROSEDALE ROAD	STABILISATION 200 MM + SEAL+AC	\$135,810	247	G
FAIRWAY AVENUE	PYMBLE	NO 10FB-3M	PENTECOST AVENUE	STABILISATION 200 MM + SEAL+AC	\$52,650	79	S
LINCOLN ROAD	ST IVES	MEMORIAL AVENUE	KENTHURST ROAD	STABILISATION 200 MM + SEAL+AC	\$83,970	162	S
LUXOR PARADE	ROSEVILLE	NO 16 FBDY	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$73,035	158	R
MACLAURIN PARADE	ROSEVILLE	LARKIN STREET	POCKLEY AVENUE	STABILISATION 200 MM + SEAL+AC	\$49,545	265	R
MACLEAY AVENUE	WAHROONGA	CLISSOLD ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$152,685	254	W
MERRIVALE LANE	PYMBLE	BUCKRA STREET FK+3	END AT NO 130 NB+15	STABILISATION 200 MM + SEAL+AC	\$25,650	69	G
MONTAH AVENUE	KILLARA	ROSEBURY ROAD	END @ EASTERN ART RD	STABILISATION 200 MM + SEAL+AC	\$57,105	97	G

MOONAH CLOSE	ST IVES CHASE	TIMBARRA ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$46,990	64	S
PINDARI AVENUE	ST IVES	EUCALYPTUS STREET	KILPA PLACE	STABILISATION 200 MM + SEAL+AC	\$116,061	412	S
PROVINCIAL ROAD	LINDFIELD	PACIFIC HIGHWAY	COOK ROAD (RIGHT)	STABILISATION 200 MM + SEAL+AC	\$258,390	295	R
YARRALUMLA AVENUE	ST IVES CHASE	WARRIMOO AVENUE	TIMBARRA ROAD	STABILISATION 200 MM + SEAL+AC	\$223,020	459	S
					<b>\$1,938,571</b>		

**RTA Program (Indicative only subjective to RTA approval)**

BOBBIN HEAD ROAD	TURRAMURRA	NAMBUCCA STREET	BURNS ROAD	RECONSTRUCT WITH 200MM DEEPLIFT ASPHALT	\$235,000	380	W
KISSING POINT ROAD	TURRAMURRA	BORONIA AVENUE	WATTLE PLACE	RECONSTRUCT WITH 200MM DEEPLIFT ASPHALT	\$265,000	412	C
					<b>\$500,000</b>		

**ROADS TO RECOVERY (\$465,429)**

CULTOWA ROAD	PYMBLE	RYDE ROAD	LIVINGSTONE AVENUE	Stabilisation 200mm+Seal+40mm AC14	\$135,400	232	C
LUCINDA AVENUE	WAHROONGA	PACIFIC HIGHWAY	THE GLADE	Stabilisation 200mm+Seal+40mm AC14	\$150,100	272	C
MALGA AVENUE	ROSEVILLE CHASE	KOONGARA RD	GRIFFITH AVENUE	Stabilisation 200mm+Seal+40mm AC14	\$186,500	305	R
					<b>\$465,429</b>		

**Total Program for 2008/09**

**\$5,100,000**

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## STREET LIGHTING CHARGES FOR ENERGY USAGE

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To report to Council options for street lighting charges for energy use and recommend Council enter into State Contracts Board "777" Contract for Street Lighting.

**BACKGROUND:**

In January 2004, Council rolled its Street lighting into the "777" contract for the retail supply of electricity. This was established by State Procurement on behalf of the State Contracts Control Board for the use and benefit of Government agencies.

This Contract expired on 30 June 2006 and Council has been reviewing options for alternative suppliers.

**COMMENTS:**

Four options are available to Council.

**RECOMMENDATION:**

That Council enter into the State Contracts Board "777" Contract for the retail supply of electricity for Street Lighting for a period of three years.



## PURPOSE OF REPORT

To report to Council options for street lighting charges for energy use and recommend Council enter into State Contracts Board "777" Contract for Street Lighting.

## BACKGROUND

In January 2004, Council rolled its Street lighting into the "777" contract for the retail supply of electricity. Contract 777 is NSW State Government electricity supply contract established by State Procurement on behalf of the State Contracts Control Board. The contract is for the use and benefit of NSW/ACT Government agencies that was developed through a competitive tendering process.

This Contract expired on 30 June 2006 and Council has been reviewing options for alternative suppliers.

## COMMENTS

Council with the Street Lighting Improvement Program manager, have investigated the options available for the retail supply of electricity. An outline of four options is provided below:

### Option A - Default Street Lighting Rate from EnergyAustralia

In 2005/06, this was 4.63c/kWh and included all network and transmission losses, market charges, metering provision, renewable energy certificates and NSW Greenhouse Gas certificates. The Default Rate for 2006/07 has yet to be confirmed by EnergyAustralia but it would seem unlikely that it would be less than this rate of 4.63c/kWh.

### Option B - State Contracts Board "777" Offer

In 2006/07, the State Contracts Board "777" has charges of 3.316c/kWh as a base, but with all the additional charges for network losses, market charges, metering provision, renewable energy certificates and NSW Greenhouse Gas certificates, the all up rate appears to be about 4.16c (eg 10% less than the default rate that applies in 05/06 and most likely an even greater relative saving compared to the 06/07 default rate).

### Option C - Participate in 3rd Party Joint Tendering Effort

Power and Resource Consultants (PRC) staged a joint tendering effort on behalf of 16 Councils, including Ku-ring-gai. Tenders were advertised and closed to electricity suppliers on 30 May 2006. No submissions for the retail supply of electricity for street lighting were received.

### Option D - Stage a Tender

While Council could stage a tender of their own or stage one in conjunction with other councils, SSROC has decided not to stage a joint tender because of the costs and complexity involved and a

## Item 7

S02249  
6 July 2006

low expectation of achieving substantial additional financial benefit beyond the "777" contract based on previous experience.

### Preferred course of action

Option B involving the State Contracts Board "777" is an attractive offer in that it achieves considerable savings relative to the default rate and clearly fits with procurement regulations. This is the preferred course given:

- The 10% higher cost of the 2005/06 default relative to the readily available "777" contract.
- A joint tendering effort (of 16 Councils) failed to attract submissions for the retail supply of electricity for street lighting.
- Staging a single Tender is unattractive, in light of the above and also given the considerable effort required and availability of alternative approaches.

### Street lighting charges

Table 1.0 below lists a breakdown of the street lighting charges and amounts. A list prices for the new "777" contract 2006/07-2008/09 are attached as **Attached 1.0**. Prices for Conventional Energy for street lighting are shown below, including 2005/06 financial year (shaded) for comparison.

**Table 1.0**

Charges	Contestable (Y/N)	Retail Electricity Charges c/KWh (before Losses)(1)				Cost impost
		2005/06 c/kWh	2006/07 c/kWh	2007/08 c/kWh	2008/09 c/kWh	Average (\$)/month
<b>Energy</b>	Y	3.1560	3.3160	3.3160	3.3160	*15,000
<b>Network (2)</b>	Y	3.2517	(4)	(4)	(4)	*13,500
<b>Market (3)</b>						
NEM Administration	Y	0.0434	(4)	(4)	(4)	*200
NEM Ancillary Services	Y	0.0507	(4)	(4)	(4)	*230
<b>Other Charges</b>						
Renewable Energy Certificates (REC)	Y	0.0920	0.07393	0.09723	0.11949	*300-500
NSW Greenhouse Abatement (GAB)	Y	0.1520	0.29900	0.345550	0.38374	*1200-1600
<b>Components</b>						
Lamp	N	-	-	-	-	*74,000 - 83,000
Lantern	N	-	-	-	-	
Bracket Support	N	-	-	-	-	
Connection	N	-	-	-	-	

- (1) Energy is also multiplied by Transmission and Distribution Loss Factors.
- (2) Passed through charges from the local network supplier.
- (3) Passed through in accordance with contract.
- (4) Exact charges not able to be obtained prior to the report. These are anticipated to be similar to 2005/06 and cost impost represents about 1.5% of the total Energy bill.
- (\*) Approximated value.

Total charges for components are not able to be determined given they are dependant on the total inventory of components and their combination.

### **Street Lighting contestability**

There are three separate services, all currently supplied primarily by EnergyAustralia, that provide street lighting. Contestability of each of these is independent of the others, and are:

- Street lighting services (owner ship and maintenance)
- Network Services (operation of electricity distribution network to which the street lighting services is connected).
- Retail energy Services

In practice, there is no effective contestability for street lighting services given that EnergyAustralia (EA) owns the majority of street lighting assets in the Ku-ring-gai LGA.

In theory, street lighting service is fully contestable for new assets, for example in new subdivisions or special Council projects for public domain lighting. That is, there is no legal restriction prohibiting Councils from providing street lighting services themselves, or from third parties. In terms of ownership, there are however a variety of requirements established by EA that impose significant costs where street lighting assets are owned by parties other than EA.

In terms of operation and maintenance, there are no clear technical barriers to Council's or third parties providing these services, as is currently done on Council or third party owned lights. However, there is no obligation on EA to arrange with Council's to provide such services on EA owned lights which constitute the vast majority in the LGA.

The provision of electricity transmissions/ distribution network services is generally regarded as a monopoly service. Competition is not expected in this area, other than around the periphery of the existing distribution network, for example new subdivisions.

From 1 January 2001, the retailing of electricity consumed in street lighting in New South Wales was open to competition. Competition is achieved in street lighting, by the use of accepted profiling arrangements determined on the basis of an estimated electricity consumption profile.

## **CONSULTATION**

Council has consulted with Program Managers for the Street Lighting Improvement Program, and Power and Resource Consultants for a Group Council Tender.

## **FINANCIAL CONSIDERATIONS**

Based on the comparison of the Default rate from EA and the State Contracts Board "777", the net saving in charges equates to 0.47 c/kWh (i.e. 4.63 c/kWh less 4.16 c/kWh), after taking into account all the additional charges for network losses, market charges, metering provision, renewable energy certificates and NSW Greenhouse Gas certificates.

The net saving equates in a cost saving of \$1,923 per month for Council (based on average monthly energy usage rates of 409,258 kWh per month in 2005/06 \* 0.47c/kWh).

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Technical Services has consulted with Finance and Business Department in regard to participating in the Group Council Tender.

### SUMMARY

Council rolled its Street lighting into the "777" contract for the retail supply of electricity in January 2004, which expired on 30 June 2006. Four options were investigated for the retail supply of electricity;

- Option A- Default Street Lighting Rate from EnergyAustralia
- Option B- State Contracts Board "777" Offer
- Option C - Participate in 3rd Party Joint Tendering Effort
- Option D - Stage a Tender

Council did participate in a joint tendering effort on behalf of 16 Councils, but no submissions were received. Staging a joint tender is not favoured because of the costs and complexity involved.

Option A involving the State Contracts Board "777" is preferred in that it achieves considerable savings relative to the default rate of approximately \$1,923 per month.

The notion of contestability was considered. EnergyAustralia supply the three services of street lighting, network and retail energy services.

While in practice, there is no effective contestability for street lighting services, in theory, street lighting service is fully contestable for new assets, for example in new subdivisions. The provision of network services is generally regarded as a monopoly service and competition is not expected other than areas associated for new subdivisions.

Retail energy services are contestable in New South Wales, achieved by the use of accepted profiling arrangements determined on the basis of an estimated electricity consumption profile.

### RECOMMENDATION

That Council enter into the State Contracts Board "777" for the retail supply of electricity for Street Lighting for a period of three years, and that the General Manager be the delegated authority to sign the contract.

Ian Taylor  
ACTING MANAGER DEPOT SERVICES

Greg Piconi  
DIRECTOR TECHNICAL SERVICES

**Attachment: Contract 777 Price List - 636680**

# Price List

## Item 5 of the Retail Electricity Supply Agreement

### Retail Electricity Charges c/kWh (before Losses)

#### (i) Conventional Energy

Type 3 & 4 Meters

(excluding cross-border feeds NSW/QLD and NSW/VIC)

Year	Peak	Shoulder	Off Peak
2006/07	5.936	5.500	2.725
2007/08	5.936	5.500	2.725
2008/09	5.936	5.500	2.725

Streetlighting

(including cross-border feeds NSW/QLD and NSW/VIC)

Year	All Time
2006/07	3.316
2007/08	3.316
2008/09	3.316

Traffic Lights

Year	All Time
2006/07	3.898
2007/08	3.898
2008/09	3.898

#### (ii) DEUS accredited green power

Type 3 & 4 Meters

Year	Peak	Shoulder	Off Peak
2006/07	9.711	9.268	6.445
2007/08	9.711	9.268	6.445
2008/09	9.711	9.268	6.445

Streetlighting

(including cross-border feeds NSW/QLD and NSW/VIC)

Year	All Time
2006/07	7.047
2007/08	7.047
2008/09	7.047

Traffic Lights

Year	All Time
2006/07	7.638
2007/08	7.638
2008/09	7.638

#### (iii) Renewable Energy Certificate and Greenhouse Abatement

All services

Year	REC	GAB
2006/07	0.07393	0.29900
2007/08	0.09723	0.34555
2008/09	0.11949	0.38374

#### (iv) Time Period Definitions:

Peak: 7 am to 9 am and 5 pm to 8 pm on normal business days;

Shoulder: 9 am to 5 pm and 8 pm to 10 pm on normal business days;

Off Peak: midnight to 7 am and 10 pm to midnight on normal business days and all day on weekends (i.e. Saturday and Sunday) and on public holidays.

## Item 17 of the RESA – Other charges

#### (a) Network operator charges

In accordance with clause 7.1 of the Retail Electricity Supply Agreement, the Contractor will pass on to the Customer, and the Customer must pay the Contractor for, Network Charges as determined by the Local Network Operator from time to time and these will be passed through to the Customer at cost.

#### (b) Goods and Services tax

The Electricity Retail Charges and market charges quoted above are exclusive of GST (Goods and Services tax imposed under the "A New Tax System (Goods and Services Tax) Act 1999"). If the retail of electricity to the Customer, or any other supply under this Agreement (including metering services and

(cont.)

services provided by the Customer's Network Operator) is a taxable supply then the Customer must pay the Contractor the GST payable on that supply in addition to the price of electricity.

### **(c ) Other Charges**

#### **Change in Taxes:**

In accordance with clause 4.3 of the Retail Electricity Supply Agreement, the contractor may pass on to the Customer and the Customer must pay the Contractor for any "change in taxes" provided that the Contractor notifies the State Contracts Control Board of any "change in taxes" prior to the changes being passed on to the Customer.

For the purposes of this item 17(c), "change in taxes" means the cost to Contractor of any new or increased tax, fee or charge (in relation to the sale, supply or purchase of electricity by Contractor for supply to the Customer or the purchase by the Customer of electricity and/or other goods or services from the Contractor) imposed upon the Contractor after the date of the Deed of Agreement.

#### **Loss Factors**

In accordance with standard industry practice, the Retail Electricity Charges payable by the Customer will be the Retail Electricity Charge rates, which are equal to the relevant tariff rates quoted in the Deed of Agreement, multiplied by the relevant loss factors applicable to the Customer's particular site(s). The relevant loss factors are the distribution loss factor and intra-regional loss factor (as defined in the National Electricity Code) used under the National Electricity Code to calculate the price or quantity of electricity supplied to the Customer. These loss factors can change. The Contractor will notify the Customer if the loss factors change. This notification may be made on the Customer's bill.

### **Item 18 and 19 Estimation of electricity supplied**

If the metering equipment at the Customer's site makes an incorrect reading or fails to operate, or access to the meter is denied for any reason, the Contractor will estimate the quantity of electricity supplied having regard to the Customer's prior billing history, by meter readings subsequently obtained or by any other procedure established by NEMMCO under the National Electricity Code.

### **Item 21 Accounts information and reports**

In accordance with clause 8 of the Retail Electricity Supply Agreement, the Contractor will issue to the Customer monthly accounts and the Customer shall pay each account in full by the date specified in the account ("Due Date") being not less than 21 days from the date of the invoice. Any amount payable which remains unpaid after the Due Date is a debt to the Contractor and shall attract interest at the Commonwealth Bank of Australia's Corporate Overdraft Reference Rate applicable at the time until the debt is paid in full.

#### **EnergyAustralia Business Centre**

**Phone:** 13 13 67 (8am to 6pm Monday to Friday)

**Email:** [contract777@energy.com.au](mailto:contract777@energy.com.au)

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## HERITAGE ADVISORY COMMITTEE MINUTES FROM THE MEETINGS OF THE 27 FEBRUARY AND 8 MAY 2006

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

For Council to receive and note the minutes from the Heritage Committee Meetings held on 27 February and 8 May 2006.

**BACKGROUND:**

On Monday 27 February 2006 Council's Heritage Advisory Committee (HAC) held their meeting at the Council Chambers, the minutes taken at this meeting were confirmed and accepted at the following HAC meeting on 24 April 2006. On Monday 8 May HAC met again at the Council Chambers.

**COMMENTS:**

On 27 February 2006 and 8 May 2006 the Heritage Advisory Committee met for its bi-monthly meeting. A range of issues were discussed by Committee members and recorded in the meeting minutes.

**RECOMMENDATION:**

That Council receive and notes the minutes from the Heritage Advisory Committee meetings held 27 February 2006 and 8 May 2006.

## **PURPOSE OF REPORT**

For Council to receive and note the minutes from the Heritage Committee Meetings held on 27 February and 8 May 2006.

## **BACKGROUND**

On Monday 27 February 2006 Council's Heritage Advisory Committee (HAC) held their meeting at the Council Chambers, the minutes taken at this meeting were confirmed and accepted at the following HAC meeting on 24 April 2006. On Monday 8 May HAC met again at the Council Chambers. The minutes taken at this meeting were confirmed and accepted at the Heritage Advisory Committee meeting on 26 June 2006.

## **COMMENTS**

### **27 FEBRUARY 2006 HAC MEETING**

A number of comments were made at the above mentioned meeting.

#### **Ku-ring-gai History Week Photographic Competition & Exhibition**

HAC were informed of the progress to date on the photographic competition and exhibition was discussed, committee members were shown the draft advertising posters and bookmarks prepared by Council's graphic designer.

The Committee agreed to a revolving exhibition where photographic works are displayed at a range of different locations – with the main or central exhibition being at the Gordon Library and other selected works being displayed at the other libraries in Ku-ring-gai as well as the Council chambers customer service centre.

#### **Tulkiyan Sub- committee report**

The committee read the Tulkiyan Sub-Committee Report and the question was raised regarding the appointment of a new tenant for Tulkiyan. In answer the legal issues associated with the tenant position were discussed, Council is currently seeking legal advice regarding this issue and will not move forward until this is received. Council and the Sub-Committee are also in the process of developing new protocols on the management of the house and the role of the future tenant in this process, the issue of appropriate training will be addressed in the protocols. It was agreed that clearer specifications of what Council's expectations are of the tenant is important.

The Arts and Crafts open day at Tulkiyan was raised and it was noted that new ways of encouraging people to visit the house on such occasions is necessary. While "Friends of Tulkiyan" is



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considering running house tours as opposed to 'open days' which require a large amount of volunteer time.

Council has received a grant to look at key heritage properties and how they are managed and potential marketing options across Ku-ring-gai.

HAC recommended that the Tulkiyan Sub-Committee Report be received and noted.

**Potential Heritage Item Review**

Council held a meeting with the consultants working on the heritage item review. They expect to have the final report complete by late March 2006. The delay in the finishing time is a result of them undertaking increased historical and background research into each property.

Once the final report is received, Council staff will need to consider how to proceed and to ensure that all information has been submitted. The role of HAC in this process must also be clarified. Before Council can put the report on formal public exhibition as a draft LEP it must first go to the State Government for their approval that this process can begin.

**Productivity Commission Report**

HAC expressed concern over the Productivity Commissions draft report's recommendations particularly draft recommendation 8.1 – which relates to conservation agreements. Much discussion centred on the notion of the 'balance of powers; which through the Commission's draft recommendations will shift from government to private property owners. The concept of a balance of two situations was discussed, that being between private rights versus public obligation (to protect heritage for the community).

It was recommended that HAC endorse the Council's Officers Report in response to the Productivity Commission's draft recommendation and support the existing State and local government heritage regime and the call for conservation incentives that are consistent with the current regime.

**HAC meeting dates**

Agreement was reached on the following dates:

**APRIL** - Monday 24

**JUNE** - Monday 26

**AUGUST** - Monday 28

**OCTOBER** - Monday 30

### **Consideration of additional potential heritage items**

The properties at 5 Warrangi Street and 11 Telegraph Road were raised as potentially significant heritage items yet they are not listed in Schedule 7 of the KPSO. The Committee agreed that future investigation of these properties may be warranted by Council.

#### **Comment**

These properties are not affected by the main own centre plans and will be considered as part of the comprehensive LEP review process.

### **8 MAY 2006 HAC MEETING**

A number of comments were made at the above mentioned meeting.

Given that only seven Committee members attended the meeting several of the agenda items were rescheduled for consideration at the next HAC meeting on 26 June 2006 where a larger number of HAC members will be in attendance. The items deferred for consideration included the confirmation of minutes from the HAC meeting held on 27.2.2006, the Ku-ring-gai History Week Photographic Competition & Exhibition and the Tulkiyan Sub- committee report. Of those agenda items discussed the following issues arose.

#### **1. Potential Heritage Item Review**

A background to the study was given outlining the work undertaken by the consultants and the consultation through two letters with property owners included in the study. An overview of the study findings was given in relation to the studies relationship with the current town centres review.

It is anticipated that a report will go to Council in June 2006 recommending that the study be placed on informal public exhibition for a period of 28 days to allow community members the opportunity to make comments and provide further information on the properties studied.

Following the exhibition period all submissions will be considered after which a report will go to back to Council to acknowledge and respond to the submissions received. The potential heritage items will be included in the new Ku-ring-gai Comprehensive LEP process, where further analysis and review of their status and context can be considered.

#### **2. Town Centres – Heritage Items**

HAC members were provided a summary page outlining the town centres project and review of heritage in the centres to date. The summary identified the five categories or 'criteria' used by the consultants undertaking the project to determine how a particular building may or may not fit into the proposed redevelopment of the centre in question. The HAC discussed the approach of the consultant's review and their findings.

HAC members considered a summary table prepared for the Gordon and Pymble town centres and the consultant's recommendations for certain heritage and potential heritage items.

Item 8

S03816  
7 July 2006

Comment

Notes and information from the HAC will be forwarded onto the relevant staff and consultants dealing with respective town centre plans.

**CONSULTATION**

Consultation was not required.

**FINANCIAL CONSIDERATIONS**

The cost of running the Heritage Advisory Committee is covered by the Urban Planning budget.

**CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

The HAC has a representative from the Department of Development and Regulation.

**SUMMARY**

On 27 February 2006 and 8 May 2006 the Heritage Advisory Committee met for it bi-monthly meeting. A range of issues were discussed by Committee members and recorded in the meeting minutes.

**RECOMMENDATION**

- A. That Council receive and note the minutes from the Heritage Advisory Committee meeting from 27 February 2006.
- B. That Council receive and note the minutes from the Heritage Advisory Committee meeting from 8 May 2006.

Louise O'Flynn  
**Heritage Planner**

Antony Fabbro  
**Manager  
Urban Planning**

Steven Head  
**Director  
Open Space and Planning**

**Attachments:**    **Attachment 1 - Heritage Advisory Committee Meeting Minutes 27 February 2006 - 637612**  
                          **Attachment 2 - Heritage Advisory Committee Meeting Minutes 8 May 2006 - 637588**

**MINUTES**  
**HERITAGE ADVISORY COMMITTEE MEETING**  
**Monday 27 February 2006**  
**Council Chambers**

**MEETING OPENED: 6.35 PM**

**1.0 APOLOGIES**

Councillor Cross  
Ms Deborah Silva, Commercial Services Co-ordinator  
Ms Edwards (resigned)  
Councillor Andrews

**2.0 ATTENDANCE**

**Community Members:**

Ms Harvey  
Mr Stutchbury  
Ms Mack  
Mr Guy  
Ms Macdonald

**Councillors**

Councillor Bennett (Chair)  
Councillor Shelley  
Councillor Hall

**Council Officers**

Mr Antony Fabbro, Manager Urban Planning  
Mr Paul Dignam, Heritage Advisor  
Ms Louise O'Flynn, Heritage Planner

**3.0 CONFIRMATION OF MINUTES OF 24 October 2005**

Moved; Ms Harvey  
Seconded; Councillor Bennett

**4.0 DECLARATIONS OF PECUNIARY INTERESTS**

None declared

**5.0 Ku-ring-gai History Week Photographic Competition & Exhibition**

HAC were informed of the progress to date on the Photographic competition & Exhibition was discussed, committee members were shown the draft advertising posters and bookmarks prepared by Council's graphic designer.

The issue was raised of holding a smaller exhibition of 20-30 works received through the competition at the Festival on the Green on June 18<sup>th</sup>. The committee decided against this

idea agreeing to keep the closing date of the competition at 9<sup>th</sup> June 2006. Instead have a revolving exhibition where photographic works are displayed at a range of different locations – with the main or central exhibition being at the Gordon Library and other selected works being displayed at the other libraries in Ku-ring-gai as well as the Council chambers customer service centre.

The idea of promoting the competition/exhibition at Festival on the Green was considered, however, given that the competition is closing prior to the Festival date it will only be possible to promote the exhibition. However, given the significant difference in timing between the festival and the exhibition in September this may be of little benefit.

## **6.0 Tulkiyan Sub- committee report**

The committee read the Tulkiyan Sub-Committee Report and the question was raised regarding the appointment of a new tenant for Tulkiyan. In answer the legal issues associated with the tenant position were discussed, Council is currently seeking legal advice regarding this issue and will not move forward until this is received. Council and the Sub-Committee are also in the process of developing new protocols on the management of the house and the role of the future tenant in this process, the issue of appropriate training will be addressed in the protocols. It was agreed that clearer specifications of what Council's expectations are of the tenant is important.

The Arts and Crafts open day at Tulkiyan was raised briefly, and it was noted that new ways of encouraging people to visit the house on such occasions is necessary. While Friends of Tulkiyan is considering running house tours as opposed to 'open days' which require a large amount of volunteer time.

Council has received a grant to look at key heritage properties and how they are managed and potential marketing options across Ku-ring-gai.

**RECOMMENDATION:** Receive and note Tulkiyan Sub-Committee Report.

Moved: Ms Harvey

Seconded: Councillor Bennett

## **7.0 Potential Heritage Item Review**

Council held a meeting with the consultants working on the heritage item review. They expect to have the final report complete by late March 2006. The delay in the finishing time is a result of them undertaking increased historical and background research into each property.

Once the final report is received, Council staff will need to consider how to proceed and to ensure that all information has been submitted. The role of HAC in this process must also be clarified. Before Council can put the report on public exhibition it must first go to the State Government for their approval that this process can proceed.

At the appropriate stage HAC members will be provided with a copy of the report (on CD) on a confidential basis.

## 8.0 Productivity Commission Report

HAC expressed concern over the Productivity Commissions draft report's recommendations particularly draft recommendation 8.1 – which relates to conservation agreements. Much discussion centred on the notion of the 'balance of powers; which through the Commission's draft recommendations will shift from government to private property owners. The concept of a balance of two situations was discussed, that being between private rights versus public obligation (to protect heritage for the community).

RECOMMENDATION: That HAC endorse the Council's Officers Report in response to the Productivity Commission's draft recommendation and support the existing State and local government heritage regime and the call for conservation incentives that are consistent with the current regime.

Moved: Mr Guy

Seconded: Mr Stutchbury

## 9.0 HAC Meeting Dates

Agreement was reached on the following dates:

**APRIL** - Monday 24

**JUNE** - Monday 26

**AUGUST** - Monday 28

**OCTOBER** - Monday 30

## 10.0 Other General Matters

Several community members attended the HAC meeting to discuss an issue that is going to Council in the form of a report on 28.2.2006 (the following night). When explained that they had the opportunity to address HAC tonight or at the next HAC meeting in April about the issue the residents decided to wait until the Council Meeting on 28.2.06 to put forward their argument.

The resignation of Ms Edwards from HAC was noted. An email received from Ms Edwards regarding her resignation from HAC on 27.2.2006 was given to the Chair for her record.

The Ku-ring-gai UTS campus issue was raised, it was explained to the Committee that the State Government are currently considering the campus as a site of State Significance and that the State Government does have the power to take over planning control and management of the site if it is deemed to be of State significance.

The illegal building works at 33 Burns Road were questioned and it was noted that Council is currently looking into this matter.

The issue of HAC members looking at heritage related Development Applications was raised.

**RECOMMENDATION:** A HAC Sub-Committee be established and that the Director of Development and Regulation have discretion to refer heritage development applications to the HAC Sub-Committee and that the Charter be accordingly amended.

Moved: Ms Mack

Seconded: Mr Stutchbury

The properties at 5 Warrangi Street and 11 Telegraph Road were raised as potentially significant heritage items yet they are not listed in Schedule 7 of the KPSO. The Committee agreed that future investigation of these properties may be warranted by Council.

**RECOMMENDATION:** 5 Warrangi Street and 11 Telegraph Road be referred to staff for further investigation as potential heritage items.

Moved: Ms Harvey

Seconded: Councillor Bennett

### **11.0 Next Meeting**

Monday 24 April 2006

**CLOSE**

The meeting closed at 9pm

**MINUTES**  
**HERITAGE ADVISORY COMMITTEE MEETING**  
**Monday 8 May 2006**  
**Council Chambers**

**MEETING OPEN: 6.40PM**

**1.0 APOLOGIES**

Councillor Cross  
Councillor Shelley  
Mr Guy  
Ms Macdonald  
Mr Stutchbury  
Ms Deborah Silva, Commercial Services Co-ordinator

**2.0 ATTENDANCE**

**Community Members:**

Ms Harvey  
Ms Mack

**Councillors**

Councillor Bennett (Chair)  
Councillor Andrews

**Council Officers**

Mr Antony Fabbro, Manager Urban Planning  
Mr Paul Dignam, Heritage Advisor  
Ms Louise O'Flynn, Heritage Planner

**3.0 CONFIRMATION OF MINUTES OF 27 February 2005**

Deferred to next HAC meeting on 26.6.2006

**4.0 DECLARATIONS OF PECUNIARY INTERESTS**

None declared

**5.0 Tulkiyan Sub-Committee Report**

Deferred for consideration at the next HAC meeting on 26.6.2006

**6.0 Ku-ring-gai History Week Photographic Competition & Exhibition**

Deferred for discussion at the next HAC meeting on 26.6.2006

**7.0 Potential Heritage Item Review**

A background to the study was given outlining the work undertaken by the consultants and the consultation through two letters with property owners included in the study. An overview of the



study findings was given in relation to the studies relationship with the current town centres review. It is anticipated that a report will go to Council in June 2006 recommending that the study be placed on informal public exhibition for a period of 28 days to allow community members the opportunity to make comments and provide further information on the properties studied. Following the exhibition period all submissions will be considered after which a report will go back to Council to acknowledge and respond to the submissions received. Given Council's obligation to prepare a new local environmental plan for the Ku-ring-gai LGA it is anticipated that if certain properties recommended for listing as heritage items in the study are to form part of a Heritage Conservation LEP this will be completed as part of the comprehensive LEP development process.

Comments from individual HAC members have been requested by Council staff in writing. HAC members will also have the opportunity to make a formal submission during the public exhibition period.

The HAC raised an issue that relates both to the potential item review and the town centres heritage project requesting that those properties of potential heritage significance that fall within the town centre study area yet are not actually part of the immediate town centre be researched by PMA the consultants working on the potential heritage item review.

## **8.0 Town Centres – Heritage Items**

HAC members were handed a summary page outlining the town centres project and review of heritage in the centres to date. The summary identified the five categories or 'criteria' used by the consultants undertaking the project to determine how a particular building may or may not fit into the proposed redevelopment of the centre in question.

Several issues were raised in relation to the criteria chosen by the consultants firstly there was confusion over the difference between 'typical examples' and 'representative' buildings. Secondly the members expressed concern over the consultants non-consideration of the social significance of buildings in the criteria and also that the application of the criteria appears to make it difficult for heritage to be kept or 'listed' in the centres.

Questions raised by HAC included:

1. Does a property have to satisfy all the dot points listed under what constitutes a 'heritage item' to be listed?
2. Why is social significance not included in the criteria
3. Why was the Heritage Council's criteria for what constitutes heritage not used as the assessing criteria?

Following the discussion on the consultant's chosen criteria HAC members considered a summary table prepared for the Gordon and Pymble town centres and the consultant's recommendations for certain heritage and potential heritage items. The following issues/comments were made by HAC:

Pymble

- 982 (substation) Pacific Highway Pymble – in Draft Heritage LEP
- 1002,1006,1010 Pacific Highway Pymble – timber cottages
- 975-985 Pacific Highway Pymble – Ms Harvey to provide further information
- 14 Pymble Avenue – Possible interface property

- 3 & 7 Taunton Crescent Pymble – may be included in the review of non town centre item review

Gordon

- 7 Ravenswood Avenue – confirm number
- 741 Pacific Highway – In draft LEP with Minister
- 740 & 744 Pacific Highway – HAC to look at
- 36 McIntyre – Interface site
- 42 McIntyre – consider in more detail

HAC members agreed to follow up on these issues at the next HAC meeting on 26.6.006.

## 9.0 Other General Matters

None

## 10.0 Next Meeting

Monday 26 June 2006

**CLOSE** The meeting closed at 8.55pm.

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## AMENDMENTS TO NOXIOUS WEEDS ACT AND NEW STAFF DELEGATIONS

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To seek Council's endorsement of new "Class 4" category weed Management Plans and confer new staff delegations for noxious weed regulatory functions.

**BACKGROUND:**

Amendments to the Noxious Weeds Act, 1993 came into force 1<sup>st</sup> March, 2006. Under the amended Act, Councils are required to endorse weed Management Plans for weeds classified as 'Class 4' or 'Locally Controlled Weeds'.

**COMMENTS:**

Council's approval is sought for the delegation of powers to staff appointed under the environmental levy to exercise regulatory functions under the Noxious Weeds Act, 1993.

**RECOMMENDATION:**

Council ratify new Class 4 Management Plans and confer staff delegations.

## PURPOSE OF REPORT

To seek Council's endorsement of new 'Class 4' category weed Management Plans and confer new staff delegations for noxious weed regulatory functions.

## BACKGROUND

On 1 March 2006, the amended Noxious Weeds Act, 1993 came into force (via Noxious Weeds Amendment Act 2005). The objects of this Act are:

(a) to reduce the negative impact of weeds on the economy, community and environment of this State by establishing control mechanisms to:

- (i) prevent the establishment in this State of significant new weeds;
- (ii) restrict the spread in this State of existing significant weeds; and
- (iii) reduce the area in this State of existing significant weeds.

(b) to provide for the monitoring of and reporting on the effectiveness of the management of weeds in this State.

The most significant change to the Act is the new weed control categories. All of the old "W" categories for noxious weeds have been rationalised into weed classes. Each class has a specific objective which relates to whether the weed is to be eradicated, fully and continuously suppressed and destroyed, the growth and the spread controlled, or if it is prevented from being sold, traded or knowingly distributed. The characteristics of each Class are as follows:

- **Class 1 – State Prohibited Weeds** are noxious weeds that pose a potentially serious threat to primary production or the environment and are not present in the State or are present only to a limited extent.  
**Objective:** *"The plant must be eradicated from the land and the land must be kept free of the plant."*
- **Class 2 – Regionally Prohibited Weeds** are noxious weeds that pose a potentially serious threat to primary production or the environment of a region to which the order applies and are not present in the region or are present only to a limited extent.  
**Objective:** *"The plant must be eradicated from the land and the land must be kept free of the plant."*
- **Class 3 – Regionally Controlled Weeds** are noxious weeds that pose a serious threat to primary production or the environment of an area to which the order applies, are not widely distributed in the area and are likely to spread in the area or to another area.  
**Objective:** *"The plant must be fully and continuously suppressed and destroyed."*
- **Class 4 – Locally Controlled Weeds** are noxious weeds that pose a threat to primary production, the environment or human health, are widely distributed in an area to which the order applies and are likely to spread in the area or to another area.

**Objective:** *"The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority."*

- **Class 5 – Restricted Plants** are noxious weeds restricted for sale or distribution because they are likely, by their sale or the sale of their seeds or movement within the State or an area of the State, to spread in the State or outside the State.

**Objective:** *"The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with."*

## COMMENTS

The Class 4 weed classification provides Councils with more flexibility in specifying how some of the most pervasive and prevalent weeds are controlled in the local area. Local Councils are required to develop Management Plans for all Class 4 Noxious Weeds that specify control measures and other requirements. Class 4 Management Plans have been prepared by the NSW Department of Primary Industries in collaboration with the Sydney North Regional Weeds Committee and Council. These Plans are valid until 2011.

The weeds classified under each Control Class are determined by the NSW Department of Primary Industries and published as an official Order in the NSW Government Gazette. It should be noted that the Noxious Weed List does not negate Council's responsibility to control invasive weed species excluded from the List. Additions to the Noxious Weed List can only be sought by application to the NSW Department of Primary Industries.

The Noxious Weeds Act, 1993 requires a Local Government Authority to formally delegate any functions under Section 68 of the Act to nominated staff members; rather than staff positions. This differs from delegations under the Local Government Act, 1993 which permits the General Manager to sub-delegate various responsibilities. The Noxious Weed Act, 1993 delegations (**attachment 1**) will allow staff to undertake routine decision-making in regards to noxious weed management.

## CONSULTATION

Consultation regarding the new Class 4 weed Management Plans has been sought from Council's Bushland, Catchments and Natural Areas Reference Group.

## FINANCIAL CONSIDERATIONS

The amendments to the Noxious Weeds Act, 1993 will have an insignificant fiscal impact upon Council.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Both the Natural Environments and Bushland Operations Division of Open Space and Regulatory Services have been consulted in the formulation of this report.

## SUMMARY

Amendments to the Noxious Weeds Act, 1993 have resulted in small, yet significant changes to Council operations in relation to weed management and regulation.

## RECOMMENDATION

- A. That Council endorse the Class 4 weed Management Plans and delegate Council's General Manager with the authority to sign each of the plans for routine application and consistency with Regional developments in weed management.
- B. Council delegate functions under the Noxious Weeds Act, 1993 to staff as detailed in attachment 1.

Anne Seaton  
**Manager Regulation & Compliance**

Michael Miocic  
**Director Development & Regulation**

Peter Davies  
**Manager Sustainability & Natural Environments**

Steven Head  
**Director Open Space & Planning**

**Attachments:**

- 1. Proposed staff delegates under amended Noxious Weeds Act 1993 - 635201**
- 2. Ku-ring-gai Council Revised Noxious Weed Declarations - 623582**
- 3. Class 4 Weed Management Plans - 623563, 623583, 623579, 623578, 623577, 623576, 623575, 623574, 623572, 623568, 623570, 623573, 623569, 623567, 623566, 623565, 623564, 623562, 623560, 623559, 623558, 623557, 623555, 623556, 623553, 623554, 623580, 628389, 623581**

**Attachment 1 – Proposed staff delegates under amended Noxious Weeds Act 1993.**

<b>Function under the Noxious Weeds Act</b>	<b>Section of the Noxious Weed Act</b>	<b>Staff Delegates</b>
Sign Weed Control Notices	s.18	Graeme Williams; Madeline Hourihan; Peter Davies; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;
Undertake compliance entries	s.20	Graeme Williams; Madeline Hourihan; Travis Roberts; Rob Gleeson; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;
Exercise general functions of Inspectors	s.39	Graeme Williams; Madeline Hourihan; David Wilks; Mark Arnfield; Mary Lou-Lewis; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;
Appointment of Inspectors	s.41	Peter Davies; Steven Head; Anne Seaton; John McKee
Exercise Power of Entry	s.43	Graeme Williams; Madeline Hourihan; Peter Davies; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;

Undertake Inspections & Investigations	s.44	Graeme Williams; Madeline Hourihan; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;
Serve Penalty Notices	s.63	Graeme Williams; Madeline Hourihan; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;
Issue Property Weed Certificates	s.64	Graeme Williams; Madeline Hourihan; David Wilks; Ian Griggs; Stephen Moret; Paul Farrell; Nikole Dring; Mat Berecry; Cary Merlo; John McCain; David Speed; Phil Durrant; David Mitchell; Peter Jones; Thomas Cooper; Harry Konsti; Wayne Boyle; Stephen Murray;



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Declared under Noxious Weeds Act (1993); as at January 2006

<b>Botanical Name</b>	<b>Common Name</b>	<b>Control Category</b>
<i>Eichhornia azurea</i>	Anchored Water Hyacinth	1
<i>Centaurea nigra</i>	Black knapweed	1
<i>Orobanche spp.</i>	Broomrape	1
<i>Asystasia gangetica ssp. micrantha</i>	Chinese Violet	1
<i>Hygrophila polysperma</i>	East Indian Hygrophila	1
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil	1
<i>Hieracium spp.</i>	Hawkweeds	1
<i>Equisetum spp.</i>	Horsetail	1
<i>Hymenachne amplexicaulis</i>	Hymenachne	1
<i>Acacia karoo</i>	Karoo Thorn	1
<i>Kochia scoparia</i>	Kochia	1
<i>Lagarosiphon major</i>	Lagarosiphon	1
<i>Nassella tenuissima syn Stipa tenuissima</i>	Mexican feather grass	1
<i>Miconia spp.</i>	Miconia	1
<i>Mimosa pigra</i>	Mimosa	1
<i>Parthenium hysterophorus</i>	Parthenium Weed	1
<i>Annona glabra</i>	Pond Apple	1
<i>Acacia nilotica</i>	Prickly Acacia	1
<i>Cryptostegia grandiflora</i>	Rubbervine	1
<i>Gymnocoronis spilanthoides</i>	Senegal Tea Plant	1
<i>Chromolaena odorata</i>	Siam Weed	1
<i>Centaurea maculosa</i>	Spotted knapweed	1
<i>Trapa spp</i>	Water caltrop	1
<i>Pistia stratiotes</i>	Water Lettuce	1
<i>Stratiotes aloides</i>	Water Soldier	1
<i>Striga lutea</i>	Witchweed	1
<i>Limncharis flava</i>	Yellow burrhead	1
<i>Hydrophila costata</i>	Hygrophila/ Glush Weed	2
<i>Salvinia molesta</i>	Salvinia	2
<i>Eichhornia crassipes</i>	Water Hyacinth	2
<i>Alternanthera philoxeroides</i>	Alligator Weed	3
<i>Chrysanthemoides monilifera</i>	Bitou Bush / Boneseed	3
<i>Genista monspessulana</i>	Cape Broom	3
<i>Cestrum parqui</i>	Green Cestrum	3
<i>Ludwigia peruviana</i>	Primrose willow	3
<i>Paspalum quadrifarium</i>	Tussock Paspalum	3
<b><i>Protasparagus aethiopicus</i></b>	<b>Asparagus Fern</b>	<b>4</b>

<i>Cardiospermum grandiflorum</i>	Balloon Vine	4
<i>Rubus fruticosus</i> (agg. spp.)	Blackberry	4
<i>Myrciophyllum asparagoides</i>	Bridal Creeper	4
<i>Cinnanomum camphora</i>	Camphor Laurel (<3m in height or within 500m of bushland)	4
<i>Delairea odorata</i>	Cape Ivy	4
<i>Ricinus communis</i>	Castor Oil Plant	4
<i>Macfadyena unguis-cati</i>	Cats Claw Creeper	4
<i>Nassella neesiana</i>	Chilean Needle Grass	4
<i>Protasparagus plumosus</i>	Climbing Asparagus	4
<i>Cytisus scoparius</i>	English / Scotch Broom	4
<i>Arundo donax</i>	Giant Reed	4
<i>Harrisia</i> spp.	Harrisia Cactus	4
<i>Lantana</i> spp.	Lantana	4
<i>Ligustrum lucidum</i>	Large leaf Privet	4
<i>Ludwigia longifolia</i>	Long-leaf Willow Primrose	4
<i>Anredera cordifolia</i>	Maderia Vine	4
<i>Ipomoea cairica</i>	Coastal Morning Glory	4
<i>Ipomoea indica</i>	Blue Morning Glory	4
<i>Ochna serrulata</i>	Ochna	4
<i>Cortaderia</i> spp.	Pampas Grass	4
<i>Parietaria judaica</i>	Pellitory/Asthma Weed	4
<i>Opuntia</i> spp. (except <i>O. ficus indica</i> )	Prickly Pears	4
<i>Cylindropuntia</i> spp.	Prickly Pears	4
<i>Phyllostachys</i> spp	Rhizomatous Bamboo	4
<i>Toxicodendron succedaneum</i>	Rhus Tree	4
<i>Nassella trichotoma</i>	Serrated Tussock	4
<i>Ligustrum sinense</i>	Small leaf Privet	4
<i>Hypericum perforatum</i>	St John's Wort	4
<i>Tradescantia fluminensis</i>	Trad / Spiderwort	4
<i>Acetosa sagittata</i>	Turkey Rhubarb	4
<i>Pennisetum macrourum</i>	African Feather Grass	5
<i>Sisymbrium thellungii</i> & <i>runcinatum</i>	African Turnip Weed x2 sp	5
<i>Ambrosia artemisiifolia</i>	Annual Ragweed	5
<i>Sagittaria montevidensis</i>	Arrowhead	5
<i>Cynara cardunculus</i>	Artichoke Thistle	5
<i>Tamarix aphylla</i>	Athel Tree / Athel Pine	5
<i>Myrciophyllum asparagoides</i>	Bridal Creeper (unless Specified Elsewhere already Declared)	5

<i>Ambrosia confertiflora</i>	Burr Ragweed	5
<i>Cabomba</i> spp. (except <i>Cabomba furcata</i> )	Cabomba (except Pink Cabomba)	5
<i>Stachytarpheta cayennensis</i>	Cayenne Snakeweed	5
<i>Gaura parviflora</i> & <i>lindheimeri</i>	Clockweed x 2 sp	5
<i>Sonchus arvensis</i>	Corn Sowthistle	5
<i>Cuscuta campestris</i>	Dodder	5
<i>Achnatherum caudatum</i>	Espartillo	5
<i>Cenchrus brownie</i>	Fine-bristled burr grass	5
<i>Pennisetum setaceum</i>	Fountain grass	5
<i>Cenchrus biflorus</i>	Gallon's curse	5
<i>Carthamus leucocaulos</i>	Glaucous star thistle	5
<i>Scolymus hispanicus</i>	Golden thistle	5
<i>Lantana</i> spp.	Lantana (unless Specified Elsewhere already Declared)	5
<i>Ludwigia longifolia</i>	Long-leaf Willow Primrose	5
<i>Eschscholzia californica</i>	Mexican poppy	5
<i>Cenchrus echinatus</i>	Mossman River grass	5
<i>Romulea rosea</i>	Onion grass	5
<i>Oxalis</i> spp.	Oxalis (except natives)	5
<i>Oryza rufipogon</i>	Red Rice	5
<i>Sagittaria platyphylla</i>	Sagittaria	5
<i>Avena strigose</i>	Sand Oat	5
<i>Brassica barrelieri</i> subspecies <i>oxyrrhina</i>	Smooth-stemmed turnip	5
<i>Picnomon acarna</i>	Soldier thistle	5
<i>Helianthus ciliaris</i>	Texas blueweed	5
<i>Salix</i> spp. (except <i>S. babylonica</i> , <i>S. reichardtii</i> and <i>S. calodendron</i> )	Willows	5
<i>Cyperus</i> <i>esculentus</i>	Yellow nutgrass	5

The new weed control classes are:

**Class 1 - State Prohibited Weeds.** *"The plant must be eradicated from the land and the land must be kept free of the plant."*

**Class 2 - Regionally Prohibited Weeds.** *"The plant must be eradicated from the land and the land must be kept free of the plant."*

**Class 3 - Regionally Controlled Weeds.** *"The plant must be fully and continuously suppressed and destroyed."*

**Class 4 - Locally Controlled Weeds.** *"The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority."*

**Class 5 - Restricted Plants.** *"The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with."*

The control objectives for each class are:

- the control objective for weed control class 1 is to prevent the introduction and establishment of those plants in NSW.
- the control objective for weed control class 2 is to prevent the introduction and establishment of those plants in parts of NSW.
- the control objective for weed control class 3 is to reduce the area and the impact of those plants in parts of NSW.
- the control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.
- the control objective for weed control class 5 is to prevent the introduction of those plants into NSW, the spread of those plants within NSW or from NSW to another jurisdiction.

**The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.**

The above mentioned weed(s) is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

Spot spray small infestations with a registered herbicide. Before attempting large scale herbicide control, seek specialist advice.

**Integrated Management.**

In agricultural situations, do not overgraze pasture. Plant competitive pasture that maintains good ground cover, spot spray with registered herbicide where appropriate and prevent seedlings from developing and flowering. Short duration, intensive grazing, followed by extended spelling of pasture is useful. Cell grazing also ensures that all grasses are grazed down.

In non-agricultural situations, repeated mowing/slashing prior to seeding is useful for reducing/preventing seed set. For smaller, and mixed grass infestations, strategic mowing/slashing can also be used prior to spot spraying with registered herbicide.

**SPECIAL NOTE:**

After treatment, carefully clean all tools, equipment and machinery, especially slashers and mowers, to prevent spread of the weed to other sites.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney Wide Regional Weed Management Plan for Grasses (Draft)  
Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Asparagus Fern**

**Common name:** Asparagus Fern

**Scientific name:** *Asparagus densiflorus*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*All fruits and seeds must be removed. This plant must be prevented from spreading across the property boundary.*

*If removal of fruits and seeds is not possible or the plant is not continuously prevented from spreading across a property boundary, the entire plant must be removed/ destroyed*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Remove and bag all fronds with berries. Locate centre of the plant and using a sharp knife hand-dig the woody crown, leaving water tubers in place. Manual control is suitable in areas where infestations are light to medium, presence of native vegetation or if there is a potential for natural regeneration

**Herbicide control.**

Spot spray with a registered herbicide when growth is active between flowering and fruiting period. May take up to 2 to 3 months to die off. Spraying is suitable when infestation is dense or if infestation occurs on a steep slope where erosion may be an issue.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Draft Asparagus Fern Regional Management Plan 2005  
Sydney Metropolitan Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**



## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Serrated Tussock**

**Common name:** Serrated Tussock

**Scientific name:** *Nassella trichotoma*

The above mentioned weed(s) is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD (not to exceed weed control order)

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED(S) AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*Small infestations (single plants up to 20m<sup>2</sup>) must be totally eradicated.*

*Medium infestations (20m<sup>2</sup> to 500m<sup>2</sup>) must be prevented from seeding and the size of the infestation reduced by 50% per year.*

*Large infestations must be prevented from seeding and have a weed management plan for the site completed by the landholder and approved by the Local Control Authority.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au). Further information on integrated weed management is available in the *Serrated Tussock Weed Management Guide* (CRC for Australian Weed Management).

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

### Manual Control.

For small infestations, chip isolated plants. All roots must be removed or the plant will regenerate. In wet conditions remove soil from the roots. (Do not chip out large patches of Serrated Tussock where a seedbank has built up because any soil disturbance will cause germination of seeds).

**Herbicide Control.**

For larger infestations, spray with a registered herbicide.

**Integrated Management.**

In agricultural situations, Serrated Tussock can be successfully controlled with a program of cultivation, cropping and pasture improvement. In native grasslands, revegetation with indigenous species is needed to prevent reinfestation. Large infestations may need to be contained using a combination of available methods.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National)**

Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)  
Draft Sydney-wide Grasses Management Plan  
Weeds of National Significance. Serrated Tussock (*Nassella trichotoma*) Strategic Plan

**SECTION 12 OBLIGATIONS (from the *Noxious Weeds Act 1993*)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006**

**Please note: this document is only binding when reproduced in entirety April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Scotch Broom / English Broom**

**Common name:** Scotch Broom  
English Broom

**Scientific name:** *Cytisus scoparius*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*For small infestations on privately owned land, all plants must be removed/destroyed. For large infestations, the spatial extent must be reduced by a minimum of 25% annually and a weed management plan for the site must be completed by the landholder and approved by the Local Control Authority.*

*On public land, Scotch Broom must be strategically controlled and reduced according to available resources.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

**Manual control.**

For small scale infestations (under 10m<sup>2</sup>), hand remove (placing any seed in bags for disposal in rubbish) or cut and paint plants with a registered herbicide. Follow up control is very important due to large numbers of seeds the plant produces. In sensitive vegetation areas, only use manual control methods.

**Herbicide control.**

Spray large infestations with a registered herbicide in spring or during flowering before seeds are produced. For mature infestations, slash as close to the ground as possible, if they are not actively growing and are not in leaf, then spray regrowth when at least 30cm high.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

Sydney-wide Gorse, Scotch Broom and Cape Broom Regional Management Plan 2004-2009

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Rhus Tree

**Common name:** Rhus Tree

**Scientific name:** *Toxicodendron succedaneum*

The above mentioned weed(s) is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*The weed must be prevented from fruiting and flowering. Individual specimens and small infestations must be completely removed. Large infestations (i.e. greater than 20 plants per hectare) must be reduced by 50% annually. Rhus plants that are adjacent to public thoroughfares or where people may reasonably come into contact with the plant, must be controlled and removed entirely for reasons of public safety.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

**IMPORTANT:** *Rhus Trees can cause severe allergic reactions and general disability to people who come into direct contact with the plant or its sap. Precautions must be taken (such as wearing overalls, gloves, enclosed shoes, a dust mask and eye protection) when treating the weed.*

**Manual control.**

Young plants are easily hand-pulled. Medium sized Rhus Trees (to 2m tall) can be cut at ground level and immediately painted with a registered herbicide (cut and paint). Larger individuals are best treated by stem injection.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

This plan is endorsed by each Local Control Authority in the area of operation.

Signed by:

Position:

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006

Please note: this document is only binding when reproduced in entirety April 2006

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Privet**

**Common names:** Broad-leaf Privet  
Small-leaf Privet

**Scientific names:** *Ligustrum lucidum*  
*Ligustrum sinense*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed.

The above local control authorities specify the following measures to control this weed:

*For small infestations on privately owned land, unless maintained as a formal hedge where all flowering and fruiting is prevented, all plants must be removed/destroyed. For large infestations, the spatial extent must be reduced by a minimum of 25% annually.*

*On public land, Privet must be strategically controlled and reduced according to available resources.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Small plants (<3cm trunk diameter) can be hand pulled without breaking the root system. Assist the plant by handling the plant at the base and using a garden fork or knife to slowly pry out of the ground. Uprooted plants should be placed upside-down with their roots in the air, to dry out.

Saplings (<5cm trunk diameter) can be removed by removing all branches and leaving a 1m high stump. Using either a mattock or spade chop into the lateral / tap roots and leave out the stump. Roots remaining in the soil do not need to be removed as they do not sucker.

Trees (>5cm trunk diameter) can be drilled/frilled or cut and painted with a registered herbicide. Herbicide should be applied within 30 seconds of making the cut to ensure maximum intake by the plant. Ringbarking has proven to be ineffective. Follow-up control may be necessary.

**Herbicide control.**

Use a registered herbicide. Spraying of the plant is often less effective than manual methods.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

Sydney Regional Privet Management Plan

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**



## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Prickly Pear**

**Common name:** Prickly Pear

**Scientific name:** *Cylindropuntia* and *Opuntia* species, except *O. ficus-india*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBER FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authority specifies the following control measures:

*Biological controls, Cactoblastis moth and/or Cochineal beetle, must be released on all infestations/plants.*

*If biological control agents are not available or cannot be accessed, the plant must be removed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneyweeds.org.au](http://www.sydneyweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Biological Control.**

*Cactoblastis*

Cactoblastis can be spread manually by distributing eggs or larvae. Cactoblastis moths lay chains of eggs called eggsticks on prickly pear pads between the periods of January-February and September-November. The eggsticks are distinguished from spines by their curved appearance.

1. Collect the fragile eggsticks carefully.
2. Glue single eggsticks to small pieces of paper using a starch based adhesive.
3. Pin the egg papers to prickly pear pads. (Eggs take up to 1 month to hatch.)
4. Collect pads or plants in which it is obvious that larvae are still active.
5. At a release site place all the collected plant material in a small part of the infestation.
6. Subsequent generations of moths will disperse through the infestation.
7. Follow up the biological control with either herbicide or mechanical treatment.

#### *Cochineals*

As there are several cochineal insects that affect some prickly pears and not others, it is essential to know what prickly pear you wish to control.

1. Identify your prickly pear type.
2. Find the same prickly pear type which is being attacked by a cochineal.
3. Collect pads of the prickly pear with the insects.
4. Place affected pads against unaffected prickly pears at the release site.
5. Follow up the biological control with either herbicide or mechanical treatment.

#### *Tiger pear cochineal*

Tiger pear cochineal is easy to multiply quickly after collection.

1. Carefully collect a reasonable quantity of unaffected tiger pear in a container (box or bucket).
2. Place a few pieces of cochineal affected tiger pear into the same container.
3. Cover the container with a cloth and store under cover for a few weeks.
4. Check the cactus occasionally.
5. When most of the tiger pear in the container has cochineal, it is ready to distribute.

#### **Manual Control.**

Plants can be removed by means of machinery and plants disposed of at an approved waste station/landfill.

#### **Chemical Control.**

Use a registered herbicide. Thoroughly wet the plant with a foliar spray or apply as a basal treatment for Tree Pear or Velvet Tree Pear.

#### **LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney Metropolitan Catchment Weed Strategy (under preparation)

Hawkesbury Nepean Catchment Weed Strategy (under preparation)

#### **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

##### **Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

#### **PLAN ENDORSEMENT**

This plan is endorsed by each Local Control Authority in the area of operation.

Signed by:

Position:

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Pampas Grass

**Common name:** Pampas Grass

**Scientific name:** Cortaderia spp.

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority."

The above local control authorities specify the following measures to control this weed:

*All plants must be prevented from flowering, otherwise total removal will be enforced. Single plants or small infestations (less than 5) must be eradicated.*

*Medium infestations (5-20 plants) must be controlled from September to April each year to achieve a 50% reduction in the number of plants per annum.*

*Large infestations must have a weed management plan for the site completed by the landholder and approved by the Local Control Authority.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Hand pull or dig out the entire plant with a mattock, wherever possible. Larger plants can be slashed with a brushcutter to make root removal with a mattock easier. Carefully remove any seed heads and securely bag to avoid seed spread. Dispose of bags in domestic rubbish service.

**Herbicide control.**

Spray Pampas Grass with a registered herbicide. A higher concentration rate should be used on plants over 1 metre high.

**SPECIAL NOTE.**

Follow-up treatments will be necessary to check for any regrowth and new seedlings.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)  
Sydney Regional Pampas Grass Management Plan

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

This plan is endorsed by each Local Control Authority in the area of operation.

Signed by:

Position:

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006

Please note: this document is only binding when reproduced in entirety April 2006

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Coastal Morning Glory

**Common name:** Coastal Morning Glory  
Mile-a-minute

**Scientific name:** *Ipomoea cairica*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES

Ku-ring-gai 9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This plant must be prevented from growing within 1 metre of the property boundary. All fruits and seeds must be removed. If removal of fruits and seeds is not possible or the plant is not continuously prevented from spreading across a property boundary, the entire plant must be removed/ destroyed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

For small scale infestations (less than 10m<sup>2</sup>) cut leading runners that are off the ground. If in seed collect all seed, bag and dispose in rubbish. Remove all lower limbs of the shrubs/trees it is invading (if not in breach of Council's Tree Preservation Order) so the runners cannot easily re-enter the shrubs/ tree canopy. Leave remaining material in tree as this will die off.

Remove the remaining runners found on or near the ground by following each runner and carefully removing each runner roots from the ground ensuring all nodes are removed and the majority of the root material is removed. If manual removal is not possible, scrape at least a 10cm length of the runner where a node is found and paint within 20 seconds with a registered herbicide. Undertake follow-up treatment every 3 weeks in summer months and every 5 weeks for winter months until infestation is removed.

Place all material in green waste bin or compost. Do not leave recently removed runners on bare ground as these may regrow. All seed should be collected, bagged and placed in landfill.

**Chemical control.**

For large scale infestations, spray with a registered herbicide and apply an even full coverage on the entire infestation where there is no other vegetation that requires protection. Undertake follow-up treatment every 3 weeks in summer months and every 5 weeks for winter months until infestation is removed.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Long-leaf willow primrose

Common name: Long-leaf willow primrose

Scientific name: *Ludwigia longifolia*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

Starting date: 1st March 2006

Completion date: 28<sup>th</sup> February 2011

(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*All plants must be prevented from seeding. If prevention of seeding is not possible, the entire plant must be destroyed.*

*For large infestations, a weed management plan for the site must be completed by the landholder and approved by the Local Control Authority. This will take into account any impacts on erosion, native or desirable surrounding vegetation and fauna that will be affected by the control of the plant.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### Manual control.

Hand pull small seedlings. Where fruit has formed, cut fruit and place in plastic bags for disposal before removing the rest of the plant. Scrape and paint mature plants during the active growing season with a registered herbicide.

#### Herbicide control.

There is no registered herbicide available for spraying. Permit Number 7344 permits glyphosate based herbicides that are registered for use in aquatic areas to be used by persons "trained or experienced in the preparation and use of Agricultural chemicals".

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney-wide Regional Ludwigia Management Plan 2003-8

Sydney North Regional Weeds Strategy

Sydney Metropolitan Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_

**Please note: this document is only binding when reproduced in entirety**

**April 2006**



## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Blue Morning Glory

**Common name:** Morning Glory

**Scientific name:** *Ipomoea indica*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This plant must be prevented from growing within 1 metre of the property boundary.*

*If the plant is not continuously prevented from spreading across a property boundary, the entire plant must be removed/ destroyed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

For small scale infestations (less than 10m<sup>2</sup>) cut leading runners that are off the ground. Remove all lower limbs of the shrubs/trees it is invading (if not in breach of Council's Tree Preservation Order) so the runners cannot easily re-enter the shrubs/ tree canopy. Leave remaining material in tree as this will die off.

Remove the remaining runners found on or near the ground by following each runner and carefully

removing each runner roots from the ground ensuring all nodes are removed and the majority of the root material is removed. If manual removal is not possible, scrape at least a 10cm length of the runner where a node is found and paint within 20 seconds with a registered herbicide. Undertake follow-up treatment every 3 weeks in summer months and every 5 weeks for winter months until infestation is removed.

Place all material in green waste bin or compost. Do not leave recently removed runners on bare ground as these may regrow. All seed should be collected, bagged and placed in landfill.

**Chemical control.**

For large scale infestations, spray with a registered herbicide and apply an even full coverage on the entire infestation where there is no other vegetation that requires protection. Undertake follow-up treatment every 3 weeks in summer months and every 5 weeks for winter months until infestation is removed.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: Ochna**

**Common name:** Ochna

**Scientific name:** *Ochna serrulata*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*For small infestations on privately owned land, unless maintained as a formal hedge where all flowering and fruiting is prevented, all plants must be removed/destroyed. For large infestations, the spatial extent must be reduced by a minimum of 25% annually.*

*On public land, Ochna must be strategically controlled and reduced according to available resources.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Remove all ripe fruit. Hand remove seedlings with complete taproot (kinked taproot can break off) For larger plants, stem scrape both sides of stem using a registered herbicide. The larger the stem the longer the scrape. For large woody plants use the stem injection method.

#### **Herbicide control.**

Where no off target damage will result, plants may be sprayed with a registered herbicide.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Madeira Vine**

**Common name:** Madeira Vine

**Scientific name:** *Anredera cordifolia*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This plant must be prevented from growing within 1 metre of the property boundary. All tubers of this plant must be removed. If removal of tubers is not possible, the entire plant must be removed/destroyed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

For small infestations and plants growing close to the ground, cut the vines close to the ground and dig out as much of the root system as possible. Some regrowth is likely and should be re-treated in the same way. The upper sections of vine remaining should also be removed. Plastic or drop sheets should be placed under the vine to catch the tubers for disposal. If the tubers are allowed to stay on the ground, they will keep sprouting for at least five years.

#### **Herbicide control.**

For large infestations on the ground, spray with a registered herbicide. For established plants that are growing up a tree, scrape one side of the stem (in 450mm lengths) near the base of the vine to expose the growing layer. Immediately apply a registered herbicide as specified on the herbicide product label. Take care not to damage tree canopy or knock down the Madeira Vine tubers. Whilst the tubers remain on the vine, they will absorb herbicide from parent plant. When they fall later, they will not be able to grow.

#### **LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

#### **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

##### **Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

#### **PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety      April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Lantana

**Common name:** Lantana

**Scientific name:** Lantana species (NB. this includes *Lantana camara*, all Lantana hybrids and *Lantana montevidensis*)

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*Individual specimens and small infestations must be completely removed.*

*For larger infestations, prevent the spread and gradually reduce the extent of Lantana, with due consideration to impact on native fauna habitat, by treating plants using any of the recommended techniques depending on the size of infestation and accessibility. A weed management plan for the site must be completed by the landholder and approved by the Local Control Authority. This will take into account any impacts on erosion, native or desirable surrounding vegetation and fauna that will be affected by the control of the lantana.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au). Additional biological and control information is available in the Weeds Of National Significance (WONS) Weed Management Guide for Lantana (*Lantana camara*), produced by the CRC for Weed Management.

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

### Manual control

For small infestations, use hand removal, cut-stump or basal bark method.

**Mechanical control**

For larger infestations, control such as stick raking, bulldozing, ploughing or grubbing can be used, whilst ensuring removal of the rootstock.

**Herbicide control**

Spray plants less than 2 metres high with a registered herbicide.

**Biological control**

For large or inaccessible infestations, release one or more biological control agents to contain infestations and reduce future spread in the long term.

**SPECIAL NOTES:**

1. An integrated approach that uses a variety of control methods gives best results when dealing with Lantana.
2. Best results are obtained by working from areas of light infestation towards heavier infestation.
3. Follow-up control after initial treatment is important to control regrowth and seedling germination in the long term.
4. Biological controls alone cannot eradicate Lantana.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)  
Weeds of National Significance - Lantana (*Lantana camara*) Strategic Plan  
Lantana Control Manual produced by the National Heritage Trust, Qld Dept Natural Resources, Mines and Energy and NSW Dept of Agriculture.

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**Public land**

The growth and spread of the plant must be controlled according to local or regional management plans under the responsibility of local Government.

**PLAN ENDORSEMENT**

This plan is endorsed by each Local Control Authority in the area of operation.

Signed by:

Position:

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006

Please note: this document is only binding when reproduced in entirety

April 2006



## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Harrisia Cactus**

**Common name:** Harrisia Cactus

**Scientific names:** *Harrisia species*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authority specifies the following control measures:

*Biological controls must be released on all infestations/ plants. If biological control agents are not available or cannot be accessed, the plant must be removed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Dig out all parts of the plant, both above and underground, and dispose of in rubbish. All tubers must be removed and destroyed.

#### **Biological control.**

1. *Stem Boring Beetle – Alcidion cereicola*

Populations of this longicorn beetle have declined as it has been successful in reducing areas infested with *Harrisia Cactus*.<sup>1</sup>

## **2. Mealy Bug – *Hypogeococcus festerianus***

Mealy bug distorts growth of the cactus and significantly reduces the plant's fruiting potential. Best results are obtained in warmer months (September to December) during the plant's active growing season. Populations of Mealy Bug can be transferred between Cactus clumps by pruning off large segments or knots of infected plants and manually transferring them to other clumps within 3 days of collection. Ongoing monitoring needs to be carried out as individual clumps can take up to three to four years to eradicate.<sup>1</sup>

### **Chemical control.**

Where infestations are light, foliar spray on the leaves with the registered herbicide. Best results will be achieved during active growing season (September to December) and before flowering and seed set. To prevent reinfestation of the weed, undertake follow up application of herbicide to germinating seedlings and vegetatively propagated plants.

## **LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)

## **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

### **Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

## **PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006**

**Please note: this document is only binding when reproduced in entirety**

**March 2006**

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<sup>1</sup> Fact Sheet Queensland Government Natural Resources & Mines September 2005

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: **Giant Reed**

**Common name:** Giant Reed

**Scientific name:** *Arundo donax*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This plant must be kept from growing within 10 metres of bushland defined in State Environment Planning Policy 19 (SEPP 19).*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

For infestations less than 5m<sup>2</sup> remove the whole plant by hand and dig out all rhizomes.

#### **Chemical control.**

Small plants may be sprayed with a registered herbicide. The cut and paint method can be used on larger plants. Follow up will be required on any regrowth to completely eliminate the plant.

### LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently under preparation)  
Hawkesbury Nepean Catchment Weeds Strategy (currently under preparation)

## **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

### **Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

## **PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Climbing Asparagus

Common name: Climbing Asparagus

Scientific name: *Asparagus plumosus*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

Starting date: 1st March 2006

Completion date: 28<sup>th</sup> February 2011

(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*All fruits and seeds must be removed. This plant must be prevented from spreading across the property boundary.*

*If removal of fruits and seeds is not possible or the plant is not continuously prevented from spreading across a property boundary, the entire plant must be removed/ destroyed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Remove and dispose of all aerial stems from the site as they can re-establish into new plants. Carefully place all berries in bags before disposal. Locate centre of the plant and using a sharp knife hand-dig the woody crown, leaving water tubers in place.

#### **Chemical control.**

Spray with a registered herbicide. Follow up sprays will be necessary. The cut stump and stem scrape methods can also be used.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently being developed)  
Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## **WEED CONTROL CLASS 4 MANAGEMENT PLAN**

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### **NAME OF WEED: Cat's Claw Creeper**

**Common name:** Cat's Claw Creeper

**Scientific name:** *Macfadyena unguis-cati*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### **AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:**

Ku-ring-gai

9424 0888

### **PLAN PERIOD**

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(unless otherwise revoked)

### **CONTROL MEASURES FOR THE WEED AS PER ORDER 19**

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This weed must be prevented from seeding and from spreading into existing canopy and from growing within 1 metre of a property boundary. If these measures are not maintained, then total removal will be required.*

### **CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION**

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

For small infestations, hand remove seedlings and stem scrape or cut and paint vine stems. Climbing vines should be cut at a height of approximately 1 metre with aerial stems left to dry out in the canopy. Regular follow up treatments will be required.

#### **Herbicide control.**

For large infestations spray foliage (leaves) with a registered herbicide. Identify any non-target species and manually remove around them to prevent accidental application.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently under preparation)  
Hawkesbury Nepean Catchment Weeds Strategy (currently under preparation)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**



## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Castor Oil Plant

**Common name:** Castor Oil Plant

**Scientific name:** *Ricinus communis*

The above mentioned weed(s) is a noxious weed (W2) declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD (not to exceed weed control order)

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED(S) AS PER ORDER 19 (from the Noxious Weeds Act 1993)

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*Individual specimens and small infestations must be completely removed. Large infestations (i.e. greater than 20 plants per hectare) must be reduced by 50% annually.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### Manual control.

For small infestations of small plants, hand remove entire plant including the root system. For small infestations of large plants, use the cut and paint method. Seeds should be well sealed in a bag for disposal.

#### Herbicide control.

For larger infestations, spray the plant thoroughly with a registered herbicide. Spraying is most effective before seeds are produced (late summer in temperate areas) and before mature height is reached.

#### **LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National)**

*Sydney Metropolitan Catchment Weed Strategy* (under preparation)  
*Hawkesbury Nepean Catchment Weed Strategy* (under preparation)

#### **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

#### **PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006**

**Please note: this document is only binding when reproduced in entirety April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Cape Ivy

Common name: Cape Ivy

Scientific name: *Delairea odorata*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

Starting date: 1st March 2006

Completion date: 28<sup>th</sup> February 2011  
(unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This weed must be prevented from spreading into existing canopy or from growing within 1 metre of a property boundary. Ideally treatment should be undertaken in winter or early spring prior to flowering in order to prevent seeding. If above measures are not maintained, then total removal will be required.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### Manual control.

Climbing vines should be cut at a height of approximately 1 metre with aerial stems left to dry out in the canopy and bases left on ground for manual removal (small scale infestations) or spray treatment (larger infestations). Stems are generally shallow rooted. Vine can be raked into piles and any remaining stem fragments removed by hand or light digging. Plants can regenerate from stem fragments, so care should be taken to ensure all fragments are collected and disposed of safely. Regular follow up treatments should occur over the following 1-2 years.

Stems are generally soft and weak, but older plants may have woody stems which can be treated using either the cut and paint or stem scrape methods.

**Herbicide control.**

For large infestations spray foliage (leaves) with a registered herbicide. Identify any non-target species and manually remove around them to prevent accidental application.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently under preparation)  
Hawkesbury Nepean Catchment Weeds Strategy (currently under preparation)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: Camphor Laurel**

**Common name:** Camphor Laurel

**Scientific name:** *Cinnamomum camphora*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*Camphor Laurel must be strategically controlled and reduced according to available resources and a Local Control Authority Camphor Laurel management plan which considers its heritage and landscape values.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Hand pull small plants and seedlings without breaking the root system.

Trees can be drilled/frilled or cut and painted with a registered herbicide. Herbicide should be applied within 30 seconds of making the cut to ensure maximum intake by the plant. Camphor Laurel often re-shoots after cutting and poisoning, and also suckers from its roots, so follow-up control may be necessary.

**Herbicide control.**

Use a registered herbicide to spray small plants.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: Bridal Creeper**

**Common name: Bridal Creeper**

**Scientific name: *Asparagus asparagoides***

The above mentioned weed(s) is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28th February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED(S) AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*This weed must be prevented from forming fruit. This may be achieved by pruning the plant to remove the flowers or by following the control measures listed below.*

*All plants that are not removed or prevented from fruiting must have the Bridal Creeper Rust Fungus (*Puccinia myrsiphylli*) released. The Rust must be re-released each season until the Rust establishes.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneyweeds.org.au](http://www.sydneyweeds.org.au). Additional biological and control information is available in the Weeds Of National Significance (WONS) Weed Management Guide for Bridal Creeper (*Asparagus asparagoides*), produced by the CRC for Weed Management.

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

### Manual control.

For small scale infestations (under 10m<sup>2</sup>) dig out all tubers and place in green waste bin.

**Herbicide control.**

Spray with a registered herbicide, best applied in August/September.

**Biological control.**

Release Bridal Creeper Rust Fungus (*Puccinia myrsiphylli*) in large infestations, difficult access sites, adjacent to water courses or scattered infestations between native species. The rust can be obtained from the local control authority and must be released in accordance with guidelines published by C.S.I.R.O.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National)**

Sydney Regional Bridal Creeper Management Plan 2004-2009

Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

**Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**



## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Rhizomatous bamboo

**Common name:** Rhizomatous bamboo

**Scientific name:** *Phyllostachys* spp.

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*Any part of this weed must be prevented from growing within 3 metres of the boundary of a property or contained by an effective root barrier, as defined in the Appendix of this Plan.*

*An effective Bamboo root barrier must be properly installed to effectively contain the plant and enable regular inspections and maintenance. If an effective barrier is not installed, then the plant must be prevented from growing within 3 metres of property boundary. If the plant cannot be prevented from growing within 3 metres of a property boundary, it must be destroyed.*

#### **SPECIAL NOTE** [Optional extra wording]:

Council will only issue weed control notices where bushland, public open space or footpaths are affected by Bamboo growth. If Council is approached by residents concerned about Bamboo on adjacent properties not managed by Council, Council will act as an advisory service only and encourage the property owners to obtain advice on removal or barriers from landscape/gardening contractors or similar.

[OR]

Council will only issue weed control notices where the Bamboo is growing within 10 metres of bushland as defined by SEPP (State Environmental Planning Policies) 19 as 'land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation'.

Council will not participate in negotiations or disputes between neighbouring property owners or

residents concerning Bamboo growth. Neighbours in dispute will be encouraged to use the services of the community justice centres to resolve their differences.

## CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneyweeds.org.au](http://www.sydneyweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

### Manual control.

Physically remove by hand or machine. Make sure every part of the rhizome (underground stem) system is removed (including any fragments) to the depth required. Rhizomes generally grow quite shallow, so this will usually be within the top 30cm of soil. Dispose of all rhizomes in bags to avoid further spread. Watering the area deeply a few days before digging can make physical removal easier. Monitor the site over the next few seasons for the occasional shoot where root fragments may have been missed.

### Chemical control.

Cut each stem with loppers within 150 mm from the ground. Within 15 seconds, paint the cut stem with a registered herbicide. Apply herbicide immediately so that the herbicide is drawn down into the rhizome. Cut stems should be mulched after the stems have fully dried out and turned brittle, or placed in green waste for recycling. Monitor the site as repeated chemical treatments may be required.

## LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Weeds Strategy (currently being developed)  
Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

## SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)

### Private occupiers of land must control noxious weeds on land.

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

## PLAN ENDORSEMENT

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## **APPENDIX. Specifications for what constitutes an 'effective root barrier'**

[Supplied courtesy of Lane Cove Council]

### **General information about root barriers**

- Bamboo root barriers are generally available from nurseries that specialise in Bamboo. Other nurseries, hardware stores and arboricultural suppliers should be encouraged to make these more available.
- Before installing any barrier, all existing Bamboo between proposed barrier and property boundary must first be completely eradicated either by physical removal or poisoning (see control techniques below).
- Consider recommending the use of other plants that can provide similar functions but do not have the same invasive habit as Bamboo. Some alternative non-invasive clumping Bamboo species include *Bambusa multiplex*, many cultivars exist from 1m to 10m high, and *Bambusa balcooa* which grows from 15-30m tall.
- The root barriers recommended below should, as much as possible, be monitored for their effectiveness, and where necessary these specifications should be reviewed as new information is received.

### **Location of the root barrier**

- Barrier must be installed at a minimum distance of 1000mm from a property boundary/ fence line or retaining wall. This will facilitate adequate and regular inspections of the rhizome barrier and allow for any necessary maintenance as required, and without having to enter adjoining property.
- During barrier installation, care should be taken to avoid damage to underground pipes and cables.
- Barrier should divert around large trees to avoid root damage during installation.

### **Root barrier fencing**

#### *Construction*

- Barrier fencing should be made from a material which will not rust, break or shatter in the long term eg.
  - reclaimed or recycled conveyor belt rubber.
  - polycarbonate roofing with four corrugations overlapping at the seams sealed with a silicone adhesive.
  - high density polystyrene or polyethylene plastic, 40 mm or heavier, glued at junctions, or clamped with stainless-steel clamps.
- Galvanised iron is not suitable because it will rust over time.
- No barrier is suitable in rocky ground.
- Where the soil is poor and the existing rhizome descends no more than 150mm, construct a barrier 600mm deep.
- Where the soil is free draining or kept moist, or where the rhizome descends more than 150mm, the barrier should descend to at least 1000mm depth (or when in doubt, up to 1200mm).
- Barrier should protrude 100mm above the ground to hinder rhizomes growing over top.
- For added benefit, the barrier can be slanted outward at the top so that when the rhizomes hit the barrier they will bend upwards rather than down. (a barrier does not stop a running rhizome, it only deflects it).
- Where extra support is required, the barrier should be securely tied to star pickets installed into the ground to at least 200mm below the barrier, and at maximum intervals of 1.5m.
- To ensure adequate confinement where the ground level changes abruptly:
  - the full depth of the rhizome barrier should project from the bank
  - at the foot of the bank, the barrier should return at least 300mm back into the area to be confined.
- There must be no gaps in the barrier otherwise it will be ineffective.
- The barrier must extend the whole length of the bamboo infestation.

- If the barrier is not continuous, it should join with an existing structure that will prevent the bamboo spreading eg. masonry wall with deep footing, and must be material that is at least as deep as the rhizome barrier and not prone to degrading eg. concrete.
- Where the rhizome barrier ends at a wall it should be returned around the corner and along the wall, at least for 350mm so that the rhizome is forced to grow back into the grove itself. The barrier should be secured hard up against the wall so that the rhizome cannot grow outside the barrier.
- Retaining walls should be installed where steep banks cannot support the barrier in the long term.

#### *Maintenance*

The top of the barrier should be checked every 6 months to:

- cut off and remove any rhizomes that are growing over top.
- remove any build up of leaves and debris. Bamboo sheds many leaves forming a dense leaf mulch layer on the ground that makes it more difficult to properly inspect the barrier for rhizomes growing over the top or underneath.
- repair any defects or damage to the barrier, including re-installing any loose star pickets.

#### **Use of reinforced concrete**

- Dig trench 1200mm deep and 150mm wide with small backhoe or other trench digging machine.
- Fill trench with reinforced concrete.

#### **Escape proof planters made from fibre reinforced cement**

- Different sized cylindrical planters are available according to desired height of plant. The minimum diameter is 450 mm (smaller than 450mm may force the rhizome deeper than 1m in the ground).
- Depth of the planter must be at least 1000mm underground.
- Set top of planter at least 50mm above ground.
- Keep soil level 50 - 75mm below the top of the planter to expose any rhizome that jumps the top of the planter.
- Inspect and cut off all rhizomes that grow over the side of the planter on a regular basis.

#### **Bamboo plants contained in pots**

- Bamboo may be grown in a pot within 1m of property boundary if it is placed on a hard surface (eg. non-cracking concrete), off the ground, or on a large saucer underneath the pot, to prevent spread of rhizomes.

#### **Water**

- A water-filled pond, stream or ditch can also effectively block the spread of bamboo, since rhizomes and roots cannot tolerate extended periods of saturation.
- Water need only be present for one season a year.
- This option should only be used if pond, stream or ditch already exists.

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: Blackberry**

**Common name:** Blackberry ..... **Scientific name:** *Rubus fruticosus*

The above mentioned weed(s) is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai 9424 0888

**PLAN PERIOD** (not to exceed weed control order)

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED(S) AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*On privately owned land less than or equal to 2Ha in size, the weed must be prevented from fruiting and flowering (usually occurs between Dec – Apr) and it's spatial extent reduced by a minimum of 50% annually. Establishment of new infestations must be prevented.*

*On privately owned land greater than 2Ha in size, the weed must be prevented from spreading and it's spatial extent reduced by a minimum of 25% annually. Establishment of new infestations must be prevented.*

*A weed management plan for the site must be completed by the landholder and approved by the Local Control Authority.*

*If these measures cannot be continuously complied with on private land, then total removal will be enforced.*

*On publicly owned or managed land, the weed must be prevented from spreading and it's spatial extent reduced by a minimum of 10% annually.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au). Additional biological and control information is available in the Weeds Of National Significance (WONS) Weed Management Guide for Blackberry (*Rubus fruticosus* aggregate), produced by the CRC for Weed Management.

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

Small infestations can be dug out, however all parts of the root system must be removed to avoid re-shooting. This control technique is not advisable on slopes, riparian zones or in situations where accelerated erosion may potentially occur.

#### **Herbicide control.**

Blackberry can be sprayed with a registered herbicide. Plants can be treated year round, although best results will be obtained from November to February, when the plant is flowering and actively growing. Several follow-up treatments may be required.

For smaller infestations, direct herbicide application using the scrape and paint method should be used. This technique requires each blackberry stem to be scraped with a knife or similar, removing the outer layer of 'skin' from the base of the stem to at least 30cm along the stem. Herbicide must be applied to each stem immediately after scraping. Re-apply to any regrowth.

#### **Biological control.**

The Blackberry Leaf Rust (*Phragmidium violaceum*) is effective where large, inaccessible infestations occur. Control of Blackberry will not be achieved with Rust alone - an integrated pest management program combining Rust with other approved control techniques is required. A weed management plan for the site must be completed by the landholder that is approved by the Local Control Authority.

### **LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National)**

Sydney Metropolitan Catchment Weed Strategy (under preparation)  
Hawkesbury Nepean Catchment Weed Strategy (under preparation)  
Weeds of National Significance – Blackberry (*Rubus fruticosus* L. agg.) Strategic Plan

### **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

#### **Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

### **PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006

Please note: this document is only binding when reproduced in entirety April 2006

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Asthma Weed

Common names: Asthma Weed,  
Pellitory

Scientific names: *Parietaria judaica*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

Starting date: 1st March 2006

Completion date: 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*For small infestations on privately owned land, all plants must be removed/destroyed. For large infestations, the spatial extent must be reduced by a minimum of 25% annually.*

*On public land, Asthma Weed must be strategically controlled and reduced according to available resources.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)

**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### Manual control

Hand pull Asthma Weed plants taking care to remove the entire root system. Place in a plastic bag and dispose in the garbage. Check clothing, tools and gloves for pieces of the plant, to prevent further spread.



**Herbicide control**

If roots are firmly caught in cracks in stone walls or concrete, herbicide may need to be used. Apply the herbicide to the plants while actively growing, and prior to flowering if possible. Spray the plants thoroughly for effective treatment.

**SPECIAL NOTES:**

1. Asthma Weed pollen may cause asthma, conjunctivitis, rhinitis and hay fever. Contact with plants may cause skin rashes and other allergic reactions. It is recommended that long clothing, a dust mask or half face respirator, eye protection (goggles or glasses) and protective gloves be worn when handling the weed.
2. Follow up treatment will need to occur within three weeks of initial treatment, and may need to be repeated several times to eradicate this weed. It is crucial to control Asthma Weed prior to seeding.
3. Mulch bare soils to reduce regrowth.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently being developed)  
Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)  
Regional Asthma Weed Management Plan – Sydney Central 2003 - 2008

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

### NAME OF WEED: Balloon Vine

Common name: Balloon Vine

Scientific name: *Cardiospermum grandiflorum*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

### PLAN PERIOD

Starting date: 1st March 2006

Completion date: 28<sup>th</sup> February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED(S) AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This weed must be prevented from spreading into existing canopy or growing within 1 metre of a property boundary or 20metres of a waterway. The weed should be prevented from forming seed. If the above measures are not maintained, then total removal will be required.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### Manual control.

Seedlings and smaller plants can be hand-pulled or dug out. Climbing vines should be cut at a height of approximately 1 metre, with aerial stems left to dry out in the canopy and bases left on ground for manual removal (small infestations) or spray treatment (larger infestations). Ensure taproot is removed to prevent regrowth. Regular follow up treatments should occur over the following 18 months - 2 years.

Larger/thicker vines can be treated by either the cut and paint or stem scrape methods.

**Herbicide control.**

For large infestations spray foliage (leaves) with a registered herbicide. Identify any non-target species and manually remove around them to prevent accidental application.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently under preparation)  
Hawkesbury Nepean Catchment Weeds Strategy (currently under preparation)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

This plan is endorsed by each Local Control Authority in the area of operation.

Signed by:

Position:

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_

Please note: this document is only binding when reproduced in entirety April 2006

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: St Johns Wort**

**Common name: St Johns Wort**

**Scientific name: *Hypericum perforatum***

The above mentioned weed(s) is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai

9424 0888

**PLAN PERIOD** (not to exceed weed control order)

**Starting date:** 1 March 2006

**Completion date:** 28 February 2011  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED(S) AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority".

The above local control authorities specify the following measures to control this weed:

*Small infestations (single plants up to 20m<sup>2</sup>) must be totally eradicated.*

*Medium infestations (20m<sup>2</sup> to 500m<sup>2</sup>) must be prevented from seeding and the size of the infestation will be reduced by 50% per year.*

*Large infestations must be prevented from seeding and have a weed management plan for the site completed by the landholder and approved by the Local Control Authority.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Manual control.**

For small infestations, pulling or chipping can remove isolated plants, but all roots must be removed or the plant will regenerate.

**Herbicide control.**

For larger infestations, spray with a registered herbicide.

**Integrated management.**

In agricultural situations, control can be achieved with the use of perennial pastures and grazing management, together with the use of biological control agents. Consultation with a NSW Department of Primary Industries agronomist is recommended prior to use of this control method.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National)**

*Sydney Metropolitan Catchment Weed Strategy* (under preparation)

*Hawkesbury Nepean Catchment Weed Strategy* (under preparation)

**SECTION 12 OBLIGATIONS (from the *Noxious Weeds Act 1993*)****Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

This plan is endorsed by each Local Control Authority in the area of operation.

Signed by:

Position:

Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_ 2006

Please note: this document is only binding when reproduced in entirety April 2006

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: Turkey Rhubarb**

**Common name:** Turkey Rhubarb

**Scientific name:** *Acetosa sagittata*

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES

Ku-ring-gai..... 9424 0888

### PLAN PERIOD

**Starting date:** 1st March 2006

**Completion date:** 28<sup>th</sup> February 2011

(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: *"The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed"*.

The above local control authorities specify the following measures to control this weed:

This weed must be prevented from spreading into existing canopy, this plant must be prevented from growing within 1 metre of the property boundary. All flowers and fruits of this plant must be removed.

If plant cannot be prevented from growing into tree canopy or prevented from growing within 1 metre of the property boundary or removal of flowers and fruits is not possible, the entire plant must be removed/ destroyed.

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

#### **Non-chemical control**

For small infestations and plants growing close to the ground, cut the vines close to the ground and dig out as much of the root system and tubers as possible. Some regrowth is likely and should be re-treated in the same way. The upper sections of vine remaining should also be removed. Plastic or drop sheets should be placed under the vine to catch the seeds for disposal.

#### **Chemical control**

For large infestations on the ground, spray with a registered herbicide. For established plants that are growing up a tree, scrape one side of the stem (in 450mm lengths) near the base of the vine to expose the growing layer. Immediately apply a registered herbicide as specified on the herbicide product label. Take care not to damage tree canopy. Whilst the tubers remain attached to the vine, they will absorb herbicide from parent plant. These tubers often go deep underground linked by roots. Herbicide will need to be applied to any re-growth for a period of years if the plant was well established.

#### **LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently being developed)

#### **SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)**

##### **Private occupiers of land must control noxious weeds on land.**

An occupier (other than a public authority or a local control authority) of land to which a weed control order applies must control noxious weeds on the land as required under the order.

Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

#### **PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

**Please note: this document is only binding when reproduced in entirety**

**April 2006**

## WEED CONTROL CLASS 4 MANAGEMENT PLAN

The control objective for weed control class 4 is to minimise the negative impact of those plants on the economy, community or environment of NSW.

**NAME OF WEED: Trad**

**Common name: Trad**  
(Previously known as "Wandering Jew")

**Scientific name: *Tradescantia fluminensis***

The above mentioned weed is a noxious weed declared under section 7 of the Noxious Weeds Act 1993.

### AREA OF OPERATION & PHONE NUMBERS FOR LOCAL CONTROL AUTHORITIES:

Ku-ring-gai 9424 0888

### PLAN PERIOD

**Starting date: 1st March 2006**

**Completion date: 28<sup>th</sup> February 2011**  
(Unless otherwise revoked)

### CONTROL MEASURES FOR THE WEED AS PER ORDER 19

Class 4: "The growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority and the plant may not be sold, propagated or knowingly distributed".

The above local control authorities specify the following measures to control this weed:

*This plant must be prevented from growing within 1 metre of the property boundary.  
If prevention of spread is not possible, the entire infestation must be removed.*

### CONTROL REQUIREMENTS FOR THIS WEED IN THE AREA OF OPERATION

General information on control methods for this weed can be found in the most recent edition of the annual *Noxious and Environmental Weed Control Handbook* [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) or at [www.sydneeweeds.org.au](http://www.sydneeweeds.org.au)  
**Before commencing any chemical control program contact your local council's weeds officer for advice tailored to your situation.**

**All herbicide use should be undertaken with a registered herbicide as specified on the herbicide product label or relevant off-label permit published by the Australian Pesticides & Veterinary Medicines Authority.**

Once established, this weed is difficult to eradicate as new plants will grow from broken off pieces and leaves.



**Manual control.**

Remove by hand with a bush regeneration knife or narrow trowel. As stems shatter easily, all fragments must be removed to prevent re-shooting. Follow up control is essential to remove pieces left behind that have grown back. Where the weed has formed a thick carpet, first rake back the bulk of the growth and then undertake follow up hand removal as it is not possible to completely eradicate all of the plant pieces on the first attempt. Roll and rake with repeated maintenance. Place all plant material in a bag for disposal, or stockpile the plant material on site under a pegged down sheet of black plastic (composting).

**Chemical control.**

Spray or paint foliage with a registered herbicide. Chemical treatment is best in winter and early spring.

**LINKAGES TO OTHER PLANS, STRATEGIES (Local, Regional, State and National):**

Sydney North Regional Weeds Strategy  
Sydney Metropolitan Catchment Weeds Strategy (currently being developed)  
Hawkesbury Nepean Catchment Weeds Strategy (currently being developed)

**SECTION 12 OBLIGATIONS (from the Noxious Weeds Act 1993)****Private occupiers of land must control noxious weeds on land.**

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Maximum penalty: 40 penalty units.

Note: If an occupier fails to comply with obligations under a weed control order, those obligations may be enforced against the owner of the land as well as the occupier by a weed control notice issued under section 18.

**PLAN ENDORSEMENT**

**This plan is endorsed by each Local Control Authority in the area of operation.**

**Signed by:**

**Position:**

**Or, ratified at the meeting of \_\_\_\_\_ Council, dated \_\_\_\_\_**

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**April 2006**

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## **BUSHLAND, CATCHMENTS & NATURAL AREAS REFERENCE GROUP MINUTES OF MEETING 19 JUNE 2006**

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### **EXECUTIVE SUMMARY**

**PURPOSE OF REPORT:**

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 June 2006.

**BACKGROUND:**

The role of the Bushland, Catchments and Natural Areas Reference Group is to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas.

**COMMENTS:**

The meeting discussed the summary of activities for the Sustainability & Natural Areas sections for 2005/2006, outlined the Operational Plan for the 2006/07 financial year and the changes to the Noxious Weeds Act.

**RECOMMENDATION:**

That the minutes of the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 June 2006 and attachments be received and noted.

## **PURPOSE OF REPORT**

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 June 2006.

## **BACKGROUND**

The role of the Bushland, Catchments and Natural Areas Reference Group is to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas.

## **COMMENTS**

There were three items for discussion in general business:

1. the summary of activities of the Sustainability and Natural Environment sections for the 2005/2006 Management Plan (refer to attachment 2).
2. the proposed operational indicators for 2006/07 for the Sustainability and Natural Environment sections as they relate to the 2006/07 Management Plan.
3. changes to the Noxious Weeds Act that will involve a separate report to Council.

## **CONSULTATION**

The Reference Group is itself a consultative forum representing the interests of residents, user groups and industry experts.

## **FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this report.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Consultation with other departments has not occurred in the development of this report.

## **SUMMARY**

The Reference Group considered several items of business at its meeting held on Monday, 19 June 2006. The Operational Plan was discussed to highlight that it is an internal working document for the purposes of Council staff. A brief overview was given as a summary of the activities for the Natural Environment & Sustainability sections. The final item which was discussed was the changes to the Noxious Weeds Act and the need for Council to adopt the Class 4 weeds that have been identified and will be the subject of a separate report to Council.

## RECOMMENDATION

That the Minutes of the Bushland, Catchments & Natural Areas Reference Group Meeting of Monday, 19 June 2006 and attachments be received and noted.

Peter Davies  
Manager Sustainability & Natural Environments

Steven Head  
Director Open Space & Planning

**Attachments:**

- 1. Minutes of Meeting Monday, 19 June 2006 - 631402**
- 2. Summary of activities of the Sustainability & Natural Environment sections for 2005/06 - 634839**

# BUSHLAND CATCHMENTS & NATURAL AREAS

**Monday 19 June 2006**

**Level 3 Ante Room 7.00pm – 9.00 pm**

**Attendees:**

<b>Members</b>	<b>Councillors</b>	<b>Staff</b>
Margaret Booth Margery Street Neroli Lock James Rennie Nancy Pallin Colin Manton	Clr. A. Andrew - Chair	Peter Davies - Manager Sustainability & Natural Environments

**Apologies:**

<b>Members</b>	<b>Councillors</b>	<b>Staff</b>
Mark Taylor David Robinson	Clr. E. Malicki Clr. M. Shelley	Steven Head – Director Open Space & Planning

Meeting open 7.10pm.

**Declaration of Pecuniary Interests:**

No pecuniary interested declared.

**Confirmation of Minutes:**

Minutes not confirmed – to be circulated at next meeting for adoption.

**Business arising from the previous meeting**

No business arising.

**General Business**

**BC&NARG 21 – Program Review Update**

Manager Sustainability & Natural Environments gave a brief overview of the summary of activities for the 2005/06 financial year as part of the Sustainability & Natural Environment sections of Council – please refer to attachment. Nancy Pallin thanked Council for this summary as it provided a detailed review of activities undertaken and moved that the Reference Group formally thank Council for this review and requested such a review be provided to the committee annually. This was seconded by Neroli Lock.

Margery Street and members commented that there was a need to increase the recognition of many of the volunteers and community groups in the initiatives of Council. Manager Sustainability & Natural Environments will amend the document in this regard prior to submitting it to Council for their information.

James Rennie and Nancy Pallin provided comment on the weed mapping data and interpretation. It was discussed that trends in bushland condition will occur over the long term and that such monitoring and reporting of the data must reflect this. It was decided that the meeting on Monday 20 November 2006 will review all monitoring programs and how best these can report on changes to our natural systems.

#### **BC&NARG 22 – Operational Plan**

Manager Sustainability & Natural Environments explained that the operational plan was the internal working program of the staff within the Natural Environment and Sustainability sections of Council. The activities identified were to enrich the Key Performance Indicators and other information provided in the adopted Management Plan for 2006/2011. In terms of communicating to members of groups the information in the Management Plan was to be used and that Council staff would be able to discuss in person individual projects of interest.

Nancy Pallin raised the importance and need for mutual beneficial arrangements where Council sought corporate sponsorship. One model to consider was though Greening Australia

#### **BC&NARG 23 – Noxious Weeds**

Manager Sustainability & Natural Environments explained the process for the changes to the Noxious Weeds Act and the need for Council to adopt the Class 4 weeds as identified.

Neroli Lock, James Rennie, Margaret Booth, Margery Street and Nancy Pallin all commented on the list of weeds and the management protocols. As part of the report to Council to adopt the Class 4 weeds and other administrative processes the Reference Group sought the support of Council to lodge a submission to the Department of Primary Industries seeking modification and suggested improvements to the list. This summary would be included in the minutes of the meeting.

#### **Other business**

There was no other business.

#### **Next Meeting**

Monday 14 August - Level 3 Ante Room at 7.00 pm

Meeting Closed at 9.05pm

# **Report on Activities for the Year 2005/2006**

## **Sustainability and Natural Environment sections**

### **Open Space Department**

#### **Context**

This report summarises the key initiatives undertaken within the Sustainability and Natural Environment section of Open Space from 1 July 2005 to 20 May 2006. It has been prepared for the information of Council and the Bushland, Catchments and Natural Areas Advisory Committee.

The report addresses a number of key performance indicators within the 2005 to 2009 Management Plan within the community development and natural environment sections. A summary of this information will be included within the final reporting of the 2006 - 2009 Management Plan to Council as part of the forth and final quarter.

Supplementing this report, Council will give consideration in June 2006 on two separate items relating to energy and water conservation and the construction of a fire trail linking North Turrumurra to North Wahroonga. An update will also be provided at the end of June on the activities of the Environmental Levy as funded during this financial year.

#### **Summary**

It is envisaged that all of the key performance indicators identified within the 2005 to 2009 Management Plan related to the Sustainability and Natural Environment sections will be completed by the end of June 2006. This is despite a number of key staff vacancies for much of the year and creation and delay in the filling of a number of new positions linked to the Environmental Levy. The areas of significant achievement and growth have been in the community volunteer areas as part of the environmental 'care' programs, the completion of a biodiversity strategy and bushland plan of management, continued gains in our strategic response to fire risk and the commencement of Council's seven year Environmental Levy programs. A detailed list of activities is provided below.

## **State of the Environment Report**

*KPI – Supplementary State of the Environment Report prepared; State of the Environment Plan linked to Management Plan.*

Ku-ring-gai's 2004/05 State of Environment Report (SOE) was released in November 2005. The report provides the Ku-ring-gai community with an overview of their local environment by identifying impacting pressures and outlining responses taken. This year's report was a supplementary one that focused on the key impacts and initiatives undertaken over the preceding 12 months.

A first for this regional coalition of Council's, the report was also used to produce the Northern Sydney Region of Councils State of the Environment Report. The regional approach will allow the seven Councils in Northern Sydney region to have a broader understanding of issues relating to water, air, biodiversity, waste, noise, and heritage and planning, and will serve to enhance coordination between different Council initiatives. Copies of the Regional State of Environment Report are available in local libraries and a link to the Report will also be provided on the Ku-ring-gai Council website [www.kmc.nsw.gov.au](http://www.kmc.nsw.gov.au)

## **Biodiversity, water and catchment program**

Within the biodiversity area, two key documents were completed, the Bushland Plan of Management and Biodiversity Strategy.

The 2006 **Plan of Management** (PoM) adopted on 23 May 2006 replaced a previous plan in use for the last 10 years. This plan has included updated information on the assets and systems within Council's bushland reserves and has classified the bushland in accordance to Section 36E of the *Local Government Act 1999*.

There are a number of management issues addressed in the plan including:

- Conservation and enhancement of native flora and fauna
- Corridors and connectivity
- Open space/urban interface
- Special leases and licences
- Aboriginal and European heritage
- Treatment of noxious and environmental weeds
- Feral and domestic animals
- Stormwater management and water quality
- Vehicular access and parking
- Fire management
- Provision of recreation activities
- Community participation, stewardship and education
- Unauthorised use
- Soil erosion.



*KPI – Biodiversity strategy completed and implementation commenced.*

The **Biodiversity Strategy**, also adopted on 23 May 2006, provides a strategic framework for the management and conservation of local biodiversity in natural and urbanised landscapes at the local level and, where relevant in the regional context.

The objectives of this Strategy are to:

- Prevent loss of local native biodiversity on public and private lands by
- Eliminating or ameliorating threatening processes
- Protect, enhance and where appropriate increase local biodiversity on
- Public and private lands
- Protect and enhance aquatic and terrestrial ecosystems and habitats and connectivity between reserves
- Increase awareness of biodiversity and its values within our community and Council
- Encourage and maintain active and effective community, government and other stakeholder partnerships with Council to better manage biodiversity
- Extend and seek further opportunities and partnerships with other statutory authorities and non-government organisations to help maintain or enhance; and
- To assist in regional biodiversity planning and management.

Both the Plan of Management and Strategy will be used in the development of future Management Plans and to guide ongoing operational management in both public and private areas.

### **Bush regeneration and noxious weed control**

There are 24 sites under long term bush regeneration. Three sites are under contract through our operational or grant funds (Wombin Reserve, Ku-ring-gai Flying Fox Reserve and Paddy Pallin Reserve), 9 under contract through the environmental levy and the remaining by Council's regeneration team.

In addition to this activity, Council's noxious weed activities have been focusing on the recently identified infestation of Alligator weed (*Alternanthera philoxeroides*) and *Ludwigia hyssopifolia* in the Lane Cove River Catchment. The area of possible infestation extends from below Cannon Road recreation area to De Burghs Bridge (980metres). A combined control effort from Ku-ring-gai Council, Lane Cove National Park and Ryde City Council has successfully controlled 70 per cent of the area with the remaining 30 per cent yet to be inspected due to access difficulties. New infestations of Coolatai grass and tussock paspalum on Mona vale Road (from Hassle Park to Warringah Council area) and around the St Ives Show Ground, St Ives vegetation tip and HART driver training centre has also impacted on the delivery of the normal program. Extensive control using herbicide has enabled Council to get on top of the infestation.

## Feral Animal Control

The fox bating control program has been ongoing since 2000. The periods of bating this year were in August 2005 and May 2006. This program is a joint initiative of 12 Council's in the northern region of Sydney, the Department of Environment and Conservation and Taronga Zoo. The success of the bating program is becoming evident with the increase in the sightings of swamp wallabies and lyrebirds.

In response to ongoing concerns about the impact of feral birds on local biodiversity, Council with the other northern regional Council's will be launching a pilot program to trap Indian/ Common Mynah birds in June 2006. Initially this will focus on private lands in partnership with interested residents and Council. As part of the program a brochure will be developed to raise awareness of this pest species, what is being done about it and what residents can do to help reduce local population.

## Monitoring

Council has continued ongoing monitoring of aquatic macro-invertebrates in the Lane Cove and Middle Harbour catchments. Sampling was undertaken in December 2005 for Lane Cove and Middle Harbour with the autumn sampling to occur over the coming weeks. Results will be published in the 2005/06 State of the Environment Report and will be available on Council's web site.

*KPI – Adopt a measure for Biodiversity.*

To supplement this data set and to provide a greater understanding of our riparian and other bushland systems a terrestrial macro invertebrate monitoring program has been developed in partnership with Macquarie University. This program combined with the results of the terrestrial and aquatic macro-invertebrate sampling with the existing fauna and vegetation data to give an improved picture of the health of bushland areas over time. A summary of the methodology is included as **Attachment 1** to this report. The first sampling program will assess the health of a number of bushland sites including those being regenerated with the second program to determine the condition of a range of riparian environments. The first round of samples from 20 sites was undertaken in January 2006 and a report on the findings is in preparation. This will be reported to the Bushland, Catchments and Natural Areas advisory committee and will be included in the annual State of the Environment Report.

*KPI – Reduce the percentage of bushland that is severely degraded by weeds.*

In 1996 Council commenced a program to map the presence and density of weeds across ground, mid and canopy layers within bushland areas. The data has been aggregated to produce a weed density score ranging from severely degraded to having little to no weeds. The mapping has usually occurred on a three year rotation based on water catchments. Analysis of the data over the past 10 years has indicated an average improvement to each weed density categories of around one percent per year. Environmental factors such as high rainfall years have impacted on this trend due to limiting the hazard reduction burning activities, increasing nutrients and runoff peak events and in turn reducing the number of day's operational staff and contractors can work on regeneration sites. **Attachment 2** provides an analysis of the data on vegetation conditions from 1997 to 2003. Mapping this year has focused on the 24 sites within the bush regeneration program.

Improvements to the mapping methodology have been made enabling additional information to be collected at a species level that in turn is guiding the control of noxious weeds. It is anticipated that mapping across all Council's bushland will commence in June 2006 with additional funding from the NSW Department of Agriculture and Council's Environmental Levy. Once this data has been collected it will enable a more comprehensive analysis of trends.

### **Waters and catchments**

*KPI – The number of projects undertaken that improve riparian condition; Implement prioritised program of riparian restoration and improvements.*

Ku-ring-gai Council has developed an integrated water and catchment program aimed at protecting, managing and where possible rehabilitating our 230km of urban creeks. The key initiatives undertaken this year include:

- Continuation in the building, reviewing and publication of the rapid riparian assessment tool developed in partnership with Macquarie University
- Coordination of the Ancient Mariner Scenarios for the future of urban water management in NSW to the year 2030 with funding from NSW Stormwater Trust
- A review of the riparian policy in collaboration with the NSW Department of Natural Resources and Macquarie University (part funded by an Environmental Levy small grant)
- Presenting a paper on the community environmental survey undertaken in 2004 to the International Water Sensitive Urban Design conference with Monash University completing the detailed feasibility study for the first integrated sewer mining and stormwater harvesting scheme for a public and private golf course in collaboration with the Cooperative Research Centre for Irrigation Futures (at the University of Western Sydney) and NSW Department of Energy Utilities and Sustainability.
- Rehabilitation of 3 creek sections (Rocky Creek in Richmond park, Shot machine Creek in Swain Gardens, Stoney Creek in Seven Little Australians Reserve).
- Completion of Council's first water sensitive road design project at Minnamurra and first stormwater harvesting project at Barra Brui Oval, St Ives.

## **Fire management**

Council's fire management program has included a range of initiatives incorporating hazard reduction burns, managing our fire breaks and trails and commencing the review of the bush fire prone lands map.

### ***Fire Trails***

The fire trail program, like the fire break program, facilitates access into bushland. To this end Council has established and maintains 40 kilometres of fire trails.

Recently, the St Johns Avenue to Vale Street fire trail was upgraded. The 1.6 kilometre works included, straightening and widening of the trail, rock armouring of batters as well as drainage and resurfacing works. Thus far, the project has been running for thirteen weeks with the contract work now complete, and minimal work by Council required to finish the project.

As well as the upgrade and maintenance program, a survey is currently underway to establish the feasibility of another 4.5 kilometres of fire trail network. This survey covers the area of bushland between North Wahroonga and North Turramurra.

### ***Fire Breaks***

*KPI – Report on extensions to fire breaks at the urban/bushland interface.*

Fire breaks, do not as their name implies, stop bushfires. Instead, they provide a fuel free platform where fire fighting personnel can gain safe access to bushland adjoining residential properties. They are an integral part of an integrated bushfire management strategy.

Prior to the commencement of the 2005 – 2006 financial years, Ku-ring-gai Council had established and maintained 21.5 kilometres of fire breaks. These breaks have been located on the bushland/ urban interface in areas of extreme, very high and high bushfire risk.

Recently, Council was awarded funding through the Natural Disaster Mitigation Program. This funding, a combined Federal and State initiative, allowed the establishment of two further fire breaks on west facing slopes in St Ives. Combined, these additions increase the overall Fire Break Maintenance Program to 24.3 kilometres.

Another 1.6km of fire break is in the planning stages for the West Pymble area. This break is to be funded from the Environmental Levy. Once established, this will bring the total length of fire breaks within the LGA to 26.2 kilometres.

### ***Hazard reduction burning***

Bushfire hazard reduction burns are undertaken in accordance with the Hornsby/Ku-ring-gai District Fuel Management Plan under the guidance of the fuel management committee. The burns are designed to manage the fire risks associated with the build up of fuels most notably when they exceed 25 tonnes per hectare. The basis for the undertaking of works is based on a 5 tier priority basis (1 high - 4 low, 5 Ecological burns). The following burns have been undertaken this financial year:

#### ***Priority 1***

Craig St, St Ives - 14.06ha  
Caleys, Nth Wahroonga - 229.49ha  
Gwydir Ave, Nth Turramurra - 0.32ha  
Palm St, St Ives - 10.40ha  
Carlyle Rd (stg1), East Lindfield - 4ha  
Total hectares = 258.27

#### ***Priority 2***

Bell St, Gordon - 1.41ha  
Total hectares = 1.41

#### ***Priority 3***

Athena Av, St Ives - 0.32ha  
Solander Close, Turramurra - 0.40ha  
Burns Rd, Nth Turramurra - 1.60ha  
Milton Ave, Nth Turramurra - 0.52ha  
Kooloona Crescent, West Pymble- 3.67ha  
Burdekin Crescent, St Ives - 1.87ha  
Total hectares = 8.38

#### ***Priority 5 (Special categories – Ecological burns only)***

Wildflower gardens, St Ives - 5.97ha  
Total hectares = 5.97

The total number of pile burns undertaken since July exceeds 80. This activity is designed to reduce the fire risk following clearing and weed control most typically in areas that are either are difficult to remove vegetation, where disposal costs would be excessive or where it is desirable to burn for ecological reasons.

As part of the bushfire hazard reduction program it is necessary to prepare sites to provide a safe working environment and where possible treat weeds to promote a more healthy ecological response post burn. Sites prepared for burning by category include:

***Priority 1***

Carlyle Rd (stage 2, East Lindfield - 4ha

Rofe Park 1, Turramurra - 4ha

Glen Rd, Roseville - 2.3ha

Somerset Complex (Somerset, Nth Turramurra - 7ha

Somerset Complex (Camden Gardens), Nth Turramurra - 7.4ha

Somerset Complex (Tobruk), St Ives - 4ha

Somerset Complex (Tokanue), St Ives - 2.35ha

Somerset Complex (Windsor), St Ives - 3.2ha

Total hectares = 34.25

***Priority 2***

Nursery / KWG 2, St Ives - 1.83ha

Stanhope Ave, East Killara - 2.7ha

Doyle Pl, Gordon - 2.52ha

St Johns Ave, Gordon - 2.50ha

Total hectares = 9.38

## **Bushfire prone land mapping**

In February 2006 Council commenced the formal review of the Bushfire Prone Lands map. The desktop investigation using air photos has been completed and validation of the data is now underway through field investigation. 20 per cent of the initial field work has been completed with a working draft of the revised map expected to be completed in July 2006. This project is ahead of schedule and should be reported to Council for exhibition in November 2006.

## **Walking tracks**

In 2005 Council adopted a classification, construction and maintenance standard for recreational tracks for Ku-ring-gai. As part of this review, the Environmental Levy has identified the creation of a number of new walking tracks and as part of the operations area new and existing tracks are being maintained as part of our maintenance and renewal activities. Key actions this year have included:

- Trimming of walking tracks (6.5km) within the Ku-ring-gai Wildflower Garden to restore the required track width
- Trimming along the Two Creeks track (3.5km).
- Major vegetation trimming to an informal track off George Christie Oval (313metres) and reclassification to be incorporated as part of Council's routine maintenance program
- Construction of 72 metres of track linking Browns Road, Wahroonga to the fire trail. This provides an alternative entry/exit point to elevate users accessing the bush through the private property at 100-106 Browns Road.
- As part of the Environmental Levy two new tracks are in the process of construction. The first linking Ryde Road to the rear of the AGAL land, Pymble. The second linking Warragal Road to Mimosa Oval, Turramurra.

## **Surveys and social research**

There have been two surveys developed this year to ascertain the community's use of bushland and receptivity to water reuse associated with the proposed sewer mining project at Gordon Golf Course.

The **recreation use survey** was conducted during February to April 2006. This built on a previous recreational use of bushland survey undertaken in 1993 and the community environment survey in 2004.

Over 160 people responded to the survey through Council's web site or via hard copy available at Council facilities. **Attachment 3** provides a summary of the results. Of note, bushwalking remained the most popular activity nominated by respondents. In terms of encouraging use of the bushland areas, increased and improved signage, provision of picnic areas and parking facilities and guided walks were rated highly.

A large proportion of respondents had lived within the Ku-ring-gai area for over 20 years and were able to give some valuable observations on how they believe the area has changed both positively and negatively over the last 20 years, as summaries in Table 1. Information from this survey will be used to guide future programs as part of the Environmental Levy and operational activities.

**Table 1 perceptions of the management of Ku-ring-gai's bushland reserves**

<b>Positive</b>	<b>Negative</b>
More Bushcare / Council interest Less rubbish dumped Bushcare started Last 5 years management initiatives and community liaison has increased Council is now more active in bush management	Increase in impervious surfaces causing stormwater overflow Development Waterways full of weeds Peoples ignorance and attitudes Conflicts between Councillors and community

Council is investing in stormwater harvesting and sewer mining for use on urban playing fields. A **survey** is being conducted with the Cooperative Research Centre for Irrigation Futures and the University of Western Sydney, School of Environment and Agriculture as part of a PhD thesis. The aim of the survey is to establish local community's awareness on the environmental issues associated with stormwater harvesting and sewer mining reuse on urban playing fields around the Gordon and Killara golf courses and adjacent residential areas. This survey is expected to be distributed in June 2006 with the results to be reported to the Bushland, Catchments and Natural Areas Reference Group later in the year.

## **Energy and water conservation**

*KPI – Identify Water Conservation Targets; Upgrade greenhouse action plan.*

Council has undertaken several programs with the aim of reducing water and energy consumption of Council facilities. This program builds on the Cities for Climate Protection and Every Drop Counts Council initiatives that have already provided savings to our energy and water levels. In the 2004/2005 financial year Council spent \$1,550,000 on energy and \$139,324 on water.

This year staff have been developing an energy and water conservation plan in response to a direction by the Minister for Energy, Utilities and Sustainability. This plan, to be considered by Council in June 2006, identifies 38 of our top energy and water using sites owned by Council and has set tentative reduction targets based on preliminary audits and proposes a funding mechanism to realise the implementation of improvements to various assets. The key to program this will be a recommendation to investigate the use of energy performance contracts as a means of procuring the necessary expertise to undertake detailed audits, make recommendations as to energy and water saving initiatives and implement necessary works. This would involve appointing a contractor/s via an open tender process in combination with setting up the necessary financial arrangements within Council's long term financial plan. Of note this year, photovoltaic cells have been installed at the Visitor's Centre at the Ku-ring-gai Wildflower Garden that will meet around 30 per cent of the energy needs for this building and a water harvesting scheme at Barra Brui was constructed that should in the near future meet most of the sites irrigation needs through collected stormwater.



*KPI – Report on Water Smart challenge community involvement program and “Every Drop Counts” program.*

Our community based programs on water and energy have been built around the Water Smart Challenge and through the Water Smart Garden and Sustainability Demonstration Home at the corner of Gilroy and Eastern Roads, Turrumurra. The Water Smart Garden completed in 2004/05 has provided a demonstration of water saving initiatives focused on garden irrigation and horticulture. In February 2006 the location site was used to showcase a range of water and energy saving initiatives as part of a sustainability open day part funded by the NSW Environmental Trust. In particular the existing community building was retrofitted with a range of technologies including a solar powered hot water system, energy efficient lighting, solar films for windows, energy monitoring devices and Rainsaver storage guttering that captures and recycles rainwater for flushing toilets. The open day also saw the first electronic waste collection for Ku-ring-gai collecting over 3.7 tonnes. Details of the technologies and methods are found on Council’s web site.

Council also received a grant from the NSW Environmental Trust, in partnership with Manly, Mosman and Hornsby Shire Councils, to undertake energy efficiency audits of a primary and secondary school within each Council area. This project has commenced with two schools in the Ku-ring-gai LGA participating in this scheme.

A major project initiated last year at Gordon Golf Course was an investigation into sustainability options for water for the facility. This project has since progressed and has received over \$830,000 in funding from the Department of Energy, Utilities and Sustainability under the NSW Government Water Saving program. As part of the project, a detailed feasibility report was completed in April 2006 and in partnership with Killara Golf Club detailed planning and a procurement strategy has commenced for the combined stormwater harvesting and sewer mining project. Once completed it is estimated that the project will meet around 98 per cent of the irrigation and other non-potable water uses for the courses and Gordon Golf club.

In March 2006, Council became a joint beneficiary of a \$4.2 million grant offer under the NSW Energy Savings Fund to the 29 Councils in the street lighting improvement program to install energy saving street lighting. The grant involves the replacement of some 42,000 street lights on main roads and residential roads with more energy efficient models by June 2009. It is expected to be a highly visible example of energy efficiency in action in suburbs across metropolitan Sydney, the Central Coast and the Hunter. The grant is structured to address Council capital constraints and Energy Australia’s risks in adopting new technology. Under the grant, Council savings from the introduction of more energy efficient technology in the first three years must be used to co-fund further replacements over that period. Importantly, Council’s should be cash-flow positive in all years, with more substantial annual total cost savings beginning in 2009 once all replacements are completed. In effect this will replace the current white street lights (mercury vapour) with to more energy efficiently yellow lights (high pressure sodium) ones. The new high pressure sodium lights will deliver slightly more light while simultaneously reducing energy consumption and greenhouse emissions by about 36%. The new lights should also result in at least 20% fewer outages and roughly a 50% drop in light pollution to the night sky.

## **Environmental care and education programs**

*KPI – Continue to communicate quarterly on Open Space programs and plans; Continue to increase participation in Council's environmentally based community programs; Establish resident usage of bushland areas, including participation in bushland education programs.*

Ku-ring-gai Council runs a number of environmental programs in collaboration with the community to improve the environment of the Local Government Area (LGA). The Bushcare Program began in the early 1990's and has proven very successful in engaging the community and achieving excellent environmental outcomes. Based on this success, it was decided to commence a number of similar programs in 2005 to target other areas including parks, streets and private lands. These new programs are designed around the Bushcare model, where the community works in partnership with Council. The following summaries provide details of the annual progress made in each program during 05/06.

Council electronically distributes a quarterly newsletter called "Out in the Open" which is dedicated to Open Space activities in Ku-ring-gai, including information about sport, parks, recreation and bushland facilities and activities. Council also recognises the importance of partnerships and successful partnerships rely on commitment of both parties for an improved outcome. Sporting clubs may be interested in getting involved with small projects as it gives them greater ownership of their venue as well as provides an opportunity to improve the venue. 2 successful projects that have been undertaken over the last 12 months include re-turfing worn areas at both Hassell Park and Norman Griffiths Oval. In both cases, the clubs donated resources to provide assistance to Council in the form of machinery hire, labour assistance, watering and funding for materials. This support significantly reduced Council's cost and allowed for a greater amount of work to be completed, resulting in improved facilities as apposed to simply maintenance of existing facilities.

### ***Bushcare***

14 new Bushcare groups were formed bring the total number of groups to 79. Bushcare also develop and distribute a quarterly Bushcare Community Volunteer Newsletter which is sent out to volunteers on Council's database. Bushcare News updates the community volunteers on the programs/ courses Council are running as well as general information.

Volunteer hours for the July 05 to April 06 period totalled 10,500. This will increase volunteer hours worked by 10% due to the inclusion of Streetcare, Backyard Bushcare and Parkcare hours.

### ***Streetcare***

9 new groups were formed. The new streets are:

1. Wallalong Crescent
2. Marshall Avenue
3. Clifford Road,
4. Minnamurra Parade
5. Melaleuca Road
6. Provincial Road
7. Larkin Street
8. Narelle Avenue and
9. The Broadway

### ***Parkcare***

2 groups were formed which at Loyal Henry Park and Swain Gardens.

### ***Backyard Bushcare***

This program is essentially Bushcare on private property and assists residents to protect remnant vegetation and to create and enhance green corridors. The Program began with 6 clients visited as of 15/5/06.

### ***Backyard Buddies***

Backyard Buddies is Australia's first urban wildlife translocation program. This program commenced with NSW National Parks and Wildlife and has been adopted and grown within Ku-ring-gai over the past 12 months. It is very popular with the community and now has over 170 residents on its database who have received or are waiting for wildlife for their backyard. The program has also expanded to involve local schools.

There are three major components of Backyard buddies:

1. A captive breeding and release program of Bluetongue Lizards.
2. The distribution of local native fish for backyard ponds and school aquariums.
3. The placement of sting-less native bee hives in residents gardens and participating school properties.

In 2005-2006, 13 Bluetongues were released, 27 ponds received native fish and 20 Trigona bee hives were distributed. As well, 5 schools or daycare centres were visited with 162 children being introduced to Backyard Buddies.

## **Encroachments, noxious weeds and dumping**

Following the approval of the Environmental Levy, Council has been able to employ two Community Environment Officers to help mediate issues at the resident/ bushland interface by providing a link between Council and the wider Community. The officers commenced in February 2006 with activities initially focusing in North Wahroonga to ensure residents retain all structures and garden landscapes within their property boundaries. This will assist the creation of a new fire protection break and the extension to Kokoda Memorial Walking Trail.

Other issues relating to noxious weeds and refuse dumping in bushland are also being addressed to prevent the degradation of natural areas. A variety of community education materials are being developed to assist Council in conveying the importance of protecting local bushland including an information postcard that will be sent to all residents surrounding bush regeneration sites and other locations where Environmental Levy activities are being undertaken.

## **The Ku-ring-gai Wildflower Garden**

*KPI – Identify opportunities, particularly for seniors, to promote recreational use of bushland areas including Ku-ring-gai Wildflower garden.*

The Ku-ring-gai Wildflower Garden is a bushland reserve set on 124 hectares. Within the Garden is a Council operated Bushland Education Centre that is the focus of a range of environmental education programs.

During the 2005/06, year the Bushland Education Centre had over 200 activities with close to 5000 people participating in our programs (participation figures based on July 2005 to April 2006).

**Make Connections** – this school excursion program is based on urban bushland themes to compliment the Department of Education curriculum. Students directly experience the natural world with hands-on activities. The emphasis is on discovery, active learning and fun. 26 schools with 1162 students have participated this year.

**People in Parks** – a school holiday program that is offered throughout the year. The activities are designed to reconnect children and their parents with the natural world and encourage a love of nature. There have been forty-seven activities with 1156 participants.

**Nature for the very young** – a pre-school program designed to introduce toddlers, pre-schoolers and their carers to the natural world in a tactile, hands-on manner with stroller friendly bush walks, activities and stories. Thirteen activities with 310 participants have attended this year.

**Bush Birthday Parties** – offering children age 4 – 12 years a birthday program that is educational, fun and a positive experience with the natural world. There has been 119 birthdays with 1725 participants this year.

**Habitat Ku-ring-gai** – senior's bushwalks within the Garden. The program includes a gentle walk and talk on native plants and animals and morning or afternoon tea. Four events were held with seventy participants taking part.

**Secret Spots of Ku-ring-gai** – this is a guided walking program started in December 2005 that ‘discovers’ 10 bushland sites across the LGA. So far there have been over 100 participants in 5 walks.

### **Environmental Levy**

*KPI – Annual report prepared on implementation of projects funded by the environmental levy.*

The Environmental Levy commenced on 1 July 2005 on approval by the Minister for Local Government to Council’s application for a special rate variation. The first year of the levy will raise \$1.76 million rising to \$2.2 million by 2011/12.

Ten program areas have been set up to facilitate this expenditure:

1. Water sensitive urban design
2. Sustainable town centre design
3. Biodiversity
4. Water and Catchments
5. Community partnerships
6. Recreation
7. Fire management
8. Regulation and enforcement
9. Monitoring and evaluation
10. Communication.

Details on specific projects for the 2005/06 year have been provided to Councillor’s at a briefing on 17 May 2006 and will be subject to a further update at the end of June 2006.

## **Attachment 1: The Value of Terrestrial Macro-invertebrates as Surrogates for Biodiversity**

The use of a single group of organisms to indicate the condition or biodiversity of an ecosystem is a widely used practice in ecology (see Noss, 1990). This is because the complex structures and relationships that underpin the functioning of ecosystems cannot realistically be measured in their entirety. Selection of which 'bio-indicator' to use can be a difficult task as different groups of organisms differ in their effectiveness at reflecting ecological change. Appropriate selection of a bio-indicator should also reflect the type of question that is to be answered (Noss, 1990). For example, larger scale environmental impacts may be better detected by organisms with large home ranges, such as mammals.

One group of organisms that are increasingly being used in environmental monitoring are terrestrial invertebrates. Their successful use in this role is due to a number of reasons:

- They are highly abundant and very diverse even within a small area (Rosenberg et al., 1986; Pik et al., 2002), resulting in precise measures of biodiversity.
- They respond rapidly to environmental perturbation and are sensitive to small scale changes (Rosenberg et al., 1986; Pik et al., 2002)
- They are easily sampled; and
- They form an integral part of natural ecosystem functioning, providing foundational services such as nutrient cycling and supporting complex food webs (Greenslade & Greenslade, 1984; Rosenberg et al., 1986).

The use of terrestrial invertebrates as indicators of biodiversity will be especially valuable in Ku-ring-gai. Firstly, new macroinvertebrate data can be used in conjunction with existing fauna and vegetation data to give an expanded picture of the state of biodiversity within Ku-ring-gai's bushland. Secondly, results obtained from studies using invertebrates will provide meaningful data at the appropriate scale. Many of the questions about urban impacts and bushland management in Ku-ring-gai relate to the numerous small bushland reserves. Small ecological differences between habitat patches at these sites can be detected through macroinvertebrate sampling, whereas this would not be possible through the use of other indicators such as vertebrates. Thirdly, terrestrial macroinvertebrates are easily sampled, making powerful, strategically designed scientific studies easy to execute. Fourthly, their high abundance and diversity makes it possible to undertake analysis to the required level of complexity needed to answer a specific question. For example, detailed studies using ants have been effectively used to detect and describe ecological change (Andersen, 1990). However, detailed analysis of samples to species level is not always required for many important questions to be answered (Oliver & Beattie, 1993).

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## **Attachment 2: Summary Actions**

### **Summary of Vegetation Condition for All Catchments from 1997 to 2003**

The three graphs in Figure 1 below show a comparison of total vegetation condition (weed mapping) over all three catchments. The area and change in vegetation (weed) classes is shown in hectares. Figures 2 and 3 show percentage change in weed class 4 from 1997 to 2003 for both the total area of all catchments and the sum of each catchment respectively. Mapping at this scale is a coarse measure of change over time due to bush regeneration works. The inconsistencies between mapping years due to observer interpretation are smoothed out at such a large area scale (1,100 ha).

The level of accuracy between mapping years and sites depends upon consistency between mapping periods which is affected by individual observer interpretation of the weed mapping guidelines. Other factors that affect accuracy include availability of reliable reference points, changes in visibility (plant growth), bushfire, and clearing by residents.

There is a general trend towards less hectares of degraded bushland (Classes 4 and 3) over time (see figures 2 and 3). A decrease in class 4 or 3 will result in an increase in the area of class 2 or 1. That is a decrease in highly degraded areas results in an increase in area of less degraded vegetation classes.

The graph in Figure 4 graph shows a comparison of only bush regeneration sites worked in the Middle Harbour Catchment between 2002/03 and 2003/04 financial years. Mapping at this scale, rather than at the whole catchment, can show a finer level of detail and change over time due to bush regeneration works.

The level of accuracy between depends upon consistency between mapping periods which is affected by individual observer interpretation of the weed mapping guidelines. Other factors that affect accuracy include availability of reliable reference points, changes in visibility (plant growth), bushfire, and clearing by residents.

Note. This graph is based data collected from recent trials based on more thorough mapping of regeneration sites only. The data is preliminary at this stage as the methodology has not been finalised into a form that will give more consistent results. However, it could offer a higher potential for much more accurate and meaningful data collection.

As part of the 2006/2007 work program existing data and collection protocols will be reviewed. The aim of this process will be to help ensure consistency of data collection to reduce differences and errors between sampling years, sampling sites, and staff.



Figure 1 graphs of the total vegetation condition (weed densities) for all three catchments

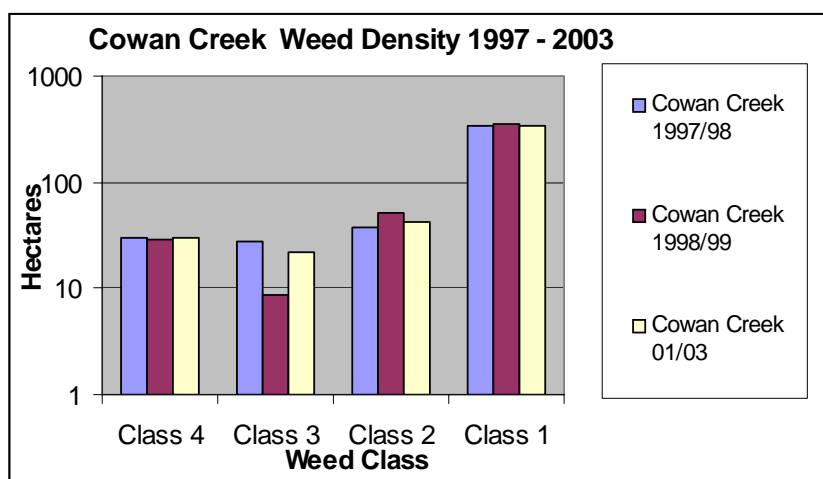
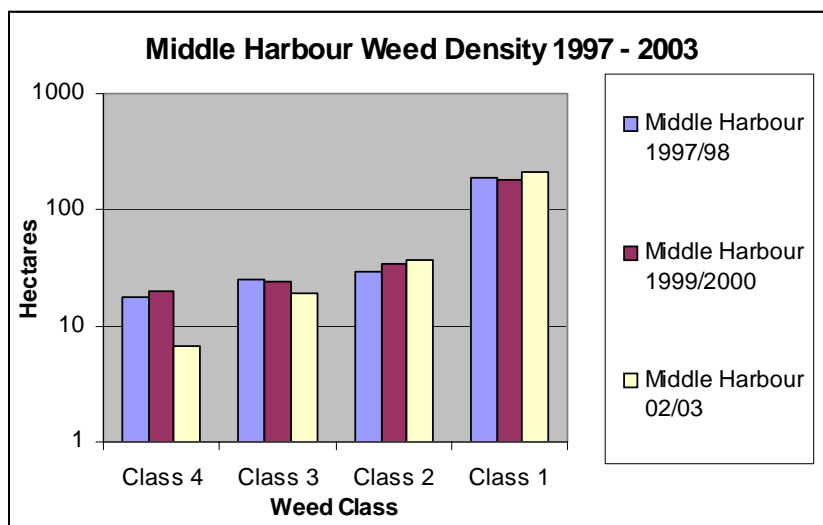
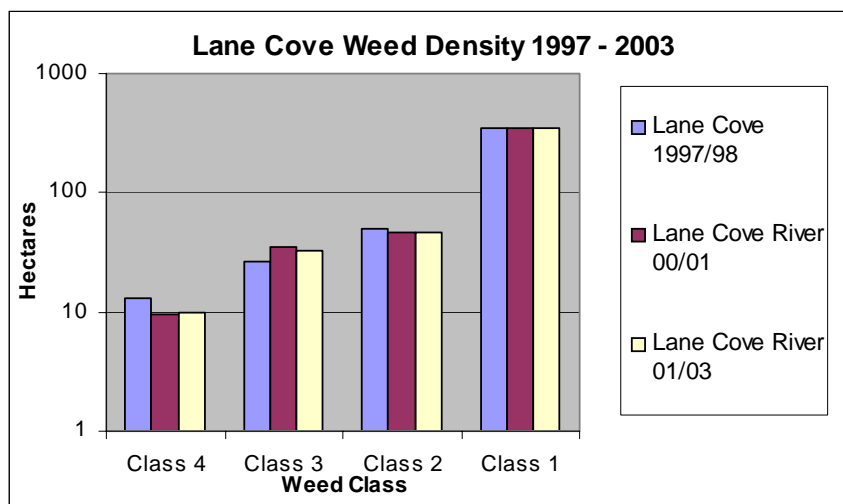


Figure 2 graph of change in percentage of weed class 4 for the sum of all for all three catchments

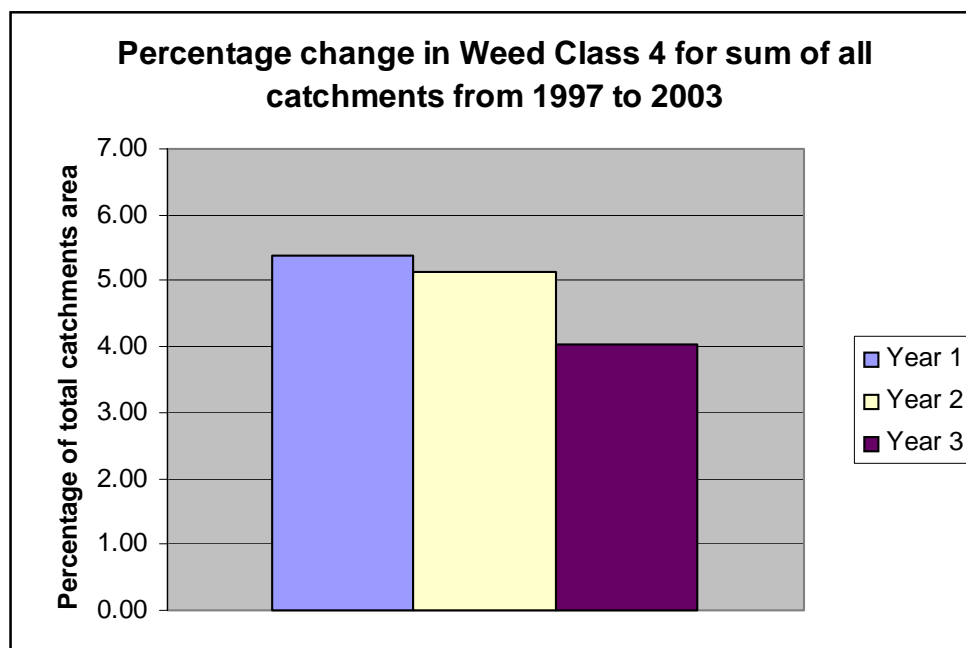


Figure 3 graph of change in percentage of weed class 4 for the sum of each for catchments

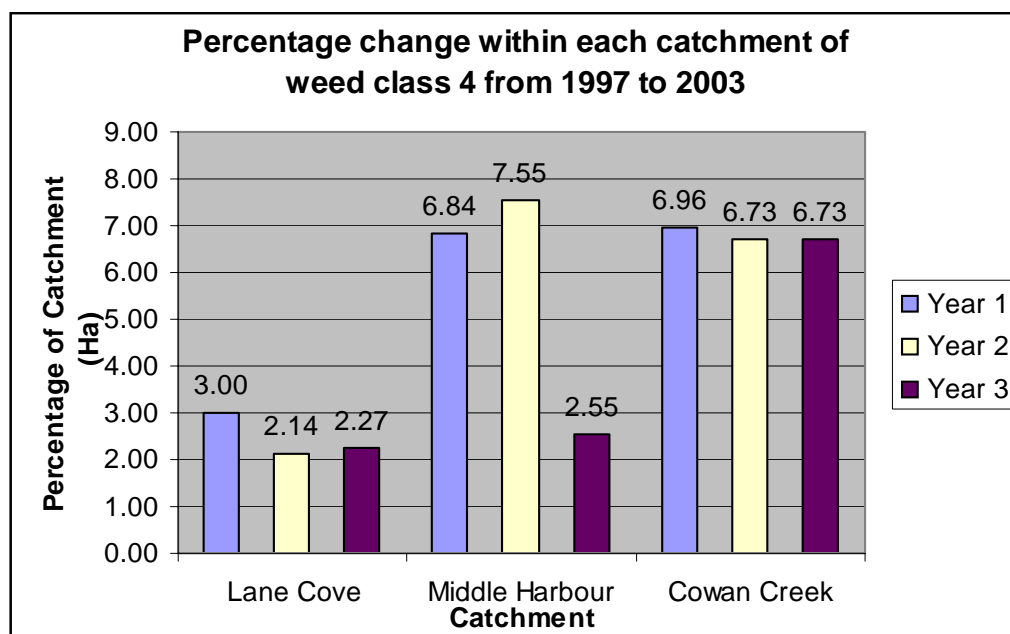
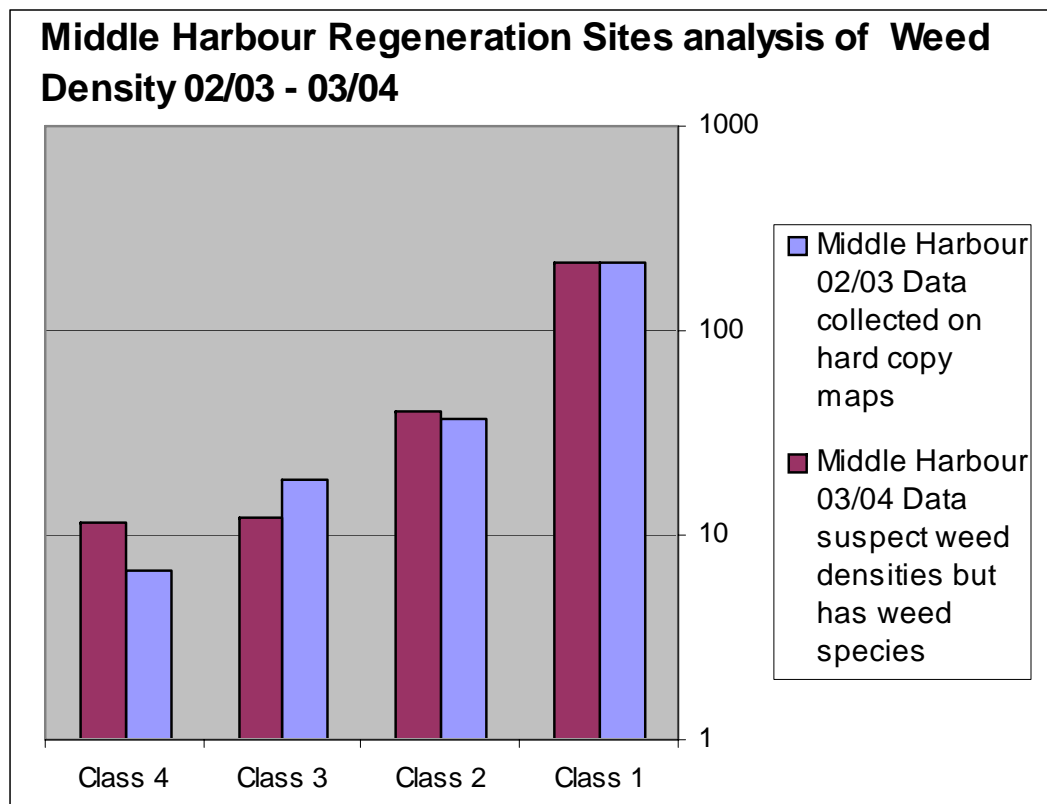


Figure 4 Graph of detailed site analysis for regeneration sites only in Middle Harbour for two years.

Note. This graph is based data collected from recent trials based on more thorough mapping of regeneration sites only. The data is preliminary at this stage as the methodology has not been finalised into a form that will give more consistent results. However, it could offer a higher potential for much more accurate and meaningful data collection.



Note this data covers seven years however data is collected one catch per year. IE A catchment is mapped every third year.

<b>Vegetation Condition Data – Totals for All Catchments</b>										
<b>Weed Density Class</b>	<b>Lane Cove 1997/98</b>	<b>Lane Cove River 00/01</b>	<b>Lane Cove River 01/03</b>	<b>Weed Density Class</b>	<b>Middle Harbour 1997/98</b>	<b>Middle Harbour 1999/2000</b>	<b>Middle Harbour 02/03</b>	<b>Cowan Creek 1997/98</b>	<b>Cowan Creek 1998/99</b>	<b>Cowan Creek 01/03</b>
Class 4	13.28	9.4706	10.05	Class 4	17.98	19.86	6.6957	30.2	29.2	29.79
Class 3	26.22	34.7793	33.17	Class 3	25.51	24.57	18.9084	27.28	8.56	21.58
Class 2	49.61	46.1438	47.34	Class 2	29.25	34.78	37.1252	37.43	51.79	41.47
Class 1	352.69	352.69	352.81	Class 1	189.3	183.98	215.51	339.36	349.61	342.59

<b>Table of percentage Change in weed class 4</b>	<b>Sum Weed Class 4 Year 1</b>	<b>Sum Weed Class 4 Year 2</b>	<b>Sum Weed Class 4 Year 3</b>	<b>Total Catchment area Ha</b>
Lane Cove	13.28	9.4706	10.05	443
Middle Harbour	17.98	19.86	6.6957	263
Cowan Creek	30.2	29.2	29.2	434
Totals (Ha)	61.46	58.5306	45.9457	1140
Percentage of All Catchments	5.39%	5.13%	4.03%	
<b>Percentage of Catchment %</b>				
Lane Cove	3.00	2.14	2.27	
Middle Harbour	6.84	7.55	2.55	
Cowan Creek	6.96	6.73	6.73	

<b>Weed Density Class</b>	<b>Middle Harbour 02/03 Ha Regeneration sites only</b> Data collected on hard copy maps	<b>Middle Harbour 03/04 Ha Regeneration sites only</b> Data not finalised
Class 1	215.5107	214.494
Class 2	37.1252	39.902
Class 3	18.9084	12.224
Class 4	6.6957	11.62

### **Attachment 3: Ku-ring-gai Council Recreational Survey 2006**

#### ***Introduction***

The Ku-ring-gai Local Government Area is home to over 1100ha of remnant Bushlands. Maintaining this land is a priority for Ku-ring-gai Council and draws on a number of diverse projects to achieve this goal. These projects range from bush regeneration to town planning, aiming to use a holistic approach in structuring their management strategies. Community involvement has been identified as an important part of the decision making process when attempting to design new management strategies or areas that demand focus. Community surveys are an important feedback tool for Council to see if these projects have made an impression in the community's eyes.

This survey has been designed to continue Council's liaison with the community by asking residents to express their views, ideas and use of the local bushland areas by identifying both positive and negative changes in bushland management. This in turn will assist Council to develop an understanding of the community's expectations of the environment and particularly the bushland in order to help prioritise Council programs. The results from this survey have also been compared to previous surveys in order to identify change in the views and opinions of local residence in the management towards bushland areas and how Council has adapted its approach to bushland management.

The introduction of the Environmental Levy has provided funds for a range of projects to rehabilitate and manage the use of bushland areas. A number of projects have already commenced and have been designed to cover a diverse range of areas to be implemented in key locations within the Ku-ring-gai Local Government Area.

#### ***Research methodology***

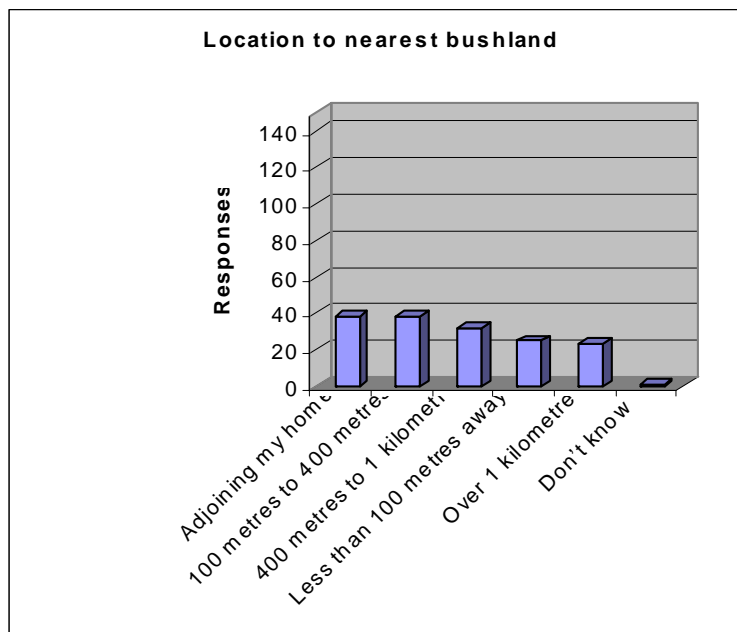
The survey was conducted on two fronts, the first was an ongoing online survey, and the second was a hard copy passed out at community events (refer to appendix 1). 161 people participated in this survey answering the same 22 questions aimed at providing information on demographics, use of bushland, views towards management and perceived changes in management strategies.

The online survey was statistically analysed with the aid of "survey monkey" software. The statistics from the hard copies were analysed using "Microsoft Excel" and combined with the online data to examine trends and correlations within the data.

## Results and discussion

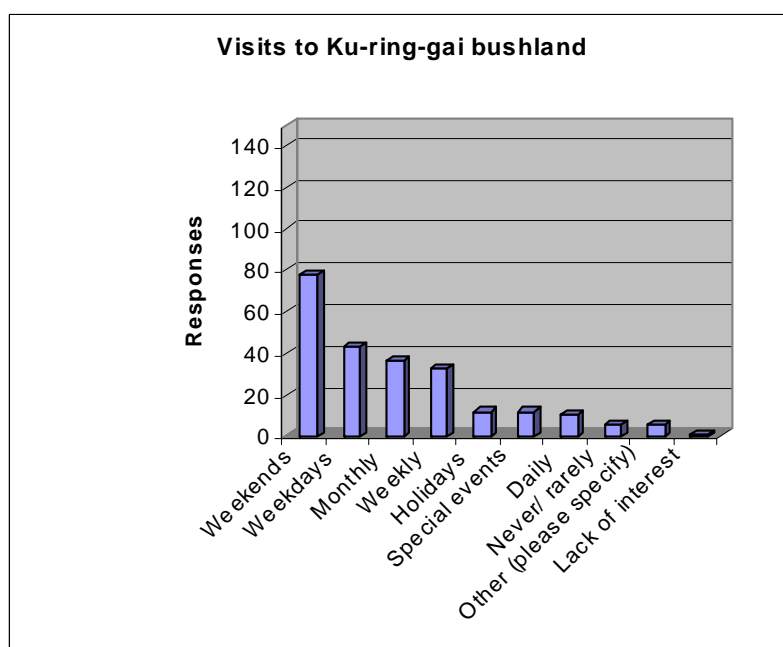
The following is a summary of responses to each of the questions asked in the survey.

Q. 1 Approximately how close to your residence is your nearest bushland reserve?



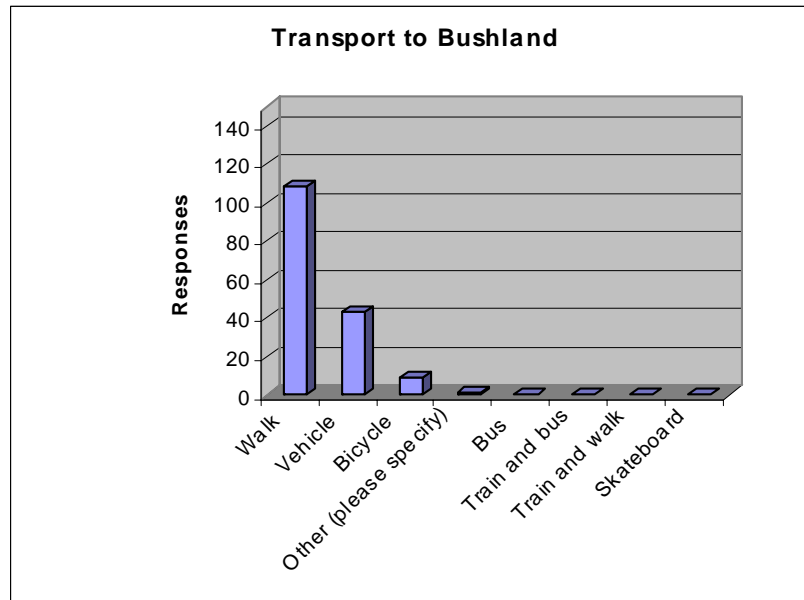
It was found that from the 161 that completed the survey 24.2% lived either adjoining or adjacent to bushland areas, 84.7% lived within 1km of bushland and 14.6% who lived further than 1km from Ku-ring-gai bushland.

Q.2 When and how often do you visit bushland in the Ku-ring-gai local government area?



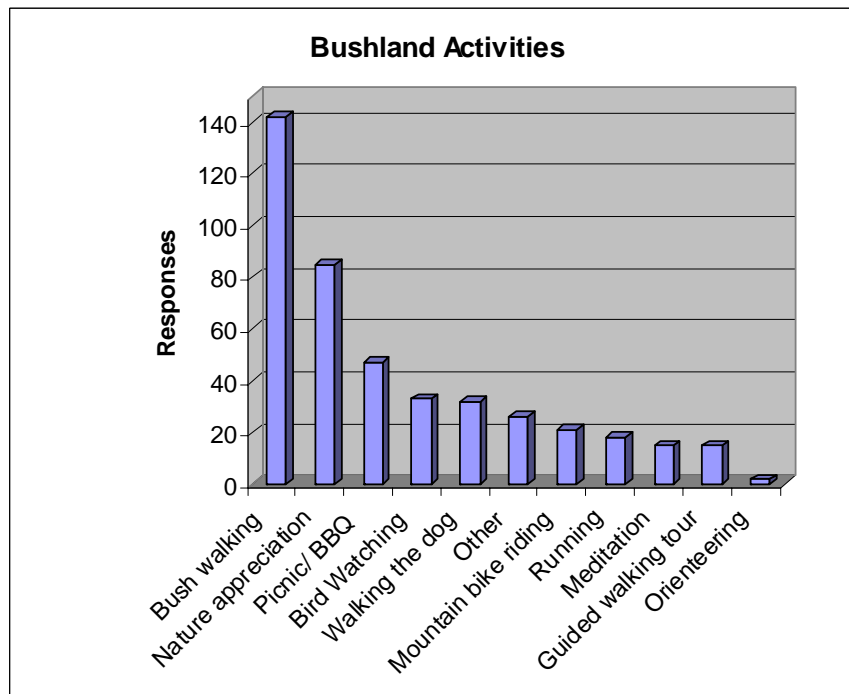
There are a significant number of respondents that visit the bushland areas on the weekend (32.6%) compared to the weekday (18%). Respondents are more likely to visit bushland areas either weekly (13.8%) or monthly (15.4%) as oppose to on a daily basis (4.6%).

Q.3 What is the main method of transport to your nearest bush area?



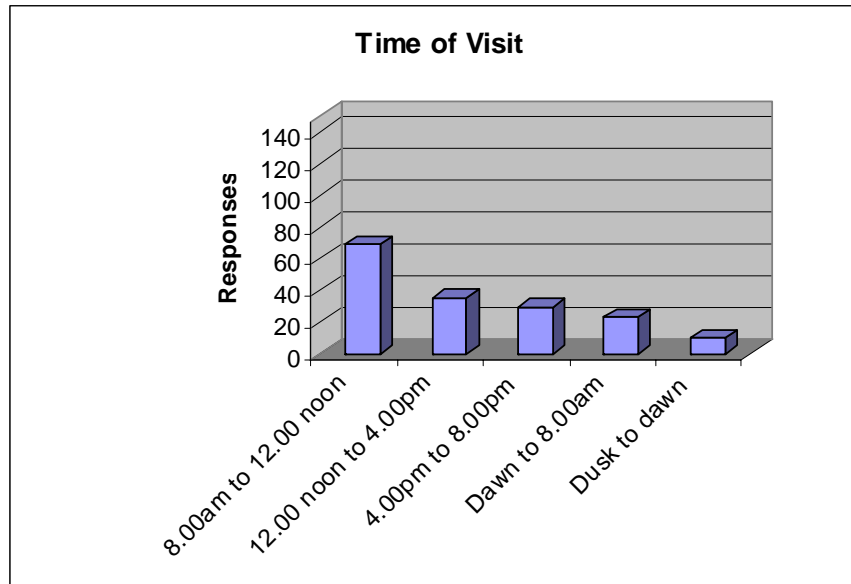
A significant number of responses identified walking (67.3%) as the main method of transport to bushland areas; vehicle (26.4%) was the second highest. It is noticeable that public transport was not identified as a means of travel by any of the respondents.

Q.4 What activities do you undertake in the local bushland?



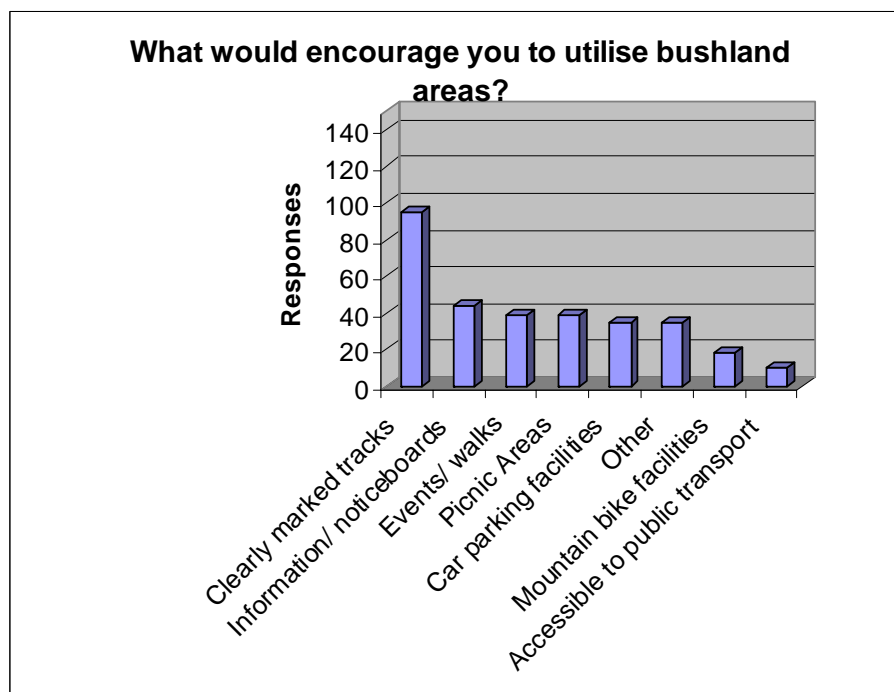
Bush walking (32.6%) was identified as the most significant activity undertaken in bushland areas; nature appreciation (19.5%) was identified as the next highest. There was an even distribution between the other responses.

Q. 5 At what times do you most frequently visit bushland areas?



Respondents significantly identified that they would visit the bushland between 8am and 12noon (41.7%). It was also noticeable that respondents were less likely to attend during the dawn-dusk time period.

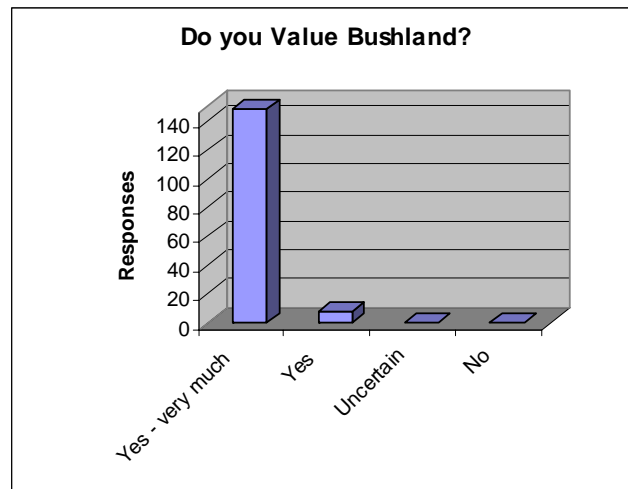
Q. 6 What would encourage you to use bushland areas?



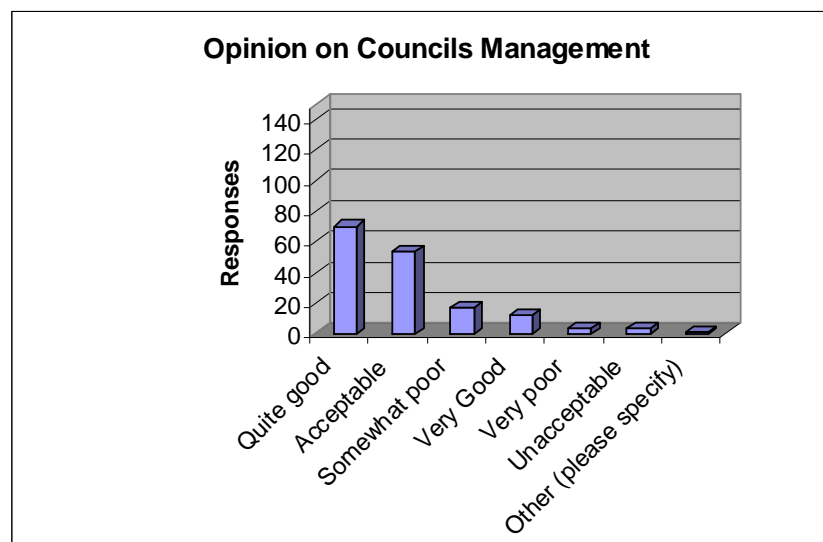


Respondents significantly identified that clearly marked signs (30.2%) would encourage more use of bushland areas. It was noticeable that access to public transport was not identified as a priority to many respondents, though this is not surprising as there were no responses to using public transport to travel to bushland areas.

Q. 7 Do you value bushland in the Ku-ring-gai local government area?

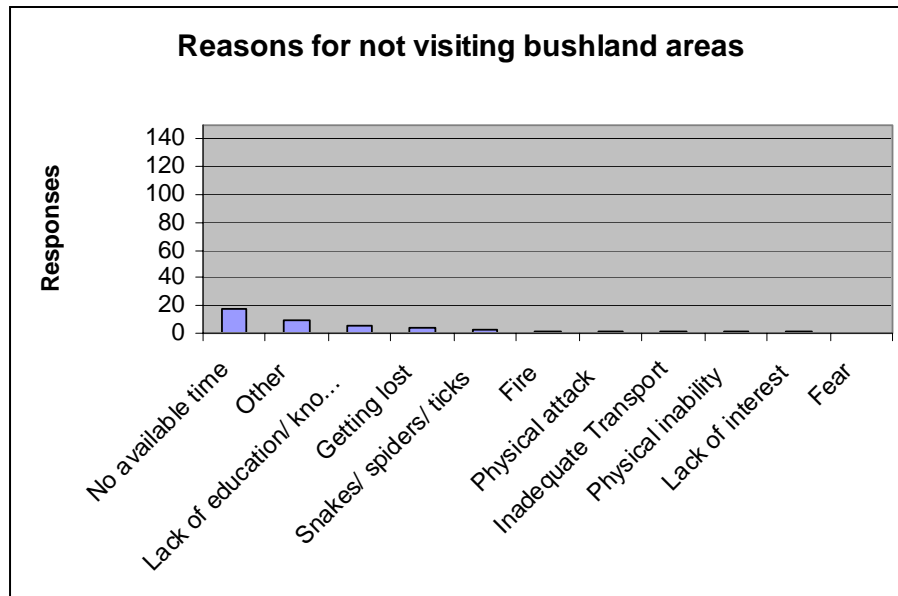


Q. 8 Which of the following best described how Ku-ring-gai Council is managing its bushland areas?



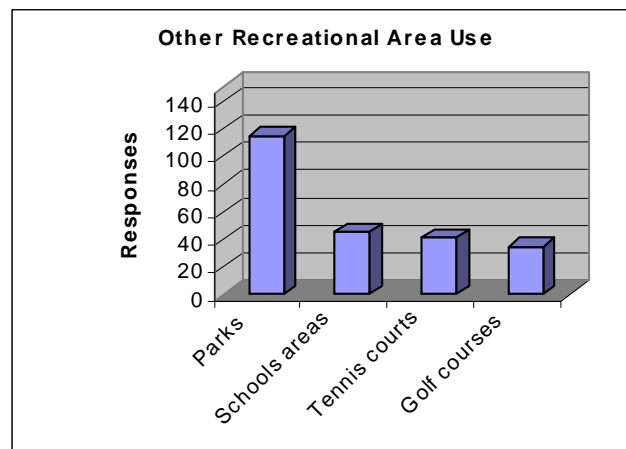
A significant number of respondents agreed that Council is doing an acceptable or better job in managing the bushland areas around Ku-ring-gai. It is also notable that the lowest response was that of unacceptable.

Q. 9 If you don't visit bushland areas what are the reasons?



There were only 30 responses to this question. Of those who responded 60% identified that a lack of time was the main reason for not visiting bushland areas more often.

Q.10 Do you use other recreational areas in Ku-ring-gai?



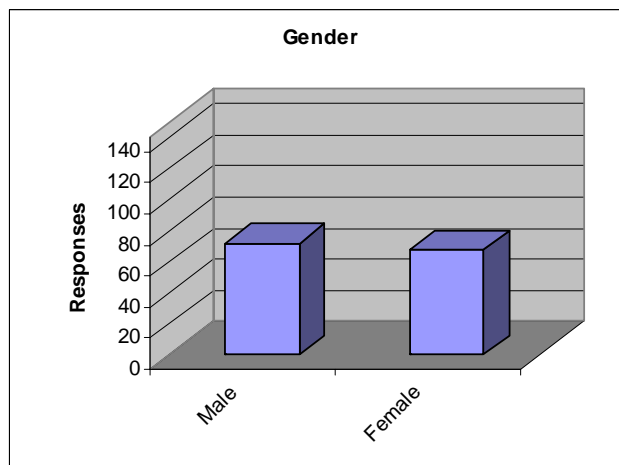
Apart from bushland areas the participants seemed to be active in a number of other recreational activities within the Ku-ring-gai area with parks (48.5%) identified to be the most popular response.

Q. 11 Do you use / are you aware Ku-ring-gai Council...

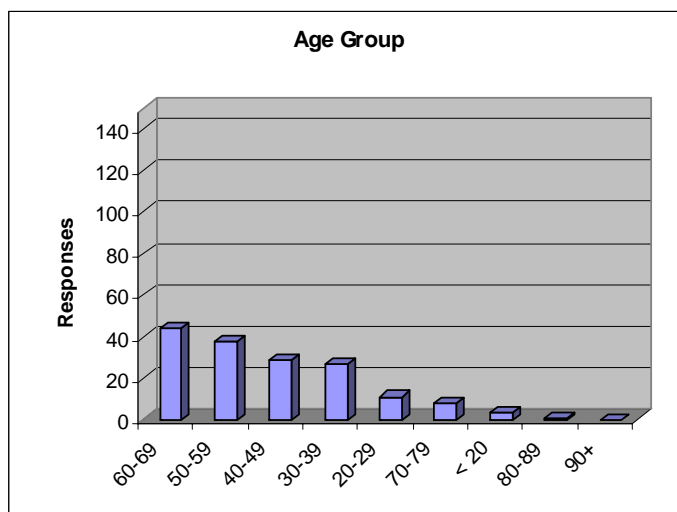
Question	Use very often	Occasionally	Like to be involved	Not aware	Council should inform	No thanks - not interested in this	Response Total
Sells maps for bushland areas	2	32	5	94	35	3	171
Runs guided walks in bushland areas	2	30	16	45	39	24	156
Has a website outlining detailed bushland information (www.kmc.nsw.gov.au)	7	45	7	75	16	3	153
Offers school holiday activities for children	3	31	11	20	18	44	127
Maintains a bushland education centre (Ku-ring-gai Wildflower Garden)	7	86	7	25	13	12	150
Manages the maintenance and regeneration of large amounts of bushland	18	46	11	24	35	7	141

The tables above identify the knowledge of the respondents to the activities the Council operates. This can give the Council an idea on what activities are being well promoted to the public, and what might need to be advertised. It is noted that 94 of the respondents were unaware that Council sells maps of bushland areas. This response is significantly higher than any other for this question, indicating that there is a poor understanding of this activity for the public. The response to the bushland education is at the other end of the scale, indicating that a significant number of the responses knew and used the Ku-ring-gai Wildflower Garden.

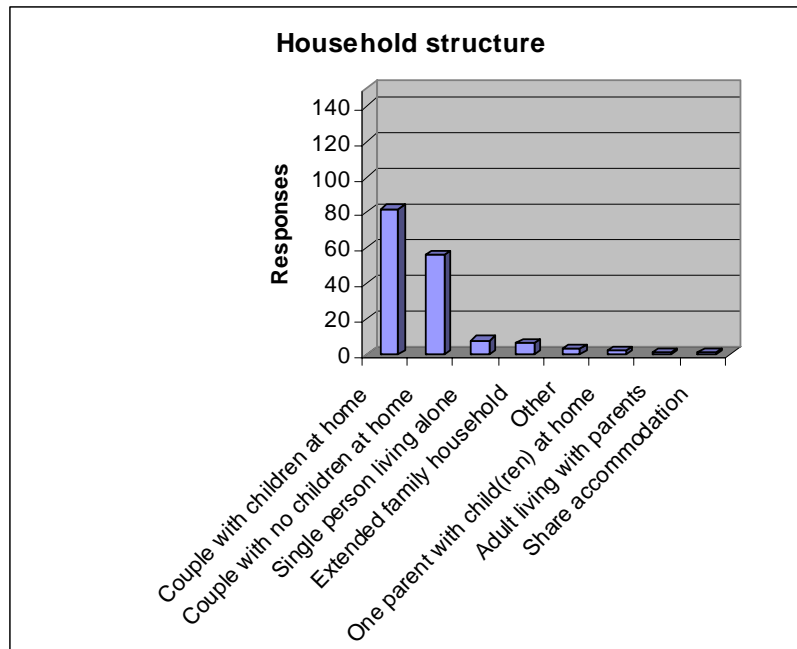
## Demographics



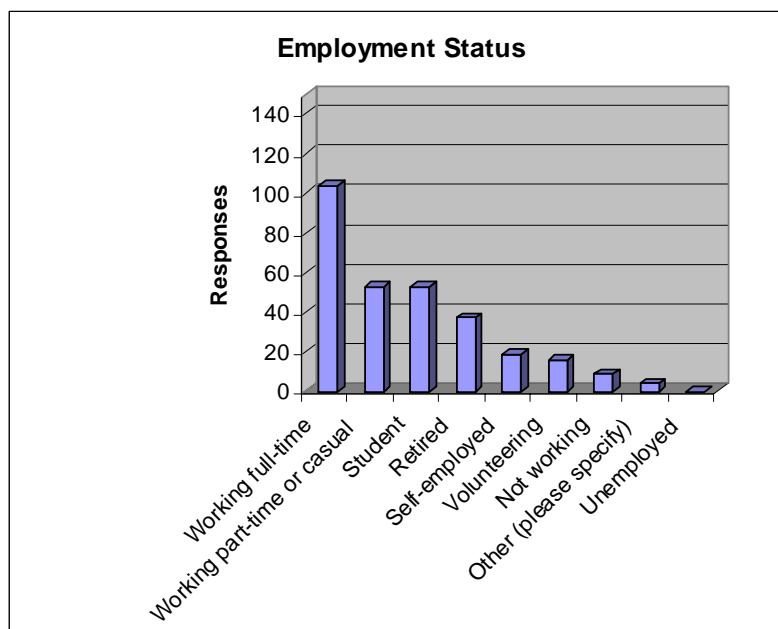
Of the 140 responses to this question, 51.5% were identified as male and 48.5% as female.



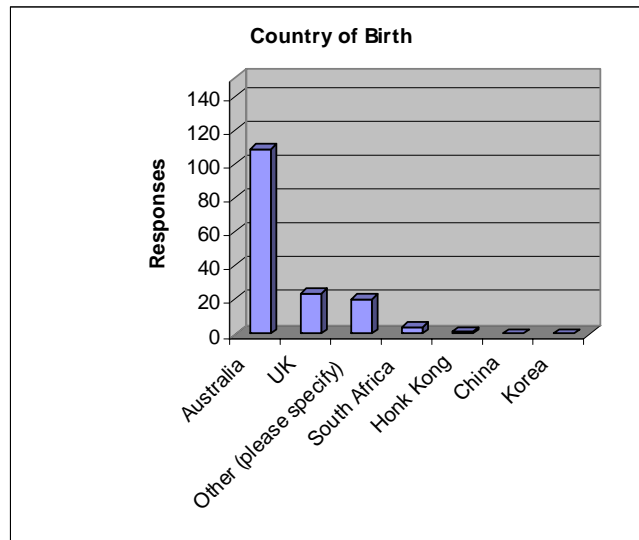
A notable number of people responding indicated they were in the 30-70 year group; the largest response came from those in the 60-69 year group (27.3%). Comparatively few respondents were identified in the <30 and >70 year groups.



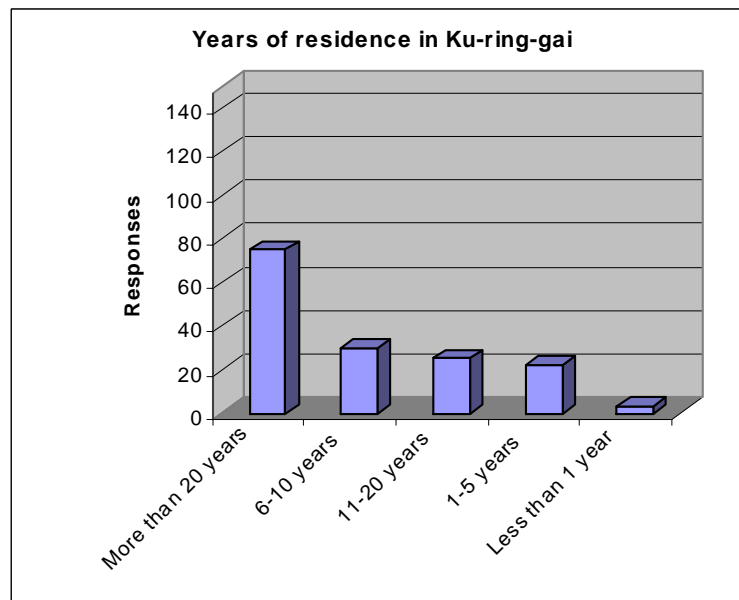
There were large numbers of couples with (51.6%) and without children (35.2%) responding to the survey. This identifies a large number of families in the area, as well as older couples living in an empty nest situation. This is backed up by the number of >60 years of age responses.



There are a notably high number of full time workers (35.3%) responding to the survey. It is also noticeable that there are a significant number of those involved in some type of employment or in retirement. It is interesting to note that there are few who were identified as not working (3%) and none as unemployed.

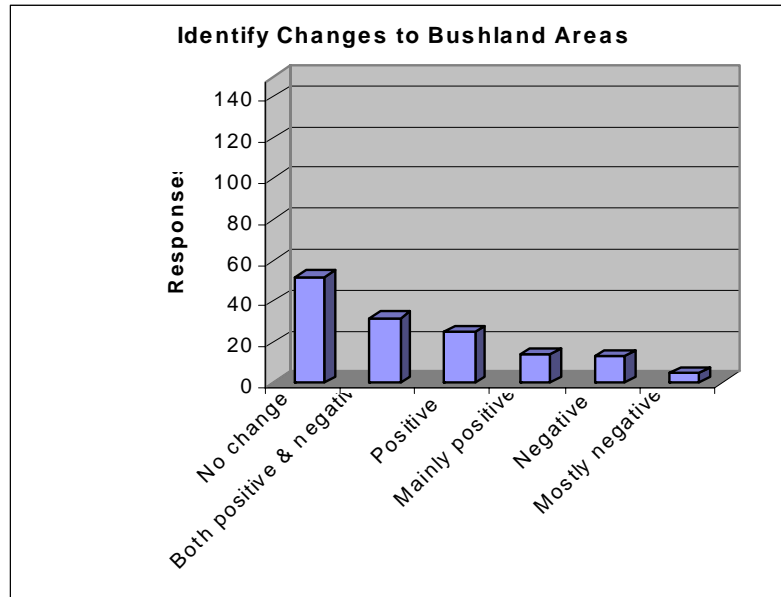


There are a significant number of respondents that identified Australia as their country of birth (69%). This indicates that the population who visit bushland is not ethnically diverse).



There was a noticeable number of respondents that identified they had lived in the area for more than 20 years (48.4%). It was also noticeable that there were a significantly low number of respondents who had lived in the area for less than 1 year (2%).

Respondents were asked an open question to whether they had noticed any positive or negative changes to the bushland in Ku-ring-gai area.



A significant number of surveys did not have an answer specified for this question (48). It is notable that the highest response group identified neither positive or negative (36.9%) changes in bushland since living in the Ku-ring-gai area.

## **Qualitative Responses to Change**

### ***Positives***

The improvement in Bushcare was listed by a significant number of the respondents, acknowledging the Bushcare program and the increased interest by Council in developing and implementing management initiatives. A decrease in rubbish being dumped was strongly associated with the management comments with the respondents appreciating the efforts by Council. A notable number of respondents identified that the management initiatives correlated with an increased in community liaison over the last 5 years.

### ***Negative***

There were a number of negative comments that identified increase in impervious surfaces, and the subsequent issues relating to stormwater overflow and loss. A notable number of respondents attributed this problem to continued development within the area which resulted in waterways becoming congested with weeds. The poor attitude and ignorance of residence was identified by some respondents as a significant problem adding to the issue.

### ***Management implications***

The analysis of the quantitative and qualitative responses has identified a number of areas that can assist Council in developing new management strategies.

Clearer walking track signs were identified by the respondents as being the most significant change that would encourage further use of bushland areas. This project has been identified by Council and is in the process of development.

A lack of public transport access was identified as an area of concern, and was backed up by receiving no respondents identifying public transport as a means of accessing the bushland areas. Council may have to assess the public transport routes currently running near bushland areas to see if amendments can be made to include additional stops to cater for bushland users.

Bush regeneration projects were identified as markedly improved over the past 5 years, implying that the Bushcare and other regeneration programs have been successful, and that Council's continuation of these projects would be beneficial.

Areas identified by the respondents for future management projects include that of stormwater harvesting, water re-use, and weed control and community education. A number of projects based on these principle areas have already been implemented by Council, with a number of others to be implemented over the next 5 years. These projects have target key areas with the Ku-ring-gai area in an attempt to continue the work achieved in the bushland management. Some of these projects include;

- Weed removal at Mona St,
- Water harvesting at Swain Gardens,
- Creek restoration at Richmond Park, and
- Recreational improvements at Hammonds Walk.



## **Previous Surveys**

Surveys conducted in 1991 and 1992 draw very similar conclusions in many areas to that of 2006. The demographics indicate that the respondents were mostly aged between 40 and 70, with a significant proportion living with their spouses. It shows that the interests of the local residence have remained similar with a majority identifying that the bushland areas were an important part of their choice for living in the area. Walking was once again the main method of transport to the bushland areas, and bush walking the main activity once arriving.

Noticeable changes between the surveys occurred in the identification of issues. As to be expected urban development was not identified as prominently in the older surveys, but instead replaced with bushfire scare and weed infestation. The use of bushland areas has changed between the surveys, as more recreational activities seemed to have been identified in the older surveys including fishing, picnics and BBQs. It seems that the changes have been mostly socially related, as there is consistency in the views and values of the local residents towards the local bushland.

## ***Discussion***

The survey reveals that the majority of residents that participate in bushland recreational activities live within 1 km of the bushland interface. The majority visit on weekends and the frequency of visits is most likely to be weekly to monthly. The most popular reason for visiting the bushland is walking (68%) and nature appreciation (53%). Sixty eight percent of respondents walk to their local bushland reserve with only twenty seven percent travelling by car. These responses suggest that the average bushland user is a resident of the Ku-ring-gai local government area whose preferred recreational activity is bushwalking on weekends and that vehicle access to these locations is not a high priority.

Encouraging further use of the bushland reserves is a double edged issue; increased patronage can mean increased environmental impact and escalating maintenance costs. This may be considered worthwhile because of the range of direct and indirect benefits including awareness raising of bushland value, education around biodiversity conservation and promotion of healthy lifestyle choices. The results suggest there is a wide range of passive and active uses of these bushland reserves. Fifty nine percent of respondents claimed more clearly marked walking trails would encourage further use and further information on the bushland would value add to the experience. Guided walks and events would encourage use and to a lesser extent providing car parking facilities. This is an interesting anomaly in the data given the majority of users live nearby and walk to the bushland area. Potentially further car parking could open up the use of the bushland areas to wider non Ku-ring-gai based audience. This then could raise issues of residents subsidising maintenance costs for non Ku-ring-gai resident's recreational participation.

The survey respondents almost universally agreed that bushland areas are highly valued community assets (90%) and this co-hort is likely to also use Council parks and other outdoor recreational facilities such as golf courses and tennis courts. These respondents were asked whether they were aware that various Council services exist in relation to bushland. The results suggest the demand for these services is occasional with the Ku-ring-gai Wildflower Garden education centre the most likely

service to be used followed by bush regeneration / Bushcare participation and school holiday activities provided by Council. A lack of awareness and need for information regarding maps, school holiday activity opportunities and availability of relevant information on the Council web site were evident.

The demographic of the respondents suggested respondents were likely to be male (51.5%), middle aged (30-70yrs) living as a couple with children (52%). Typically they are long term residents (>20yrs), Australian born (68%) in full time employment (65%).

The Environmental Levy has provided funds for many of these projects currently being conducted by Council to rehabilitate and manage the local environment. This Levy will continue to provide funding for projects by Council which reflect areas of concern that are identified by the local residence through these surveys and community consultations.

## **Appendix 1: Ku-ring-gai Recreational Survey 2006**

Q.1 Approximately how close to your residence is your nearest urban bushland reserve in the Ku-ring-gai area?

Adjoining or adjacent

Less than 100m

100-400m

More than 400m - 1km

More than 1km

Don't know

Q.2 When and how often do you visit bushland in the Ku-ring-gai local government area?

Weekdays

Weekends

Daily

Weekly

Monthly

Holidays

Special Events

Never / Rarely

Other,

Why,

Q.3 What is the main method of transport to your nearest bush area?

Walk

Bus

Vehicle

Bicycle

Train and Bus

Train and Walk

Skateboarding

Other

Q.4 What activities/s do you undertake in the local bushland?

Bush walking

Walking the dog (on leash)

Mountain Bike Riding

Picnic / BBQ

Meditation

Running

Nature Appreciation

Orienteering

Education Activity

Bird Watching

Guided / Bush Walking Tour

Bushcare

Photography

Q.5 At what time/s do you most frequently visit bushland areas?

Dawn to 8.00am

8.00am to 12.00 noon

12.00 noon to 4.00pm

4.00pm to 8.00pm

Dusk till Dawn

Q.6 What would encourage you to use bushland areas?

Car parking facilities nearby

Events / guided walks

Close to public transport

Mountain Bike facilities

Picnic Areas

Interpretive signs providing information

Clearly marked tracks (signs)

Other, fewer hacked/slashed fire trails

Q.7 Do you value bushland in the local Ku-ring-gai area?

Yes

No

Q.8 Which of the following best describes how Ku-ring-gai council in managing its bushland areas?

Very well

Quite well

Acceptable

Somewhat poor

Very poor

Unacceptable

Other, don't know

Q.9 If you don't visit bushland areas? What are the reasons?

Getting lost

Fire

Snakes / spiders/ ticks

Physical inability

Lack of knowledge

Transport

Lack of interest

No available time

Other

Fear

Q.10 Do you use other recreational areas in Ku-ring-gai?

Tennis courts

Golf courses

School areas (ovals)

Parks

Q.11 Are you aware that Ku-ring-gai Council...

Maintains a bushland education centre

Manages the maintenance and regeneration of large amounts of bushland

Sells maps for bushland areas

Runs guided walks in bushland areas

Has a website outlining detailed bushland information

Offers school holiday activities for children in bushland areas

Q.12 Which of the following best describes your household?

Single person living alone

Couple with children at home

Couple with no children at home

Adult living with parents

One parent with children at home

Extended family household

Share accommodation with non-family

Other, Child living at home

Q.13 Are you currently?

Working full time

Working Part time

Self employed Not working

Retired

Student

Unemployed

Volunteering

Other

Q.14 What is your country of origin?

Australia

South Africa

UK

USA

Germany

Q.15 What language do you usually speak at home?

English

German

Q.17 You are:

Male

Female

Q.18 What age group are you in?

Less than 10 years

Between 10-19

20-29

30-39

40-49

50-59

60-69

70-79

80-89

90 years or older

Q.19 How long have you lived in the Ku-ring-gai Council area?

Do not live in the area

Less than 1 year

1-5 years

6-10 years

11-20 years

More than 20 years

Q. 20 Since living in the area, have you noticed any positive or negative changes to the bushland in Ku-ring-gai?

Positive

Negative

Q. 21 Are there any bushland areas that you think Ku-ring-gai Council could improve on?

Q.22 Would you like to receive any information on bushland areas?

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## **COUNCIL ADOPTION OF 2006/2007 FEES AND CHARGES - MINOR AMENDMENT REQUIRED**

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### **EXECUTIVE SUMMARY**

**PURPOSE OF REPORT:**

To advise Council of a proposed word change in one of the Golf Course Fees & Charges due to an administrative oversight.

**BACKGROUND:**

On 13 June 2006 Council resolved to adopt the 2006/2007 Management Plan and Fees & Charges. The Fees & Charges were exhibited for a period of 31 days from 28 April 2006 to 29 May 2006.

**COMMENTS:**

During the exhibition period Open Space received no submissions in relation to the exhibited Fees & Charges. However, Teetops (Council's Golf Course Professional contractor) advised in writing on 6 July 2006 an error relating to the lilac golf card wording descriptor, as a direct consequence of entry fee signage (at both golf course pro shops) being amended to reflect Council's resolution of the 2006/2007 Fees & Charges.

**RECOMMENDATION:**

That Council adopt the lilac golf card wording descriptor to be "Green Fees - Concession - Weekend 9 or 18 holes" at \$17.00 minus the word "pensioners" and the word "senior student" be added as an amendment to the 2006/2007 Management Plan Fees & Charges.

## PURPOSE OF REPORT

To advise Council of a proposed word change in one of the Golf Course Fees & Charges due to an administrative oversight.

## BACKGROUND

Council resolved on 13 June 2006 the 2006/2007 Management Plan and subsequent Fees and Charges for this financial year. In the process of preparing the implement new fees, an administrative error relating to the following fee and charge at both North Turramurra and Gordon Golf Course has been discovered. The inclusion of the word “pensioners” and omission of the words “senior student” in one of the Fee & Charge descriptors is further outlined below.

<b>Fee for 2005/2006 - Lilac Coloured Golf Card</b>
Green Fees – School Student – Weekend – 9 or 18 Holes (Current Student ID must be shown) \$17.00

To more accurately reflect the category of golfer this charge relates to, it was recommended that the words “School Student” be replaced with “Concession” and the inclusion of the words “senior student” be included so to further clarify that the lilac coloured golf card related to both school and senior school students only.

The proposed 2006/2007 Fee & Charge descriptor to reflect this should have read as follows:

<b>Proposed Fee for 2006/2007- Lilac Coloured Golf Card</b>
Green Fees – Concession – Weekend – 9 or 18 Holes (includes school and senior students, specials – proof required) \$17.00

However the word “pensioners” was mistakenly included and the words “senior student” omitted in this Fee & Charge word descriptor and consequently the following Fee & Charge wording was resolved by Council on 13 June 2006 as follows:

<b>Actual Fee for 2006/2007- Lilac Coloured Golf Card</b>
Green Fees – Concession – Weekend – 9 or 18 Holes (includes school students, pensioners, specials – proof required) \$17.00

Refer to Attachment 1 & 2.

## COMMENTS

The error was discovered in final preparation for implementation of fees for the 2006/07 financial year.

The Fee & Charge in question is for Concessional - Weekend 9 or 18 holes school and senior students' rate only. The addition of the word “pensioners” being included and the omission of the



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words “senior student” is an administrative error and would have a detrimental impact on Council’s income from weekend green fees across both golf courses. Left unchecked this administrative error will most likely reflect a reduction in income collected by a loss of potentially \$1,500 to \$2,000 per month. It should be noted that:

- The word “pensioners” was not included in the word descriptor for the exact same golfer category last financial year or previously;
- Left unchecked it would have a substantial negative impact on Council’s income of approximately \$25,000 per year at each course. i.e. a total impact of up to \$50,000 per year;
- No other golf course on the North Shore or surrounding area has a seniors/pensioner discount on offer during the weekend period;
- Pensioner concessions are available on weekdays.

## CONSULTATION

There were no comments relating to the exhibition of Golf Course fees and charges for the 2006/07 financial year or previously in relation to the unavailability of pensioner discounts on weekends.

As the inclusion of the word pensioners was an administrative oversight, the discount has not been provided to course users to date. No comment has been received in relation to this.

Rectification of this error does not require consultation and can be corrected by a resolution of Council.

## FINANCIAL CONSIDERATIONS

Correction of the error in the fees and charges will ensure there are no financial impacts for Council.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The revised wording descriptor for this specific Golf Course Fee & Charge has been discussed in consultation with the Business and Finance department. The Acting Director has advised that given the “general” category descriptor and that the actual price for this Fee & Charge is the same as last financial year, the proposed amendment will not require re-exhibition.

## SUMMARY

Due to an administrative oversight by Open Space staff the word “pensioners” should be removed and the words “senior students” be added to the lilac golf course card known as:

Green Fees – Concession – Weekend – 9 or 18 Holes (includes school and senior students, specials – proof required) @ \$17.00.

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This relates to both Gordon & North Turramurra Golf Course Fees & Charges for 2006/2007.

**RECOMMENDATION**

That Council adopt the lilac golf card “Green Fees - Concession - Weekend 9 or 18 holes” at \$17.00 minus the word “pensioners” as an amendment to the 2006/2007 Management Plan Fees and Charges.

Amanda Colbey  
**Senior Manager Open Space Services**

Steven Head  
**Director Open Space & Planning**

**Attachments:**      **1. & 2. 2006/2007 Fee & Charge descriptors for both Gordon & North Turramurra Golf Course as resolved by Council 13 June 2006 - 637771**

## OPEN SPACE

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
<b>GOLF COURSES</b>			
<b>Gordon Golf Course</b>			
Green Fees - Weekend & Public Holidays 18 holes	\$27.00	\$27.00	EA
Green Fees - Weekday (Monday to Friday) - 18 holes	\$21.00	\$21.00	EA
Green Fees - Twilight up to 2 hours prior to sunset - 18 holes	\$16.00	\$16.00	EA
Green Fees - Weekday "Charity Event" Concession	\$13.00	\$13.00	EA
Green Fees – Concession - Weekday only 9 holes (includes school students, Pensioners, specials - proof required)	new	\$12.00	EA
Green Fees - Concession Weekday only - 18 holes (includes school students, Pensioners, specials - proof required)	\$14.00	\$14.50	EA
Green Fees - Concession – Weekend – 9 or 18 holes (includes school students, Pensioners, specials - proof required)	\$17.00	\$17.00	EA
Green Fees - Tertiary Student - Weekday only – 9 or 18 holes (current Student ID must be shown)	\$16.00	\$16.00	EA
Green Fees – Weekday (Monday to Friday) - 9 holes	\$16.00	\$16.00	EA
Green Fees – Weekend & Public Holidays – 9 holes	\$19.00	\$19.50	EA
Green Fees - Family rate (2 adults & 2 children) – 18 holes (additional children \$13.00 per child)	\$57.00	\$57.00	EA
Green Fees - Family rate (2 adults & 2 children) – 9 holes (additional children \$13.00 per child)	\$47.00	<b>\$47.00</b>	EA
Caddy/Spectator fee 9 or 18 holes	\$6.50	<b>\$6.50</b>	EA
<b>North Turrumurra Golf Course</b>			
Green Fees - Weekend & Public Holidays - 18 holes	\$27.00	\$27.00	EA
Green Fees - Weekday (Monday to Friday) - 18 holes	\$21.00	<b>\$21.00</b>	EA
Green Fees - Twilight up to 2 hours prior to sunset - 18 holes	\$16.00	<b>\$16.00</b>	EA
Green Fees - Weekday "Charity Event" Concession	\$13.00	<b>\$13.00</b>	EA
Green Fees - Concession- Weekday only 9 holes (includes school students, Pensioners, specials - proof required)	new	<b>\$12.00</b>	EA
Green Fees - Concession Weekday only - 18 holes (includes school students, Pensioners, specials - proof required)	\$14.00	<b>\$14.50</b>	EA
Green Fees - Concession – Weekend – 9 or 18 holes (includes school students, Pensioners, specials - proof required)	\$17.00	<b>\$17.00</b>	EA
Green Fees - senior student - Weekday only – 9 or 18 holes (current Student ID must be shown)	\$16.00	<b>\$16.00</b>	EA
Green Fees – Weekday (Monday to Friday) - 9 holes	\$16.00	\$16.00	EA
Green Fees – Weekend & Public Holidays – 9 holes	\$19.00	\$19.50	EA
Green Fees - Family rate (2 adults & 2 children) – 18 holes (additional children \$13.00 per child)	\$57.00	\$57.00	EA
Green Fees - Family rate (2 adults & 2 children) – 9 holes (additional children \$13.00 per child)	\$47.00	\$47.00	EA
Caddy/Spectator fee 9 or 18 holes	\$6.50	\$6.50	EA

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## CONSTRUCTION OF A FIRE TRAIL BETWEEN NORTH WAHROONGA AND NORTH TURRAMURRA

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

For Council to consider options in lieu of the proposed construction works of a fire trail network in bushland between North Wahroonga and North Turramurra.

**BACKGROUND:**

An open tender process has been undertaken to secure the services of a contractor to carry out the construction works. 20 Tender Documents were taken up by prospective contractors. 12 tender submissions were received by the due date. Of the 12 fee submissions received, 2 were non-complying and 10 were complying.

**COMMENTS:**

Evaluation criteria was detailed in the tender document under Information for Tenders. A tender evaluation panel, including a design engineer, manager, operations co-ordinator and technical officer was established to evaluate each tender. No tenderers submitted a price within Council's budget for the project.

**RECOMMENDATION:**

That Council not appoint a tenderer to undertake the project and that Council staff manage the project on a staged basis utilising sub-contractors on a fee for service basis.

## PURPOSE OF REPORT

For Council to consider options in lieu of the proposed construction works of a fire trail network in bushland between North Wahroonga to North Turrumurra.

## BACKGROUND

In 2005 Council adopted the program of works accompanying the Environmental Levy. Within this were four projects to construct and upgrade Council's fire trail network with a focus on the bushland area adjoining the Ku-ring gai Chase National Park. Most significant was construction of three sections of fire trail to link Grosvenor Street North Wahroonga to Bobbin Head Road North Turrumurra. The indicative funding for these projects was estimated to be \$750,000 and would involve the construction of new sections of fire trail, improvements to existing tracks and the construction of two bridges. The indicative timing of construction for the three sections was to occur between the financial years 2005/06 to 2008/09.

In September 2005 the services of a consultant was sought to investigate and provide a detailed survey, assessment and design specifications on the construction of fire trail network. Council initially approached the commercial arm of the Department of Lands, Soil Services. Unfortunately after a number of meetings and site inspections, Soil Services was not able to commit to the project.

Following this, three other consultants were approached, however, each declined the project. An advertisement was then placed in the Sydney Morning Herald on Saturday 1 and Tuesday 4 October 2005, inviting the market to express their interest in this phase of the project. Only one response was received that later withdrew. Further discussions with a number of civil works contractors led to the release of seven briefs to civil engineering related firms. Only two responded, neither of which had experience in fire trail design and specifications. Forestry NSW were then contacted to determine if they had used any external consultants or were interested in assisting Council in this project. Whilst they declined, they did recommend LandVision Solution Pty Ltd. A meeting was held with this company on 4 November 2005, after which they were engaged to undertake the necessary survey, assessment and design.

The design specifications and annotated diagrams were finalised on 31 March 2006 and incorporated into the standard AUS-SPEC #3 tender document. Tenders were invited through the Sydney Morning Herald on 8, 11, 12 April 2006. As part of the tender process a site meeting for interested tenderers was held on 26 April 2006 at Golden Jubilee Oval. A fee of \$110.00 was charged for the purchase of the tender and 20 copies of the document were purchased.

## COMMENTS

Twelve tenders were received in accordance with the tendering requirements. Ten were found to be complying and two non-complying.

In assessing tenders, the following weighted criterion was used:

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* Availability	20%
* Tender price including historical extras claim allowance	25%
* Technical, managerial, physical and financial resources	10%
* Past compliance with construction periods	15%
* Industry reputation	10%
* OH&S policy and record	5%
* Environmental systems	5%
* Residents complaints and call back history	5%
* Repairs and call backs required	5%

These criterion details were listed in the section of the tender document under Information for Tenders.

The tender evaluation panel included a design engineer, manager, operations co-ordinator and technical officer.

In general, the standard of information provided by tenderers outlining their experience and claim of capability against the tender criteria was poor. As with the process to engage a consultant with suitable and relevant experience to design the trail (refer to background), the direct experience in the construction of new fire trails in bushland was also very limited.

The price tendered by all tenderers was over the budget for the project and that estimated by Council in 2004 and LandVision Solutions in 2006. In addition to the works set out in the tender, the project also requires the construction of two bridges that are essential to the completion of the project and are also to be funded within the allocation set within the Environmental Levy. This additional work placed the tendered bids further outside the capacity of Council to fund within budget.

The tender evaluation (**confidential attachment 2**) concluded that no tenderer should be appointed to the project. Principally this turned on the ability to finance the project within the adopted budget. As a consequence alternative strategies to implement this project were investigated. These included:

1. re-tendering to undertake the project in stages
2. utilising Council's existing day labour to undertake the project
3. existing Council staff to manage the project in-house, through the engagement of sub-consultants as necessary.

Re-tendering as a staged project, whilst allowing for priority sections to be completed within budget, would unlikely overcome the lack of relevant experience in such a project. More importantly, it would seem that all tenders had incorporated a significant margin of error in their budgeting to minimise their risk exposure given the difficulty in accurately quantifying the amounts of cut and fill necessary for the track construction.

Utilising Council's day labour, while having skills in track construction and maintenance, have not undertaken a project of this size and are otherwise committed to the maintenance of existing service tracks and walking trails across the local government area.

In-house project management fundamentally shifts the risks to Council in undertaking the project within time and budget. However in doing so does allow, like option 1, Council to prioritise works to implement the strategically important sections. As part of the exploration of this option, advice was sought from LandVision Solutions if such an approach was feasible and how much this would cost given the design and addendum to the works as tendered. **Attachment 3 (confidential)** details the viability of this option and costing for the stages as identified. However, there still remains a risk in budgeting if unforeseen issues arise in the construction of tracks and bridges. To offset this risk, less critical sections could be delayed until alternative funding was found including pursuing State and Federal Government grants that has already commenced. **Attachment 1** provides details on the scheduling of works by priority.

### *Tenderer feedback*

During the tender assessment process, a number of tenderers have provided feedback on the tender document. They believe that if it were not for AUS-SPEC #3 and the high standard to which it forces contractors to comply, then prices would have been much more reasonable. It should be noted however that the standards required are to ensure the integrity of the fire trail to cope with the envisaged loads of a fully loaded fire tanker during emergency situations (25 tonnes). In this respect, such certification and testing standards are reasonable. Where tenderers provided a fee schedule for certification this was not a significant percentage of the tendered price.

The landfill site at Golden Jubilee Oval was also identified as an area that had impact on the pricing. For this site there was a requirement for the construction of gabion baskets to support the upslope area of the track. However, where such costs were included in the tender schedules, these did not seem to support such a large variation over and above the budget for the project. What is unknown to Council and the tenderers was the extent to which contaminated or other materials would be encountered around the landfill site and in turn impacting on disposal or reuse opportunities. While some tenderers covered this by way of variation, others would seem to have included this in the lump sum accounting for the higher price.

## CONSULTATION

The development and identification of this project has the support of the Ku-ring-gai Bush Fire Brigade (KBFB), Hornsby Fire Control Centre (Hornsby FCC) and the Department of Environment and Conservation through the Ku-ring-gai Chase National Park and the National Parks North Region. As part of the consultation associated with the Environment Levy, this project was specifically raised and supported through various consultation forums.

## FINANCIAL CONSIDERATIONS

Funding for this project, as identified in the Environmental Levy is \$750,000. This included the design, tendering and construction of the fire trail and associated access ways and two bridges.

Tenders submitted for the construction of the fire trail ranged in price from \$808,600 to \$2,163,029. Nine (9) tenders were over \$1M and three (3) below. The average tender submission was

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\$1,154,561. All tenders came in over the budget allocation for the project (see **attachment 2**). The quoted prices do not include the construction of the two bridges required to link all sections into a coordinated network.

Cost associated with the design and tender to date is \$34,191. This does not include staff time involved in any part of the project to date.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Consultation occurred with the Department of Technical Services who assisted in the tendering process and drafted the Tender Document using AUS-SPEC # 3 format.

Consultation also occurred within the Open Space department including the Parks section. Discussions centred on multiple usage of the fire trail and its links with further recreational activities and opportunities and the management of the oval/ bushland interface.

### **Director's Comment**

Having reviewed the process and recommendations of the tender evaluation panel, I am satisfied that the tender process and assessment has been undertaken in accordance with the requirements of Council's procurement policy and the Local Government (General) Regulations 2005.

In relation to the decision not to recommend any of the tenderers, I support this decision, based on the tendering process which sought a lump sum costing that in all cases exceeded the budget for this project.

In order to proceed with this project, it is recommended that it be undertaken in stages on a priority basis. Priority to be determined on fire management and risk mitigation criteria.

Council will directly project manage the works; external consultants would be engaged on a sub-contract basis with the awarding of contracts on a staged basis only. This would include the procurement of various plant and equipment, design (for bridge construction), material costs and other technical and operational services. Quotations for all materials and services to comply with Council's procurement policy.

A report would be brought back to Council for consideration at a relevant stage to determine, if necessary, the progress and resourcing necessary to complete the project.

## **SUMMARY**

An open tender process has been undertaken for the construction of the fire trail linking North Wahroonga to North Turrumurra. The tender documentation was based on AUS-SPEC #3 including the necessary detailed design and engineering specifications. A total of 20 tender documents were purchased. 12 submissions were received with only 10 complying. All prices submitted by the tenderers were significantly above the budget for this project and no tenderers demonstrated significant experience in fire trail construction through steep bushland areas of a scale



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proposed under this project. In response to the tender process, an evaluation of alternative options was undertaken. The most viable being for Council to act as project manager with works undertaken on a staged basis engaging the necessary sub-contractors and consultants as necessary. Updating of the project will be provided to Council as part of the capital works and environmental levy reporting and where additional funding may be required, a report will be prepared for Council's consideration.

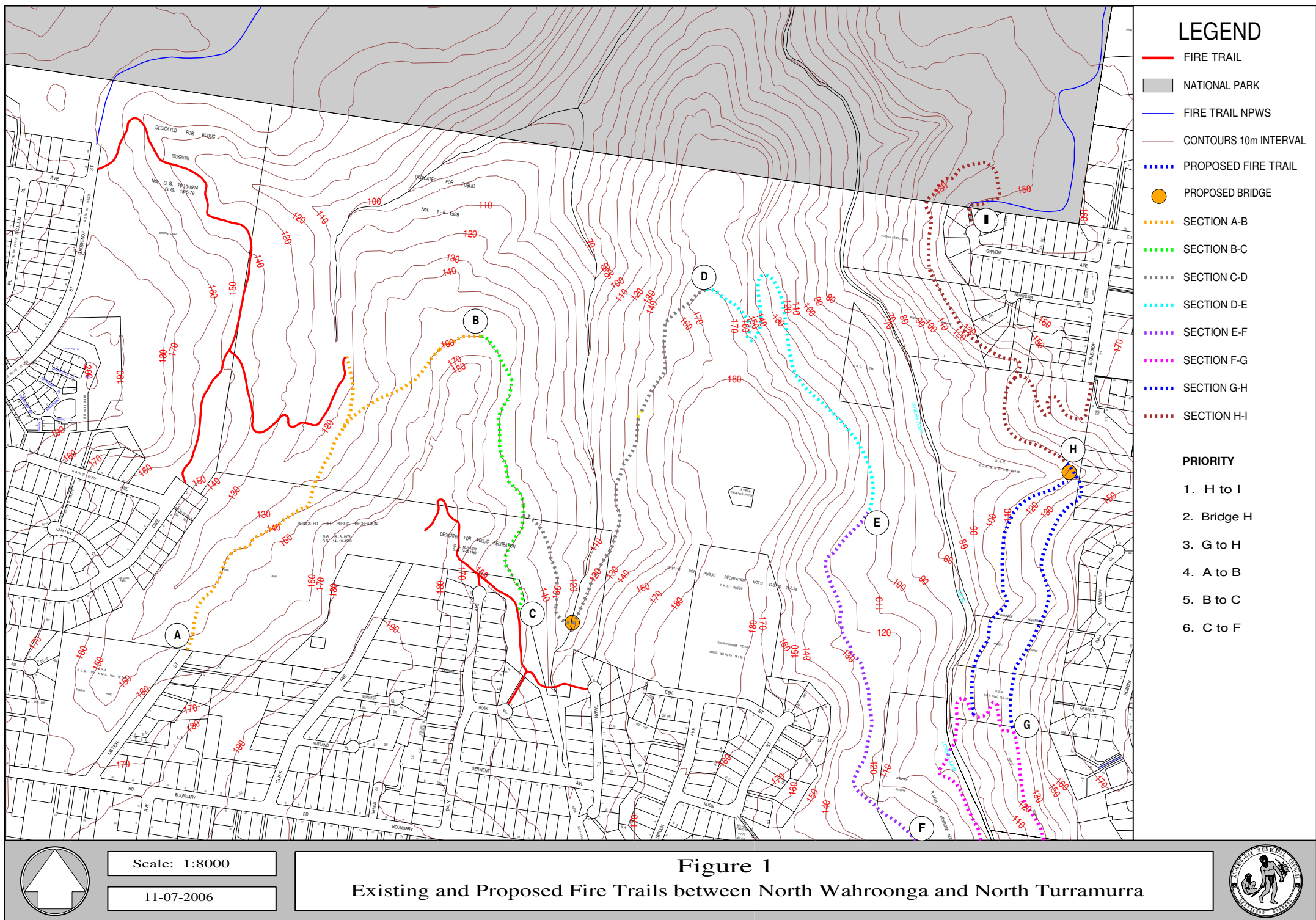
## **RECOMMENDATION**

- A. That Council not proceed to appoint a tenderer for the works.
- B. That all tenderers be advised of Council's decision.
- C. That Council undertake the project and manage the works in accordance with a staged process based on mitigating fire risk.
- D. Council engage the necessary sub-contractors to complete the works on a staged basis in accordance with the Ku-ring-gai Council purchasing policy.
- E. That works commence in 2006/07 and that a progress report be brought back to council prior to June 2007 including funding options for the completion of works, if required.

Steven Head  
**Director Open Space & Planning**

**Attachments:**

- 1. Map detailing the scheduling of works by priority - 638278**
- 2. Tender assessment/ evaluation score sheet (Confidential)**
- 3. Viability of options/ costings by LandVision Solutions P/L (Confidential)**



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## OPEN SPACE GRASS CUTTING CONTRACTS

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

For Council to authorise a selected tender process for the provision of grass cutting services within Open Space.

**BACKGROUND:**

A review of Council's major grass cutting contracts has been undertaken to reflect current service requirements and other matters such as contract management, insurance and OH&S.

**COMMENTS:**

An expression of interest process has been undertaken from which it is proposed to undertake a selective tender. A comprehensive review of the sites and procedures for satisfying these contracts has been undertaken. 13 sites have been identified for an increased level of service.

**RECOMMENDATION:**

That Council authorises the selected tender process for the provision of grass cutting services within Open Space.

## PURPOSE OF REPORT

For Council to authorise a selected tender process for the provision of grass cutting services within Open Space.

## BACKGROUND

A large element of Council's management responsibility within Open Space involves grass cutting. The delivery of this service is predominantly undertaken by contract service providers (Menoscape Ltd for Area A, Sterling Group Services for Areas B & C and TK Services for Area D). The current contract involves grass cutting at four hundred & three (403) sites at a frequency of 13 times per year. The contracts involve the mowing and mechanical edging of grass, together with the collection and removal of sticks and debris from subject areas and on nearby paths prior to grass cutting at all specified sites. Broad area mowing of Councils' 42 sportsground locations is not included within these contracts.

On 10 August 2004, Council exercised its option with the three current service providers, for a two year period in accordance with Condition of Contract A, Clause 4 "*Period of Agreement*". The option period commenced 17 October 2004 and expired 17 October 2005.

On 25 August 2005, staff wrote to the three service providers seeking their acceptance to continue providing grass cutting services on a month-by-month basis, effective 18 October 2005, in order to allow the new contract to be more comprehensive than the previous one and to commence at a time of the year where implementation issues can be resolved prior to the major growing season commencement; especially in light of current drought conditions. An integral part of this process has been the comprehensive review of existing contract documentation involving reassessment for each of the 403 grass cutting locations for grass type, growth rates and use profile.

The review addressed both the structure of the contracts and their documentation, deletion and addition of specific areas, cost analysis, the clarification of various contract discrepancies and ambiguities to ensure the most efficient use of resources including improvements to the contract specification. The revised direction supports two contracts called Northside and Southside with Mona Vale Road being the local government area division as opposed to the previous four geographically and functionally distinct contract areas (A, B, C & D). Staff believe the contracts will be more viable and competitive and would better allow a more effective and efficient service delivery by the successful service providers.

Specific elements of the review included service frequency and alternate management regimes where appropriate, such as bush regeneration or low mow/no mow regimes and increasing service provision at identified high profile locations to better address the wide diversity of public expectation regarding use of different hierarchies of open space. Some increased flexibility in these contract provisions will aid Council staff in this regard.

The contract documentation has also been expanded with particular emphasis placed on issues such as Occupational Health and Safety, Environmental Management Requirements, Equal Employment Opportunity and Harassment legislation and further clarification of both the contractors' and

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Council's responsibilities.

There is currently only one level of cutting frequency specified (13 cuts per year) in the contracts for each site. In normal situations this level of service is considered to be the absolute minimum standard that the community will accept. During periods of strong growth of grass within some park locations and at most of the high profile locations at these sites, as a direct consequence, community complaints regarding the level of service are received by Council. Staff have consequently reviewed each site to ensure that the service level and structure of service level delivery reflect the diversity of public expectation, sustainability of ecological processes, land management objectives, community use and climatic variations.

A number of changes have been implemented with regards to improving both the management of and the service delivery relating to these contracts over the last five years. These include proactive and random inspections and quarterly liaison sessions with each service provider and the nominated contract supervisor. From this process a myriad of issues have been identified, refined, and to this point all service providers have demonstrated a positive and responsive approach.

## COMMENTS

Following the withdrawal of Sterling Group, staff sought quotations to deliver the services previously provided by them until the comprehensive review of the contracts could be completed.

The existing contractors have been maintained on a month by month basis to address the remaining two contracts.

These service providers will continue to provide grass cutting services until the commencement of new contracts. A transition period is scheduled to commence from September 2006. This allows a reasonable transitional period to the commencement of the summer growing season.

### Expression of Interest (EoI)

Staff advertised an EoI in the Sydney Morning Herald on Tuesday 27 June, Thursday 29 June and Saturday 1 July 2006 for the provision of grass cutting services to the Ku-ring-gai local government area with a view to undertake in a selective tender process from those contractors who have the experience, resources and capability to service Ku-ring-gai's needs by EoI submissions. The EoI closes 2.30pm on 18 July 2006 (being a minimum of 21 days from the advertised date of 27 June 2006).

### Selective Tendering

Seeking tenders from an open tender process is likely to result in submissions being received from a range of contractors, including small operators who clearly would not have the capacity to service contracts of this size.

It is, therefore, considered advantageous to undertake a selective tendering process, seeking Expressions of Interest in the first instance, to identify those contractors who have the resources and capability to service Ku-ring-gai's needs. This process will allow potential organisations that can

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demonstrate a capacity to deliver the standards of service required to be short listed and required to submit a detailed, costed tender for evaluation and subsequent recommendation of preferred tenderers to Council.

### Grass Cutting Frequencies

The issue of grass cutting frequencies was previously raised in both March 1999 and July 2004 reports to Council on this subject, following ongoing complaints at some sites by the community in relation to the inadequacy of the service over the summer months.

The adopted frequency of 13 cuts per year has proved, at times, to be inadequate in maintaining grass levels to a manageable height, particularly during periods of wet weather. A telephone survey with neighbouring Councils was undertaken in respect of cutting frequencies and is summarised in the following table:

**Table 1 Telephone survey with neighbouring Councils in relation to grass cutting frequencies**

<b>Council</b>	<b>Average Number of Cuts Per Year for Passive Areas</b>
Willoughby	18
North Sydney	18
Lane Cove	12 low profile, 20 high profile
Warringah	Between 6-10 & 16-18 determined by site profile
Mosman	20
Hornsby	16
Ku-ring-gai	13
<b>Average</b>	<b>16.2</b>

Table 1 shows the annual grass cutting frequency adopted by Council is notably less than that of neighbouring Councils. This is particularly pertinent considering that the local government area of Ku-ring-gai has one of, if not the highest rainfall of any local government area within the Sydney region. It is, therefore, not unreasonable to assume that Ku-ring-gai would also have one of the most rapid grass growth rates and, therefore, the need for frequent cutting at some higher profile locations.

The review process concluded that there was justification to increase the annual cuts from 13 to 16 cuts per year at 13 selected high profile sites, maintaining 13 cuts for the remainder of locations (390). By increasing the number of cuts from 13 to 16 for nominated high profile sites would allow grass cutting to occur approximately every 16 days during the high growth period as opposed to the current 21-28 day turnaround. This frequency, although still not ideal when compared with the surveyed average of 16.2 cuts per year, should result in a significant improvement in the standard of services provided to and expected by the community.

### High Profile Grass Cutting Locations

To better address the level of service expected, a high profile list of sites has been identified. The

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new contract documentation allows for this increased service provision from 13 to 16 cuts, at the following locations:

- |   |                                       |
|---|---------------------------------------|
| 1. Wahroonga Park   | 8. Golden Jubilee Oval / Park         |
| 2. Turramurra Memorial Park / Oval                                | 9. The Glade Oval / Park              |
| 3. St Ives Village Green  | 10. Echo Park                         |
| 4. Roseville Park   | 11. Killara Park                      |
| 5. Warrimoo Oval / Park   | 12. Queen Elizabeth Reserve           |
| 6. Lindfield Soldiers Memorial Park                               | 13. Bicentennial Park (various parts) |
| 7. Sir David Martin Playing Field and Kissing Point Village Green |                                       |

A total of three hundred and ninety (390) sites across the Local Government Area have been identified as requiring the minimum (13 cuts per year) mowing frequency based on one or more of the following criteria, turf type, slower than normal growth rate and profile use per location.

Issues raised with the service providers (generally as either a reactive request from the community or as a consequence of staff inspection) have and continue to be responded to within appropriate times, the appropriate quality and in positive terms.

## CONSULTATION

With regards to reviewing of the contracts, consultation has been undertaken with the community through both the Bushland, Catchments and Natural Areas and Parks Sport and Recreation Reference Groups and via analysis of resident surveys and ongoing review of the Customer Request System data and with reference to the Open Space Strategy and Council's adoption of District Parks.

## FINANCIAL CONSIDERATIONS

(Please refer to confidential Attachment 1 – Financial Considerations)

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Open Space have consulted with staff from Finance and Business Development in the preparation of this report.

## SUMMARY

A comprehensive review of the contracts has been undertaken by staff that have addressed previous anomalies, such as alignment of cut frequency to park hierarchy, establishment of a high profile list, performance management, service expectations and the inclusion of Occupation, Health and Safety, environmental management, equal employment and harassment legislation.

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The proposed tender model provides benefits in that a more flexible grass cutting regime in managing the longer term sustainability of our extensive biodiversity and natural areas will allow opportunity to respond to changes in vegetative management processes as well as prolonged environmental conditions such as drought or rain.

It is recommended that Council undertake a selective tender process to call for fully costed tenders, following evaluation of the EoI and that a further report be presented to Council outlining a preferred tenderer.

## **RECOMMENDATION**

- A. That Council endorse a selective tendering process, for the provision of Grass Cutting Services for a period of up to 5 years.
- B. That Council maintain a frequency of 13 cuts per year for grass cutting services at three hundred and ninety (390) sites.
- C. That Council increase mowing frequencies from 13 to 16 cuts per year at thirteen (13) selected sites identified as high profile and as outlined in this report.
- D. That a future report be presented to Council outlining the evaluation of preferred tenderers for grass cutting services.

Amanda Colbey  
**Senior Manager Open Space Services**

Steven Head  
**Director Open Space & Planning**

**Attachments: Confidential - Financial Considerations (under separate cover)**



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## **TOWN CENTRES - CHANGE OF MEETING DATES TO CONSIDER DRAFT LOCAL ENVIRONMENTAL PLANS AND DRAFT DEVELOPMENT CONTROL PLANS**

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### **EXECUTIVE SUMMARY**

**PURPOSE OF REPORT:**

To consider amendments to dates to consider draft Local Environmental Plans (LEPs) and draft Development Control Plans (DCPs) for Gordon, Pymble, Lindfield and Roseville

**BACKGROUND:**

Council at its meeting of 27 June 2006 resolved to hold extraordinary meetings of Council on 26 July 2006 to consider draft LEPs and DCPs for Gordon and Pymble Town Centres and on 17 August 2006 to consider the same for Lindfield and Roseville. Following further discussion at the Planning Committee meeting of 28 June 2006, it was expressed that considering two centres at each meeting is not the most effective way of considering these matters and that only one centre should be considered per meeting.

**COMMENTS:**

Staff have reviewed available opportunities and identified dates for the extraordinary meetings.

**RECOMMENDATION:**

That Council rescind its resolution of 27 June 2006 regarding extraordinary meetings to consider town centre draft LEPs and adopt the alternative meeting dates outlined in the report.

## PURPOSE OF REPORT

To consider amendments to dates to consider draft Local Environmental Plans (LEPs) and draft Development Control Plans (DCPs) for Gordon, Pymble, Lindfield and Roseville

## BACKGROUND

Council at its meeting of 27 June 2006 resolved to hold extraordinary meetings of Council on 26 July 2006 to consider draft LEPs and DCPs for Gordon and Pymble Town Centres and on 17 August 2006 to consider the same for Lindfield and Roseville

Following further discussion at the Planning Committee meeting of 28 June 2006 it was expressed that considering two centres at each meeting is not the most effective way of considering these matters and that only one centre should be considered per meeting.

## COMMENTS

Staff have reviewed available opportunities and identify the following dates as having least impact on the centres work programme.

1. That Pymble draft LEP and draft DCP be considered as part of the OMC on 25 July 2006.
2. That Gordon draft LEP and draft DCP be considered at the extraordinary meeting of 26 July 2006.
3. That Lindfield town centre be considered as the item at the extraordinary meeting on 17 August 2006.
4. That Roseville town centre be considered as part of the OMC listed for 22 August 2006.

A rescission motion will be required to be adopted by Council to facilitate the alternative meeting dates proposed.

## CONSULTATION

The proposal was identified during discussion at Council's Planning Committee on 28 June 2006.

## FINANCIAL CONSIDERATIONS

Covered by the Urban Planning budget.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments involved in the development of plans for each town centre have been involved in the development of timeframes.

### SUMMARY

This report outlines an alternative meeting schedule to consider draft LEPs for Gordon, Pymble, Lindfield and Roseville. A recision motion will be required.

### RECOMMENDATION

- A. Council rescind the components of its resolution of 27 June 2006 regarding extraordinary meetings on 26 July and 17 August 2006 to consider draft LEPs for Pymble and Roseville.
- B. Council further resolves the following timetable for considering draft LEPs and draft DCPs for Gordon, Pymble, Lindfield and Roseville.
  - i) That Pymble draft LEP and draft DCP be considered as part of the OMC on 25 July 2006.
  - ii) That Gordon draft LEP and draft DCP be considered at the Extraordinary Meeting of 26 July 2006.
  - iii) That Lindfield Town Centre be considered as the item at the Extraordinary Meeting on 17 August 2006
  - iv) That Roseville Town Centre be considered as part of the OMC listed for 22 August 2006.

Steven Head  
**Director Open Space & Planning**

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## NOTICE OF MOTION

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### CAROLS IN THE PARK WAHROONGA

**Notice of Motion from Councillor N Ebbeck dated 25 June 2006.**

The combined churches of Wahroonga hold an annual community event, Carols in the Park, held in Wahroonga Park on the 9th December 2006. This has been a very successful event now for the past 3 years and has provided a wonderful community spirit for the district of Ku-ring-gai.

In recent years all Wahroonga churches have joined to make this event a special Christmas Service, however due to the inability of one church not to be able to participate this year the event is likely to not be able to continue due to lack of funds.

The event requires the use of the Wahroonga Park.

I move that:

"The Combined Churches Carols in the Park event to be held at Wahroonga Park and organised by the Combined Churches of Wahroonga be exempted from Councils fees and Charges".

### RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Nick Ebbeck  
Deputy Mayor

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## NOTICE OF MOTION

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### ESTABLISHMENT OF NEW FACILITIES COMMITTEE

#### **Notice of Motion from Councillor N Ebbeck dated 28 June 2006.**

Planning for the establishment of new facilities is a critical element of the overall town centre exercise for Council. A critical consideration is Council's ability to afford such facilities and this has been raised on numerous occasions in both the Planning and Finance Committees over recent months. It was also discussed in detail at the Councillors workshop held in February.

As planning for the centres progress, it is becoming increasingly important that Council analyses proposals for the future provision of facilities in great detail to ensure that:

1. The facility/facilities are affordable and do not leave a financial legacy for future Council's.
2. The sighting and functional specifications of facilities is such that they afford the current and future communities with maximum benefit and enjoyment.

I regard this issue as both critical and complex and feel that Councillors and senior staff would best benefit by establishing a separate Facilities Committee to meet and work through associated issues.

This committee is not proposed to be a decision making body. Proposals from the committee will be forwarded to Council for ratification.

I believe that the proposals which imitate from a Facility Committee will in turn assist in developing S94 plans for each of Council's six centres and provided staff and Councillors alike with direction and certainty to move forwarded and carry out in depth viability studies prior to any final determination.

I am of the view that the committee should be open to all interest Councillors and senior staff and that all persons in attendance should be granted equal participative rights in the committee. To ensure that the committee progresses, I believe it is necessary to elect a core group of perhaps 4 Councillors as permanent members.

The General Manager has confirmed that he together with relevant Directors will attend the committee as required.

I envisage that the committee would operate under a charter similar to those already formed for other Council committees such as Finance and Policy. In this regard I would propose that the General Manager develop and table a draft charter at the first meeting of the committee.

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**28 June 2006**

I hereby move that:

1. Council establish a new Facilities Committee consisting of a core group of 4 Councillors, noting that all interested Councillors and senior staff are invited to attend, and all attendees will have equal participative rights at the committee.
2. The General Manager tables a draft charter for the committee's consideration at its first meeting.
3. That Council elects a Chairperson, deputy chairperson and 2 further committee representatives.
4. The first meeting be convened within 3 weeks of this resolution

**RECOMMENDATION**

That the above Notice of Motion as printed be adopted.

Cr Nick Ebbeck  
Deputy Mayor

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## NOTICE OF MOTION

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### MAYORAL ELECTIONS

**Notice of Motion from Councillor A Ryan dated 4 July 2006.**

I move:

- "1. That Council use the constitutional referendum process as outlined in Part 3 of the Local Government Act 1993 (Sections 15 – 20), and Sections 224 and 228.
2. That Council conduct the constitutional referendum at the earliest time practicable.
3. That a further report be brought to Council with recommendations for appropriate wording of referendum questions and options for Ward changes.
4. That for this purpose, extra funds of \$20,000 per year, be programmed into Council's Long Term Financial Model for the financial years 2007–08 onwards."

### RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Adrienne Ryan  
Councillor for Gordon Ward

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## NOTICE OF MOTION

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### PEDESTRIAN BRIDGE OVER THE PACIFIC HIGHWAY

**Notice of Motion from Councillor M Shelley & Cr Lane dated 7 July 2006.**

The Principal of the Lindfield Public School and the Parents and Citizens Association have expressed concern for the safety of school children crossing the Pacific Highway at Lindfield adjacent to Grosvenor Road Lindfield. The school has requested Council's assistance with the provision of a pedestrian bridge over the Highway at this location.

As the site is considered to be out of the proposed town centre area, it would be difficult for this Council to fund such a project using Section 94 funds. Consequently, funding for this project would need to come from other sources within Council unless the project could be funded through the Roads and Traffic Authority (RTA) programs.

The RTA have advised that Council would need to provide supporting information on the pedestrian demands and accident data with their submission for consideration of a pedestrian bridge at this location. However, the RTA indicated that there would be support for such a project because of the close proximity to the school. In order to assist with the funding of the construction of a bridge over the Pacific Highway, the RTA would need to know whether Council would support the installation of advertising on the pedestrian bridge in order to subsidise the cost of construction.

I move:

"That Council write to the Roads and Traffic Authority advising of its support for a pedestrian bridge over the Pacific Highway at Lindfield adjacent to the Lindfield Public School and that Council would consider the use of advertising on the structure to assist with the funding of the pedestrian bridge.

Also, that Council seek the support of the Local Member for the installation of a pedestrian bridge at this location".

### RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Maureen Shelley  
Councillor for Roseville Ward

Cr Michael Lane  
Councillor for Gordon Ward