



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 22 JUNE 2004 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 under the link to Business Papers

APOLOGIES

DECLARATION OF PECUNIARY 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 8 June 2004

Minutes numbered 275 to 282

MINUTES FROM THE MAYOR

PETITIONS

- P.1 **30 Warrangi Street, Turramurra - Construction Of Four Two-Storey Villas - (Forty [40] Signatures)** **1**

File: DA0359/04

"As concerned residents of Warrangi Street, we request that Council arrange a meeting so that this development for four two-storey villas, might be discussed with us. Our concerns are about compliance with legislation.

In response to Council's invitation, residents have submitted responses regarding possible non-compliance, namely:

REPORTS FROM COMMITTEES

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 **17 To 19 Orana Avenue, Pymble - Construction Of A Tennis Court, Retaining Walls And Alterations To The Existing Driveway** **3**

File: DA1502/03

Ward: St Ives

Applicant: Mr Bo Piotrowski

Owner: Mr & Mrs Sefton

To determine an application for the construction of a new tennis court, retaining walls and alterations to the existing driveway. The application is referred to Council at the request of Councillor Tony Hall.

Recommendation:

Refusal

- GB.2 **4 Kintore Street, Wahroonga - Subdivision Of One (1) Allotment To Create Two (2) Allotments** **19**

File: DA1149/03

Ward: Wahroonga

Applicant: Mrs S Cribb

Owner: Mr R & Mrs S Cribb

Determination of a Development Application for the subdivision of 4 Kintore Street, Wahroonga to create two (2) Torrens Title allotments.

Recommendation:

Approval

GB.3 Concrete Works 2004 To 2005 - Schedule Of Rates Contractor List & Report Of Tender Evaluation Committee 36

File: S03240

To consider the appointment of tenderers to a list of Schedule of Rates Contractors for Concrete Works.

Recommendation:

Acceptance of tenders and inclusion of tenderers in a list of contractors.

GB.4 Review Of Civil Works Road Maintenance Operations 41

File: S03222

To advise Council of the findings of the review of the civil works road maintenance operations and seek endorsement to the recommended changes.

Recommendation:

That the findings of the review be adopted.

GB.5 51 To 53 Bradfield Road, West Lindfield - Lease Renewal 92

File: S02504

To consider the renewal of the lease to Bradfield Park Child Care Centre Inc. for the premises located at 51-53 Bradfield Road, West Lindfield.

Recommendation:

- A. That a lease be granted to the Bradfield Park Child Care Centre Inc. for a period of five (5) years in the terms outlined in this report.
- B. That this approval is subject to the conditions under section 47A of the Local Government Act and that Council issue a public notice as prescribed by the Act.
- C. That the Mayor and General Manager be authorised to execute all necessary lease documents.
- D. That the Council Seal be affixed to the Lease Agreement.

GB.6 2a Burraneer Avenue, St Ives - Lease Renewal

96

File: S03168

To consider the renewal of the lease to KU Children's Services for the occupation of the premises located at 2A Burraneer Avenue, St Ives located on Crown Reserve No. R86634.

Recommendation:

- A. That subject to the concurrence of the Minister for the Department of Lands Council grant a lease to KU Children's Services for a period of five (5) years in the terms outlined in this report.
- B. That the Mayor and General Manager be authorised to execute all necessary licence documents.
- C. That the Council Seal be affixed to the licence agreement.

GB.7 Ku-ring-gai Access Advisory Committee

99

File: S02116

For Council to determine Councillors' representation on the Ku-ring-gai Access Advisory Committee.

Recommendation:

That Council nominate a Chairperson for the Access Advisory Committee.

GB.8 Investment Cash Flow & Loan Liability As At 31 May 2004

104

File: S02722

To present to Council the investment allocation and the performance of investment funds, monthly cash flow and details of loan liability for May 2004.

Recommendation:

That the summary of investments, daily cash flows and loan liability for May 2004 be received and noted.

GB.9 Section 94 Contribution Plan 2004-2009 - Residential Development 113

File: S02073

To report the outcome of the exhibition of the Section 94 Contributions Plan 2004-2009 - Residential Development and to recommend amendments and adoption of the amended plan.

Recommendation:

That Council adopt the amended draft Section 94 Plan and that this plan take effect from the date of the notice advising of its adoption appears in the local newspaper.

GB.10 Management Plan 2004-2008, Incorporating Budget And Fees And Charges 2004/2005 122

File: S03096

For Council to adopt the Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005.

Recommendation:

That Council adopt the Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005.

GB.11 Representation On Community Committees / Organisations 183

File: S02355

For Council to make appointments to community committees / organisations.

Recommendation:

That Council make appointments to community committees/organisations as required and that the community committees and organisations be informed of Council's representatives.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 Flashing Lights At School Zone In Horace Street, St Ives 186

File: S02599

Notice of Motion from Councillor T Hall dated 15 June 2004.

I move:

“That the Mayor and interested Councillors seek a deputation with the assistance of the Member for Davidson to the Minister for Roads to include the 40kph school zone as a trial for flashing lights to be installed in Horace Street, St Ives in order to strengthen the awareness of the school zone in the interests of traffic safety for a large school children population crossing this part of sub-Arterial Road 2043.”

NM.2 Code Of Conduct

187

File: S02554

Notice of Motion from Councillor L Bennett dated 16 June 2004.

I move:

- A. That the following be incorporated in the Code of Conduct and placed on public exhibition:

“Pre- and post-lodgment meetings concerning Development Applications and Rezoning Applications

- (i) meetings between Councillors and applicants, applicant’s representatives, developers, or others with a financial interest in applications shall not occur other than in accordance with (ii)
- (ii) in extraordinary circumstances the General Manager may organise such meetings and all Councillors shall be given the opportunity to attend or Council may resolve to hold such meetings
- (iii) such meetings shall be for information purposes only

Political Donations, gifts or benefits

Where a Councillor has received a political donation, gift or other benefit from an individual or organisation that has a financial interest in a Development Application or Rezoning Application

- (i) this be defined as a conflict of interest and,
- (ii) the Councillor absent themselves from any Council briefing on the application
- (iii) the Councillor not discuss the application with staff or any other Councillor
- (iv) when the matter comes to Council the Councillor shall declare a conflict of interest at the beginning of the Council meeting and should leave the Council Chamber when the matter comes before Council”

- B. That during the exhibition period ICAC be sent copies of the draft changes with a request for comment and/or suggestions and that any such response be considered when the matter comes to Council after the exhibition period.
- C. That the General Manager may seek legal advice as to whether any aspect of the proposed additions to the Code of Conduct are unlawful or beyond the capacity of Council to adopt. Such legal advice shall not be confidential.

NM.3 Stage 2

189

File: S02036

Notice of Motion from Councillor L Bennett dated 15 June 2004.

I move:

With respect to the Minister's Direction under Section 55 of the Act "to prepare an LEP in relation to areas in and around the existing retail and commercial areas within the rail/road corridor in Ku-ring-gai" that:

- A. Within the timeframe given by the Minister, Council examine opportunities in all the areas covered by the Minister's Directive. To ensure that individual Centres are not put at risk of over-development the LEP should not be staged.
- B. In accordance with the Minister's publicly reported comments, particular attention is paid to the Gordon CBD. That this consideration includes (but is not limited to) the area presently zoned commercial fronting the Pacific Highway up to Merriwa Street.
- C. Where retail/commercial Centres are split by the Pacific Highway and opportunities exist to re-orientate shopping Centres away from the Highway consideration be given to this in the planning process.
- D. A Report be brought to Council on the possibility of running a design competition for selected CBD's to ensure the best planning outcomes.
- E. Council not adopt any program in the Management Plan which is inconsistent with the Minister's Directive and which will frustrate/delay the process of receiving an exemption for the 95% of Ku-ring-gai currently subject to SEPP 53 and SEPP 5.
- F. The General Manager Report to Council urgently on the resources necessary to undertake this task.

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

CONFIDENTIAL BUSINESS TO BE DEALT WITH IN CLOSED MEETING - PRESS & PUBLIC EXCLUDED

** ** ** ** **

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.*

PETITION

30 WARRANGI STREET, TURRAMURRA - CONSTRUCTION OF FOUR TWO-STOREY VILLAS - (FORTY [40] SIGNATURES)

"As concerned residents of Warrangi Street, we request that Council arrange a meeting so that this development for four two-storey villas, might be discussed with us. Our concerns are about compliance with legislation.

In response to Council's invitation, residents have submitted responses regarding possible non-compliance, namely:

1. Building-to-land ratio
2. Soft landscaping area
3. Setback from street and side boundaries
4. Adequacy of visual and acoustic privacy for neighbours, and
5. SEPP65, which includes some of the above.

We are unaware of any replies, or feed-back, to these responses.

We stress that we are not opposed to redevelopment, as such, but we are concerned that any proposal for development should comply with regulations so that precedents which may have unintended consequences are not set to the detriment of the community generally.

For example, we understand that there is a requirement for soft landscaping area to be at least 60% of the total site, that setbacks from front and side boundaries are stipulated, that there are guidelines to ensure that external and on-site access are adequate for both residents and particularly for emergency services' vehicles, that, it being a cluster development provision needs to be made for visitor parking off-street, and that suitable and adequate space needs to be provided for children to play safely.

We believe that it is reasonable to expect Council, which employs officers with professional knowledge of legislation and regulations, to ensure that any proposed development does indeed comply in full before submitting a proposal to existing residents for comment. As lay persons, we have doubts as to whether compliance has occurred with regard to this development, and we seek reassurance.

Is Council prepared to certify that all legislated requirements have been met in the proposal for redevelopment of 30 Warrangi Street?

So that our concerns may be addressed properly, we ask for a meeting, and we shall be grateful if you will advise when this might take place.

Item 1

DA0359/04
4 June 2004

The signatories to this petition are listed below."

RECOMMENDATION

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

DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	17 TO 19 ORANA AVENUE, PYMBLE - CONSTRUCTION OF A TENNIS COURT, RETAINING WALLS AND ALTERATIONS TO THE EXISTING DRIVEWAY
WARD:	St Ives
DEVELOPMENT APPLICATION N^o:	1502/03
SUBJECT LAND:	17 to 19 Orana Avenue, Pymble
APPLICANT:	Mr Bo Piotrowski
OWNER:	Mr & Mrs Sefton
DESIGNER:	Bo Piotrowski
PRESENT USE:	Residential
ZONING:	Residential 2(c)
HERITAGE:	No
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	Development Control Plan No 38 - The Good Design Manual
COMPLIANCE WITH CODES/POLICIES:	No
GOVERNMENT POLICIES APPLICABLE:	SEPP 55
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	18 November 2003
40 DAY PERIOD EXPIRED:	28 December 2003
PROPOSAL:	Construction of a tennis court, retaining walls and alterations to the existing driveway
RECOMMENDATION:	Refusal

Item 1

DEVELOPMENT APPLICATION N^o	1502/03
PREMISES:	17-19 ORANA AVENUE, PYMBLE
PROPOSAL:	CONSTRUCTION OF A TENNIS COURT, RETAINING WALLS AND ALTERATIONS TO THE EXISTING DRIVEWAY
APPLICANT:	MR BO PIOTROWSKI
OWNER:	MR & MRS SEFTON
DESIGNER	BO PIOTROWSKI

PURPOSE FOR REPORT

To determine an application for the construction of a new tennis court, retaining walls and alterations to the existing driveway. The application is referred to Council at the request of Councillor Tony Hall.

EXECUTIVE SUMMARY

Issues:

- Location of a tennis court within the front setback.
- Non compliance with soft landscaping requirements.
- Streetscape impacts.
- Loss of trees and impact upon landscape character of the area.

Submissions: No submissions were received.

Land & Environment: Court Appeal. A deemed refusal appeal to the Land & Environment Court has been lodged. This matter has been set down for call over on 6 July 2004.

Recommendation: Refusal

HISTORY

Property History

The site is used for residential purposes. There is no history of the site relevant to the subject development application.

Development Application History

The development application was lodged on 18 November 2003. Upon receipt of internal referrals, Council wrote to the applicant identifying the unsatisfactory nature of the application (23 February 2004). Key issues identified included the impact of a tennis court located within the front setback, the loss of trees and relevant non compliances with the setback controls in DCP No 38. In response, the applicant on 7 May 2004 lodged revised plans providing for:

Item 1

- i. Additional spot levels.
- ii. Relocation of the driveway.
- iii. Additional canopy tree planting.
- iv. Revised site calculations.

The revised plans were accompanied by a written statement prepared by Glendinning Minto & Associates Pty Ltd. This statement addressed those issues raised by staff and provided reasoning as to why the development application should be approved.

THE SITE & SURROUNDING AREA

Zoning:	Residential 2(c)
Visual Character Study Category:	1920-1945
Lot Number:	10 & 11
DP Number:	15832
Area:	1831m ²
Side of Street:	Northern
Cross Fall:	Street
Stormwater Drainage:	On Site Detention then to street
Heritage Affected:	No
Required Front Setback:	12.0 metres
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No
Section 94 Contribution	No

The site is located on the northern side of Orana Avenue. The site is regular in shape, having a frontage of 33.5 metres to Orana Avenue and a depth of 54.6m. The site currently supports a two storey brick and tile dwelling and an in-ground pool in the rear yard. The existing dwelling has no heritage value and is in satisfactory condition. Existing vehicular access is available adjacent to the eastern boundary from Orana Avenue.

Surrounding development: The surrounding development is primarily comprised of single dwelling houses.

THE PROPOSAL

The proposal seeks approval for the construction of a tennis court and retaining walls with alterations to the existing driveway.

Tennis Court:

The tennis court is proposed to be constructed forward of the building line with a setback of 3.0m to the street frontage. A setback of 1.53m is provided to the western boundary and 4.8m to the eastern boundary. The construction of the tennis court requires the removal of one Jacaranda tree located

Item 1

within the front yard. A retractable tennis court fence with a maximum height of 3.5m is to be constructed around the perimeter of the tennis court.

Alterations to driveway: The existing stone driveway strips will be replaced with a new driveway.

Retaining Walls: Up to 2.7 metres of excavation is required to construct the northern retaining wall of the tennis court, up to 2.0 metres of excavation is required to construct the eastern retaining wall of the tennis court and up to 1.5 metres of excavation is required to construct the western retaining wall of the tennis court. The southern retaining wall will support 500mm of fill.

Amended plans dated 7 May 2004: These plans propose a greater setback of the proposed driveway from the eastern site boundary by an additional 400mm totaling 1.4 metres for the majority of the driveway, with the Orana Avenue entry area being set back an additional 1.2 metres from the eastern site boundary. Six additional canopy trees have also been included.

CONSULTATION - COMMUNITY

In accordance with Council's Notifications Policy, adjoining owners were given notice of the application. In response, no submissions were received. The development application was accompanied by two letters in support from No's 16 Hope Street and 21 Orana Avenue, Pymble.

CONSULTATION - WITHIN COUNCIL

Engineering

Council's Development Control Engineer commented on the proposal as follows:

"Although the proposed development appears to have several non-compliances with respect to the Residential Design Guide, there are no engineering objections to the proposal. The tennis court can be constructed as an on site detention system. The design of the proposed retaining wall along the eastern side of the tennis court will have to take into account the footings of the existing dwelling. It would be more desirable for the vehicular crossing to be perpendicular to the roadway, as given in Council's specification, however in this relatively quiet street and given the presence of the existing trees, this is not considered mandatory.

Please note that, if substantial changes are made to the proposed development, the amended plans should be referred to Development Engineers again to confirm recommendation of conditions."

Landscaping

Council's Landscape & Tree Assessment Officer has commented on the proposal as follows:

"An inspection of the property was conducted on 15 December 2003.

The application cannot be supported.

Item 1

Comments

The Site

It is proposed to construct a tennis court within the front setback on the existing double allotment of 1831.0sqm. The site frontage is characterised by mature tree and shrub planting within the formal garden beds and lawn areas. Existing vegetation is in good condition although slightly uncared for due to other building works being undertaken on site. The existing screen planting around the perimeter boundaries provides valuable street and neighbour amenity.

Impact on Trees

The proposed tennis court will result in a number of existing trees being adversely impacted upon. Firstly, the location of the court will result in the removal of two trees one of which has high landscape significance (Jacaranda), which is not particularly desired. Secondly the proposed tennis court fence at 3.5m will result in the pruning of significant limbs off the Fig tree located on the Orana Avenue nature strip which overhangs the property. The fig tree is a mature specimen with a low spreading canopy. Trimming of the limbs further compromises the tree, this is not desired. In addition the proposal as discussed results in the removal of the existing screening vegetation that should be retained for neighbour, streetscape and landscape amenity. (Refer reasons for refusal No 2).

Tree Replenishment

It is noted that as part of DA 1660/02 tree replenishment is required for this site. Tree planting as approved as part of this DA is within the proposed tennis court area and includes the existing trees proposed to be removed. Tree replenishment requirements are still to be met on the site. It is required that the applicant address this issue to satisfy Council's requirements, particularly as the proposed built upon area is excessive. (Refer reasons for refusal No 2 and No 3).

Setbacks

It is noted that the proposed development DOES NOT comply with council's required setbacks from site boundaries. As proposed the tennis court has a setback of 1400mm from the western site boundary. This is non-compliant with council's requirements and will result in the removal of significant screen planting, including one tree, adjacent to the boundary. This is unacceptable and cannot be supported. It is required that the minimum 3.0m setback be maintained to facilitate landscape and neighbour amenity.

Site Coverage

The site cover calculations do NOT include the total area covered by the swimming pool. An area of 28.49sqm has been calculated but the pool area is closer to 70.0sqm. This is a significant discrepancy and results in an increased built upon area. From the figures given and the approximation of the pool area taken at 70.0 sqm the total site coverage is

Item 1

1091.64sqm or 59.61% of the site. This is almost 10% above the 50% required in DCP 38. This is unacceptable and cannot be supported. It is required that the maximum 50% site coverage be maintained for the site to maximise available soft landscape area for landscape amenity and tree replenishment. (Refer reason for refusal No 3).

Excavation

It is proposed to undertake cut and fill to a total cumulative level change of 2.59m (excavate 2.19m and fill approximately 400mm) on site. This exceeds the DCP38 requirement of no more than 1.8m of cut and fill across the site. These levels are to the finished levels as opposed to the excavated levels, which would further increase this ratio. It is preferred that the excavation and fill be minimized (Refer reason for refusal No 3).

Driveway

It is proposed to relocate the driveway closer to the eastern site boundary with a proposed setback of approximately 1.4m. Under normal circumstances this would be considered favourably, however in this situation this is unacceptable and cannot be supported for a number of reasons. Firstly, immediately adjacent to the driveway entrance behind the existing stone wall is a mature Magnolia grandiflora (Bull Bay Magnolia). The proposed driveway will be extended toward the tree well within the critical root zone and involve the removal of the stone wall. This will result in root severance and significant changes to the available moisture and gaseous exchange to the root system, potentially causing the tree to go into decline. This is unacceptable and cannot be supported (Refer reason for refusal No 2(d)).

Secondly, there is mature screen planting of Camellia's adjacent to the eastern site boundary that extend to the existing driveway edge. As the driveway is proposed to be relocated 1.2m closer to the eastern site boundary it will result in either the removal of significant and adverse pruning of the trees. This cannot be supported. It is required that the line of the driveway maintain the existing location (Refer reason for refusal No 2(d)).

Trees to be removed

Jacaranda mimosifolia (Jacaranda) centrally located within the front garden setback. The tree is approximately 7.0m high with an 8.0m canopy spread and is outwardly healthy. The tree is located within the proposed tennis court footprint. As the tree is a healthy specimen and of good shape and form it is preferred that the tree be retained. However, if a tennis court is to be approved in the front setback the tree will have to be removed. The tree is too large to transplant.

The removal of the tree has been listed as a reason for refusal, **refer to No 2(d).**

Gordonia axillaries (Crepe Camellia) located immediately adjacent to the western site boundary. The tree is approximately 6.0m high and is part of the existing mature screen planting adjacent to the site boundary. As proposed the tennis court will be within 0.5m of the tree base and with a 3.5m high tennis court fence would require substantial pruning which

Item 1

would compromise the tree. If the 3.0m boundary setback as required by Council's policies (DCP38) the tree could be retained. This is preferred."

The required pruning to this tree is considered to be unsatisfactory. This issue has been listed as a reason for refusal. **Refer to No 2(d).**

The application cannot be supported due to the following issues:

Tree removal

Insufficient setbacks

Excessive built upon area and reduced available soft landscape area

Impacts on existing vegetation

Excessive excavation

Driveway relocation

Heritage and Urban Design

"Streetscape/Context

This is a pleasant street with many inter-war houses of distinctive character including the house on the subject site. The street is dominated by vegetation of the substantial gardens.

The proposed tennis court could have an adverse impact on the streetscape. I found no other examples of tennis courts in front gardens nearby but the applicant has submitted photographs of other examples in Gordon and Pymble.

Conclusion

The tennis court is likely to have an impact on the streetscape of Orana Avenue but this could be minimised by the use of landscaping and planting to obscure the tall fences. I have not seen the landscape details but I suggest if they exist they be referred to the landscape department for comment about the screening ability of the proposed planting."

It is considered that the existing or proposed landscaping will not adequately screen the proposed tennis court.

STATUTORY PROVISIONS

Ku-ring-gai Planning Scheme Ordinance (KPSO)

Relevant matters for consideration under the KPSO are as follows:

Built Upon Area (Clause 60C(2))

This clause allows a maximum built-upon area of 60%. The proposed built-upon area is 58.3% and complies with this clause.

Item 1

Schedule 9

The following objectives are considered relevant to the proposed development:

a) Amenity and Environmental Character

The proposed tennis court is to be located forward of the existing building with a setback of 3.0m to the street frontage, and a setback of only 1.53m to the western side boundary. Development forward of the building line is not a characteristic feature of the Orana Avenue. The proposed tennis court and associated fencing will result in the removal of and impact on the existing vegetation along the front boundary and require pruning to the existing street trees. Similarly, the tennis court will result in the removal of the planting adjacent to the western boundary.

The proposal would result in a structure with a height of up to 3.5m adjacent to the front boundary and the removal of significant vegetation that provides screening of the property. Therefore the proposal will result in an unreasonable detrimental impact on the existing streetscape. Therefore, the proposal does not achieve objective 1(a) of Schedule 9 of the KPSO.

b) Landscape quality and soft landscape area

The proposed tennis court will result in the removal of two trees and will require pruning to the existing street trees and therefore will compromise them. The tennis court will also require removal of existing screening vegetation along the southern and western boundaries. The proposed driveway alterations will also have an impact on the existing vegetation adjacent to the eastern boundary. It is therefore considered that the proposal does not maintain tree cover or encourage tree replacement and as a result will impact on the predominant landscape quality of the Municipality. The proposal therefore does not achieve objective 2(c) or (d) of Schedule 9 of the KPSO.

c) Relationship with adjoining dwellings

The proposed tennis court, as a result of its close proximity to the front and western boundaries, will not harmonise with adjoining development due to the removal of the landscaped character forward of the building line. The removal of the existing landscaping along the front and western boundaries will result in the site being dominated by the tennis court and associated fencing when viewed from the street and the adjoining western property. Therefore it is not considered that the proposal will result in an appropriate relationship with adjoining dwellings and does not achieve objective 2(e) of Schedule 9 of the KPSO.

Ku-ring-gai Residential Design Manual

COMPLIANCE TABLE		
Section 5: Design Elements		
Development control	Proposed	Complies
5.1 Streetscape:		

Item 1

Building setbacks (s.5.1.3)		
• Front setback: 14m (Ave) -75% front elevation	3m	NO
12m (min) – 25% front elevation	3m	NO
5.2 Building form:		
Built-upon area (s.5.2.7) 50% (max)	58.3%	NO
Cut & fill (s.5.2.15)		
• max cut 900mm	2700mm	NO
• max cut & fill across building area of 1800mm and 900mm	2700mm	NO
5.3 Open space & landscaping:		
Soft landscaping area (5.3.3) 50% (min)	41.7%	NO
Tree replenishment (s.5.3.6) 10 Trees required	9 trees provided	NO
5.7 Ancillary facilities:		
Tennis courts (s.5.7.2)		
• Setback from boundary: 3m	1.53m	NO
• Setback to habitable rooms: 5m	1.8m (applicants dwelling)	NO

The following is a detailed discussion of the above relevant matters:

Setbacks

Clause 5.1.3 of Development Control Plan No 38 states that the required minimum setback on a high level property is to be at least 12m, unless the predominant setback pattern of the existing streetscape reflects setbacks that exceed the required minimum. The existing dwelling on the site is set back 20m from the street frontage. The adjoining western dwelling, (No 21) is set back approximately 23.5m, with the adjoining eastern dwelling (No 15) being set back approximately 12m. The proposed tennis court is to be set back 3.0m from the street frontage, which is not consistent with the existing setbacks of adjoining development. The location of the tennis court forward of the building line will result in the removal of existing vegetation. Subsequently, the proposed tennis court including the fencing, with a height of up to 3.5m, will dominate the existing streetscape. The proposal does not comply with this clause and as a result the application is recommended for refusal. (**Refer to reason No 1(b)**).

The DCP also requires an average setback of 14m, with 75% of the front elevation setback not less than the average setback. Similarly, the proposal does not comply with this requirement.

Built Upon Area

The built-upon area at 58.3% exceeds the maximum in DCP 38 of 50% for a two storey dwelling on a site in excess of 1500sqm. The non-compliance with the DCP will result in excessive site

Item 1

utilisation, loss of trees and inadequate area for tree replenishment. The proposal is recommended for refusal given the non-compliance with this clause of the DCP. **(Refer to reason to No 3).**

Cut and Fill

The DCP stipulates a maximum cut and fill of 1.8m across the site. The proposal results in a maximum cut of approximately 2.19m and a maximum fill of 400mm, which does not comply with this clause.

This is unacceptable as it will impact upon existing trees and will significantly alter the natural landscape.

Soft Landscaping

The DCP requires a minimum soft landscaped area of 50% of the site for properties having an area greater than 1500sqm. The proposal provides for a soft landscaped area of only 41.7% which falls well short of the minimum requirements. It is considered that non-compliance with this clause will result in a detrimental impact on the streetscape and landscape character of the locality.

Tree Removal

The proposed tennis court will result in the removal of a Jacaranda located centrally on the site, and a Crepe Camellia located adjacent to the western boundary. Council's Landscape Officer does not support the removal of these trees. The proposed fencing will require the pruning of the existing Fig trees located on Council's nature strip and will remove the existing screening vegetation along the front and western boundaries. **(Refer to reason for refusal No 2(d)).**

Tree Replenishment

The DCP requires 10 canopy trees that can achieve a height of 13 metres on sites in excess of 1500sqm. The revised plans indicate additional canopy trees to be planted, resulting in a total of 9 canopy trees, which does not achieve compliance with this clause. **(Refer to reasons for refusal 2(e)).**

Tennis Court

The DCP requires that tennis courts be located a minimum of 3.0m from all boundaries to enable appropriate landscaping to provide screening to the adjoining properties. The proposal provides for a setback of 1.53m to the western boundary, which does not comply with this clause. The setback to the western boundary will result in the removal of existing vegetation and will have an unreasonable impact on the adjoining western premises. The proposed tennis court is not supported in this location. **(Refer to reason for refusal No 1 & 2)**

LIKELY IMPACTS

All likely impacts of the proposal have been considered elsewhere in this report.

Item 1

SUITABILITY OF THE SITE

The proposed tennis court does not respect the existing landform or vegetation and is not considered suitable for the site.

ANY SUBMISSIONS

Council has received two submissions indicating that they have no objection to the proposed development.

PUBLIC INTEREST

The proposal will result in the removal of existing vegetation and will have an unreasonable impact on the existing streetscape. The development is not considered to be in the public's interest.

ANY OTHER RELEVANT MATTERS CONSIDERATIONS NOT ALREADY ADDRESSED

There are no other relevant matters for consideration.

CONCLUSION

The proposal results in a loss of an existing jacaranda, crepe camellia and existing screen planting along the site's boundaries. Further, the proposed tennis court fencing will require pruning of the existing street trees. The proposal will have a significant detrimental impact on the existing streetscape. Structures forward of the building line are not characteristic of the locality. The loss of screen planting will also impact on the amenity of the adjoining properties. The proposal does not respect the site's existing landform and results in excessive cut. The proposal, by virtue of its detrimental impact on the streetscape, existing vegetation and location forward of the existing building line, does not accord with the objectives in Schedule 9 of the KPSO or the requirements of DCP 38.

RECOMMENDATION

The Development Application No 1502/03 for the construction of a tennis court, retaining walls and alterations to the existing driveway on Lot 10 & 11, DP 15832, 17-19 Orana Avenue as shown on Plan No's 1 and 3 Issue C prepared by Bo Piotrowski dated 28 April 2004 and lodged with Council on 7 May 2004 be refused for the following reasons:

1. The proposed tennis court structure and associated fencing within the front building line setback will have an unsatisfactory impact on the streetscape.

Particulars:

- (a) Clause 1B of the KPSO (Aims and Objectives for Residential Zones), in that the proposed development fails to satisfy: Part 1 (a) of Schedule 9 of the KPSO, in that the development fails to maintain and improve the existing amenity and environmental

Item 1

character of residential zones; and Part 2 (e) of the KPSO, in that the structure fails to harmonise with the neighbouring development;

- (b) Part 5.1.3 of DCP 38 (Building Line – Front Setback) , in that the non compliance with the 12 m minimum setback for development on the high side of the street results in the development not being appropriately located on the site having regard to the adjoining properties and the predominant pattern of development in the street, and the location of the structure will restrict the ability to allow for landscaping and the planting of mature trees within the front setback area.
 - (c) Part 5.7.2 of DCP 38 (Tennis Courts), in that the location of the proposed tennis court structure will not maintain the required 3m min setback to the western side boundary which is necessary to minimise potentially adverse impact such as noise, overlooking and visual intrusion and to provide for appropriate landscaping; and the proposed tennis court will not maintain the minimum 5m setback from the habitable areas of any dwelling.
2. The location of the tennis court within the front setback of the dwelling will result in the loss of existing significant tree cover from the site, as well as reducing the potential for the site to re-establish a tree cover and landscape character which is consistent with the character of Ku-ring-gai.

Particulars:

- (a) Clause 1B of the KPSO (Aims and Objectives for Residential Zones), in that the proposed development fails to satisfy: Part 1 (a) of Schedule 9 of the KPSO, in that the development fails to maintain and improve the existing amenity and environmental character of residential zones; and Part 2 (c) of the KPSO, in that the development does not maintain or encourage the replacement of tree cover where possible to ensure the predominant landscape quality of the Municipality is maintained and enhanced;
- (b) Part 5.3.3 of DCP 38 (Soft Landscaping Area) in that the development's proposed site cover of 58.3% represents a non-compliance with the minimum soft landscaping area requirement of 50% for this site of the site. The result being that the area available to provide for adequate soft landscaping and the required number of significant trees for the site is unreasonably reduced.
- (c) Part 5.3.4 (Landscape Character), in that the proposed tennis court structure will result in an unreasonable reduction in the area available within the site to provide for supplementary planting of trees that will on maturity have a height that will contribute to Ku-ring-gai's tree canopy.
- (d) Part 5.3.5 (Tree Preservation), in that the proposed tennis court structure will result in the loss of and impact upon existing significant trees and landscape planting within the site.

Item 1

- (e) Part 5.3.6 (Tree Replenishment), in that the construction of the proposed tennis court structure, which in addition to the approved swimming pool development at the rear of the site, will unreasonably reduce the area available within the site for additional tree planting to contribute to the re-establishment of the tree character of Ku-ring-gai.
 - (f) Part 5.2.15 (Cut and Fill) in that the proposed excavation to a depth of 2700mm will substantially exceed the maximum control of 900mm in cut relative to natural ground level.
3. The proposed tennis court in association with all existing structures results in an overdevelopment of the site.

Particulars:

- (a) Part 5.2.7 (Built Upon Area), in that the proposed built upon area exceeds 50% of the site area.

V Milligan
Consultant

G Bolton
Team Leader, St Ives Ward

M Prendergast
Manager
Development Assessment Services

M Miocic
Director
Environment & Regulatory Services

Attachments: **Site Location Plan**
 Sections & Elevations
 Site Plan Alterations

DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	4 KINTORE STREET, WAHROONGA - SUBDIVISION OF ONE (1) ALLOTMENT TO CREATE TWO (2) ALLOTMENTS
WARD:	Wahroonga
DEVELOPMENT APPLICATION N^o:	1149/03
SUBJECT LAND:	4 Kintore Street, Wahroonga
APPLICANT:	Mrs S Cribb
OWNER:	Mr R & Mrs S Cribb
DESIGNER:	Bissett & Wright - Surveyors
PRESENT USE:	Residential Dwelling and Swimming Pool
ZONING:	Residential 2 'C'
HERITAGE:	No
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	Subdivision Code
COMPLIANCE WITH CODES/POLICIES:	Yes
GOVERNMENT POLICIES APPLICABLE:	Not Applicable
COMPLIANCE WITH GOVERNMENT POLICIES:	Not Applicable
DATE LODGED:	11 September 2003
40 DAY PERIOD EXPIRED:	21 October 2003
PROPOSAL:	Subdivision of one (1) allotment to create two (2) allotments
RECOMMENDATION:	Approval

Item 2

DEVELOPMENT APPLICATION N^o	1149/03
PREMISES:	4 KINTORE STREET, WAHROONGA
PROPOSAL:	SUBDIVISION OF ONE (1) ALLOTMENT TO CREATE TWO (2) ALLOTMENTS
APPLICANT:	MRS S CRIBB
OWNER:	MR R & MRS S CRIBB
DESIGNER	BISSETT & WRIGHT - SURVEYORS

PURPOSE FOR REPORT

Determination of a Development Application for the subdivision of 4 Kintore Street, Wahroonga to create two (2) torrens title allotments.

EXECUTIVE SUMMARY

Issues: The proposal satisfies the requirements of the Ku-ring-gai Planning Scheme Ordinance and Council Subdivision Code.

Submissions: One objection received.

Recommendation: Approval

THE SITE

Zoning:	Residential 2 'C'
Visual Character Study Category:	Pre 1920
Lot Number:	1
DP Number:	726099
Area:	2289m ²
Side of Street:	Northern
Cross Fall:	North to South
Stormwater Drainage:	To the street via on-site detention
Heritage Affected:	No
Required Setback:	Not Applicable
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No
Section 94 Contributions	Yes

SITE DESCRIPTION

The site is located on the northern corner of Kintore and Grosvenor Streets, Wahroonga and has an area of 2,289 square metres. Existing on the site is a part one/part two storey dwelling house.

Item 2

THE PROPOSAL

The proposal entails the subdivision of the existing allotment to create two allotments with the following indices:

Lot 11: Area = 929 m²
 Frontage to Kintore Street of 27.88 metres and Grosvenor Street of 36.58 metres
 Length = 40.7 metres

Lot 12: Area = 1360 m²
 Frontage to Kintore Street = 31.95 metres
 Length = 40.7 metres

The existing part one/part two storey residence and swimming pool will be retained on proposed Lot 12.

The subdivision line between lots 11 and 12 is not a straight line. The reason for this is to comply with Clauses 43(3) & 58B(c) of the Ku-ring-gai Planning Scheme Ordinance that requires a minimum lot size of 929m² for a residential development on land zoned Residential 2c. Council's subdivision code at Clause 2.2.1 requires identical lot sizes.

CONSULTATION - COMMUNITY

In accordance with Council's Notifications Policy, adjoining owners were given notice of the application. In response, the following submissions were received:

1. **A W & D J Hirst - 29 Grosvenor Street, Wahroonga**

What will the built upon area be on proposed Lot 12?

Clause 60C of the Ku-ring-gai Planning Scheme Ordinance allows a maximum built-upon area of 60%.

Proposed Lot 12 contains a one and two storey dwelling that has a footprint of 445 square metres including the rear timber patio.

The applicant has submitted a survey from Bissett and Wright Pty Ltd, Surveyors, indicating that the post subdivision built-upon area of Lot 12 will be 940 square metres or 69% will be reduced to 810 square metres by the proposed deletion of 130 square metres of paving as indicated by the hatching on their plan. Accordingly, the proposed built-upon area for Lot 12 will be 59.5% which will comply with the built-upon area control.

Why did a 30 year old oak tree and other trees mysteriously die and following contact with Council they were removed from the site without Council approval?

Council's Tree Preservation Order allows the removal of dead trees without reference to Council.

There is no record of Mr or Mrs Hirst contacting Council regarding the removal of the dead trees.

CONSULTATION - WITHIN COUNCIL

Engineering

Council's Development Control Engineer has commented on the proposal as follows:

"This DA is recommended for approval, subject to the engineering conditions.

Reference is made to the proposed Torrens Title subdivision.

OSD system for existing dwelling will be required as part of the proposed subdivision in accordance with Council's Stormwater Management Manual.

No objections are raised to the proposed subdivision subject to conditions."

Conditions as recommended by the Development Control Engineer have been included with the recommendation. **(Refer Conditions Nos 8, 9, 11, 12, 18 to 29).**

Landscaping

Council's Landscape and Tree Assessment Officer has commented on the proposal as follows:

"An inspection of the property was conducted on 10 December 2003.

The main outdoor recreation area to the existing house is to the north, while the proposed subdivision is a lawn on the western side of the house. A future driveway to the new allotment would be from Kintore Street where there is currently a set of gates. A very old, mature Angophora costata (Sydney Red Gum) is located in the nature strip just west of the gates. Although the grade is reasonably flat across the nature strip, it would be preferable to locate a new driveway as far as possible from this tree. Driveway construction would not be required as part of the subdivision works.

The application can be supported."

The applicant has indicated that the existing gateway and layback to Lot 11 will be used for vehicular access. Detailed consideration of the driveway and vehicular access to the site should be considered as part of any development application for the erection of a future house on the lot. Conditions recommended by Council's Landscape Officer have been included within the recommendation. **(Refer Condition No 10).**

STATUTORY PROVISIONS

State Environmental Planning Policy No 55

Item 2

SEPP 55 aims to set an approach for the remediation of contaminated land. Clause 7 of the SEPP requires Council to consider whether the land is likely to be contaminated prior to the determination of development consent.

The site is currently used for residential purposes and, as such, the proposed development seeks consent for a residential development under the provisions of the KPSO. There are no records that indicate the site is contaminated nor would this be likely given the long established residential use of the site.

Ku-ring-gai Planning Scheme Ordinance

Subdivision within the Residential 2 C zone is permissible under Clause 23 of the KPSO.

Clause 58A of the KPSO requires that a person shall not subdivide land to which the Ordinance applies except with the consent of Council.

Clause 58B sets out the ‘subdivision requirements for dwelling-house lots’ and provides the following minimum requirements for Residential 2 C subdivisions:

	Proposal	KPSO	Complies
Lot 11			
Area	929 m ²	929 m ²	Yes
Width at 12.2 metres	23.8 metres (approx)	18 metres	Yes
Built Upon Area	Not applicable	60%	Not Applicable
Lot 12			
Area	1360 m ²	929 m ²	Yes
Width at 12.2 metres	34.6 metres (approx)	18 metres	Yes
Built Upon Area	59.5%	60%	Yes

Clause 60c of the KPSO allows a maximum built-upon area of 60%. As part of the subdivision the applicant proposes the deletion of 130sqm of paving as shown on Sketch B prepared by Bissett and Wright Pty Ltd Consulting Surveyors. This achieves compliance with the 60% built upon area control.

Schedule 9 of the KPSO sets out the aims and objectives for residential zones. The following aims and objectives are considered applicable to the subject development:

- “to maintain and, where appropriate, improve the existing amenity and environmental character of residential zones; and
- to permit new residential development only where it is compatible with the existing environmental character of the locality and has a sympathetic and harmonious relationship with adjoining development.
- any building or development work shall maintain or encourage replacement of tree-cover whenever possible to ensure the predominant landscape quality of the Municipality is maintained and enhanced;”

Item 2

Despite the minor variation to the straight-line subdivision, the proposed subdivision creates allotments characteristic of the surrounding area (see location sketch). The development will maintain the character of the area and given the size of the allotments will permit residential development that is characteristic with the surrounding development. Appropriate conditions have been recommended to ensure significant trees on the site are maintained and protected. (**Refer Condition No 12**).

Subdivision Code

Council's Subdivision Code sets out minimum areas and widths for subdivisions. The following table indicates that the proposed subdivision will meet the numerical requirements of the subdivision code.

	Proposal	Subdivision Code	Complies
Lot 11			
Area	929 m ²	929 m ²	Yes
Frontage	27.88 metres	6.1 metres	Yes
Width at 12.2 metres	23.8 metres (approx)	18.29 metres	Yes
Lot 12			
Area	1360 m ²	929 m ²	Yes
Frontage	31.95 metres	6.1 metres	Yes
Width at 12.2 metres	34.6 metres (approx)	18.29 metres	Yes

The minor variation to the otherwise straight-line subdivision of the site, does not affect the future positioning of a dwelling house upon Lot 11.

Development Control Plan 38

As the intent of the proposal is to subdivide the allotment for residential dwellings, Council's Development Control Plan (DCP) 38 is relevant as a consideration.

The DCP sets out aims and objectives for residential development including minimum setbacks from property boundaries. The sizes and widths of the proposed allotments are generally larger than those of surrounding allotments and, as such, the proposal is sufficient in size to support development consistent in size to that of the surrounding development and will achieve the aims and objectives of the DCP.

Council is advised that existing Lot 12 will have a soft landscaped area of 60.5% (compliant with the 60% control). In addition, over 100 square metres of private open space areas are located to the rear of the house.

Section 94 Contributions

The subdivision of the site into 2 allotments of land generates a Section 94 contribution of \$33,057.22. (**Refer Condition No 15**).

LIKELY IMPACTS

All likely impacts of the proposal have been considered in this report.

SUITABILITY OF THE SITE

The site is of a sufficient size and shape to accommodate the proposed subdivision. It is not subject to hazards such as bushfire, flooding, land slope or contamination and all necessary urban services are available.

ANY SUBMISSIONS

There was one submission received in response to the proposed development. This submission has been addressed within this report.

PUBLIC INTEREST

The proposal is in the public interest.

ANY OTHER RELEVANT MATTERS CONSIDERATIONS NOT ALREADY ADDRESSED

There are no other matters for discussion.

CONCLUSION

The proposed development seeks to subdivide one allotment into two allotments. The property is suitable for the proposed development, in that it will maintain the character of the locality and result in minimal impact to the surrounding environment.

The proposal meets the requirements and objectives of the Ku-ring-gai Planning Scheme Ordinance.

RECOMMENDATION

That Development Application No.1149/03 for the subdivision of the existing allotment to create two allotments at Lot 1, DP 726099, being 4 Kintore Street, Wahroonga, be approved for two years, subject to the following conditions:

GENERAL CONDITIONS

1. The development to be in accordance with Development Application No. 1149/03 and Development Application plans prepared by Bissett & Wright Consultants in Land Surveying, Engineering and Planning, reference number 13384, dated 21 March 2002 and 2 May 2004 and lodged with Council on 11 September 2003 and 12 May 2004.
2. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.

Item 2

3. 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.
4. The relocation or adjustment of any utility service facilities must be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.
5. Stormwater runoff from all hard surfaces, or landscaped areas which are not at natural ground level on proposed Lot 12 (existing dwelling), shall be piped to the street drainage system. Drainage line connections to the kerb shall conform and comply with the detailed requirements contained within Council's Plan No82/024 ("Connections of Drainage Lines to Kerb and R.C. Pipe"). Drainage crossings of the footway area shall be a single 100mm diameter sewer grade uPVC pipe, where the total design flows from the property are within the capacity of such a pipe, otherwise suitably sized galvanised RHS shall be used. To ensure compliance with this condition, a Certificate from a suitably qualified person is to be submitted to the Principal Certifying Authority.
6. For stormwater control, an On-site Stormwater Detention System is to be provided for proposed Lot 12 (existing dwelling) in accordance with Council's Stormwater Management Manual. An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.

The system is to be cleaned regularly and maintained to the satisfaction of Council.

NOTE 1: The on-site stormwater detention system and property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: Earth mounding and/or timber retaining wall will not be accepted as the storage perimeter wall. Any perimeter walls must be in masonry and/or reinforced concrete.

NOTE 3: If the applicant wishes to vary the prescribed storage and outflow volumes contained in Council's Stormwater Management Manual, a detailed analysis must be provided following the guidelines set out in Council's requirements for on-site detention with full computations accompanying the submission including a flood routing analysis.

NOTE 4: All roof, driveway and other hard-surface runoff water is to be intercepted and directed to the on-site stormwater detention system. If some areas of hard-surface are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.

NOTE 5: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

Item 2

NOTE 6: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings. This is available from Council upon request.

7. 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

8. The property drainage system shall be designed and based upon a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) for impervious surfaces and in accordance with Council's Stormwater Management Manual. Design drawings and calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

NOTE 1: The property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the proposed drainage system involves piping underneath or within the building then the designer is to certify that the design is in accordance with AS3500.3.2:1998 and the BCA.

NOTE 3: All enclosed floor areas, including habitable and garage floor levels, are to be safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

9. Full design drawings of the proposed method of achieving the requirements for on-site stormwater detention and supporting calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.
10. 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.
11. 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

Item 2

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.

12. 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 ONE (1) ADDITIONAL DWELLINGS IS CURRENTLY \$33,057.22. 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 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 20 December 2000, calculated for additional person as follows:

1.	Preparation of New Residents Kit	\$10.98
2.	New Resident Survey	\$9.87
3.	New child care centre (including land acquisition and construction of facility)	\$252.13
4.	Additions/alterations to Acron Rd child care centre for additional 20 places	\$2.41
5.	New Library bookstock	\$17.95
6.	New Public Art	\$2.93
7.	Acquisition of Open Space -Wahroonga	\$7,851.00
8.	Koola Park upgrade and reconfiguration	\$143.09
9.	North Turramurra Sportsfield development	\$986.80
10.	Section 94 2000-2003 Study and Interim Plan preparation cost	\$49.34
11.	Section 94 Officer for period of Plan 2000-2003	\$118.42

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)	1.25 persons
Medium dwelling (75 - under 110 sqm)	1.75 persons
Large dwelling (110 – under 150sqm)	2.75 persons
Very Large dwelling (150sqm or more)	3.5 persons

Item 2

New Lot

3.5 persons

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

13. 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.
14. 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

15. Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced hydraulic engineer, prior to the issue of a subdivision certificate, that:
 - a. The works were carried out and completed in accordance with the approved plans.
 - b. 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.

A Works-as-Executed drawing of the property stormwater drainage system is to be furnished by a registered surveyor prior to issue of a subdivision certificate.
16. Construction of the On-site Stormwater Detention System for proposed Lot 12 (existing dwelling) is to be supervised and upon completion a Certificate issued by a suitably qualified and experienced engineer and Works-as-Executed drawing issued by a registered surveyor is to be submitted to the Principal Certifying Authority prior to issue of a subdivision certificate.

NOTE 1: The Certificate is to be with respect to compliance with:

- a. The soundness of the structure.
- b. The adequacy of the outlet control mechanism to achieve the discharge as specified.
- c. The capacity of the detention storage as specified.
- d. The size of the orifice or pipe control fitted.

Item 2

- e. The maximum depth of storage over the outlet control.
- f. The adequate provision of a debris screen.
- g. The inclusion of weepholes in the base of the outlet control pit.
- h. The provision of an emergency overflow path.

NOTE 2: The certifying engineer is to also complete and submit Council's standard On-site Stormwater Detention Certification sheet.

NOTE 3: The Works-as-Executed drawing(s) are to include all relevant levels including:

- invert levels
- surface or pavement levels
- floor levels including adjacent property floor levels
- maximum water surface level to be achieved in the storage zone
- dimensions of basin(s), tank(s), pit(s), etc.
- location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.
- storage volume(s) provided and supporting calculations
- size of orifice(s)

17. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property prior to the issue of a subdivision certificate. 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" and to the satisfaction of Council. **The location of the on-site detention systems for the existing dwelling is to be clearly denoted on the final subdivision plan.**
18. In order to maintain Council's database of as-constructed on-site stormwater detention systems, if the Principal Certifying Authority is not Council then a copy of the approved stormwater detention design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to the issue of a subdivision certificate.
19. All on-site stormwater detention and associated drainage works are to be completed prior to the issue of a Subdivision Certificate.
20. Prior to the issue of a Subdivision Certificate, all disused driveway crossings, pipe crossing and/or kerb laybacks are to be reinstated as footway and kerb and/or gutter to the satisfaction of Council's Development Engineer. Any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer.
21. The submission of an original Plan of Subdivision plus five (5) copies suitable for endorsement by the certifying authority.

Item 2

Note 1: The Plan of Subdivision must be lodged with Council's Standard Lodgement Form, available from Council's Customer Services.

Note 2: The following details **must** be submitted with the Plan of Subdivision:

- a. The 88B Instrument.
- b. The Engineer's Certification of the on-site stormwater detention facility. This must be on the standard Council Standard On-site Detention Certification Sheet, available from Council's customer services.
- c. Any Surveyors Certification required by other conditions in this consent.
- d. The Section 73 Compliance Certificate.

Note 3: Council will check the consent conditions and failure to submit the required information will delay issue of the Subdivision Certificate and require payment of re-submission fees.

22. The submission of an instrument under Section 88B of the Conveyancing Act with the Plan of Subdivision, plus five (5) copies, creating any required easements, rights-of-carriageway, positive covenants, restrictions etc, with Ku-ring-gai Council being named as the authority empowered to release, vary or modify the same.
23. Creation of burdens including drainage easements, service easements and rights-of-carriageway as required. A registered surveyor is to certify prior to the release of the subdivision certificate that all existing interallotment drainage lines, services or driveways are fully contained within the proposed burdens and/or that future provision of such are fully covered by the proposed burdens. Alternatively if the surveyor is of the opinion that no interallotment easements or rights-of-carriageway are required then certification to this effect from the surveyor is to be submitted.
24. Creation of suitable drainage easements with minimum widths in accordance with Council's Stormwater Management Manual over all of the inter-allotment and Council drainage systems.
25. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at 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.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of the subdivision certificate.

Item 2

26. Prior to the release of the Subdivision Certificate a suitably qualified and experienced engineer or surveyor is to certify that all new lots have ready access to the services of electricity, gas, telephone, sewer and water.

B Banning
Special Projects

M Miocic
Director
Environment & Regulatory Services

Attachments: **Site Plan**
 Subdivision Plan
 Paving Removal Plan

CONCRETE WORKS 2004 TO 2005 - SCHEDULE OF RATES CONTRACTOR LIST & REPORT OF TENDER EVALUATION COMMITTEE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the appointment of tenderers to a list of Schedule of Rates Contractors for Concrete Works.
BACKGROUND:	Tenders were called for the construction, reconstruction, restoration and repair of concrete footpaths, kerbs, gutters and associated works for the period ending 30 June 2005.
COMMENTS:	Nine (9) tenders were received and were evaluated by the Tender Evaluation Committee.
RECOMMENDATION:	Acceptance of tenders and inclusion of tenderers in a list of contractors.

PURPOSE OF REPORT

To consider the appointment of tenderers to a list of Schedule of Rates Contractors for Concrete Works.

BACKGROUND

The Capital Works and Road Rehabilitation Programs approved by Council include a number of projects that involve the construction or reconstruction of concrete works as part of the whole project. The works program also includes maintenance and repair of existing infrastructure, some of which also involves concrete works.

These concrete works are of a minor nature and include footpaths, kerb & gutter and associated works. It is uneconomical to call separate tenders or quotations for the concrete works in each project.

As the total amount of work exceeds the capacity of Council's Day Labour Staff, contractors will be required. A list of contractors and their Schedule of Rates for various minor works is prepared for a period of time. The most economical available contractors are engaged as required, using the supplied Schedule of Rates, rather than calling tenders or quotes for each separate project.

While the total cost of concrete works for a particular project will be considerably less than \$100,000, the total for the period ending 30 June 2005 may exceed \$100,000. As the most open and transparent way to prepare a list of contractors was to call tenders, a Tender Evaluation Committee (TEC) was formed. The TEC comprised the following staff members; David Lethbridge (Finance), Angela Apostol (Finance) and Jim Turner (Technical Services). The TEC prepared tender documents, and tenders for "Contract No CS1/04 Concrete Works 2004-2005"

Schedule of Rates Tenders were received from the following contractors listed in the order of opening tenders

G M Foster Constructions Pty Ltd
Kelbon Concrete & Paving
Ozland Industries
CW Concrete Pty Ltd
Comfortone Constructions PtyLtd
Ally Property Services Pty Ltd
Aston & Bourke Pty Ltd
North Shore Paving Co Pty Ltd
Pave Link Pty Ltd

COMMENTS

The tender from North Shore Paving Co Pty Ltd was received by facsimile. All other tenders were received by mail or placed in the tender box.

Submission of tender by electronic means is allowed as specified in the tender documents and Local Government (Tendering) Regulation 1999. The Local Government (Tendering) Regulation 1999 - Section 18 require that the tenders:

Subclause (3)

A council must consider a tender transmitted to it by facsimile machine or electronic means, but only if:

- (a) in the case of transmission by electronic means, that means of transmission was specified in the relevant tender documents, and*
- (b) the transmission was received before the deadline for the closing of tenders, and*
- (c) the tender is complete.*

The facsimile received from North Shore Paving Co contained all the schedule of rates and some of the supporting documents issued as part of the Tender Submission Documents volume. The full tender documents were received on 19 May 2004 and postmarked prior to close of tenders. Therefore this tender can be considered.

The submitted schedules of rates are contained in the tender submissions received and attached to the file.

Generally the schedules of rates are comparable and all of the tenderers have carried out work for Ku-ring-gai Council in recent years, as well as other Councils, or for the RTA.

A spreadsheet will be prepared listing the tenderers and the prices for the various items listed in the schedule of rates, as well as other relevant details, to allow a proper assessment to be made of the best contractor for each project, based on the circumstances of that project.

CONSULTATION

Consultation with the referees outside Ku-ring-gai Council given by the tenderers has been completed. These details will be included in the list for use in engaging contractors as needed. Those included in the list have provided recent service to Ku-ring-gai Council.

FINANCIAL CONSIDERATIONS

Funds for the various projects are allocated in the Budget and Management Plan. The preparation of a list of contractors and their Schedule of Rates does not commit Council to providing a certain

Item 3

S03240
31 May 2004

amount of work to any or all contractors. The list is to facilitate the completion of projects that are approved and funded through the Budget and Management Plan.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

On going consultation with the Finance and Business Development Department concerning the funding of various projects and actual expenditure in relation to projected expenditure in the Budget and Management Plan.

SUMMARY

The Schedule of Rates received from the following contractors be used to make up a list for use in engaging contractors as needed

G M Foster Constructions Pty Ltd
Kelbon Concrete & Paving
Ozland Industries
CW Concrete Pty Ltd
Comfortone Constructions PtyLtd
Ally Property Services Pty Ltd
Aston & Bourke Pty Ltd
North Shore Paving Co Pty Ltd
Pave Link Pty Ltd

RECOMMENDATION

- A. That Council accepts the Schedule of Rates for Concrete Works submitted by the following tenderers and these tenderers make up the list of Contractors to be engaged as needed for the construction, reconstruction, restoration and repair of concrete footpaths, kerbs, gutters and associated works for the period ending 30 June 2004.

G M Foster Constructions Pty Ltd
Kelbon Concrete & Paving
Ozland Industries
CW Concrete Pty Ltd
Comfortone Constructions Pty Ltd
Ally Property Services Pty Ltd
Aston & Bourke Pty Ltd
North Shore Paving Co Pty Ltd
Pave Link Pty Ltd

Item 3

S03240
31 May 2004

- B. That letters of acceptance be forwarded to the listed contractors.
- C. That the Common Seal of Council be affixed to the necessary documents.

Jim Turner
Design Engineer

Greg Piconi
Director Technical Services

Attachments: **Tender Evaluation Committee Report (Confidential)**
 Schedule of Rates Tenders CS1/04 (Confidential)

REVIEW OF CIVIL WORKS ROAD MAINTENANCE OPERATIONS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To advise Council of the findings of the review of the civil works road maintenance operations and seek endorsement to the recommended changes.
BACKGROUND:	Council's Management Plan requires a review of the operational efficiency of the civil works road maintenance operations.
COMMENTS:	The review identified that the road maintenance section was operating efficiently and that savings from the footpath maintenance area be transferred to the road maintenance area.
RECOMMENDATION:	That the findings of the review be adopted.

PURPOSE OF REPORT

To advise Council of the findings of the review of the civil works road maintenance operations and seek endorsement to the recommended changes.

BACKGROUND

Council's Management Plan requires a review of the operational efficiency of the civil works road maintenance operations.

A review of the Street Cleaning and Drainage Maintenance Operations was completed in September 2003 and reported to Council at its meeting of 21 October 2003. This is the second of a series of reviews for Council's Technical Services Operational areas. The purpose of the review is to examine the effectiveness and efficiency of these operations and to identify any savings that could be re-allocated to other works or projects.

COMMENTS

A review of the civil works road maintenance operations has been carried out and attached is the detailed report.

The review has identified that the section is operating under set programs for both footpath and road maintenance as set by Council's policy that were adopted in 2003. The consequences of working to a pro-active program has resulted in lower unit rates and therefore savings particularly in the footpath maintenance program.

Current Level of Service

Council is currently operating under a Level of Service as described below:

- Reconstruction and rehabilitation of approximately 10 kilometres of road each year in accordance with Council's Pavement Management System by allocating \$4 million per annum indexed from 2001/02.
- Heavy patching and pothole repairs on a programmed basis in accordance with Council's policy and procedures with a higher emphasis on failed and poor condition roads.
- Installation of approximately 3 kilometres of new footpaths per annum.
- Removal and replacement of failed or lifted sections of footpath on a programmed basis over a three year replacement cycle.
- Repairs and replacement of damaged or failed sections of pipe based on reports from field staff and residents.
- Repairs to damaged sections of kerb and gutter on a request basis and related to drainage problems.
- Program of repairs to unformed road shoulders.

Item 4

S03222
8 June 2004

- Program for restoration of road openings.
- Reactive response to maintenance of car parks.

Below is a summary of the various estimated costs for the different levels of service and the manpower requirements.

LEVEL OF SERVICE	MANPOWER	ESTIMATED ANNUAL OPERATING COSTS
1	19	\$563,420
2	24	\$950,600
3	28	\$1,588,600
Current budget	27	\$1,585,700
4	33	\$1,952,500
5	37	\$2,320,000

Current Performance

The current establishment strength is 27 employees and there are currently 6 vacancies with some positions being filled with casual staff.

The asphalt crews also undertake repairs to asphalt roads, footpaths and car parks. The concrete crews undertake repairs to concrete footpaths, access crossings and driveways. The general maintenance crews undertake kerb and gutter repairs, drainage structures and road shoulder maintenance.

Over the last three years there have been a number of vacancies as it has been difficult to attract suitably qualified and skilled staff. Consequently casual staff has been used from time to time and also contractors have been engaged to undertake work such as road patching where it has been possible to identify significant areas.

The staff vacancies impact on the work outputs and frequencies, as it is difficult to allocate reactive type work to contractors. It is anticipated that the vacancies will soon be filled with appropriately qualified and skilled personnel.

During discussions relating to the assessment of the work activities and frequencies, the staff was very co-operative and willing to offer suggestions. Most of the staff are well skilled and a number of staff have operating licences for all of the equipment used by Council. This provides the opportunity to move staff around during absences from work.

From the Customer Request System, Council has received over 3340 requests since January 2002 which equates to 115 requests per month. The breakdown of the requests categories is shown below:

Item 4

S03222
8 June 2004

Roads	47%
Footpaths	41%
Drainage repairs	5%
Car Parks	2%
Other	5%

As Council does not have sufficient resources to complete all the footpath and road repairs as requested by residents through the customer request system, they are advised of the priority and likely timing of permanent repairs. If the problem is considered to be dangerous, temporary repairs are carried out until permanent repairs can be done.

Plant and Equipment

In September 2003, a review of Council's operational plant was undertaken to determine the suitability of owning plant compared with Council hiring plant.

The internal hire rates were compared with external plant hire rates using the utilisation data collected from the operators. Where internal plant was identified as being under-utilised, the plant was sold and external plant is now used as and when required.

As a review of the plant utilisation has now taken place and the replacement schedule has been previously adopted by Council, it is proposed to continue with the replacement of plant in accordance with the adopted schedule.

Comparisons with Contractors

It is difficult to compare service levels and performance with other Councils for these operations because each Council usually has different characteristics and service level requirements. Therefore, it is better to compare the unit rates obtained by contractors when tendering for Council work with the unit rates for Council's day labour staff. Below is a table showing the comparisons with Council's day labour rates with that of contract rates obtained through the annual tender process.

Activity	Day Labour Rate	Contract Rate
Asphalt Footpath	\$68.02/m2	\$59.95/m2
Concrete Footpath	\$64.33/m2	\$71.60/m2
Road Patching (150mm thick)	\$33.29/m2	\$79.04/m2
Road Patching (200mm thick)	\$41.98/m2	\$86.34/m2
Concrete Driveway	\$74.41/m2	\$97.00/m2
Kerb and Guttering	\$50.82/lm	\$61.00/lm
Pavement Excavation (150mm deep)	\$8.69/m2	\$12.65/m2 (0 – 500m2) \$8.80 (500 – 1000m2)

CONSULTATION

Consultation has taken place with the staff from the Civil Works Road Maintenance Section over a series of meetings to identify current work methods and suggestions for improvements.

FINANCIAL CONSIDERATIONS

The report identifies the current budget allocations and the level of service for the section and potential savings resulting from the recommendations. While savings can be obtained from the footpath maintenance program, it is intended to re-allocate these funds to road maintenance activities.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

A review of the civil works road maintenance operations was required under the 2003/04 Management Plan. The review has been carried out in consultation with the staff and inspections of their operations and performance was included in the review.

With the introduction of programmed maintenance and the issuing of work orders, productivity has improved and the unit rates achieved are better than rates tendered by contractors.

The outcome of the review indicates that because of the programmed footpath repairs are achieving a better rate than estimated, it is considered appropriate to re-allocate savings from this area to road maintenance activities. More requests for repairs to roads are received through the customer request system than any other activity and improvements are needed as the reconstruction program will take a number of years before the effects are really evident.

RECOMMENDATION

- A. That Council endorses the current level of service for its civil works operations:
 - 1. Reconstruction and rehabilitation of approximately 10 kilometres of road each year in accordance with Council's Pavement Management System by allocating \$4 million per annum indexed from 2001/02.

Item 4

S03222
8 June 2004

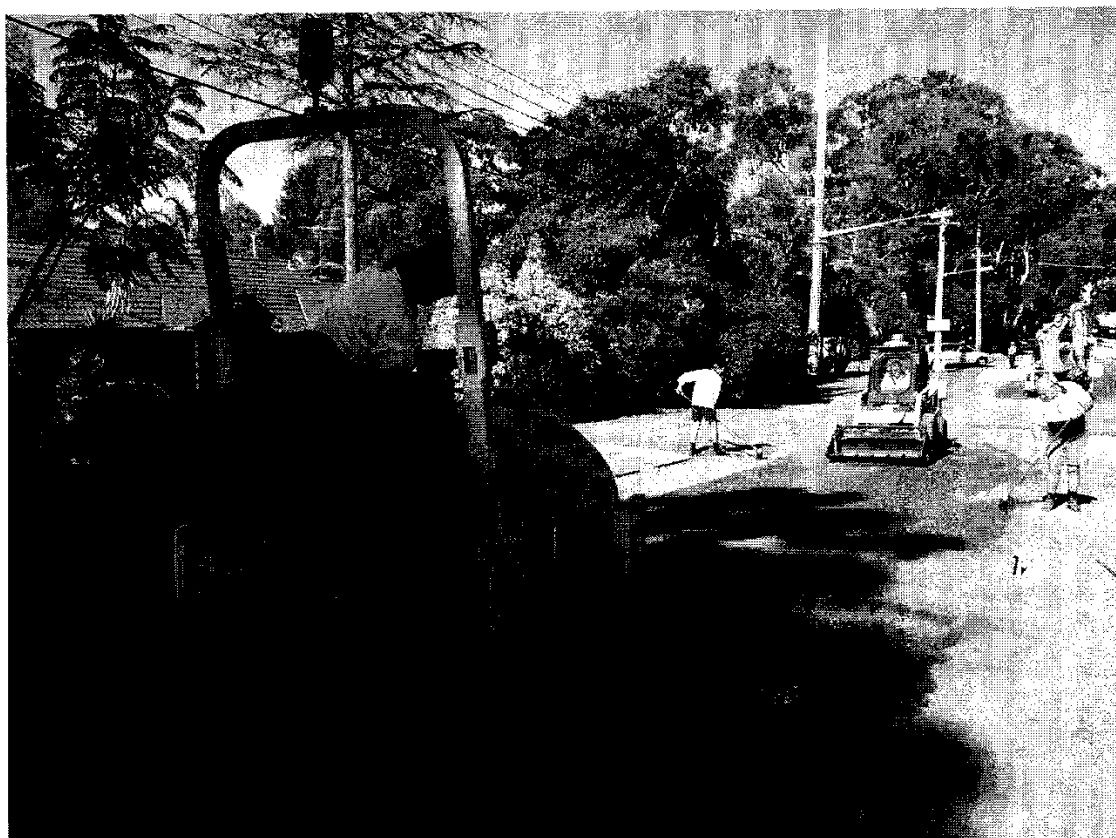
2. Heavy patching and pothole repairs on a programmed basis in accordance with Council's policy and procedures with a higher emphasis on failed and poor condition roads.
 3. Installation of approximately 3 kilometres of new footpaths per annum.
 4. Removal and replacement of failed or lifted sections of footpath on a programmed basis over a three year replacement cycle.
 5. Repairs and replacement of damaged or failed sections of pipe and pits to be based on the findings of the catchment analysis reports and field staff reports.
 6. Repairs to damaged sections of kerb and gutter on a request basis and related to drainage problems.
 7. Program of repairs to unformed road shoulders.
 8. Program for restoration of road openings.
 9. Reactive response to the maintenance of car parks until a review of Council's car parks is carried out.
- B. That \$96,800 is re-allocated from the footpath maintenance program to the road maintenance program.
- C. That a program for the upgrading or replacement of drainage inlet structures be prepared and based on the outcomes of the catchment analysis for both Cowan Creek and Middle Harbour catchments.

Greg Piconi
DIRECTOR TECHNICAL SERVICES

Attachments: Report on the Review of the Civil Works Road Maintenance Operations

KU-RING-GAI COUNCIL

REPORT ON THE REVIEW OF THE CIVIL WORKS ROAD MAINTENANCE OPERATIONS



June 2004

CONTENTS

- 1. EXECUTIVE SUMMARY**
- 2. REVIEW OBJECTIVES**
 - 2.1 Introduction**
 - 2.2 Management and Action Plan**
 - 2.3 Scope of Report**
- 3. EXISTING SERVICES PROVIDED**
 - 3.1 Levels of Service and Estimates**
 - 3.2 Current Level of Service**
 - 3.2.1 Road Maintenance
 - 3.2.2 Footpath Maintenance
 - 3.2.3 Drainage Structures Maintenance
 - 3.2.4 Kerb and Gutter Maintenance
 - 3.2.5 Road Shoulder Maintenance
 - 3.2.6 Restorations of road and footpath openings
 - 3.2.7 Driveways and Access crossings
 - 3.2.8 Car Parks
 - 3.3 Current Establishment and Performance**
 - 3.4 Current Costings and Estimates**
 - 3.4.1 Road Maintenance
 - 3.4.2 Footpath Maintenance
 - 3.4.3 Drainage Structures Maintenance
 - 3.4.4 Kerb and Gutter Maintenance
 - 3.4.5 Road Shoulder Maintenance
 - 3.4.6 Restorations of road and footpath openings
 - 3.4.7 Driveways and Access crossings
 - 3.4.8 Car Parks
- 4. COMPARISON WITH CONTRACT RATES**
- 5. ASSESSMENT OF OPERATIONS**
 - 5.1 Assessment of Establishment**
 - 5.2 Assessment of Plant and Equipment**
 - 5.3 Assessment of Performance**
- 6. REVIEW OF OPERATIONS – PREFERRED STRATEGIES**
 - 6.1 Road Maintenance**
 - 6.2 Footpath Maintenance**
 - 6.3 Drainage Structure Maintenance**
 - 6.4 Kerb and Gutter Maintenance**
 - 6.5 Road Shoulder Maintenance**
 - 6.6 Restorations of road and footpath openings**
 - 6.7 Driveway and Access crossings**
 - 6.8 Car Parks**

7. RECOMMENDATIONS

7.1 Recommended Actions

7.2 Expected Future Benefits and Budget Estimates

1. EXECUTIVE SUMMARY

The Civil Works section provides maintenance of Council's roads, footpaths and drainage structures. The sources of work stem from programmed activities and customer requests. The trend is now towards programmed works so that priorities can be given to maintenance works. Customers can be advised of Council's programs and likely timing for repairs based on priorities set by Council policy and available resources.

This report provides a review of the Civil Works Road Maintenance Operations with regard to the effectiveness and efficiency of the section based on the available resources and funding.

Council's current level of service is as follows:

- Road maintenance of pavement failures and potholes on a programmed basis in accordance with Council's policy with high emphasis on heavily trafficked roads and roads that are rated as failed by the Pavement Management System.
- Footpath maintenance of failed sections over a three year repair cycle based on Council's policy with a high emphasis on footpaths with a high pedestrian movements.
- Repairs to damaged pits and pipes based on inspection advice from drainage cleaning crews.
- Repairs to damaged sections of kerb and gutter as required.
- Repairs and restoration of road shoulders to prevent erosion and drainage problems.
- Restorations of road and footpath openings by public utility authorities and private contractors.
- Repairs and installation of new driveway and access crossings.
- Maintenance of car parks for patching and linemarking works.

A detailed review of Council's Civil Works Road Maintenance Operations has been carried out and the information relating to all the activities of the section are included in the report. This is the second of a series of reviews to be undertaken to ensure Council's Technical Services operations are efficient and effective.

Ku-ring-gai Council is characterised by hilly streets, a large number of mature trees and has a higher than average rainfall. The road infrastructure has deteriorated over the years and only since 2001/02 has there been sufficient funding provided to maintain Council's road assets.

Programs are now in place to repair damage or lifted sections of footpath in order to minimise tripping hazards for pedestrians. Also, programs are in place for the repairs to failed sections of road on those roads that are rated as failed or poor under Council's Pavement Management System.

Current Level of Service

Council is currently operating under a Level of Service as described below and detailed in Section 3 of the report.

- Reconstruction and rehabilitation of approximately 10 kilometres of road each year in accordance with Council's Pavement Management System. This involves an allocation in excess of \$4 million per annum.
- Heavy patching and pothole repairs on a programmed basis in accordance with Council's policy and procedures with a higher emphasis on failed and poor condition roads.
- Installation of approximately 3 kilometres of new footpaths.
- Removal and replacement of failed or lifted sections of footpath on a programmed basis over a three year replacement cycle.
- Repairs and replacement of damaged or failed sections of pipe based on reports from field staff and residents.
- Repairs to damaged sections of kerb and gutter on a request basis and related to drainage problems.
- Program of repairs to unformed road shoulders.
- Proactive response to restoration of road openings.

➤ Reactive response to the maintenance of car parks

Below is a summary of the various estimated costs for the different levels of service and the manpower requirements.

LEVEL OF SERVICE	MANPOWER	ESTIMATED ANNUAL OPERATING COSTS
1	19	\$563,420
2	24	\$950,600
3	28	\$1,588,600
Current budget	27	\$1,585,700
4	33	\$1,952,500
5	37	\$2,320,000

Current Establishment

The current workforce establishment is **27** employees not including supervisory staff and while level of service 3 indicates that **28** employees are required, this amount caters for allowances for leave. Over the last four (4) years, Council has moved from a reactionary process to a programmed maintenance system.

Council receives a reasonable number of requests and complaints relating to its road and footpath maintenance and on average Council receives requests or complaints **26** times per week.

There has been difficulty in attracting suitable staff to the section because of the need for heavy vehicle licence and traffic safety qualifications. There are currently 6 vacancies and considerations for replacement of the vacancies will be covered in this review.

Plant and Equipment

The majority of plant and equipment is well utilised and operating satisfactorily.

Council replaces major plant items every 7 to 10 years as these times frames are considered to be the optimal times for plant before they tend to be unserviceable.

Comparisons with Other Councils

Ku-ring-gai Council offers a similar level of service for its residents to most other Councils for road and footpath maintenance. However, the road system in Ku-ring-gai is considered to be below the standard of other adjoining Councils.

As this Council is now allocating more funds to road reconstruction and new footpaths it is expected that these assets will meet satisfactory standards over the next 5 to 10 years.

Council has also commenced a pro-active program to repair damaged sections of footpath that are likely to create hazards for pedestrians and a three year program has been established using recurrent maintenance funding. High priority is given to areas where pedestrian traffic is high particularly around shopping centres and transport nodes.

Based on the results obtained from other Councils, the budgeted allocation is considered reasonable.

2. REVIEW OBJECTIVES

2.1 Introduction

The purpose of this report is to provide a review of the civil works road maintenance operations to determine the most appropriate level of service required and the most cost-effective approach for carrying out that service.

2.2 Management Plan

Council's Management Plan requires a review of Council's civil works operations to assess the efficiency and effectiveness of the operations.

2.3 Scope of Report

The scope of this report is to review the current operations and level of service, comparison against other Councils, identify best practice, cost out new initiatives and recommend cost savings which result in productivity improvements and a reduction of operating costs.

At the conclusion of the findings, the recommendations for Council's consideration will be aimed at meeting the above criteria.

3. EXISTING SERVICES PROVIDED

3.1 Levels of Service and Estimates

A Level of Service is a measure of the frequency and service provided to the community. It helps to establish programs and assist with providing advice to residents when services are programmed.

The Levels of Service indicate the varying frequency of operations. The different levels of service together with associated budget requirements are as follows:

Level of Service 1

- Potholes are patched as required based on requests or complaints which would typically be performed by one crew only;
- Footpaths are repaired on request by one crew and will only be done when resources permit;
- Repairs to drainage pits and pipes when resources are available;
- Repairs to road shoulders where erosion is bad;
- Restorations and driveways carried out by contractors;
- See Table 3.1 for the estimated cost for this Level of Service

Level of Service 2

- Potholes are patched as required based on requests or complaints but not on a programmed basis;
- Footpaths are repaired on request but not on a programmed basis;
- Repairs to drainage pits and pipes when resources are available;
- Repairs to road shoulders where erosion is bad;
- Restorations and driveways carried out by contractors;
- See Table 3.2 for the estimated cost for this Level of Service

Level of Service 3 (Current level of service provided)

- Potholes are patched as required and on a programmed basis based on survey results and Council's PMS information. Road failures are repaired but extent depends on available funding;
- Footpaths are repaired on a programmed basis based on Council's survey and available funding and typically on a three year cycle;
- Repairs to drainage pits and pipes with one crew available full time;
- Repairs to road shoulders and restoration of shoulders with one crew available full time;
- Repairs to damaged sections of kerb and gutter causing drainage problems;
- Restorations and driveways carried out by day labour and contractors within 4 weeks of receipt of order;
- Maintenance of car parks when resources permit.
- See Table 3.3 for the estimated cost for this Level of Service

Level of Service 4

- Potholes are patched as required and on a programmed basis based on survey results and Council's PMS information. Road failures are programmed with one crew fully dedicated to this activity;
- Footpaths are repaired on a programmed basis based on Council's survey and available funding and typically on a two year cycle;
- Repairs to drainage pits and pipes with one crew available full time;
- Repairs to road shoulders and restoration of shoulders with one crew available full time;
- Repairs to damaged sections of kerb and gutter causing drainage problems;
- Restorations and driveways carried out by day labour and contractors within 2 weeks of receipt of order;
- Maintenance of car parks carried out on a programmed basis.
- See Table 3.4 for the estimated cost for this Level of Service

Level of Service 5

- Potholes are patched as required and on a programmed basis based on survey results and Council's PMS information. All roads would be patrolled and repaired annually. Road failures are programmed with two crews fully dedicated to this activity;
- Footpaths are repaired on a programmed basis based on Council's survey and available funding and typically on a one year cycle;
- Repairs to drainage pits and pipes with one crew available full time;
- Repairs to road shoulders and restoration of shoulders with one crew available full time;
- Repairs to damaged sections of kerb and gutter causing drainage problems;
- Restorations and driveways carried out by day labour and contractors within 2 weeks of receipt of order;
- Maintenance of car parks when resources permit.
- See Table 3.5 for the estimated cost for this Level of Service

The following schedule is an estimate of the annual costs for the varying levels of service, including a summary of the associated manpower requirements.

LEVEL OF SERVICE	MANPOWER	ESTIMATED ANNUAL OPERATING COSTS
1	19	\$563,420
2	24	\$950,600
3	28	\$1,588,600
Current budget	27	\$1,585,700
4	33	\$1,952,500
5	37	\$2,320,000

Table 3.6 is the budget amount provided for this operation.

Level of Service 1

Activity Description	Quantity/ week	Manhours/ week	Plant Items	Cost/man per hour	Plant Cost/hr	Labour Cost/wk	Plant Cost/wk	Yearly Cost	Materials & others	Contract	Tipping Cost	Income	Total Cost
Road Maintenance Management		38	1	\$29.00	\$4.80	\$1,102.00	\$182.40	\$66,789	\$5,000	\$0	\$0		\$71,789
Patching		76	1	\$17.70	\$7.10	\$1,345.20	\$269.80	\$83,980	\$20,000	\$0	\$2,000		\$105,980
Road Maintenance		76	1	\$18.50	\$9.50	\$1,406.00	\$361.00	\$91,884	\$50,000	\$200,000	\$10,000	-\$155,000	\$196,884
Footpath Maintenance													
Concrete footpaths		76	2	\$17.70	\$7.10	\$1,345.20	\$539.60	\$98,010	\$30,000	\$50,000	\$60,000		\$238,010
Asphalt footpaths		76	1	\$16.85	\$7.10	\$1,280.60	\$269.80	\$80,621	\$40,000	\$50,000	\$56,000		\$226,621
Drainage Structures		38	1	\$16.85	\$7.10	\$640.30	\$269.80	\$47,325	\$20,000		\$5,000		\$72,325
Road Shoulder Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$20,000		\$10,000		\$120,818
Kerb and Gutter Maintenance		45	1	\$17.70	\$12.50	\$796.50	\$475.00	\$66,118	\$25,000		\$5,000		\$96,118
Restorations		38	1	\$24.00	\$4.80	\$912.00	\$182.40	\$56,909	\$8,100	\$430,000		-\$1,041,900	-\$546,891
Access Crossings		76	1	\$21.00	\$9.50	\$1,596.00	\$361.00	\$101,764	\$25,000			-\$150,000	-\$23,236
Car Park Maintenance		0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$5,000			\$5,000
Total Actuals per week		584	12			\$11,220.30	\$3,860.80	\$784,217.20	\$243,100.00	\$735,000.00	\$148,000.00	-\$1,346,900.00	\$563,417
No. of men required without leave		15.37											
Provision for annual leave		1.09	20 days per year										
Provision for sick leave		1.04	10 days per year										
Provision for long service leave		1.04	10 days per year										
Provision for public holidays		1.03	8 days per year										
Provision for Workers Compensation		1.03	8 days per year										
No. of men required including leave		19.35											
Co-ordinator salary included in above													
TOTAL BUDGET													\$ 563,417
Current employment total/actual budget		27											\$ 1,585,700
Surplus or (Deficit)													\$1,022,283

Table 3.1

Level of Service 2

Activity Description	Quantity/ week	Manhours/ week	Plant Items	Cost/man per hour	Plant Cost/hr	Labour Cost/wk	Plant Cost/wk	Yearly Cost	Materials & others	Contract	Tipping Cost	Income	Total Cost
Road Maintenance Management		76	2	\$28.00	\$4.80	\$2,128.00	\$364.80	\$129,626	\$5,000	\$0	\$0		\$134,626
Patching		76	2	\$17.70	\$7.10	\$1,345.20	\$539.60	\$98,010	\$20,000	\$0	\$2,000		\$120,010
Road Maintenance		114	3	\$18.50	\$9.50	\$2,109.00	\$1,083.00	\$165,984	\$70,000	\$200,000	\$10,000	-\$155,000	\$290,984
Footpath Maintenance													
Concrete footpaths		76	2	\$17.70	\$7.10	\$1,345.20	\$539.60	\$98,010	\$45,000	\$100,000	\$60,000		\$303,010
Asphalt footpaths		76	2	\$16.85	\$7.10	\$1,280.60	\$539.60	\$94,650	\$50,000	\$50,000	\$56,000		\$250,650
Drainage Structures		76	2	\$16.85	\$7.10	\$1,280.60	\$539.60	\$94,650	\$20,000		\$5,000		\$119,650
Road Shoulder Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$30,000		\$20,000		\$140,818
Kerb and Gutter Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$40,000		\$5,000		\$135,818
Restorations		38	1	\$24.00	\$4.80	\$912.00	\$182.40	\$56,909	\$8,100	\$430,000		-\$1,041,900	-\$546,891
Access Crossings		76	2	\$21.00	\$9.50	\$1,596.00	\$722.00	\$120,536	\$25,000			-\$170,000	-\$24,464
Car Park Maintenance		8	1	\$17.70	\$7.10	\$141.60	\$269.80	\$21,393	\$5,000				\$26,393
Total Actuals per week		706	21			\$13,731.20	\$6,680.40	\$1,061,403	\$318,100	\$780,000	\$158,000	-\$1,366,900	\$950,603
No. of men required without leave		18.58											
Provision for annual leave		1.09	20 days per year										
Provision for sick leave		1.04	10 days per year										
Provision for long service leave		1.04	10 days per year										
Provision for public holidays		1.03	8 days per year										
Provision for Workers Compensation		1.03	8 days per year										
No. of men required including leave		23.39											
Co-ordinator salary included in above													
TOTAL BUDGET													\$ 950,603
Current employment total/actual budget		27											\$ 1,585,700
Surplus or (Deficit)													\$635,097

Table 3.2

Level of Service 3

Activity Description	Quantity/ week	Manhours/ week	Plant Items	Cost/man per hour	Plant Cost/hr	Labour Cost/wk	Plant Cost/wk	Yearly Cost	Materials & others	Contract	Tipping Cost	Income	Total Cost
Road Maintenance Management		76	2	\$29.00	\$4.80	\$2,204.00	\$364.80	\$133,578	\$5,000	\$0	\$0		\$138,578
Patching		50	2	\$17.70	\$7.10	\$885.00	\$539.60	\$74,079	\$20,000	\$0	\$2,000		\$96,079
Road Maintenance		152	5	\$18.50	\$9.50	\$2,812.00	\$1,805.00	\$240,084	\$90,000	\$225,000	\$10,000	-\$155,000	\$410,084
Footpath Maintenance													
Concrete footpaths		114	3	\$17.70	\$7.10	\$2,017.80	\$809.40	\$147,014	\$65,000	\$220,000	\$60,000		\$492,014
Asphalt footpaths		76	3	\$16.85	\$7.10	\$1,280.60	\$809.40	\$108,680	\$90,000	\$140,000	\$56,000		\$394,680
Drainage Structures		76	2	\$16.85	\$7.10	\$1,280.60	\$539.60	\$94,650	\$50,000		\$5,000		\$149,650
Road Shoulder Maintenance		114	5	\$17.70	\$12.50	\$2,017.80	\$2,375.00	\$228,426	\$55,000		\$45,000		\$328,426
Kerb and Gutter Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$55,000		\$5,000		\$150,818
Restorations		38	1	\$24.00	\$4.80	\$912.00	\$182.40	\$56,909	\$8,100	\$430,000		-\$1,041,900	-\$546,891
Access Crossings		76	2	\$21.00	\$9.50	\$1,596.00	\$722.00	\$120,536	\$25,000		\$10,000	-\$208,800	-\$53,264
Car Park Maintenance		8	1	\$17.70	\$7.10	\$141.60	\$269.80	\$21,393	\$5,000				\$26,393
Total Actuals per week		825	28			\$15,943.90	\$9,367.00						\$1,586,567
No. of men required without leave		21.71											
Provision for annual leave		1.09	20 days per year										
Provision for sick leave		1.04	10 days per year										
Provision for long service leave		1.04	10 days per year										
Provision for public holidays		1.03	8 days per year										
Provision for Workers Compensation		1.03	8 days per year										
No. of men required including leave		27.33											
Co-ordinator salary included in above													
TOTAL BUDGET													\$1,586,567
Current employment total/actual budget		27											\$1,585,700
Surplus or (Deficit)													(\$867)

Table 3.3

Level of Service 4

Activity Description	Quantity/ week	Manhours/ week	Plant Items	Cost/man per hour	Plant Cost/hr	Labour Cost/wk	Plant Cost/wk	Yearly Cost	Materials & others	Contract	Tipping Cost	Income	Total Cost
Road Maintenance Management		76	2	\$29.00	\$4.80	\$2,204.00	\$364.80	\$133,578	\$5,000	\$0	\$0		\$138,578
Patching		76	2	\$17.70	\$7.10	\$1,345.20	\$539.60	\$98,010	\$30,000	\$0	\$5,000		\$133,010
Road Maintenance		190	5	\$18.50	\$9.50	\$3,515.00	\$1,805.00	\$276,640	\$110,000	\$260,000	\$20,000	-\$155,000	\$511,640
Footpath Maintenance													
Concrete footpaths		190	4	\$17.70	\$7.10	\$3,363.00	\$1,079.20	\$230,994	\$80,000	\$220,000	\$60,000		\$590,994
Asphalt footpaths		114	4	\$16.85	\$7.10	\$1,920.90	\$1,079.20	\$156,005	\$100,000	\$140,000	\$60,000		\$456,005
Drainage Structures		76	2	\$16.85	\$7.10	\$1,280.60	\$539.60	\$94,650	\$50,000		\$5,000		\$149,650
Road Shoulder Maintenance		114	5	\$17.70	\$12.50	\$2,017.80	\$2,375.00	\$228,426	\$55,000		\$45,000		\$328,426
Kerb and Gutter Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$60,000		\$5,000		\$155,818
Restorations		38	1	\$24.00	\$4.80	\$912.00	\$182.40	\$56,909	\$8,100	\$430,000		-\$1,041,900	-\$546,891
Access Crossings		76	2	\$21.00	\$9.50	\$1,596.00	\$722.00	\$120,536	\$25,000			-\$208,800	-\$63,264
Car Park Maintenance		16	1	\$17.70	\$9.50	\$283.20	\$361.00	\$33,498	\$5,000	\$60,000			\$98,498
Total Actuals per week		1011	30			\$19,234.20	\$9,997.80	\$1,520,064	\$528,100	\$1,110,000	\$200,000	-\$1,405,700	\$1,952,464
No. of men required without leave		26.61											
Provision for annual leave		1.09	20 days per year										
Provision for sick leave		1.04	10 days per year										
Provision for long service leave		1.04	10 days per year										
Provision for public holidays		1.03	8 days per year										
Provision for Workers Compensation		1.03	8 days per year										
No. of men required including leave		33.50											
Co-ordinator salary included in above													
TOTAL BUDGET													\$1,952,464
Current employment total/actual budget		27											\$1,585,700
Surplus or (Deficit)													(\$366,764)

Table 3.4

Level of Service 5

Activity Description	Quantity/ week	Manhours/ week	Plant Items	Cost/man per hour	Plant Cost/hr	Labour Cost/wk	Plant Cost/wk	Yearly Cost	Materials & others	Contract	Tipping Cost	Income	Total Cost
Road Maintenance Management		76	2	\$29.00	\$4.80	\$2,204.00	\$364.80	\$133,578	\$5,000	\$0	\$0		\$138,578
Patching		76	2	\$17.70	\$7.10	\$1,345.20	\$539.60	\$98,010	\$40,000	\$20,000	\$2,000		\$160,010
Road Maintenance		228	6	\$18.50	\$9.50	\$4,218.00	\$2,166.00	\$331,968	\$150,000	\$300,000	\$30,000	-\$155,000	\$656,968
Footpath Maintenance													
Concrete footpaths		228	4	\$17.70	\$7.10	\$4,035.60	\$1,079.20	\$265,970	\$100,000	\$250,000	\$70,000		\$685,970
Asphalt footpaths		152	4	\$16.85	\$7.10	\$2,561.20	\$1,079.20	\$189,301	\$120,000	\$160,000	\$70,000		\$539,301
Drainage Structures		76	2	\$16.85	\$7.10	\$1,280.60	\$539.60	\$94,650	\$50,000	\$40,000	\$5,000		\$189,650
Road Shoulder Maintenance		114	5	\$17.70	\$12.50	\$2,017.80	\$2,375.00	\$228,426	\$55,000		\$45,000		\$328,426
Kerb and Gutter Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$60,000		\$5,000		\$155,818
Restorations		38	1	\$24.00	\$4.80	\$912.00	\$182.40	\$56,909	\$8,100	\$430,000		-\$1,041,900	-\$546,891
Access Crossings		76	2	\$21.00	\$9.50	\$1,596.00	\$722.00	\$120,536	\$25,000			-\$208,800	-\$63,264
Car Park Maintenance		16	1	\$17.70	\$12.50	\$283.20	\$475.00	\$39,426	\$5,000	\$30,000			\$74,426
Total Actuals per week		1125	31			\$21,250.10	\$10,472.80	\$1,649,591	\$618,100	\$1,230,000	\$227,000	-\$1,405,700	\$2,318,991
No. of men required without leave		29.61											
Provision for annual leave		1.09	20 days per year										
Provision for sick leave		1.04	10 days per year										
Provision for long service leave		1.04	10 days per year										
Provision for public holidays		1.03	8 days per year										
Provision for Workers Compensation		1.03	8 days per year										
No. of men required including leave		37.27											
Co-ordinator salary included in above													
TOTAL BUDGET													\$2,318,991
Current employment total/actual budget		27											\$1,585,700
Surplus or (Deficit)													(\$733,291)

Table 3.5

CURRENT BUDGET

Activity	Job No.	Labour	Plant	Materials	Waste Disposal	Oncosts	Total	Staff
Road Maintenance Management	802-504	\$ 102,800	\$ 25,800	\$ 5,000	\$ -	\$ 5,000	\$ 138,600	J. Barrie
								S. Poulter
Patching	802-503	\$ 27,100	\$ -	\$ 50,000	\$ -	\$ -	\$ 77,100	P. Barnes
								R. Dalcol
Footpath Maintenance and Repairs								
- Concrete footpaths	802-531	\$ 279,500	\$ 69,500	\$ 65,000	\$ 60,000	\$ 22,300	\$ 496,300	J. Wadham
								J. Campagna
								M. Difford
- Asphalt footpaths	802-530	\$ 164,200	\$ 53,300	\$ 90,000	\$ 56,000	\$ 31,300	\$ 394,800	Vacant
								Vacant
Road Maintenance	802-532	\$ 214,000	\$ 121,500	\$ 80,000	\$ 10,000	\$ 21,400	\$ 446,900	G. Wallis
- Asphalt Roads								B. Cormie
								D. Laws
Drainage Maintenance and Repairs	802-537	\$ 81,700	\$ 17,900	\$ 20,000	\$ 5,000	\$ 25,000	\$ 149,600	S. Hogan
- Drainage pits, structures and pipes								Vacant
								G. Faroe
Road Shoulder Maintenance	802-534	\$ 117,200	\$ 34,400	\$ 60,000	\$ 73,000	\$ 48,000	\$ 332,600	Vacant
								A. Overton
Kerb and Gutter Maintenance	802-533	\$ 56,700	\$ 10,500	\$ 60,000	\$ 5,000	\$ 18,000	\$ 150,200	R. Morris
								R. Cannon
Restorations	802-507	\$ 431,400	\$ 31,100	\$ 30,000	\$ 5,000	-\$ 1,041,900	-\$ 544,400	F Verduci
		Contractors				Income		
Access crossings	802-541	\$ 111,500	\$ 11,300	\$ 25,000	\$ 5,000	-\$ 208,800	-\$ 56,000	P. Robb
						Income		C. Giuliani
								P. Vaughan
		\$ 1,586,100	\$ 375,300	\$ 485,000	\$ 219,000	-\$ 1,079,700	\$ 1,585,700	

Table 3.6

3.2 Current Level of Service

3.2.1 Road Maintenance

Council's road maintenance policy requires a focus on those roads which are rated as failed or poor under Council's Pavement Management System. The policy requires six monthly inspections for regional roads, annual inspections for collector roads and three yearly inspections for local roads. Work is then programmed according to these priorities.

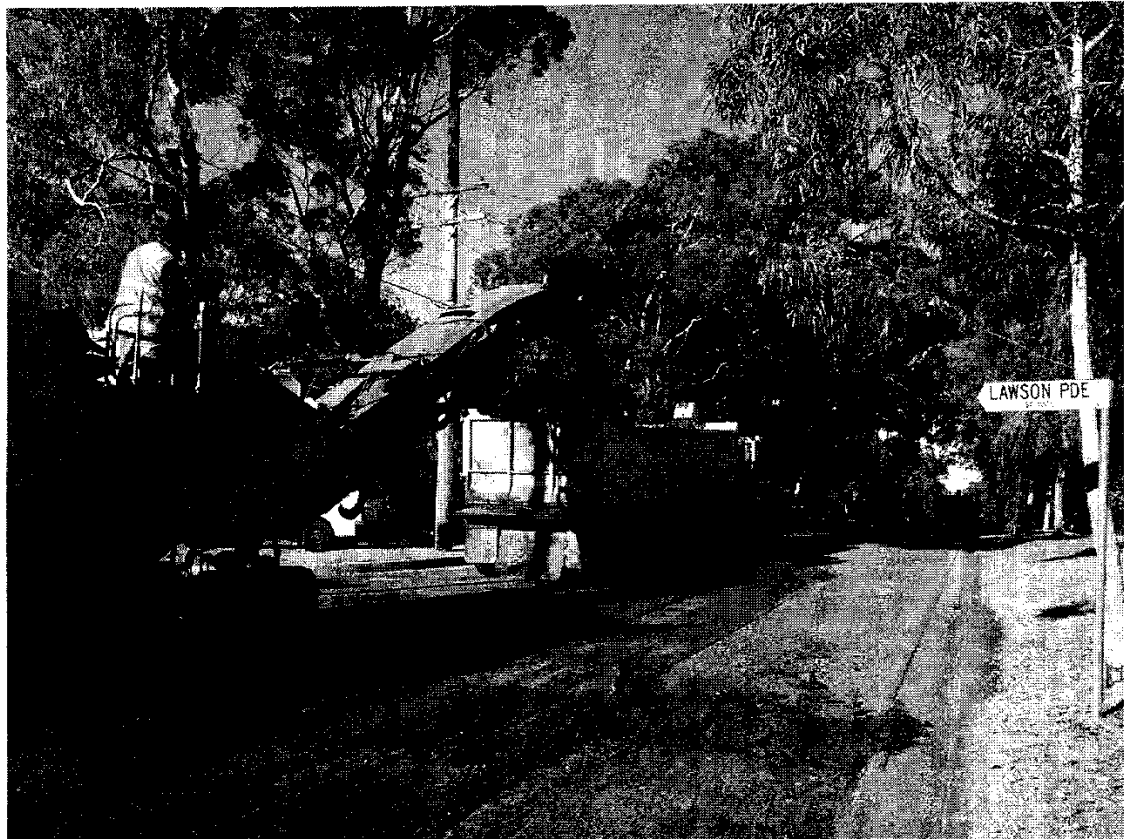
Information from the survey data is recorded and work orders are issued according to priorities. Residents are advised of the priorities but where practical, requests are actioned if only to carry out temporary work. There is still approximately 200km of the 472 km network that is rated as failed or poor and based on the current program, approximately 10 km of road reconstruction is carried out each year. Council has an infrastructure levy in place to assist in providing \$1.6 million for road works, however, the levy ceases in 2005/06 and further consideration will need to be given to extend the levy if the road network is to reach a satisfactory standard.

Patching of potholes is carried out using hotmix asphalt distributed from a "Flowcon" vehicle which assist in dispensing suitable amounts of asphalt for the repairs. Hotmix asphalt is used because it has a longer life than coldmix but it is dependent on the structural condition of the road and hence may need temporary patching several times before permanent patching can be carried out.

Heavy patching is undertaken in areas where the road has failed possibly due to the poor subgrade of the road. This helps restore the subgrade and the road until reconstruction can be carried out.

The reason for allocating work on a programmed basis results in better efficiencies and effectiveness because work can be allocated to sections of road in close proximity rather than the haphazard approach that results from a reactive approach.

Below is a photograph showing road excavation operations for heavy patching works:



3.2.2 Footpath Maintenance

Council has approximately 32% of its area with formed footpaths. A survey has been undertaken of all existing footpaths to identify defects and raised sections that are likely to create trip hazards. The total estimated cost of all defects is \$2 million and Council allocates \$880,000 each year for repairs to footpaths. Higher priority is given to footpaths which are heavily trafficked such as around shopping centres, transport nodes, schools and nursing homes.

The purpose of replacing failed sections of footpath is to provide a safer surface for pedestrians. Also, when sections of streets are repaired access ramps are checked and modified where necessary to provide better access for disabled persons and prams.

The majority of trip hazards associated with footpaths stem from tree roots from either Council's street trees or trees within properties. To ensure that the street trees are not damaged when repairs are carried out, Open Space officers are consulted about root trimming. Also, jointing material is used to ensure slabs lifted together when the roots regrow.

The current estimated replacement cycle is three years based on available funding and where residents have reported trips or falls, temporary repairs are carried out using asphalt until the permanent repairs are programmed. The process of removal and replacement is slow but with programming works rather than the reactive approach, the cost per square metre is less and hence more work can be carried out.

Below is a photograph showing the removal and replacement of damaged or lifted sections of footpaths:



3.2.3 Repairs to Drainage Pits and Pipes

A number of Council's drainage pits and pipes suffer damage from heavy trucks and require repairs from time to time. A lot of the old drainage pits were not previously constructed using reinforcement and hence failed easily under heavy loads. New techniques and precast materials now assist in repairing pits and pipes. Also, reports of local flooding are investigated and where possible new lintels and pit inlets are improved to allow storm water better access to the pits.

The work is allocated on a reactive basis following advice from Council's street sweeping and maintenance staff and resident complaints. The work is not only allocated to repairs in streets but also in drainage easements as Council is normally required under the terms of the easement to undertake maintenance and repairs.

This is essentially a two man crew operation but can require additional staff in busy roads due to the need for traffic control.

Approximately \$150,000 is allocated annually for this activity and xxx repairs are carried out weekly for this activity. As this activity is spasmodic, the crew are allocated to other activities from time to time depending on other workloads and resource shortages.

3.2.4 Kerb and Gutter Maintenance

Kerb and gutter maintenance is carried out where sections of kerb have failed or causing drainage problems mostly due to tree roots. This activity is not regular and Council allocates \$150,000 per annum for this activity.

3.2.5 Road Shoulder Maintenance

Council has a large number of streets that do not have kerb and gutter and the road shoulders are not sealed with bituminous materials. Consequently wear and tear and erosion is caused by rainfall and traffic. Road base materials are replaced to ensure safe road conditions prevail and silt does not build up in the drainage channels. Council's mechanical road sweepers are not able to clean road shoulders as they rely on even slopes, good access and vacuuming operations. Consequently, maintenance operations require the use of bobcats, loaders and graders.

External plant is used from time to time as it is more cost efficient to hire plant than own the plant based on the frequency of this operation.

The cost to replace gravel shoulders with sealed shoulders is high and can cause environmental problems based on the elements used in road making materials.

3.2.6 Road and Footpath Restorations

Council regularly receives requests from public utility authorities and local contractors for road and footpath openings. Whilst it is not desirable to permit these openings as they affect the integrity of the road or footpath, it is not possible to prevent such openings. Hence, standards, specifications and restoration rates are established to minimise the impact and allow for permanent restorations following completion of the work.

A set of rates are set annually for this purpose and generally Council's day labour staff complete the restoration work. Temporary repairs are normally carried out by the utility authorities or contractors until Council can affect permanent repairs. This is to ensure that the area is left in a safe condition for pedestrians and motorists.

Council normally receives a higher level of income for restoration works than compared with the actual costs but the rates are not considered to be unreasonably high.

3.2.7 Repairs and Installation of Driveways and Access Crossings

Most of the work carried out on driveways or access crossings is paid for by the property owner based on a quotation received from Council. The work can be carried out by either Council or a contractor in accordance with Council's specifications.

Council undertakes repairs to driveways at Council's expense only if the driveway has been damaged by a road opening and restored in accordance with the set rates. Alternatively, if the driveway has been damaged by tree roots from a street tree, then Council will undertake repairs at no cost to the owner.

3.2.8 Maintenance of Car Parks

Maintenance of Council's car parks has been limited to patching and linemarking as no funding has been provided in the recurrent budget for car park maintenance.

3.3 Current Establishment and Performance

The current establishment strength is 27 employees based on the current break up of functions and there are currently 6 vacancies with some positions being filled with casual staff:

Manager	1 employee
Restorations Officer	1 employee
Supervisor	1 employee
Asphalt road patching	3 employees
Asphalt road maintenance (2 crews)	6 employees
Concrete maintenance (2 crews)	6 employees
General Maintenance (2 crews)	4 employees
Drainage Structures	2 employees
Plant Operators	3 employees

The asphalt crews also undertake repairs to asphalt roads, footpaths and car parks. The concrete crews undertake repairs to concrete footpaths, access crossings and driveways. The general maintenance crews undertake kerb and gutter repairs and road shoulder maintenance.

Over the last three years there have been a number of vacancies as it has been difficult to attract suitably qualified and skilled staff. Consequently casual staff has been used from time to time and also contractors have been engaged to undertake work such as road patching where it has been possible to identify significant areas.

The staff vacancies impact on the work outputs and frequencies, as it is difficult to allocate reactive type work to contractors.

At this stage it is not intended to replace all the vacancies until the review has been completed and the supervisory positions have been resolved.

For achieving a Level of Service 3, the full time establishment needs to be 28 employees but it is intended to maintain the current establishment at xx and use casual staff for planned leave absences. Also, all plant and equipment needs to be operating at peak efficiency.

During discussions relating to the assessment of the work activities and frequencies, the staff were very co-operative and willing to offer suggestions. Most of the staff are well skilled and a number of staff have operating licences for all of the equipment used by Council. This provides the opportunity to move staff around during absences from work.

From the Customer Request System, Council has received over 3340 requests since January 2002 which equates to 115 requests per month. The breakdown of the requests categories is shown below:

Roads	47%
Footpaths	41%
Drainage repairs	5%
Car Parks	2%
Other	5%

As Council does not have sufficient resources to complete all the footpath and road repairs as requested by residents through the customer request system, they are advised of the priority and likely timing of permanent repairs. Where possible and the problem is considered to be dangerous, temporary repairs are carried out.

3.4 Current Costings and Estimates

3.4.1 Road Maintenance

Council currently allocates approximately \$524,000 per annum for road maintenance activities such as patching and repairs to failed sections of pavement. The main purpose of the road maintenance section is to maintain the road network in a safe and trafficable condition until reconstruction can be carried out. The budget allocation is essentially based on available resources as it is not possible for the crews to fix all the pavement failures. It is the function of the capital works budget to address the road network and not the maintenance section. Hence, temporary repairs are carried out until permanent works are programmed.

The estimate is based on 9 full time staff and 6 major plant items as well as material and disposal costs whereas the budget includes provisions for external plant hire such as rollers.

A program has been established for pro-active maintenance for roads that are assessed by the Pavement Management System as failed or poor.

3.4.2 Footpath Maintenance

Council currently allocates approximately \$880,000 for maintenance and repairs to both asphalt and concrete footpaths. So far this financial year about one third of known tripping hazards have been completed in accordance with Council's program. The estimated cost for the current level of service for this activity is \$830,380. The budget for this activity is incorporated in with other activities but is similar to the estimated amount.

The estimate is based on 7 full time staff and 6 major plant items as well as material and disposal costs. The application of the program maintenance is having a positive effect on reducing the number of complaints received. Also, by programming the work rather than being reactive to requests more footpath repairs are being carried out than originally programmed.

3.4.3 Drainage Structures Maintenance.

Approximately \$120,000 is allocated annually for the repairs to drainage structures. Whilst this is mainly for damaged pits, lintels or lids, the crews also replace old lintels and pits to improve the openings for local flooding problems.

The allocation is based on 2 full time employees, 1 major plant item and material costs.

3.4.4 Kerb and Gutter Maintenance.

Approximately \$150,000 is allocated annually for the repairs to damaged sections of kerb and gutter or the addition of kerb and gutter to resolve local drainage ponding problems.

The allocation is based on 2 full time employees, 2 major plant items material and disposal costs.

3.4.5 Road Shoulder Maintenance.

The allocation for road shoulder maintenance is approximately \$330,000 per annum. The allocation is not based on the amount of work required but based on the available resources. However, a program is required in order to ensure there is regular maintenance of shoulders to prevent erosion and pavement edge deterioration.

There allocation is based 3 full time employees, 4 major plant items material and disposal costs.

3.4.6 Restoration of Road and Footpath Openings

Council allocates approximately \$500,000 for expenditure for restoration works and normally Council receives over \$1 million in revenue from utility authorities for the restorations of roads and footpaths. While this might appear to be a good source of revenue raising for Council, the openings impact on the integrity of the road and footpath. Consequently, Council's restoration rates are higher to accommodate problems that may occur in the future such as pavement settlement or deterioration adjacent to the opening. The road openings also impact on the riding surface of the road.

As indicated above, most of the permanent restoration work is carried out by Council's contractors however, some day labour staff are utilised from time to time. Tenders are called annually for road and concrete schedule of rates to allow for contractors to be selected in accordance with the Local Government Regulations.

3.4.7 Driveways and Access Crossings

Driveways and access crossings are installed following payment by the property owner after receipt of a quotation based on Council's set fees and charges rates.

Council will only repair or replace driveways where it can be attributed to a Council activity or damage has been caused by a tree root or utility opening.

3.4.8 Car Parks

No funding is specifically allocated for car parks and repairs are funding under the road patching program.

4. COMPARISON WITH CONTRACT RATES

It is difficult to compare service levels and performance with other Councils for these operations because each Council usually has different characteristics and service levels. Therefore, it is better to compare the unit rates obtained by contractors when tendering for Council work with the unit rates for Council's day labour staff. Below is a table showing the comparisons with Council's day labour rates with that of contract rates obtained through the annual tender process.

Activity	Day Labour Rate	Contract Rate
Asphalt Footpath	\$68.02/m ²	\$59.95/m ²
Concrete Footpath	\$64.33/m ²	\$71.60/m ²
Road Patching (150mm thick)	\$33.29/m ²	\$79.04/m ²
Road Patching (200mm thick)	\$41.98/m ²	\$86.34/m ²
Concrete Driveway	\$74.41/m ²	\$97/m ²
Kerb and Guttering	\$50.82/lm	\$61/lm
Pavement Excavation (150mm deep)	\$8.69/m ²	\$12.65/m ² (0 – 500m ²) \$8.80 (500 – 1000m ²)

As can be seen in the scheduled rates, Council's day labour operations provide better unit rates than local contractors. However, the day labour unit rates do not include any provisions for overheads such depot facilities and profits.

Despite certain overheads being included, the current day labour rates are very competitive and represents an indication of the efficiency and effectiveness of Council's operations.

Improvements to Council's unit rates have stemmed from the development and implementation of programs for road and footpath maintenance. Economies of scale can be achieved by undertaking work in designated areas and Work Orders indicate the expected daily outputs.

Efficiencies are achieved by establishing appropriate crew sizes, relevant plant and equipment and established work procedures.

Crews are allocated Work Orders for specific sections of road or footpath that takes into consideration realistic daily outputs. A copy of a typical Work Order for a daily work activity is included in the appendix to this report.

A computerised database has been established for both road and footpath defects in accordance with Council's Policy and Procedures for Road and Footpath Maintenance.

5. ASSESSMENT OF OPERATIONS

5.1 Assessment of Establishment

The current establishment level provides for a number of smaller work crews to ensure each employee has a specific role and task.

While there is a number of vacancies, casual or contract staff are used from time to time to cover shortfalls caused by vacancies or leave.

As the current day labour rates are very competitive compared to the contract rates, the crews are considered to be operating efficiently.

With the introduction of designated work programs based on survey data, the crews are operating effectively compared with the previous reactive approach. The Work Orders also indicate the expected work outputs and timings.

Casual or contract employment allows an opportunity to assess the suitability and efficiency of new staff before proceeding with any permanent employment. This is a common practice used by contractors before engaging staff.

When working in heavily trafficked areas, crews are amalgamated and all staff are trained to hold traffic controller certificates.

As the Council day labour rates are considered to be cost effective and the work crews are operating efficiently, it is not proposed to remove any vacancies or staff and proceed with the replacement of vacant positions with skilled and capable staff.

5.2 Assessment of Plant and Equipment

In September 2003, a review of Council's operational plant was undertaken to determine the suitability of owning plant compared with Council hiring plant.

The internal hire rates were compared with external plant hire rates using the utilisation data collected from the operators. Where internal plant was identified as being under-utilised, the plant was sold and external plant is now used as and when required.

A copy of the plant utilisation information for this area of Civil Works is attached in **Appendix A** to this report.

As a review of the plant utilisation has now taken place and the replacement schedule has been previously adopted by Council it is proposed to continue with the replacement of plant in accordance with the adopted schedule.

5.3 Assessment of Performance

The civil works staff is keeping up with the maintenance programs for footpath replacement and the unit rates they are achieving are better than the estimates. Likewise the pothole patching and road maintenance activities are achieving better outcomes because of the works program.

Other activities are normally as and when required and the restoration process is managed by one officer using mostly contractors which generates a reasonable income for Council.

However, as approximately one third of the footpath program has been completed for a lower than anticipated total cost, it is considered

appropriate to re-allocate a portion of this budget to the road maintenance budget to allow more road maintenance to be carried out.

If more heavy patching works were done, it will help the road reconstruction program as this work will not be required when the road is scheduled for reconstruction.

The unit rates currently being achieved for footpath maintenance are 11% less than originally estimated when the program was developed. Consequently, \$96,800 can be reduced from the footpath budget and re-allocated to the roads budget and the same expected outputs could be achieved for the footpath repair program. With more funding being allocated to road maintenance, this should assist in reducing the number of complaints for road repairs being received by Council through the Customer Request System. Staff from the footpath maintenance crews will be re-allocated to the road maintenance activities.

The other activities have smaller budgets and council receives fewer complaints for activities such as road shoulder maintenance, drainage structure repairs and kerb and gutter maintenance. Consequently it is not proposed to change the allocations for these activities. However, pro-active maintenance programs will be established for these activities.

This is particularly the case for the drainage structure maintenance as the findings of the catchment analysis show that minor flooding improvements can be achieved by providing larger drainage openings in a number of areas.

6. REVIEW OF OPERATIONS – PREFERRED STRATEGIES

6.1 Road Maintenance

The current road maintenance operations are keeping up with the program however, an increase in funding for heavy patching works will assist in fixing up failed sections of road that have not been programmed for reconstruction in the next five years.

With the establishment of the road maintenance program to concentrate on those roads rated as being in failed or poor condition, additional funding will assist in keeping these roads more serviceable until reconstruction works are planned.

6.2 Footpath Maintenance

The civil works staff are nearing completion of the repairs to the high priority sections of broken and lifted footpath. Consequently, savings can be made from this section and yet still maintain the program over the three year period.

Council is receiving fewer complaints for footpath repairs now that a significant proportion of the footpath network has been repaired.

Included in **Appendix B** is a copy of the total amount of footpath repair accomplishments since July 2003 to May 2004.

As indicated above \$96,800 can be re-allocated from the footpath repair budget to the road maintenance budget.

6.3 Drainage Structure Maintenance

This operation has been operating on a reactive basis mainly based on reports from other staff and residents. A lot of the work for this section comes from the drainage cleaning crew when reported blockages are caused by broken pipes.

With the information from the catchment analysis, work such as improving lintel openings will be programmed into the crew's activities to help overcome local flooding problems. This will help improve the efficiency of this section but at this stage it is not intended to make any other changes.

6.4 Kerb and Gutter Maintenance

Repairs to kerb and gutter are mainly where tree roots have lifted sections of kerb and therefore cause ponding and local drainage problems.

This work is mainly based on Council's customer request and complaint system and minimal complaints are received about damaged sections of kerb and gutter.

It is not proposed to make any changes to the budget or the workflow for this activity.

6.5 Road Shoulder Maintenance

While it may be desirable to seal road shoulders to help prevent further deterioration and silting of the table drain, this is a costly exercise and can cause deterioration of the water quality entering the bushlands and creeks. Where possible it is preferable where kerb and gutter doesn't exist and there is minimal traffic and parking requirements in the

street, it is better to provide grassed shoulders and table drains to help improve the water quality from runoff.

Therefore, following on from the findings of the catchment analysis and water quality assessments from the studies for both Cowan Creek and Middle Harbour catchments, a program will be developed to incorporate grassed swales in some areas following consultation with local residents. Current funding allocations will be used for this purpose but it will require a commitment from residents to assist in maintaining these areas.

6.6 Restoration of Road and Footpath Openings

This area is being efficiently managed by Council's Restorations Engineer and generates a reasonable income for Council. Most of the utility companies are required to restore the full width of footpath following footpath openings to help overcome differential settlement problems.

A more stringent approach to road restoration is taken in roads that have recently been reconstructed by Council.

6.7 Driveway and Access Crossings

This work is essentially funded by residents requiring access or improved access into their properties. This is a requirement under the Roads Act and Council will only undertake repairs or replacement where the road alignment has changed or damage has been caused by tree roots from street trees or other factors outside the control of residents.

Council provides quotations to residents for this purpose and normally at a cost recovery rate. The residents also have the opportunity to use Council's contractors if they wish and only pay for inspection fees.

This activity is essentially a cost recovery function and it is not proposed to make any changes to this area.

6.8 Car Parks

Council car parks in a number of areas require maintenance or re-surfacing however, no funding has been allocated for this function. Repairs are carried out when required using road maintenance funding.

Funding has been provided in the past from a business centre levy and some of these funds can be used for refurbishment of the car parks. It is intended to report this matter back to Council when a review of Council's car parks is undertaken as required in 2004/05 Management Plan.

7. RECOMMENDATIONS

7.1 Recommended Actions

- A. That Council endorses the current level of service for its civil works operations:
- Reconstruction and rehabilitation of approximately 10 kilometres of road each year in accordance with Council's Pavement Management System. This involves an allocation in excess of \$4 million per annum.
 - Heavy patching and pothole repairs on a programmed basis in accordance with Council's policy and procedures with a higher emphasis on failed and poor condition roads.
 - Installation of approximately 3 kilometres of new footpaths.
 - Removal and replacement of failed or lifted sections of footpath on a programmed basis over a three year replacement cycle.
 - Repairs and replacement of damaged or failed sections of pipe based on reports from field staff and residents.
 - Repairs to damaged sections of kerb and gutter on a request basis and related to drainage problems.
 - Program of repairs to unformed road shoulders.
 - Program for restoration of road openings.
 - Reactive response to the maintenance of car parks until a review of Council's car parks is carried out.
- B. That \$96,800 is re-allocated from the footpath maintenance program to the road maintenance program.
- C. That a program for the upgrading or replacement of drainage inlet structures be prepared and based on the outcomes of the catchment analysis for both Cowan Creek and Middle Harbour catchments.

7.2 Expected Future Benefits and Budget Estimates

Table 7.1 indicates the proposed new estimated costs and budgeted amounts following on from these recommendations.

Savings generated in the footpath maintenance program have been re-allocated to the road maintenance area in the budget based on the recommendations. This will assist in completing a number of road failures and hopefully reduce the number of complaints received through the Customer Request System.

Proposed New Level of Service Budget

Activity Description	Quantity/ week	Manhours/ week	Plant Items	Cost/man per hour	Plant Cost/hr	Labour Cost/wk	Plant Cost/wk	Yearly Cost	Materials & others	Contract	Tipping Cost	Income	Total Cost
Road Maintenance Management		76	2	\$29.00	\$4.80	\$2,204.00	\$364.80	\$133,578	\$5,000	\$0	\$0		\$138,578
Patching		50	2	\$17.70	\$7.10	\$885.00	\$539.60	\$74,079	\$20,000	\$0	\$2,000		\$96,079
Road Maintenance		190	5	\$18.50	\$9.50	\$3,515.00	\$1,805.00	\$276,640	\$110,000	\$260,000	\$20,000	-\$155,000	\$511,640
Footpath Maintenance													
Concrete footpaths		76	3	\$17.70	\$7.10	\$1,345.20	\$809.40	\$112,039	\$80,000	\$170,000	\$70,000		\$432,039
Asphalt footpaths		76	3	\$16.85	\$7.10	\$1,280.60	\$809.40	\$108,680	\$90,000	\$100,000	\$56,000		\$354,680
Drainage Structures		76	2	\$16.85	\$7.10	\$1,280.60	\$539.60	\$94,650	\$50,000		\$5,000		\$149,650
Road Shoulder Maintenance		114	5	\$17.70	\$12.50	\$2,017.80	\$2,375.00	\$228,426	\$55,000		\$45,000		\$328,426
Kerb and Gutter Maintenance		45	2	\$17.70	\$12.50	\$796.50	\$950.00	\$90,818	\$55,000		\$5,000		\$150,818
Restorations		38	1	\$24.00	\$4.80	\$912.00	\$182.40	\$56,909	\$8,100	\$430,000		-\$1,041,900	-\$546,891
Access Crossings		76	2	\$21.00	\$9.50	\$1,596.00	\$722.00	\$120,536	\$25,000		\$10,000	-\$208,800	-\$53,264
Car Park Maintenance		8	1	\$17.70	\$7.10	\$141.60	\$269.80	\$21,393	\$5,000				\$26,393
Total Actuals per week		825	28			\$15,974.30	\$9,367.00	\$1,317,748	\$503,100	\$960,000	\$213,000	-\$1,405,700	\$1,588,148
No. of men required without leave		21.71											
Provision for annual leave		1.09	20 days per year										
Provision for sick leave		1.04	10 days per year										
Provision for long service leave		1.04	10 days per year										
Provision for public holidays		1.03	8 days per year										
Provision for Workers Compensation		1.03	8 days per year										
No. of men required including leave		27.33											
Co-ordinator salary included in above													
TOTAL BUDGET													\$ 1,588,148
Current employment total/actual budget		27											\$ 1,585,700
Surplus or (Deficit)													(\$2,448)

Table 7.1

APPENDIX A
Plant Schedule for Civil Works

Plant No	Reg. No	Description	Resp. Officer	Purchase Date	Plant utilisation figures	Purchase Cost as at date of purchase	Net Cost 2003/04	Net Cost 2004/05	Net Cost 2005/06	Net Cost 2006/07	Net Cost 2007/08	Net Cost 2008/09	Net Cost 2009/10	Net Cost 2010/11	Net Cost 2011/12	Net Cost 2012/13	Net Cost 2013/14
----------	---------	-------------	---------------	---------------	---------------------------	--------------------------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------

GROUP CO-ORDINATOR CIVIL WORKS

151	VCF581	ISUZU FTS 800 D/CAB TIPPER	J Barrie	27/04/1998	81%	\$77,070			63,643							63,643	
47	UGH576	TOYOTA DYNA 300	J Barrie	15/05/1996	29%	\$39,959	7,632						28,494				
41	TTE521	MITSUBISHI FK417WS16 D/CAB	J Barrie	19/06/1995	36%	\$64,575		25,762							25,762		
1379	XSQ493	NISSAN UD PK250 S/CAB FLOCON	J Barrie	17/12/2001	65%	\$81,830					101,583						
1302	VWG309	NISSAN UD PK250 S/CAB FLOCON	J Barrie	2/06/1999	75%	\$81,830			100,813							110,359	
46	UGN547	MITSUBISHI FM618H S/CAB	J Barrie	12/12/1996	43%	\$69,820	30,045						30,045				
306	VCF580	ISUZU FTS800 D/C TIPPER	J Barrie	27/04/1998	66%	\$77,070		56,743							56,743		
207	QVY519	CATERPILLER B/HOE 428C 4WD	J Barrie	29/04/1997	65%	\$94,950		85,000									94,975
220	UOK409	CATERPILLER B/HOE 438 4WD 4W/STEER	J Barrie	29/04/1997	32%	\$94,950			100,000								
342A	F78466	DEAN TRAILER 3 TON D/AXEL	J Barrie	19/07/1991	29%	\$7,950					8,000						
40	TTE525	MITSUBISHI FK417WS16 D/CAB	J Barrie	16/06/1995	88%	\$64,575	35,400							35,400			
1307	WFG424	BOBCAT LOADER	J Barrie	30/09/1999	88%	\$59,500		51,875					26,650				

CIVIL WORK CO-ORDINATOR

281	VXG903	ISUZU FRR550A C/CAB WITH CRANE	S Poulter	11/06/1999	67%	\$72,172			35,968							35,968	
47	UGH576	TOYOTA DYNA 300 D/CAB	S Poulter	15/05/1996	96%	\$39,959	33,163					33,163					33,163
276	VXK425	ISUZU FRR550A C/CAB WITH CRANE	S Poulter	11/06/1999	70%	\$75,644		45,168					45,168				

APPENDIX B
Road and Footpath Completed Works

Accomplishment

Activity	Activity Name	Quantity Accomplished	Unit Of Measure
1110	Delamination Repair	273	each
1120	Pothole Repair	3091	each
1130	Localised Shape Correction	172.5	m2
1140	Temporary Pavement Repair (Col	904.5	m2
1150	Edge Repair	197.5	m
1170	Other Road Maintenance - Patch	62.3	m2
1310	Road Base Road Shoulders	266	m2
1320	Excavate Road Shoulder	881.9	m3
1330	3% Road Shoulder	1040.9	m2
1340	AC Road Shoulder	1797.1	m2
1370	Other Shoulder Mtce	15	m2
1410	AC Footpath (General)	1777.5	m2
1420	Excavate Asphalt Footpath	71.1	m3
1430	AC Footpath Resheet	171	
1440	AC Footpath (W/Banding)	43	m2
1450	AC Footpath Temp/Patch	53.5	m2
1510	Concrete Footpath (General)	1628.709	m2
1520	Excavate & Form Concrete Footp	154.771	m3
1530	Concrete Footpath (W/Banding)	69	m2
1610	Kerb & Gutter	228.2	l/m
1620	Excavate Kerb & Gutter / Pram	51.7	m3
1630	AC Kerb Construction /Reconstr	271.5	l/m
2010	Heavy Patching (General)	4210.78	m2
2020	Excavate Road Pavement Materia	797.97	m3
3010	Asphalt Driveway	567	m2
3020	Excavate Layback / Driveway Ma	270.61	m3
3030	Layback	134	each
3040	Conc Driveway	236.5	m2
3050	Install Pipe Crossing	30	each

51 TO 53 BRADFIELd ROAD, WEST LINDFIELD - LEASE RENEWAL

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the renewal of the lease to Bradfield Park Child Care Centre Inc. for the premises located at 51-53 Bradfield Road, West Lindfield.
BACKGROUND:	The Bradfield Park Child Care Centre Inc. has been in operation since 1989 with the most recent lease having expired on 31/07/1999. Bradfield Park has since been occupying the premises as a monthly tenant.
COMMENTS:	Council's recently adopted Generic Children's Services Plan of Management allows agreements to be entered into with suitably qualified organisations.
RECOMMENDATION:	<ul style="list-style-type: none">A. That a lease be granted to the Bradfield Park Child Care Centre Inc. for a period of five (5) years in the terms outlined in this report.B. That this approval is subject to the conditions under section 47A of the Local Government Act and that Council issue a public notice as prescribed by the Act.C. That the Mayor and General Manager be authorised to execute all necessary lease documents.D. That the Council Seal be affixed to the Lease Agreement.

PURPOSE OF REPORT

To consider the renewal of the lease to Bradfield Park Child Care Centre Inc. for the premises located at 51-53 Bradfield Road, West Lindfield.

BACKGROUND

Council is the owner of 53 Bradfield Road West Lindfield Lot 1 DP 749201 that is zoned Residential 2 (b) and classified as Community Land. Number 51 Bradfield Road, Lot 4 DP 788597 is zoned Residential 2 (b), is owned by the C.S.I.R.O. and leased by Council on a peppercorn rental for the purpose of operating a child care centre. The agreement expires on the 31/12/2010. The Bradfield Park Child Care Centre is situated within these two blocks of land.

The Centre was established under the National Child Care Strategy with funding from both State and Federal Governments. Council accepted the funding offer in June 1989 and a community Steering Committee was established to allow Council and the community to work together on establishing the service. The sponsorship of the service was then transferred to the incorporated Management Committee of the Bradfield Park Child Care Centre. Council entered into a lease with Bradfield Park Child Care Centre for 5 years on a peppercorn rental (\$1.00pa). The head lease with the C.S.I.R.O. specifies that the land be used for a long day care centre and that it be managed by Bradfield Park Child Care Centre Inc.

In 1994 the lease was due for renewal, and in accordance with Council's current Leasing Policy to Community Organisations a current market rental valuation was obtained. The rental for the site was determined at \$3,000pa, inclusive of the 90% rental rebate offered by Council.

COMMENTS

Council Officers have met with representatives of the Bradfield Park Child Care Centre to discuss the conditions of the new lease, the new market rental valuation assessment and proposed changes to the scheduled maintenance work responsibilities. The Centre was advised of the new market rental being \$62,000 pa, exclusive of GST, with the suggested rental being \$6,200, which reflected a 90% rental rebate under Council's current Leasing Policy. The issue of a standard Scheduled Maintenance Program and conditions for all community buildings was also discussed during various meetings. Due to a previous lease agreement the Bradfield Park Child Care Centre is entitled to a higher level of service for building maintenance than other community groups. This includes annual interior painting of building, softfall and sand replacement. To fully assess the financial impact of the proposed changes to the maintenance work responsibilities, independent quotes were sought by Bradfield Park Child Care Centre from private providers for the work currently carried out by Council staff. The cost of the maintenance work was estimated between \$3,717 and \$5,936.

After further negotiations, agreement was reached between representatives of the Bradfield Park Management Committee and Council staff, that the child care centre would receive the same building maintenance service as provided to similar organisations. Council has in return recognised

Item 5

S02504
10 June 2004

the financial impact that the rental increase and additional maintenance costs would place on the centre and proposes to gradually phase in the new rental increase over a five year period.

Lessee:	Bradfield Park Child Care Centre
Lessor:	Ku-ring-gai Council
Term:	5 years
Commencement Date:	1 July 2004
Rent: Year 1	\$4,494
Year 2	\$5,075
Year 3	\$5,565
Year 4	\$6,247
Year 5	\$6,820
Outgoings:	Lessee
Maintenance:	As per schedule
Legal Costs:	50% Council, 50% Lessee

As the premises are located partly on Community Land, any agreement must comply with the conditions of the Local Government Act 1993, in particular sections 47 and 47A. In brief these conditions require that public notice and exhibition be given of the proposal before a lease agreement can be granted.

Bradfield Park Child Care Centre provides a high quality long day care service that contributes to the provision of much needed long day care places within Ku-ring-gai, with over 70 families enrolled comprising over 80 children. The demand for the service is evident by the large annual waiting lists of over 80 families with the Centre receiving between 6-10 enquiries per week.

CONSULTATION

Meetings and negotiations have been held with Bradfield Park Child Care Centre Inc. who have indicated that they are prepared to pay the rental structure as indicated in this report and agree with the terms and conditions of Council's standard lease. The aim of the maintenance schedule is to provide an equitable approach to the resourcing of community groups and avoid perceptions of favouritism in the community.

FINANCIAL CONSIDERATIONS

The current rental being paid by the tenant is \$3,820pa, inclusive of GST and represents the discounted figure as agreed in the terms of the previous lease.

A market rental valuation was obtained in August 2001 and revised in November 2003 from an independent valuer, the State Valuation Office, who determined the rental for the premises at \$62,000pa, exclusive of GST. Taking into account Council's 90% rental rebate, an annual rental of \$6,200pa would apply, being an increase of \$3,000 pa. In addition, the implementation of the standard building maintenance agreement would further increase costs by approximately \$5,000.

To assist the Bradfield Park Child Care with increased rental and building maintenance costs, a rental structure as indicated in this report has been suggested. This would have the effect of reducing the initial annual expenditure by \$1,200 pa over a 2 year period. This combined with the option of reducing the frequency of internal painting (saving of between \$1,700 and \$3,118) may

Item 5

S02504
10 June 2004

provide the Bradfield Child Care Centre the opportunity to review its fee structure and adjust to the introduction of increased accommodation costs.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Technical Services has been asked to comment regarding the maintenance program and supports the introduction of a standardised maintenance schedule over that which has operated in the past at the Centre.

SUMMARY

Bradfield Park Child Care Centre has been in operation from 1989 and in that time has provided high quality affordable long day care to the community. In the past Council has subsidised the centres rental by providing peppercorn rates over the first five years of operation, and by phasing in the rebated rental to allow time to adjust to increases. In proposing to gradually phase in the new rental increase Council officers have taken into consideration the likely impact on child care fees and improvements made to the premises by Bradfield Park Child Centre during their period of tenure.

It is Council officers' opinion that any form of assistance should be in the way of rental subsidy and that building maintenance should be in line with that received by similar organisations.

Bradfield Park Child Care Centre meet the conditions of Council's Policy for Leasing Council Property to Community Organisations and during their occupancy have met their obligations as tenants.

RECOMMENDATION

- A. That a lease be granted to the Bradfield Park Child Care Centre Inc. for a period of five (5) years in the terms outlined in this report.
- B. That this approval is subject to the conditions under section 47A of the Local Government Act and that Council issue a public notice as prescribed by the Act.
- C. That the Mayor and General Manager be authorised to execute all necessary lease documents.
- D. That the Council Seal be affixed to the Lease Agreement.

Stephen Plumb
COMMUNITY FACILITIES
COORDINATOR

Danny Houseas
MANAGER COMMUNITY
DEVELOPMENT

Janice Bevan
DIRECTOR COMMUNITY
SERVICES

2A BURRANEER AVENUE, ST IVES - LEASE RENEWAL

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the renewal of the lease to KU Children's Services for the occupation of the premises located at 2A Burraneer Avenue, St Ives located on Crown Reserve No. R86634.
BACKGROUND:	KU Children's Services have operated the Barra Brui Pre-school from the premises since 1969, with their current lease expiring on 25 July 2004.
COMMENTS:	KU Children's Services have indicated to Council that they wish to renew their lease at 2A Burraneer Avenue, St. Ives. They meet Council's leasing requirements and have met their obligation as a tenant.
RECOMMENDATION:	<ul style="list-style-type: none">A. That subject to the concurrence of the Minister for the Department of Lands Council grant a lease to KU Children's Services for a period of five (5) years in the terms outlined in this report.B. That the Mayor and General Manager be authorised to execute all necessary licence documents.C. That the Council Seal be affixed to the licence agreement.

PURPOSE OF REPORT

To consider the renewal of the lease to KU Children's Services for the occupation of the premises located at 2A Burraneer Avenue, St Ives located on Crown Reserve No. R86634.

BACKGROUND

Council is the Trustee of Crown Reserve No. R86634, which is zoned Recreation Existing 6(a) and classified as Community Land. The land, Portion 825 was reserved for community services on 16 February 1968 and Council was appointed Trustee on 25 July 1969. In July 1969 Council entered into a 20 year lease agreement with the trustees of Barra Brui Pre-school with their current lease expiring on 25 July 2004.

The pre-school provides education and care for forty (40) children per day with eighty (80) families enrolled. A waiting list of ninety (90) families in 2005 and seventy (70) families in 2006 reflects the demand for the service.

COMMENTS

KU Children's Services has advised Council that they wish to continue to operate the St. Ives Barra Brui Pre-school. During the period of their tenancy they have met their responsibilities as a tenant and have complied with the conditions of Council's Policy for Leasing Council Property to Community Organisations.

They meet Council's lease requirements by:

- Being an incorporated "not for profit" organisation
- Having a commitment to providing and supporting a range of education and care services for children in the area.
- Providing a pre-school centre for the community, a service that has been identified as being in high demand.

It is recommended that a lease be entered into using Councils' standard leasing conditions to KU Children's Services as follows:

Lessee:	KU Children's Services
Lessor:	Ku-ring-gai Council
Term:	5 years
Commencement Date:	26 July 2004
Rent:	\$5,720 inclusive of GST
Rent Review:	Annual CPI
Outgoings:	Lessee
Maintenance:	As per schedule
Legal Costs:	50% Lessee, 50% Lessor

CONSULTATION

Item 6

S03168
11 June 2004

KU Children's Services have advised Council that they wish to renew their lease and have agreed to the proposed terms and conditions of the new agreement.

FINANCIAL CONSIDERATIONS

A market rental valuation was carried out on 16 April 2004 from an independent valuer, the State Valuation Office, who determined the rental for the premises at \$52,000pa exclusive of GST.

The current rental being paid by KU Children's Services is \$4,778pa inclusive of GST, and is reflective of a 90% rental rebate offered by Council.

A rental figure of \$5,200pa exclusive of GST will be applicable, and includes a CPI adjustment from the time of valuation, which brings it in line with the current market. This figure is reflective of a 90% rental rebate offered to community organisations.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Department of Open Space has been consulted regarding this lease proposal and have no concerns.

SUMMARY

KU Children's Services have indicated to Council that they wish to enter into a new lease agreement for the premises at 2A Burraneer Avenue, St. Ives and are willing to accept the terms of the new agreement as outlined in this report.

The St. Ives Barra Brui Pre-school has been in operation since 1969 and provides a valuable service to the community. They meet the conditions of Council's Policy for Leasing Council Property to Community Organisations and during their occupancy have met their obligations as tenants.

RECOMMENDATION

- A. That subject to the concurrence of the Minister for the Department of Lands Council grant a lease to KU Children's Services for a period of five (5) years in the terms outlined in this report.
- B. That the Mayor and General Manager be authorised to execute all necessary licence documents.
- C. That the Council Seal be affixed to the licence agreement.

Stephen Plumb
COMMUNITY FACILITIES COORDINATOR

Janice Bevan
DIRECTOR COMMUNITY SERVICES

KU-RING-GAI ACCESS ADVISORY COMMITTEE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to determine Councillors' representation on the Ku-ring-gai Access Advisory Committee.
BACKGROUND:	At its meeting on 1 June 2004 Council determined the Chair and Deputy Chair for most of its committees. Access Committee was not finalised.
COMMENTS:	The Access Advisory Committee is made up of residents and professionals who are committed to improving organisational and physical environment to make services and facilities accessible to all residents, particularly those with a disability. Councillor representation on the Committee in the form of Chairperson and Deputy Chairperson will enhance this process.
RECOMMENDATION:	That Council nominate a Chairperson for the Access Advisory Committee.

PURPOSE OF REPORT

For Council to determine Councillors' representation on the Ku-ring-gai Access Advisory Committee.

BACKGROUND

Council has had an Access Advisory Committee for many years. Over this time the members have advocated for improving the physical environment and organisation structures to and services and facilities accessible to all residents, particularly residents and visitors who have a disability. The committee has overseen the developed and Access Awareness Kit and the implementation of the current Disability Discrimination Act Action Plan.

The role of the committee is to:

- Provide a forum for raising issues of concern about access.
- Monitor the implementation of strategies includes in the Access Policy and Disability Discrimination Act Action Plan.
- Identify actions council can take to improve access.
- Inform and advise Council on matters of access in the Ku-ring-gai area.
- Assist Council to inform and educate the community on access issues.

Frequency of meetings: 6 meetings per year with additional meetings if required.

COMMENTS

The Access Advisory Committee is made up of residents and professionals who are committed to improving organisational and physical environment to make services and facilities accessible to all residents, particularly those with a disability. Councillor representation on the Committee in the form of Chairperson and Deputy Chairperson will enhance this process. Council at its Ordinary Meeting held on 1 June 2004 (Minute No 270) resolved to appoint Councillor Shelley as Deputy Chairperson of the Ku-ring-gai Access Consultative Committee. The position of Chairperson is currently vacant and needs to be filled in accordance with the Committee's Charter.

CONSULTATION

Councillor and community participation on the Access Advisory Committee will enable effective consultation and a participative mechanism to support the decision making process.

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments of Council have participated in the review of the committee structures.

SUMMARY

The Access Committee plays a valuable part in Council's consultation processes with the community ensuring that services and facilities are provided in an accessible and equitable manner. The move towards having Councillors as Chairperson and Deputy Chairperson will further enhance the committee's ability to have input into the decision making process of Council.

RECOMMENDATION

That Council nominate a Chairperson for the Access Advisory Committee.

Martin Butcher
COMMUNITY DEVELOPMENT OFFICER
AGED AND DISABILITY SERVICES

Janice Bevan
DIRECTOR COMMUNITY SERVICES

Attachments: Ku-ring-gai Access Consultative Committee Charter

REVISED TERMS OF REFERENCE KU-RING-GAI ACCESS CONSULTATIVE COMMITTEE

DEFINITION OF ACCESS

Access means an absence of both environmental and social barriers to the participation of all people in the community. Barriers may be physical, cultural or organisational.

1. Objective

To provide a forum for consultation between Council, the community and service providers on access issues.

2. Function of Committee

To represent the views of the community on matters relating to access, including (but not limited to) carrying out the following functions:

- a) Providing a forum for raising issues of concern about access;
- b) Monitoring Council's Access Policy strategies and their implementation;
- c) Identifying actions that Council can take to improve access;
- d) Informing and advising Council on matters of access in the Ku-ring-gai area;
- e) Assisting Council inform and educate the community on Access issues;
- f) Preparing a report on the committee's achievement each November (to be facilitated by the Chairperson).

3. Committee Membership

Membership will be:

- a) community representatives associated with the Ku-ring-gai area (minimum of 6 and maximum of 14);
- b) one elected representative of Council;
- c) Relevant staff members from Council Departments as required
- d) Nominations for Committee Membership will be called for by Council in February of each year. Selection to the Committee will be via Council's usual procedure, including advice of the former Chairperson, elected representative and Council staff.
- e) Persons associated with Ku-ring-gai may be co-opted by the Committee as required; eg for specific project work.

4. Office Bearers of the Committee

The committee will have the following office bearers:

- a) Chairperson
- b) Vice Chairperson
- c) Minutes Secretary

5. Meeting Procedures

- a) The Committee will be responsible for taking the minutes of meetings. Council will provide administrative support.
- b) Members of 3. a) and b) present at meetings shall have the right to exercise one vote.
- c) The committee shall meet bi-monthly or as required from time to time.
- d) A quorum of at least half of the voting committee plus one other is required for a meeting to be held. Should a quorum not be present, the meeting will be adjourned to the next convenient time for a quorum to be present.
- e) Any member who is absent from three consecutive meetings of the committee will forfeit their membership unless given leave by the committee.
- f) The Chairperson will prepare the agenda for meetings with Council staff.
- g) All Ku-ring-gai Access Consultative Committee meetings be open to the public. Should any member of the Committee feel constrained by the presence of members of the public, in freely discussing any particular item on the agenda then that item will be discussed in camera.

6. Decision Making

It is intended that the committee will make decisions based on consensus. If it is not possible to arrive at consensus on a particular item, the recommendation to Council should note the dissenting views.

NB: The Chairperson has no casting vote.

7. Terms of Reference

These Terms of Reference may be amended, altered, rescinded or replaced or new Terms of Reference may be made by resolution passed by the Committee and approved by Council.

8. Reporting

The Reference Group makes recommendations to the Council or a Committee of the Council on all relevant business put before it. Recommendations of the Committee will be represented to the Council in written form accompanied by comment from relevant Council Officers. Matters determined by the General Manager as purely or substantially “operational” in nature will be dealt with by the relevant director and any action or lack thereof reported to the Reference Group on a regular basis.

9. Activities

- a. The committee may from time to time undertake projects congruent with its

objectives.

INVESTMENT CASH FLOW & LOAN LIABILITY AS AT 31 MAY 2004

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present to Council the investment allocation and the performance of investment funds, monthly cash flow and details of loan liability for May 2004.
BACKGROUND:	Council's investments are made in accordance with the Local Government Act (1993), the Local Government (Financial Management) Regulation (1999) and Council's Investment Policy which was adopted by Council on 4 June 2002 (Minute No. 264).
COMMENTS:	The Reserve Bank of Australia (RBA) again left the official cash rate unchanged at 5.25% during May.
RECOMMENDATION:	That the summary of investments, daily cash flows and loan liability for May 2004 be received and noted.

PURPOSE OF REPORT

To present to Council the investment allocation and the performance of investment funds, monthly cash flow and details of loan liability for May 2004.

BACKGROUND

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (Financial Management) Regulation (1999) and Council's Investment Policy which was adopted by Council on 4 June 2002 (Minute No. 264).

This policy allows Council to utilise the expertise of external fund managers for the investment of Council's short term surplus funds. This is done, as for many other Councils, with the advice of Grove Financial Services Pty Limited.

COMMENTS

During the month of May Council's cash increased by \$650,000 and gross capital appreciation on Council's investments was \$67,800.

Council's total investment portfolio at the end of May 2004 is \$15,702,200. This compares to an opening balance of \$15,719,100 as at 1 July 2003.

Council's General Fund interest on investments for May year-to-date is \$870,100. This compares favourably to the year-to-date budget of \$776,700.

Council's total debt as at 31 May 2004 is \$10,544,500. This compares to a total debt of \$12,605,500 as at 1 July 2003.

PERFORMANCE MEASUREMENT

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

- **Management of General Fund Bank Balance**

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

- **Performance against the UBSWA Bank Bill Index**

This measures the annualised yield (net of fees and charges) for each of Council's portfolios. The weighted average return for the total portfolio of funds is compared to the industry benchmark of the UBSWA Bank Bill Index.

Item 8

S02722
9 June 2004

▪ **Allocation of Surplus Funds**

This represents the mix or allocation of surplus funds with each of Council's Fund Managers.

Council's investment policy requires that not more than 45% of funds are to be with any one Fund Manager. All funds are kept below this required level of 45%.

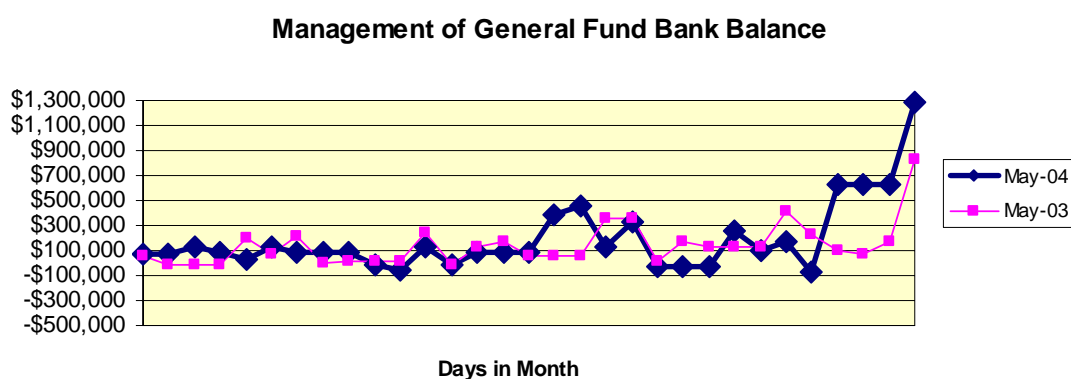
▪ **Summary of Borrowings**

This is a summary of Council's borrowings. It lists each of Council's loans, original amounts borrowed, principal repayments made, outstanding balances, interest rates and maturity dates.

May 2004

Management of General Fund Bank Balance

During May Council had an inflow of funds of \$650,000. Funds received from the fourth rate installment that fell due on 31 May were largely offset by payments for waste services and payments made to Schwartz Industries Australia Pty Ltd for the purchase of two Road Suction Sweepers.



Funds Performance against the UBSWA Bank Bill Index

The weighted average return for the total portfolio of managed funds during May was 6.06% compared to the benchmark of the UBSWA Bank Bill Index of 5.71%.

A summary of each funds performance is shown in the following table.

Item 8

S02722
9 June 2004

Fund Manager	Terms	Opening Balance	Cash flow Movement	Income Earned (net of fees)	Closing Balance	Interest Rate
BT Institutional Managed Cash	At Call	\$795,852	(\$250,000)	\$1,792	\$547,643	5.55%
Macquarie Diversified Treas.	At Call	\$3,281,151	(\$50,000)	\$11,787	\$3,242,938	5.95%
Perennial Cash Enhance Fund	At Call	\$4,455,740	\$100,000	\$22,917	\$4,578,657	6.42%
BT Institutional Enhanced Cash	At Call	\$3,606,397	\$850,000	\$16,605	\$4,473,003	6.30%
CBA Loan Offset No 1	Offset	\$1,300,000	-	\$5,984	\$1,300,000	5.60%
CBA Loan Offset No 2	Offset	\$1,560,000	-	\$7,180	\$1,560,000	5.60%
TOTALS		\$14,999,140	\$650,000	\$66,265	\$15,702,241	

Year-to-date Funds Performance against the UBSWA Bank Bill Index

The following table provides a year-to-date analysis of each fund's performance against the industry benchmark.

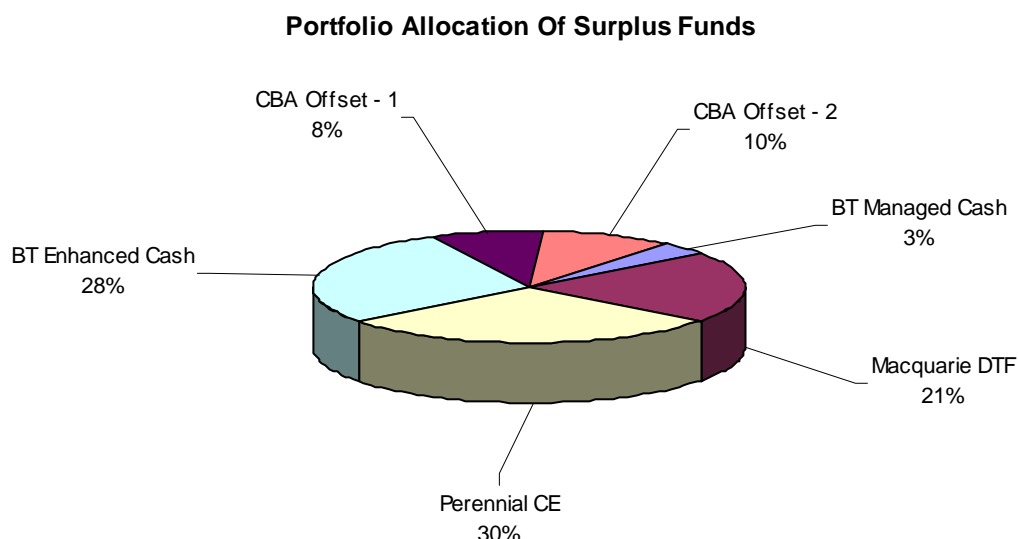
Fund Manager	Performance Annualised for July 2003 – May 2004	UBSWA Bank Bill Index Annualised for July 2003 – May 2004
BT Institutional Managed Cash	5.28%	5.26%
Macquarie Diversified Treas.	5.85%	
Perennial Cash Enhanced Fund	6.17%	
BT Institutional Enhanced Cash	5.93%	
CBA Offset No.1	5.08%	
CBA Offset No.2	5.08%	

Item 8

S02722
9 June 2004

Allocation of Surplus Funds:

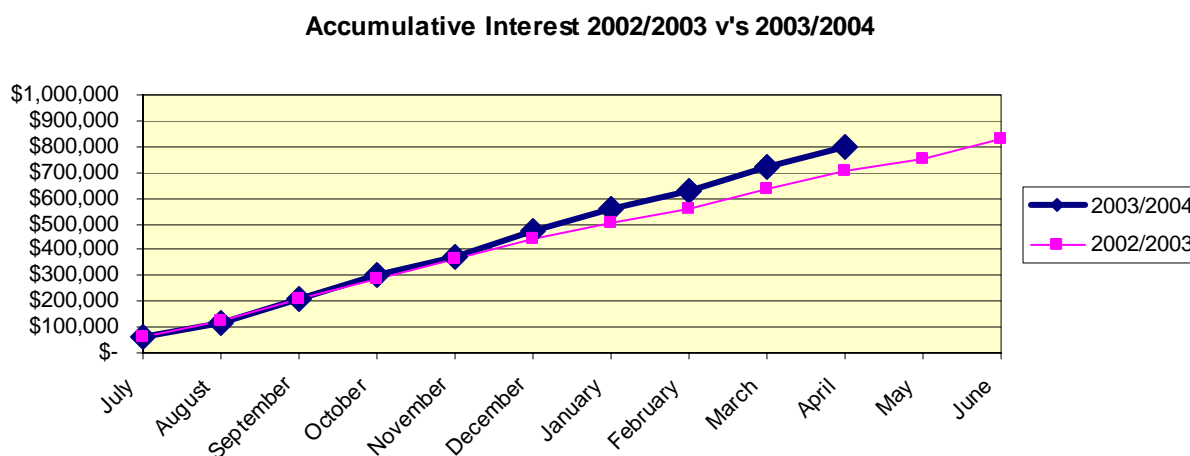
Council's funds during May were allocated as follows:



2002/2003 versus 2003/2004

Accumulative Interest

The following graph compares the interest earned on an accumulative monthly basis for financial years 2002/2003 and 2003/2004. As at the end of May 2004, year to date interest earnings totalled \$870,100. This compares to \$753,600 at the same time last year, an increase of \$116,500.

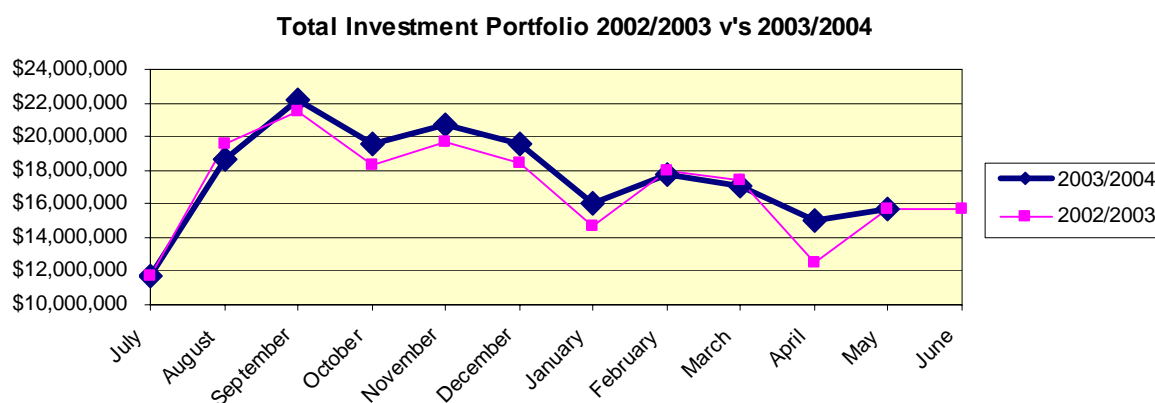


Item 8

S02722
9 June 2004

Total Investment Portfolio

The following graph tracks the monthly investment portfolio balances for 2003/2004 in comparison to 2002/2003.



During May 2004 Council's investment portfolio increased by \$650,000. In comparison, during May 2003 Council's investments increased by \$3,100,000. The main reason for this difference being the purchase of two Road Suction Sweepers and large payments made throughout the month to Collex Waste Management and Waste Services NSW which together totalled approximately \$1,800,000.

Council's closing investment portfolio of \$15,702,200 in May 2004 is \$33,600 higher than the May 2003 closing balance of \$15,668,800.

Capital Works Projects

As at the end of May 2004 Council has expended \$7,254,500 on capital works, which is \$108,000 higher than at the same time last year when \$7,146,500 had been expended.

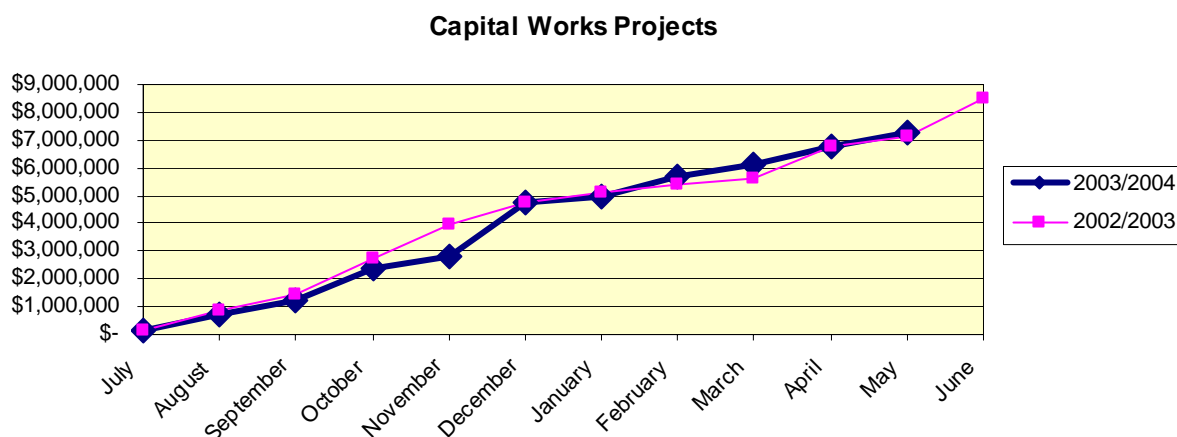
During May 2004 Council expended \$475,700 on capital works, which compares to \$343,600 during May 2003, an increase of \$132,100.

Council's 2003/2004 total budget for capital works (excluding fleet replacement) is \$11,699,400 which leaves funds of \$4,444,900 unspent at the end of May.

The following graph compares the accumulative monthly expenditure totals for Capital Works for financial years 2002/2003 and 2003/2004.

Item 8

S02722
9 June 2004

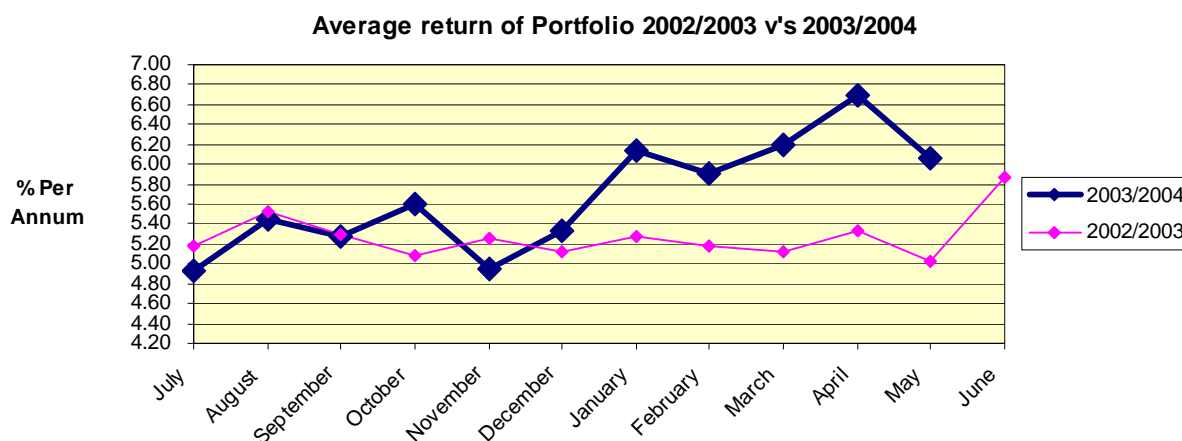


Portfolio Performance Average Return 2002/2003 versus 2003/2004

The following graph compares the monthly returns on Council's portfolio for the financial years 2002/2003 and 2003/2004.

In May 2004 earnings before fees were 6.06%, this compares to 5.02% in May 2003.

For the period July 2003 – May 2004 Council's average earnings before fees were 5.69%. This compares to 5.22% for the same period last financial year.



2003/2004 Portfolio Performance against the UBSWA Bank Bill Index

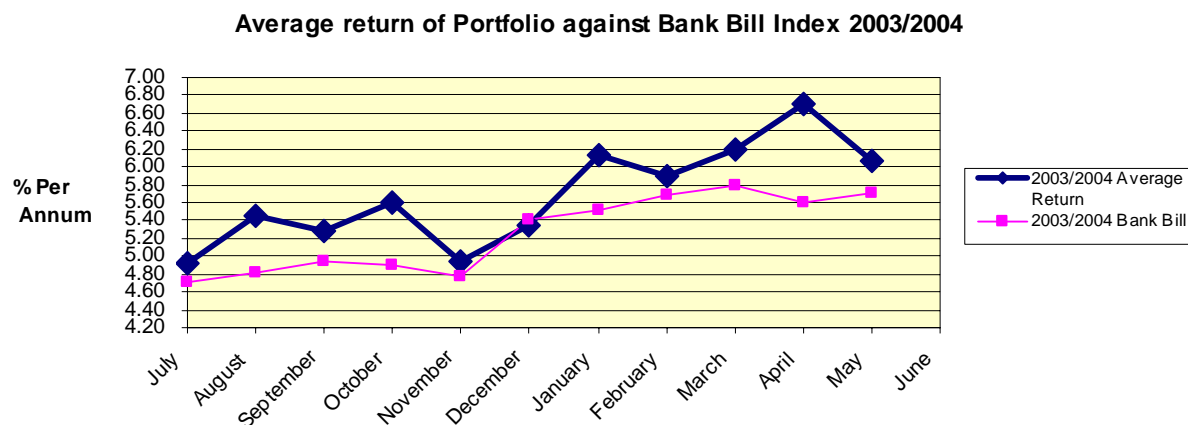
Council's average portfolio return performed above the UBSWA Bank Bill Index in May.

Returns above benchmark have been achieved in ten out of eleven months in the 2003/2004 financial year.

Item 8

S02722
9 June 2004

The average return of Portfolio against Bank Bill is displayed in the following graph.



Summary of Borrowings

During May Council repaid \$25,700 in borrowings, reducing the total level of debt at month end to \$10,544,500. This compares to a total debt at 1 July 2003 of \$12,605,500.

Lender	Loan Number	Original Principal	Principal Repayments	Balance Outstanding	Interest Rate	Draw Down Date	Maturity Date
Westpac	122	\$1,494,000	\$1,494,000	-	7.40%	28-Jul-93	28-Jul-03
CBA	123	\$2,000,000	\$1,974,110	\$25,890	9.70%	28-Jun-94	28-Jun-04
Westpac	124	\$4,000,000	\$3,383,069	\$616,931	10.95%	02-Feb-95	02-Feb-05
Westpac	125	\$1,000,000	\$829,379	\$170,621	6.27%	02-Feb-95	02-Feb-05
Westpac	126	\$1,500,000	\$1,371,705	\$128,295	9.13%	21-Sep-96	21-Jun-04
Westpac	127	\$1,000,000	\$472,819	\$527,181	6.32%	29-Jun-98	29-Jun-08
CBA Offset No 1	128	\$2,600,000	\$1,300,000	\$1,300,000	5.75%	29-Jun-99	13-Jun-09
CBA Offset No 2	129	\$2,600,000	\$1,040,000	\$1,560,000	5.75%	13-Jun-00	14-Jun-10
CBA	130	\$2,600,000	\$507,028	\$2,092,972	6.32%	26-Jun-01	28-Jun-11
NAB	131	\$2,600,000	\$286,442	\$2,313,558	6.85%	27-Jun-02	27-Jun-12
Westpac	132	\$1,882,000	\$72,950	\$1,809,050	5.16%	27-Jun-03	27-Jun-13
TOTAL		\$23,276,000	\$12,731,502	\$10,544,498			

CONSULTATION

Not applicable

FINANCIAL CONSIDERATIONS

The Reserve Bank of Australia (RBA) again left the official cash rate unchanged at 5.25% during May. The domestic economy is continuing to grow at a steady pace, despite evidence of a slower housing market.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

As at 31 May 2004:

- Council's total investment portfolio is \$15,702,200. This compares to an opening balance of \$15,719,100 as at 1 July 2003.
- Council's General Fund interest on investments totals \$870,100. This compares favourably to the year-to-date budget of \$776,700.
- Council's total debt is \$10,544,500. This compares to a total debt of \$12,605,500 as at 1 July 2003.

RECOMMENDATION

That the summary of investments, daily cash flows and loan liability for May 2004 be received and noted.

Mellissa Crain
Manager Business Development

John McKee
Director Finance and Business

SECTION 94 CONTRIBUTION PLAN 2004-2009 - RESIDENTIAL DEVELOPMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To report the outcome of the exhibition of the Section 94 Contributions Plan 2004-2009 - Residential Development and to recommend amendments and adoption of the amended plan.
BACKGROUND:	<p>On 24 February 2004 Council considered a draft Section 94 Contributions Plan 2004-2009 – Residential Development.</p> <p>Council resolved to adopt the draft plan and to place it on public exhibition for 28 days and invite community comment on the draft plan.</p>
COMMENTS:	<p>In accordance with Council's resolution the draft plan was placed on public exhibition. Notices advising of the draft plan were inserted in the local newspaper and all Council libraries. Six (6) submissions regarding the draft plan were received.</p> <p>Review of the plan by Council officers and the consultants (BBC Planners) suggests the need for amendments of the plan to provide for open space acquisitions, more comparable to existing per capita provision.</p> <p>The minor nature of the amendments are not considered sufficient to warrant re-exhibition of the plan.</p>
RECOMMENDATION:	That Council adopt the amended draft Section 94 Plan and that this plan take effect from the date of the notice advising of its adoption appears in the local newspaper.

PURPOSE OF REPORT

To report the outcome of the exhibition of the Section 94 Contributions Plan 2004-2009 - Residential Development and to recommend amendments and adoption of the amended plan.

BACKGROUND

On 24 February 2004 Council considered a report presenting a draft Section 94 Development Contributions Plan 2004-2009 – Residential Development. It is intended that new comprehensive Section 94 Plan will replace Council's current Section 94 Plan for Residential Development and SEPP 5 Section 94 plan and will cover all residential development including development under Council's Residential Development Strategy and future "Senior Living" developments. The Draft Plan prepared by BBC Consulting Planners seeks to levy contribution for all additional residential development (including houses, villas, dual occupancies, town houses, flats and land subdivision for residential purposes) to fund the purchase or upgrading of facilities identified under the Plan such as open space, community and library facilities, and local traffic improvements.

In deliberation on the report and draft plan Council resolved:

- A. *That Council adopt for exhibition the Draft Section 94 Contributions Plan Residential Development 2004-2009.*
- B. *That the Draft Section 94 Contributions Plan Residential Development 2004- 2009 be placed on public exhibition for a period of 28 days seeking comment on the Draft Plan.*
- C. *That while the draft section 94 plan is on exhibition, Council investigate opportunities, costs and rates of contribution for further acquisition and embellishment of Open Space so that the rate of provision per capita and standard of local open space provided to meet the demand of additional population is more comparable to that which is provided for the existing population.*
- D. *That a report on the submission be brought back to Council on the completion of the exhibition period.*
- E. *That the land comprising the former B2 corridor at the rear of Lucinda Avenue Wahroonga be investigated as a priority in the Acquisition Planning Study which is identified as a project in the draft plan.*

COMMENTS

1. *Consideration of Public Submissions*

In accordance with Council's resolution the draft plan was placed on public exhibition from 10 March 2004 until 7 April 2004. Notices appeared in local newspapers inviting the public to comment on the plan. Exhibition material on the issue was placed at the Customer Service Centre

Item 9

S02073
2 June 2004

of the Administration Building and in Council's libraries at Gordon, Lindfield, Turramurra and St Ives.

There were six (6) written responses received to the exhibition.

Responses are detailed below:

Submission	Points Raised	Comments
Michelle Leishman President of STEP Inc	The proposed Shot Machine Track and link track: concern was expressed at the impacts of this proposed Shot Machine Track, Mahratta Curtilage Park and link track between Sheldon Forest and Rofe Park on the biological and heritage significance of urban bushland. STEP recommends that this bushland should be conserved in their entirety and quarantined from intensification of existing informal recreational uses.	Additional development will place additional pressures on the accessible bushland areas. This needs to be managed and it is proposed to provide walking tracks to provide access and at the same time enabling informal access to be focused on purpose built tracks rather than indiscriminant access throughout the bushland. Environmental impact assessments will be completed as required by the EP&A Act prior to the works being carried out.
	Objects to the car park in Coonanbarra Park	The inclusion of improved parking access to Wahroonga Park for park users, particularly carers with children who regularly use the playground would improve the whole precinct by allowing a safe time limited parking environment. Currently the whole area is dominated by commuter vehicles with little opportunity for visitors from outside the immediate local area to access the park. Carers with young children in capsules and strollers cannot walk long distances nor successfully ride a bicycle to the site. By providing this car park, the principles of pedestrian and cycle access are not downgraded. The Car Park area is outside the immediate block of Wahroonga Park and the Heritage Listed Sulman Building and the railway and War Memorial. The car park would have no impact on the park as it is separate from it. The proposed car park is currently an area of land that is overlooked by the adjoining unit development. The land is visually exposed to these flats, too small to provide active or meaningful passive recreation uses, or significant canopy tree growth. In its current form it is a maintenance liability to Council with no return. It is considered that a car park can be provided in a manner that will have no significant impact on the natural or built environment.
	Suggests more bike access should be provided	The CP provides for a contribution towards the cost of providing cycleways that Council proposes to provide to benefit the whole community.
	Open space acquisition does not meet the needs	The CP proposed acquisition and embellishment of open space for local parks. A level of acquisition and works were identified to embellish existing open space to assist in meeting the needs of future population growth. As a result of this and other submissions and as a result of the resolution of Council, the draft contributions plan has been amended so that the rate of provision per capita and standard of local open space provided is more comparable to that which is provided for the existing population. This is discussed in the Point 2 below.
	Change of emphasis from acquisition to embellishment supported with reservation and alternative land acquisition may be more appropriate	Noted
	100% embellishment policy ignores opportunistic purchases	The CP does not suggest a 100% embellishment policy and the proposed changes increase the amount of open space acquisition. The CP does not restrict the ability of Council to make opportunistic purchases of open space.
	Urban bushland may be targeted for parkland and sportsfield development	The plan does not propose targeting bushland for development as sportsfields or parks. Such development is not included in the works schedule
	A comparison with NSROC indicate that	The source of this information is unclear. The level of contribution

Item 9

S02073
2 June 2004

	Ku-ring-gai has the lowest contribution rate	under the S94 Plan is based on an analysis of need and not a comparison of rates in other Council areas.
N Lock	Summary of works outlines developments that affect endangered ecological communities	Additional development will place additional pressures on the accessible bushland areas. This needs to be managed and it is proposed to provide walking tracks to provide access and at the same time enabling informal access to be focused on purpose built tracks rather than indiscriminant access throughout the bushland.
	No contributions sought for the restoration or preservation of bushland	Council commits significant resources to bushland areas. The bushland of Ku-ring-gai attracts users from a wide area. It is not only residents of future development that benefits from bushland and the provision of additional bushland for conservation reasons would benefit a large number of persons. Including such expenditure in the S94 contribution plan would commit the Council to significant additional expenditure which is unfunded.
	50% discount factor on open space acquisition is not justified	See Point 2.
M Booth	Objects to contributions being reduced and suggests that there should be contributions towards bush regeneration and monitoring.	See Point 2 and above.
E.A. & N.L. Wade	Objects to contributions being reduced and suggests that there should be contributions towards bush regeneration.	See Point 2 and above.
N Pallin for the Ku-ring-gai Bat Conservation Society	Plan should provide for acquisition of additional bushland.	See above.
	A comparison with NSROC indicate that Ku-ring-gai has the lowest contribution rate	The source of this information is unclear. The level of contribution under the S94 Plan is based on an analysis of need and not a comparison of rates in other Council areas.
	The philosophy of improving the quality of sports grounds and parklands rather than increasing the area they occupy is supported	Noted
	New resident kits must include multi-language information	Noted
	Supports undergrounding of electricity	Noted
R Stitt	Library acquisition should not be limited to book stock	The provisions of the plan in relation to library deal with library stock and computers based on an assessment of needs and community satisfaction with existing library services.
	Plan should allow for staff training in resources and computer areas	This is not a matter that can be funded through S94 contributions.

2. Response to Part C and E of Council's Resolution of 24 February 2004

At its meeting of 24 February 2004, Council resolved to adopt the draft S94 contributions plan for exhibition and to exhibit the plan. Part C of Council's resolution requested:

That while the draft section 94 plan is on exhibition, Council investigate opportunities, costs and rates of contribution for further acquisition and embellishment of Open Space so that the rate of provision per capita and standard of local open space provided to meet the demand of additional population is more comparable to that which is provided for the existing population.

The open space acquisition provisions of the plan have been investigated and revised to ensure that the rate of provision per capita approaches current levels. The basic premise of this plan remains the same as the plan currently in force. The maintenance of the current rate of provision for the existing population is a justifiable benchmark for the provision of new open space to meet the needs generated by additional development. However because of the very high cost of acquiring land in Ku-ring-gai, it is not considered

Item 9

S02073
2 June 2004

reasonable or practicable to acquire open space at this level. As well, any land acquired also requires embellishment – also at substantial cost. The suggested alternative approach is twofold and entails the acquisition of ‘affordable’ quantities of new open space (comprising strategically important sites in accordance with performance criteria detailed in the Open Space Strategy) and substantial improvements, through appropriate embellishments, in the ‘carrying capacity’ of existing open space areas.

The benchmark figure (existing supply) has been adjusted by a weighting factor determined on the basis of a qualitative assessment of the existing supply in relation to residential strategy development areas and the present distribution of open space. Areas with a lower supply of open space achieve the highest weighting.

The following two tables indicate the resulting open space acquisition proposed under the plan.

Table 1: Proposed Urban Park Acquisitions

Precinct						
	Existing open space supply			New open space required		
	Ha	Ha/ 1000	m2/ per capita	Deemed reasonable requirement	Discounted requirement	
				m2 per capita	WF (%)	m2 per capita
Roseville	4.7	0.48	4.79	5.82	75	4.37
Lindfield	4.47	0.38	3.77	5.82	100	5.82
Killara	8.59	0.7	7.01	5.82	75	4.37
Gordon	2.9	0.44	4.37	5.82	100	5.82
St Ives	10.62	0.56	5.58	5.82	75	4.37
Pymble	10.93	0.75	7.52	5.82	75	4.37
Turramurra/ Warrawee	12.93	0.63	6.26	5.82	50	2.91
Wahroonga	7.51	0.59	5.86	5.82	75	4.37
TOTAL	62.65	0.58	5.82			

Item 9

S02073
2 June 2004**Table 2: Local open space acquisition requirements**

Precinct	Pop increase (2004-9)	Land requirement	
		Per capita (m ²)	Total (m ²)
Roseville	277	4.37	1,210.49
Lindfield	910	5.82	5,296.20
Killara	575	4.37	2,512.75
Gordon	618	5.82	3,596.76
St Ives	541	4.37	2,364.17
Pymble	783	4.37	3,421.71
Turramurra/Warrawee	667	2.91	1,940.97
Wahroonga	627	4.37	2,739.99
Total	4,998		23,083.04

In relation to Part E of Council's Resolution, Open Space staff are currently preparing a brief for the Open Space Acquisition Study and reference will be made to the lands comprising the former B2 Corridor including the rear of Lucinda Avenue, Wahroonga.

3. *State Environmental Planning Policy (Seniors Living) 2004*

The Draft Section 94 Contributions Plan 2004-2009 seeks to consolidate Council's Section 94 Contributions Plan for SEPP 5 Development into a single consolidated Section 94 Contributions Plan for residential development

On 31 March 2004, the State Government gazetted State Environmental Planning Policy (Seniors Living) 2004. The new SEPP took effect from 31 March 2004 and repealed and replaced State Environmental Planning Policy No.5

Councils may levy Section 94 contributions on development under the Seniors Living SEPP, with the exception of development by Dept. of Housing, local government and community housing providers. Consequently references to SEPP 5 in the draft Plan will need to be amended so as to make reference to development under the SEPP (Seniors Living) 2004.

Development applications lodged under SEPP No.5 on or before 18 February 2004 will continue to be assessed under SEPP No.5 and Council will continue to be able to apply its SEPP 5 Section 94 Contributions Plan to those developments.

AMENDMENTS TO EXHIBITED DRAFT SECTION 94 CONTRIBUTIONS PLAN 2004-2009 – RESIDENTIAL DEVELOPMENT

Following consideration of the issues raised in the submissions and a review of the draft plan during the exhibition period, it is proposed that the following amendments be made to the exhibited draft Section 94 Contributions Plan 2004-2009- Residential Development:

- Increase the open space acquisition provisions under the plan so that the per capita rate of open space provisions is more consistent with current levels. This approach is consistent with that of the current plan, and has resulted in contributions broken down on a suburb basis.

These amendments have resulted in changes to the contributions to be levied. The revised charges are outlined in Table 3 below.

- Amend the wording in the plan to make reference to the new SEPP for Seniors Living 2004 and remove reference to SEPP 5.
- Amend minor formatting and typographical errors.

The proposed amendments to the exhibited plan are generally minor in nature and do not warrant the re-exhibition of this plan.

CONSULTATION

The draft Section 94 Plan was placed on public exhibition from 10 March 2004 until 7 April 2004. Six (6) written submissions were received by the public during this time. The issues raised by these submissions are discussed elsewhere in this report.

FINANCIAL CONSIDERATIONS

The cost of preparing the new Section 94 Plan is covered by the Planning and Environment Department budget and provision is made in the new Section 94 Plan to recoup the costs of its preparation and administration.

The Works Schedule in the plan commits Council to capital works costs of \$725,896 for 'Community Facilities' and \$6,541,621 for 'Traffic and Transport' over the life of the plan, ie, 2004 – 2009.

There will be no direct financial implications for Council for capital works listed under 'recreation' in the works schedule, as these are 100% funded under the plan.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Section 94 Plan was prepared in close consultation with all Departments of Council, this process was facilitated through a series of workshops with Directors and relevant staff representatives.

Item 9

S02073
2 June 2004**SUMMARY**

The Draft Section 94 Contributions Plan 2004 – 2009 – Residential development was exhibited from 10 March 2004 until 7 April 2004. A total of six (6) submissions were received from the public during the exhibition period.

Following consideration of the submissions and a review of the plan by Council officers and consultants, amendments were made to the plan. The most significant amendment relates to the proposed acquisition of open space.

The open space acquisition provisions of the plan have been investigated and revised to ensure that the rate of provision per capita approaches current levels. As a result of this revision the proposed level of open space acquisition has increased from the exhibited plan, which in turn has seen an increase in the contribution payable under the plan. The revised contribution rates are outlined in Table 3 below.

**Table 3: SECTION 94 CONTRIBUTION RATES BY DWELLING SIZE
, 2004-2009**

	NO. PERSONS / DWELLING	ROSEVILLE	LINDFIELD	KILLARA	GORDON	ST IVES	PYMBLE	TURRAMURRA / WARRAWEE	WAHROONGA
Per Person		\$9,003.60	\$10,842.20	\$9,003.60	\$10,842.20	\$9,193.13	\$9,193.13	\$7,341.85	\$9,193.13
Small dwelling (under 75 sq.m)	1.27	\$11,434.57	\$13,769.59	\$11,434.57	\$13,769.59	\$11,675.28	\$11,675.28	\$9,324.15	\$11,675.28
Medium dwelling (75 – under 110 sq.m)	1.78	\$16,026.41	\$19,299.12	\$16,026.41	\$19,299.12	\$16,363.78	\$16,363.78	\$13,068.50	\$16,363.78
Large dwelling (110 – under 150 sq.m)	2.56	\$23,049.22	\$27,756.03	\$23,049.22	\$27,756.03	\$23,534.42	\$23,534.42	\$18,795.15	\$23,534.42
Very Large dwelling (150 sq.m or more) and New Lot Subdivision	3.48	\$31,332.53	\$37,730.86	\$31,332.53	\$37,730.86	\$31,992.11	\$31,992.11	\$25,549.65	\$31,992.11
"Seniors Living"	1.3	\$10,787.29	\$13,177.47	\$10,787.29	\$13,177.47	\$11,033.68	\$11,033.68	\$8,627.02	\$11,033.68

The nature of the amendments to the plan do not warrant the re-exhibition of the Plan.

If the amended draft plan shown at Attachment A to this report is adopted the next step involves advising the community of such action in the local newspaper. Section 94 Contributions Plan 2004-2009 – Residential Development would then take effect from the date the advertisement appears.

RECOMMENDATION

- A. That Council adopt the Section 94 Contributions Plan 2004-2009 – Residential Development as shown at **Attachment A** to this report.
- B. That Council place an advertisement in the local newspaper advising of the adoption of the Section 94 Contributions Plan 2004-2009 – Residential Development and

Item 9

S02073
2 June 2004

advise that the Plan comes into force on the date that the advertisement appears and details to be placed on Council's website.

- C. That all persons who made a submission be notified of Council's decision.

Craig Wyse
Strategic Planner

Antony Fabbro
Manager
Strategic Planning

Leta Webb
Director
Planning & Environment

Attachments: **Amended Section 94 Contributions Plan 2004-2009 - Residential Development (circulated separately)**

Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development

KU-RING-GAI COUNCIL



RC: 93
Cost: \$50.00

Effective from ??

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Quick Guide **to Using this Plan**

This page provides a quick guide to help users understand this Section 94 Development Contributions Plan.

What is this contributions plan about ? P see pages 1 and 2

If you are uncertain about what section 94 contributions are, what this plan deals with or why it was prepared you will find a brief explanation on pages 1 and 2.

Want to calculate your development contribution ? P see pages 4, 24 and 25

Most people using this plan mainly want to know what contributions would apply for their residential development.

A step by step guide to calculating the contribution that applies to your development can be found on page 4. The table of charges and the map you will need to complete the calculation are on pages 25 and 25.

Need more detailed information ? P check the contents pages

The remainder of this contributions plan contains detailed background information on the reasoning behind the plan, explanations of some specific technical issues and satisfying legal requirements for these types of plans. The table of contents on the next few pages will help you find more specific information you may seek.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

TABLE OF CONTENTS

INTRODUCTION.....	1
What is a Section 94 Development Contributions Plan?	1
What types of residential development are subject to this contributions plan?	1
Why has Ku-ring-gai Council prepared this Section 94 Contributions Plan?	1
Changes to Contribution Rates.....	2
Payment of development consent contribution at the rate current at time of payment.....	2
PART A : SUMMARY SCHEDULES AND CALCULATING A CONTRIBUTION	3
Executive Summary.....	3
Summary of Works Schedule	4
Summary of Charges.....	4
Summary of Contributions by Precinct.....	4
How to Calculate a Section 94 Contribution.....	4
PART B : ADMINISTRATION AND ACCOUNTING	27
1. What is the name of this plan?	27
2. What is the purpose of this plan?	27
3. To what area does this plan apply?	27
4. What is its relationship to other plans and policies?	28
5. How does this plan operate?.....	28
6. When does the plan come into effect?	28
7. What formula is used to determine the contribution?	29
8. When are contributions payable?	30
9. Can deferred or periodic payments be made?	31
10. Can 'Works In Kind' (WIK) be undertaken or a material public benefit provided?	32
11. How will the contribution rates be adjusted?	33
12. Are Contributions Payable for Complying Development?.....	34
PART C : STRATEGY PLANS	35
13. What are the expected types of development in Ku-ring-gai?	35
14. What is the expected increase in population?.....	37
15. What are the anticipated characteristics of the population?	38
16. What is the relationship between expected development and demand for additional works?	39
17. To what extent will the proposed works meet the needs of the population?	40
18. What facilities are required?	41
SECTION C1: COMMUNITY FACILITIES.....	42

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

19. Overview of proposed facilities and services.....	42
20. Community and Cultural Facilities	42
20(a) Factors Affecting Supply.....	42
20(b) Basis of Nexus.....	44
20(c) Proposed Facilities.....	46
20(d) Basis of Apportionment.....	47
21. Children's Services.....	48
21(a) Factors Affecting Supply.....	48
21(b) Basis of Nexus.....	49
21(c) Proposed Facilities.....	52
21(d) Basis of Apportionment.....	52
22. Youth Facilities.....	53
22(a) Factors Affecting Supply.....	53
22(b) Basis of Nexus.....	53
22(c) Proposed Facilities.....	54
22(d) Basis of Apportionment.....	54
23. Seniors' Facilities.....	55
23(a) Factors Affecting Supply.....	55
23(b) Basis of Nexus.....	55
23(c) Proposed Facilities.....	56
23(d) Basis of Apportionment.....	56
24. Information Services	56
24(a) Factors Affecting Supply.....	56
24(b) Basis of Nexus.....	56
24(c) Proposed Facilities.....	57
24(d) Basis of Apportionment.....	57
25 Library Bookstock and Computers.....	57
25(a) Factors Affecting Supply.....	57
25(b) Basis of Nexus.....	57
25(c) Proposed Facilities.....	58
25(d) Basis of Apportionment.....	58
26 Public Art.....	59
26(a) Factors Affecting Supply.....	59
26(b) Basis of Nexus.....	59
26(c) Proposed Facilities.....	60
26(d) Basis of Apportionment	60
SECTION C2: RECREATION FACILITIES AND OPEN SPACE	62
27 Overview of proposed facilities and services.....	62
27(a) Factors Affecting Supply.....	62
27(b) Basis of Nexus.....	63
Existing recreation facilities.....	63
Adequacy of existing open space and recreation facilities.....	64
Open space & recreation facility requirements under 2000 Plan.....	65

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Review of requirements under the 2000 Plan.....	66
Future Open Space and Recreation Facilities.....	70
Needs of New Population.....	71
27(c) Proposed Facilities.....	77
27(d) Basis of Apportionment.....	79
SECTION C3: TRAFFIC, PEDESTRIAN AND CYCLEWAY FACILITIES AND PUBLIC DOMAIN IMPROVEMENTS	82
28 Overview of proposed facilities and services.....	82
29(a) Factors Affecting Supply.....	82
29(b) Basis of Nexus.....	83
29(c) Proposed Facilities.....	83
Traffic Management Improvements and Road Safety Improvements.....	84
Pedestrian and Bicycle	84
Other Public Domain Improvements.....	85
29(d) Basis of Apportionment.....	86
SECTION C4 : ADMINISTRATION.....	87
30. Overview.....	87
31. S94 Plan.....	87
31(a) Factors Affecting Supply	87
31(b) Basis of Nexus.....	87
31(c) Proposed Facilities.....	87
31(d) Basis of Apportionment.....	88
32. S94 Officer	88
32(a) Factors Affecting Supply	88
32(b) Basis of Nexus.....	88
32(c) Proposed Services.....	88
32(d) Basis of Apportionment.....	89
33. How is the contributions rate calculated?	89
34. What is the staging of facilities and services to be provided?	89
PART D : SUPPORTING DOCUMENTS.....	91
35. What resource, statistical and support material is relevant?	91

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

INTRODUCTION

What is a Section 94 Development Contributions Plan?

Section 94 of the Environment Planning and Assessment (EP&A) Act enables Councils to place a charge or levy on new development for the purpose of providing additional facilities and services which will be needed as a result of that new development.

A Section 94 Development Contributions Plan (such as this one) is a public document that displays Council's Policy for the assessment, collection, spending and administration of development contributions.

The Section 94 Contributions Plan details:

- the type of development to which the plan applies
- the facilities that are likely to be needed as a result of that development.
- the cost of the contribution applying to such development; and
- the link between the new development, the facilities needed and associated costs.

In addition to the Section 94 Contributions Plan itself there are supporting documents such as background studies / surveys / research that explain in further detail how the plan was arrived at.

What types of residential development are subject to this contributions plan?

This Section 94 Plan applies to all forms of new residential development. This means it applies to all new free standing houses, villa homes, townhouses, dual occupancies, land subdivisions for residential purposes, flats / apartment buildings and any other form of residential development. It also includes new housing built under State Environmental Planning Policy No. 5 (SEPP 5).

Previously, a separate plan applied to SEPP 5 development, as the Section 94 SEPP 5 Plan was not prepared until after the general residential Section 94 Plan. As both plans contain the same requirements, with the exception of child care which is not charged for SEPP 5 developments, these have now been brought together in the same plan.

Why has Ku-ring-gai Council prepared this Section 94 Contributions Plan?

In the past several years Ku-ring-gai's population has been growing as has the number of dwellings in the area. The growth in population has led to increased demand for existing facilities and services. This demand will increase under the more significant population growth associated with the implementation of Stage 1 of the Residential Development Strategy. Local Environmental Plan (LEP) 194 implements Stage 1 of this strategy. A further

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

LEP will be prepared to implement Stage 2 of the Strategy. This may require a review of this contributions plan.

In order to ensure both existing and new residents from future development enjoy the same level of access to facilities such as open space, library books and other facilities as the rate currently available, Council resolved to prepare this development contributions plan. The plan will levy new residential development and the funds will be collected to purchase facilities such as additional open space, library books etc. at the same rate per resident as was available before the plan took effect.

Changes to Contribution Rates

Contribution rates may be indexed or adjusted to reflect changes in the building materials price index and increases in land value. The current charges are described in Council's Annual Fees and Charges Schedule.

It is not necessary to amend this plan with each annual amendment of the contribution rate. Accordingly, users of this plan are advised to check the contribution rate with Council to ensure they have the current rate.

Payment of development consent contribution at the rate current at time of payment

As provided for in sections 8 and 9 of this plan and in the development consent conditions, contributions will be paid at the rate contained in Council's Fees and Charges Schedule current at the time of payment.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

PART A : SUMMARY SCHEDULES AND CALCULATING A CONTRIBUTION

Executive Summary

This contributions plan enables Ku-ring-gai Council to levy Section 94 (S94) contributions for:

- community facilities;
- recreation facilities and open space;
- traffic, pedestrian and cycleway facilities and public domain improvements; and
- administration

where anticipated new development and growth of the resident population will increase the demand for these services and facilities over and above those already available in the Local Government Area (LGA).

This plan supersedes the previous Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development and the Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP 5 Development. The contributions plan relating to commercial development, remains in force.

This plan is based on the findings of some specific investigations which are summarised in the Ku-ring-gai Section 94 Contributions Plan Supporting Document and a large number of other studies, plans and policies which have been developed by Council over time. Council has adopted only a selection of the projects identified as needed, given the capital and recurrent cost implications on Council of funding the proportion of these works which would also benefit the existing population. Other relevant supporting documentation is listed in Part D.

The demographic projections for the LGA detailed in the Section 94 Contributions Plan Supporting Document indicate that a significant amount of growth in the population of Ku-ring-gai is anticipated to occur over the next five years between 2004 and 2009 as a result of Council's adopted Residential Development Strategy and associated Local Environmental Plan (LEP) No 194. The population is expected to increase from an estimated resident population of 109,824 in 2004 to 114,823 in 2009. Overall, the strategy is a long term plan, however, and an increase of around 16,000 (to a total population of 126,181), is currently projected by the year 2026.

The anticipated population growth and limited capacity of existing facilities and infrastructure will necessitate contribution to a range of community and recreation facilities; provision of additional open space, traffic, pedestrian and cycleway facilities; and other works in the public domain such as street tree planting, if the existing level of amenity enjoyed by the current population is not to be eroded and new development is to be adequately catered for. There will also be administrative costs associated with Council levying and expending the funds collected.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Summary of Works Schedule

The facilities and services required at least partly as a consequence of, and to serve the demand generated by, the anticipated development, together with the location, estimated cost and proportion of the cost of the identified works to be attributed to S94 are summarised in Table 1.

Collection of funds for one project (a child care centre) are carried on from the existing plan. This was a major, longer term project part of which was charged under the previous plan and part of which will be charged in the new plan. The total cost of this item is shown in the estimated capital cost column as well as the amount carried forward. Similarly, collection of funds for some major facilities will be carried on to future plans. The proportion of the total cost of this item attributed to the current plan is also shown.

Summary of Charges

A summary of charges per item is provided in Table 2, as well as the anticipated timing of provision of each item.

Summary of Contributions by Precinct

A summary of the contributions per precinct by dwelling size is provided in Table 3.

How to Calculate a Section 94 Contribution

For applications lodged after the commencement date for this plan the following process can be used to calculate the relevant Section 94 Contribution:

- STEP 1: Check the date the application was lodged to ensure this date is on or after the date the plan came into force. If it is prior to this plan, then the previous plan will apply.
- STEP 2: Calculate how many additional dwellings or lots are being created (eg if a single dwelling is being developed into 8 townhouses then 7 additional dwellings are being created) (refer to section 8 for further details)
- STEP 3: Locate the precinct where the development is occurring using the Precinct Map in Figure 1.
- STEP 4: Using Table 3 on page 25, look down the column in the precinct in which the development is proposed, to find the charge per additional dwelling or lot.
- This will then show the contribution for each additional dwelling.
- STEP 5: Multiply the number of additional dwellings by the rate for each additional dwelling to determine the total contribution.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Table 1: Works Schedule

Community Facilities

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
CHILDREN'S SERVICES									
Development of 47+ place multi-purpose child care centre to meet the needs of new residents between 2000-2009	\$3,509,967	LGA wide	4,998	100.0%	\$74,680 ¹	\$3,435,287		\$0	\$0
YOUTH FACILITIES									
Ku-ring-gai Youth Centre upgrades -purchase new equipment, furniture, resources, computers and electronic games	\$140,000	LGA wide	4,998	100.0%		\$140,000		\$0	\$0
Mobile Youth Service - purchase of vehicle, equipment, resources, computers and electronic games	\$100,000	LGA wide	4,998	4.4%		\$4,400		\$95,600	\$0

¹ Estimated amount carried forward from previous plan.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
SENIOR'S CENTRES / FACILITIES									
Minor alterations, additional computers, furniture and equipment to Council's seniors' centres	\$100,000	LGA wide	4,998	100.0%		\$100,000		\$0	\$0
INFORMATION SERVICES									
Preparation of New Resident Kits - information for new residents included translated information into community languages	\$35,000	LGA wide	4,998	100.0%		\$35,000		\$0	\$0
New Resident Survey - new resident needs including residents from other backgrounds	\$30,000	LGA wide	4,998	100.0%		\$30,000		\$0	\$0
COMMUNITY FACILITIES									
Multipurpose Community Cultural Centre (building costs only)									

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
• Stage 1 - Masterplan, Feasibility Study and concept design	\$65,000	LGA wide	16,357	100.0%		\$19,861	\$45,139	\$0	\$0
• Stage 2 - New library and fitout including relevant IT provision, administration space and parking	\$3,575,000	LGA wide	16,357	42.3%		\$462,071	\$1,050,154	\$630,296	\$1,432,479
• Stage 3 – 5 – Multi-purpose community space	\$2,200,000	LGA wide	16,357	100.0%		\$672,226	\$1,527,774	\$0	\$0
Library Bookstock - including multicultural and multimedia resources and equipment	\$278,838	LGA wide	4,998	100.0%		\$278,838		\$0	\$0
Library computers	\$16,660	LGA wide	4,998	100.0%		\$16,660		\$0	\$0
Public Art (1% of total community facility cost - not costed)	\$100,505	LGA wide	4,998	100.0%		\$100,505		\$0	\$0

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
TOTAL	\$10,150,970				\$74,680	\$5,294,848	\$2,623,067	\$725,896	\$1,432,479

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Recreation Facilities

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
PARK ACQUISITION AND EMBELLISHMENT									
Roseville	\$1,534,901	Suburb	277	100.0%		\$1,534,901		\$0	
Lindfield	\$6,715,582	Suburb	910	100.0%		\$6,715,582			
Killara	\$3,186,167	Suburb	575	100.0%		\$3,186,167			
Gordon	\$4,560,692	Suburb	618	100.0%		\$4,560,692			
St Ives	\$2,997,768	Suburb	541	100.0%		\$2,997,768			
Pymble	\$4,338,728	Suburb	783	100.0%		\$4,338,728			
Turramurra/Warrawee	\$2,461,150	Suburb	667	100.0%		\$2,461,150			
Wahroonga	\$3,474,307	Suburb	627	100.0%		\$3,474,307			
Acquisition costs	\$476,655		4,998	100.0%		\$476,655			
Acquisition planning investigations	\$30,000		4,998	100.0%		\$30,000			
	\$29,775.959		4,998	100.0%		\$29,775.959			

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
SOUTHERN AREA EMBELLISHMENT WORKS									
Two Turners Reserve (Lindfield) - expand playground, toilets to existing building, picnic shelter									
Paddy Pallin Park (Lindfield) - Linking walking path from Highfield Road to Polding Road									
Regimental Park (Killara) - Dual use oval and tennis shelter, new playground, perimeter walking pathway									
Gordon Recreation Ground - provide additional dual tennis shelter and picnic facilities to cater for increased use									
Shot Machine Track - Upper Gordon Creek Bushland (Lindfield) - new link between Nelson Rd (Lindfield) and junctions of Seven Little Australians and two creeks track									
Sub Total (Southern)	\$825,968	Southern	2,380	100.0%		\$825,968		\$0	

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
NORTHERN AREA EMBELLISHMENT WORKS									
Robert Pymble Park (S) - Community picnic shelter area and facilities, expanded playground, additional toilets to existing building, perimeter walking pathway, tennis court lighting									
St Columban's Sub – division (Turramurra) - Community picnic area and facilities, playground, perimeter walking pathway									
Cameron Park (Turramurra) - Picnic facilities, additional playground, perimeter junior cycle track									
Mahratta Curtilage Park (Warrawee) - Create BGHF interpretive park with signage and open areas for passive recreation.(use restrictions to be re-evaluated)									

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
The Glade (Wahroonga) - Lighting improvements, community picnic area and facilities, expanded playground, additional toilets to existing building, circumference walking path, bushland access track with bridge over creek									
McKenzie Park (Wahroonga) - Lighting improvements, community meeting place, seats. Chess tables. Shelters									
Archdale Park (Wahroonga) - Chess tables and shade roof									
Rofe Park Track (Turramurra) - construct link path between Sheldon Forest Track and Rofe Park playground / Mimosa Oval and Kate St									
Sub Total (Northern)	\$1,404,764	Northern	2,618	100.0%		\$1,404,764		\$0	
LGA WIDE EMBELLISHMENT WORKS									

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
St Ives Village Green - Community picnic shelter area and facilities, new playground, additional toilets, perimeter walking pathway, events rotunda, public art, spectator bleachers, pathway lighting									
Turramurra Memorial Park - Lighting improvements, community picnic area and facilities, senior playground, additional accessible family toilets to existing building (heritage style), perimeter walking track, new cricket nets.									
Wahroonga Park - Lighting improvements, community picnic area and facilities, expanded playground, additional toilets to existing building.									
78 Coonanbarra Road - unnamed park (Wahroonga) - Car park with boom gate – parking for Wahroonga Park users									

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
Environmental Education package - Development of package (covering bushcare and other environmental education programs) targeted at new residents									
Sub Total (LGA wide)	\$1,975,050	LGA wide	4,998	100.0%		\$1,975,050		\$0	
SPORTSGROUNDS WORKS									
North Turrumurra Sports Field Proposal	\$2,750,000	LGA wide	4,998	100.0%		\$2,750,000		\$0	
Koola Park – additional works	\$770,000	LGA wide	4,998	100.0%		\$770,000		\$0	
Aluba 1 & 2 - Install new lights and seating/ bubblers/pathways; upgrade playing surface (levels, turf, drainage, irrigation, wicket); upgrade fencing and practice nets	\$390,500	LGA wide	4,998	100.0%		\$390,500		\$0	
Aluba 3 - Install seating, bubblers and fencing; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and back nets	\$330,000	LGA wide	4,998	100.0%		\$330,000		\$0	

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
Acron Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and floodlighting	\$407,000	LGA wide	4,998	100.0%		\$407,000		\$0	
Cliff Oval (bottom oval) - Install seating, bubblers, fencing and back-nets; upgrade playing surface (turf, irrigation, replace wicket)	\$165,000	LGA wide	4,998	100.0%		\$165,000		\$0	
Golden Jubilee Sports field (No 1) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$264,000	LGA wide	4,998	100.0%		\$264,000		\$0	
Golden Jubilee Sports field (No 2) - Install new lights, seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$379,500	LGA wide	4,998	100.0%		\$379,500		\$0	
Hassell Park (I) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade wicket and back nets; upgrade fencing. Lighting upgrade subject to Club application for DSR funding.	\$209,000	LGA wide	4,998	100.0%		\$209,000		\$0	

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
Lindfield Soldiers Memorial Park (No 2) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, irrigation); replace wicket; upgrade fencing. Lighting upgrade - Club has DSR funding (preparing DA)	\$297,000	LGA wide	4,998	100.0%		\$297,000		\$0	
Roseville Chase - Install seating and bubblers; upgrade playing surface (levels, turf, irrigation); raise level of wicket; upgrade fencing and back-nets	\$330,000	LGA wide	4,998	100.0%		\$330,000		\$0	
Samuel King Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, new irrigation); raise level of wicket; upgrade fencing and back nets	\$297,000	LGA wide	4,998	100.0%		\$297,000		\$0	
Sub Total (Sportsground works)	\$6,589,000	LGA wide	4,998	100.0%		\$6,589,000		\$0	

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

FACILITY	TOTAL COSTS								
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
AQUATIC / LEISURE CENTRES									
West Pymble Pool - West Pymble Pool Business Strategy completed – with 4 options for pool upgrading – allowance made for Option 2; Firm cost estimates dependent on detailed feasibility and concept design development.	\$3,500,000	LGA wide	16,357	13.0%		\$139,029	\$315,971	\$930,422	\$2,114,578
TOTAL	\$44,070,741				\$0	\$40,709,770	\$315,971	\$930,422	\$2,114,578

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Traffic and Transport

NATURE OF WORKS PROPOSED	TOTAL COSTS								
	ESTIMATED CAPITAL COST 2004-2009	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY THE COUNCIL 2004-2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS									
Traffic and road safety subtotal	\$1,200,000	LGA wide	4,998	4.4%	\$480,000 ²	\$31,680		\$688,320	
PEDESTRIAN NETWORK IMPROVEMENTS									
Pedestrian network improvements	\$1,797,700	LGA wide	4,998	4.4%		\$79,099		\$1,718,601	
CYCLE NETWORKS (RDS AREA)									
Cycle network improvements	\$800,000	LGA wide	4,998	4.4%		\$35,200		\$764,800	
PUBLIC DOMAIN IMPROVEMENTS									
Shopping centre improvement program	\$925,000	LGA wide	4,998	4.4%		\$40,700		\$884,300	

² RTA funding assumed at 40% of total cost.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

NATURE OF WORKS PROPOSED	TOTAL COSTS								
	ESTIMATED CAPITAL COST 2004-2009	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004-2009	S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY THE COUNCIL 2004-2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
Roadway lighting at centres	\$2,000,000	LGA wide	4,998	4.4%		\$88,000		\$1,912,000	
Street tree program	\$600,000	LGA wide	4,998	4.4%		\$26,400		\$573,600	
Public domain study	\$250,000	LGA wide	4,998	100.0%		\$250,000		\$0	
TRAFFIC STUDIES									
Undertake studies of Centres to determine need for traffic facilities (safety, amenity and efficiency) to support increased population	\$200,000	LGA wide	4,998	100.0%		\$200,000		\$0	
TOTAL	\$7,772,700				\$480,000	\$751,079		\$6,541,621	

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Administration

NATURE OF WORKS PROPOSED	TOTAL COSTS								
	CAPITAL COST 2004 TO 2009	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 – 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
S94 Study Plan, 2003-2009	\$100,000	LGA wide	4,998	100.0%	\$0	\$100,000		\$0	\$0
S94 Officer	\$400,000	LGA wide	4,998	100.0%	\$0	\$400,000		\$0	\$0
TOTAL	\$500,000					\$500,000			

Table 2 - : SECTION 94 CONTRIBUTION CHARGES, 2004 - 2009

CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA					
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA/WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING
COMMUNITY FACILITIES						
CHILDREN'S SERVICES						
Development of 50+ place child care centre to meet the needs of new residents between 2000-2009	\$3,435,287	4,868			\$705.69	
YOUTH FACILITIES						
Ku-ring-gai Youth Centre upgrades - purchase new equipment, furniture, resources, computers and electronic games	\$140,000	4,998			\$28.01	
Mobile Youth Service - purchase of vehicle, equipment, resources, computers and electronic games	\$4,400	4,998			\$0.88	
SENIOR'S CENTRES / FACILITIES						
Minor alterations, additional computers, furniture and equipment, 3 centres (Turramurra Senior's Lindfield Seniors and Community Services Support Centres)	\$100,000	4,998			\$20.01	
INFORMATION SERVICES						
Preparation of New Resident Kits - information for new residents included translated information into community languages	\$35,000	4,998			\$7.00	
New Resident Survey - new resident needs including residents from other backgrounds	\$30,000	4,998			\$6.00	
MULTIPURPOSE COMMUNITY CENTRE						
Stage 1 - Masterplan, Feasibility Study and concept design	\$19,861	4,998			\$3.97	
Stage 2 - New library and fitout including relevant IT provision, administration space and parking	\$462,071	4,998			\$92.45	
Stage 3 -5 - Multi-purpose community space	\$672,226	4,998			\$134.50	
Ku-ring-gai Art Centre upgrade - extend pottery section, reconfigure internally, upgrade electrical and other systems, additional furniture and equipment	\$200,000	4,998			\$40.02	

CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA					
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA/WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING
Library Bookstock - including multicultural and multimedia resources and equipment	\$278,838	4,998			\$55.79	
Library computers	\$16,660	4,998			\$3.33	
Public Art (1% of total community facility cost - not costed)	\$100,505	4,998			\$20.11	
TOTAL (COMMUNITY FACILITIES)	\$5,494,848		\$0.00	\$0.00	\$1,117.76	
RECREATION FACILITIES						
PARK ACQUISITION AND EMBELLISHMENT						
Roseville	\$1,534,901	277	\$5,541.16			
Lindfield	\$6,715,582	910	\$7,379.76			
Killara	\$3,186,167	575	\$5,541.16			
Gordon	\$4,560,692	618	\$7,379.76			
St Ives	\$2,997,768	541		\$5,541.16		
Pymble	\$4,338,728	783		\$5,541.16		
Turramurra/Warrawee	\$2,461,150	667		\$3,689.88		
Wahroonga	\$3,474,307	627		\$5,541.16		
Acquisition costs	\$476,665	4,998			\$95.37	
Acquisition planning investigations	\$30,000	4,998			\$6.00	
	\$29,775,959		\$25,842	\$20,313	\$101.37	
SOUTHERN AREA EMBELLISHMENT WORKS						
Southern area works	\$825,968	2,380	\$347.05			
NORTHERN AREA EMBELLISHMENT WORKS						
Northern area works	\$1,404,764	2,618		\$536.58		
LGA WIDE EMBELLISHMENT WORKS						
LGA wide works	\$1,975,050	4,998			\$395.17	

CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA					
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA/WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING
SPORTSGROUNDS WORKS						
North Turramurra Sports field Proposal	\$2,750,000	4,998			\$550.22	
Koola Park – additional works	\$770,000	4,998			\$154.06	
Aluba 1 & 2 - Install new lights and seating/ bubblers/pathways; upgrade playing surface (levels, turf, drainage, irrigation, wicket); upgrade fencing and practice nets	\$390,500	4,998			\$78.13	
Aluba 3 - Install seating, bubblers & fencing; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and backnets	\$330,000	4,998			\$66.03	
Acorn Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and floodlighting	\$407,000	4,998			\$81.43	
Cliff Oval (bottom oval) - Install seating, bubblers, fencing and backnets; upgrade playing surface (turf, irrigation, replace wicket)	\$165,000	4,998			\$33.01	
Golden Jubilee Sports field (No 1) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$264,000	4,998			\$52.82	
Golden Jubilee Sports field (No 2) - Install new lights, seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$379,500	4,998			\$75.93	
Hassell Park (I) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade wicket and back nets; upgrade fencing. Lighting upgrade subject to Club application for DSR funding.	\$209,000	4,998			\$41.82	
Lindfield Soldiers Memorial Park (No 2) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, irrigation); replace wicket; upgrade fencing. Lighting upgrade - Club has DSR funding (preparing DA)	\$297,000	4,998			\$59.42	

CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA					
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA/WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING
Roseville Chase - Install seating and bubblers; upgrade playing surface (levels, turf, irrigation); raise level of wicket; upgrade fencing and back nets	\$330,000	4,998			\$66.03	
Samuel King Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, new irrigation); raise level of wicket; upgrade fencing and back nets	\$297,000	4,998			\$59.42	
Sub Total (sportsground works)	\$6,589,000	4,998			\$1,318	
AQUATIC / LEISURE CENTRES						
West Pymble Pool - West Pymble Pool Business Strategy completed – with 4 options for pool upgrading – allowance made for Option 2; Firm cost estimates dependent on detailed feasibility and concept design development.	\$139,029	4,998			\$27.82	
TOTAL (RECREATION FACILITIES)	\$40,709,770		\$26,189	\$20,850	\$1,843	
TRAFFIC AND TRANSPORT						
TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS						
Traffic management and road safety works	\$31,680	4,998			\$6.34	
ROADWORKS PROGRAM						
Roadworks						
PEDESTRIAN NETWORK IMPROVEMENTS						
Pedestrian works	\$79,099	4,998			\$15.83	
CYCLE NETWORK IMPROVEMENTS						
Cycle works	\$35,200	4,998			\$7.04	
PUBLIC DOMAIN IMPROVEMENTS						
Shopping centre improvement program	\$40,700	4,998			\$8.14	
Roadway lighting at centres	\$88,000	4,998			\$17.61	
Street tree program	\$26,400	4,998			\$5.28	
Public domain study	\$250,000	4,998			\$50.02	
TRAFFIC STUDIES						
Undertake traffic studies	\$200,000	4,998			\$40.02	

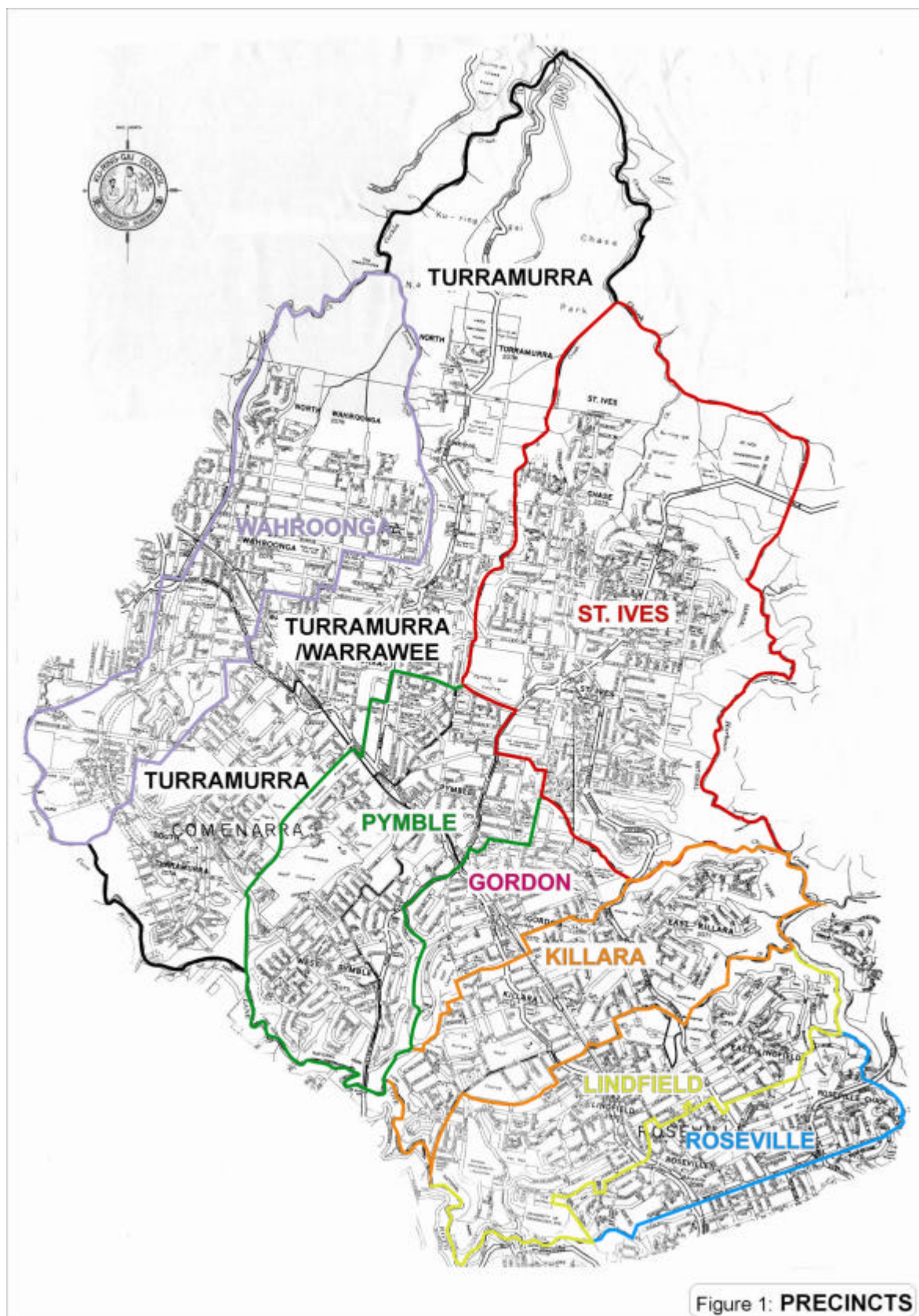
CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA					
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA/WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING
TOTAL (TRAFFIC AND TRANSPORT)	\$480,000		\$0.00	\$0.00	\$150.28	
ADMINISTRATION						
S94 Study Plan, 2003-2009	\$100,000	4,998			\$20.01	
S94 Officer	\$400,000	4,998			\$80.03	
TOTAL ADMINISTRATION	\$500,000				\$100.04	
TOTAL CONTRIBUTIONS	\$47,184,618.54				\$3,210.77	
CONTRIBUTIONS:						
Roseville				\$9,098.97		
Lindfield				\$10,937.57		
Killara				\$9,098.97		
Gordon				\$10,937.57		
St Ives				\$9,288.51		
Pymble				\$9,288.51		
Turramurra/Warrawee				\$7,437.23		
Wahroonga				\$9,288.51		
SEPP 5 CONTRIBUTIONS						
Roseville				\$8,393.28		
Lindfield				\$10,231.88		
Killara				\$8,393.28		
Gordon				\$10,231.88		
St Ives				\$8,582.82		
Pymble				\$8,582.82		
Turramurra/Warrawee				\$6,731.54		
Wahroonga				\$8,582.82		

Table 3 -SECTION 94 CONTRIBUTION RATES BY DWELLING SIZE , 2004-2009

(These charges are updated in line with changes to the Building Materials Price Index and Land Valuations. Check with Council for current rates)

	NO. PERSONS / DWELLING	ROSEVILLE	LINDFIELD	KILLARA	GORDON	ST IVES	PYMBLE	TURRAMURRA / WARRAWEE	WAHROONGA
Per Person		\$9,098.97	\$10,937.57	\$9,098.97	\$10,937.57	\$9,288.51	\$9,288.51	\$7,437.23	\$9,288.51
Small dwelling (under 75 sq.m)	1.27	\$11,555.69	\$13,890.72	\$11,555.69	\$13,890.72	\$11,796.40	\$11,796.40	\$9,445.28	\$11,796.40
Medium dwelling (75 – under 110 sq.m)	1.78	\$16,196.17	\$19,468.88	\$16,196.17	\$19,468.88	\$16,533.54	\$16,533.54	\$13,238.26	\$16,533.54
Large dwelling (110 – under 150 sq.m)	2.56	\$23,293.37	\$28,000.18	\$23,293.37	\$28,000.18	\$23,778.57	\$23,778.57	\$19,039.30	\$23,778.57
Very Large dwelling (150 sq.m or more) and New Lot Subdivision	3.48	\$31,664.42	\$38,062.75	\$31,664.42	\$38,062.75	\$32,324.00	\$32,324.00	\$25,881.54	\$32,324.00
SEPP 5 Housing	1.3	\$10,911.27	\$13,301.45	\$10,911.27	\$13,301.45	\$11,157.66	\$11,157.66	\$8,751.00	\$11,157.66

Ku-ring-gai S94 Plan 2004-2009 – Residential Development



Ku-ring-gai S94 Plan 2004-2009 – Residential Development

PART B : ADMINISTRATION AND ACCOUNTING

1. What is the name of this plan?

- 1.1 This contributions plan is called the Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development.

2. What is the purpose of this plan?

- 2.1 The primary purpose of this plan is to enable the Council to require a contribution towards the provision, extension or augmentation of

- community facilities
- recreation facilities and open space
- traffic, pedestrian and cycleway facilities and public domain improvements; and
- administration

that will, or are likely to be, required as a consequence of residential development in the area.

- 2.2 Residential development which is subject to S94 includes single dwelling houses, residential flat buildings, units, villas, townhouses, dual occupancies and developments under State Environmental Planning Policy (SEPP) No 5.

- 2.3 Other purposes of this plan are to:

- (i) ensure that the level of social and physical infrastructure provided throughout Ku-ring-gai is adequate for the population as it grows
- (ii) enable Council to recoup funds which it spends on the provision of social and physical infrastructure in anticipation of likely future development
- (iii) ensure that the existing community is not burdened by the provision of social and physical infrastructure required as a result of future development and disadvantaged by pressure on existing facilities and services
- (iv) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions until 2009
- (v) satisfy the requirements of the EP&A Act and Regulation.

3. To what area does this plan apply?

- 3.1 This plan applies to all land within the Ku-ring-gai Local Government Area (LGA).

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 3.2 Certain precincts, as shown on Figure 1, will contribute in greater or lesser amounts, to particular facilities which will benefit only the residents of part of the LGA, rather than all new residents in the LGA.

4. What is its relationship to other plans and policies?

- 4.1 The contributions plan supersedes:

- Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development; and
- Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP 5 Development.

- 4.2 The Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development took effect on 20th December, 2000. An amendment to it was adopted by Council on 6 August 2002 to include explanatory sections that made it easier to understand; correct a number of minor typographic errors; update the contribution rates in accordance with the indexing method contained in the plan; and merge the contribution rate for newly created lots with the rate for very large dwellings. The amended version applied from 21 August 2002, the date on which notice of the amendment was published in the local newspaper.

- 4.3 This plan was intended to operate as an interim plan until 2003 after which time the effects of the LEP implementing the Residential Development Strategy adopted by Council on 28th March 2000, were considered likely to require a review of anticipated population growth and future associated infrastructure needs.

- 4.4 New population projections have now been developed for the Residential Development Strategy. These projections are higher than those previously proposed. It is consequently appropriate that a new plan be prepared at this time.

- 4.5 The Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP 5 Development was not prepared until after the general residential Section 94 Plan. As both plans contain largely the same requirements (albeit at a lesser rate for SEPP 5 housing), these have now been brought together in the same plan.

5. How does this plan operate?

- 5.1 In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or the dedication of land in accordance with the provisions of this plan.

6. When does the plan come into effect?

- 6.1 This plan comes into effect when public notice is given of its' approval.
- 6.2 The plan will apply to any development applications made on or after that date.
- 6.3 Contributions plans in force prior to the date this plan comes into effect continue to apply to applications lodged before the date upon which this plan comes into effect.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

7. What formula is used to determine the contribution?

- 7.1 The formulas generally used to determine the contributions for residential development are:

$$\text{Total Contribution (CT)} = \$\text{Cap} + \$\text{Land} - \$\text{ECon} - \$\text{Grant}$$

THEN

$$\text{Contribution per person (CP)} = \frac{\text{CT}}{\text{P}}$$

where:

\$Cap - sum of capital costs for facilities which have been or which are to be provided.

\$Land - sum of land costs which have been or are to be acquired to provide the required public facilities.

\$ECon - sum of any existing contributions (where relevant) which have been previously paid towards the provision of the public facility or are anticipated to be paid.

\$Grant - sum of any grants, subsidies or other funding source which may be available to fund capital works.

P - anticipated increase in population to the year 2009.

- 7.2 Where a facility or service will be built to serve the long term capacity of the Residential Development Strategy and contributions collected over the period of several plans, the total cost of these facilities will be divided by the anticipated increase in population to the year 2026.
- 7.3 In certain situations the contribution has been determined by applying the same per capita rate of provision of a facility or service as is presently enjoyed by the existing population or the rate of provision which is targeted to be provided for the existing LGA population. An example is the provision of book stock, where the number of books required per capita for each new resident is the same as the current number of library books per capita in Ku-ring-gai LGA. In this case the formula is:

$$\text{Contribution per Person (CP)} = \text{Existing RP} \times \$\text{Cost}$$

where:

Existing RP – Existing Rate of Provision

\$Cost – cost per item or place or m² for facilities which have been or which are to be provided including both capital cost and land value and minus the sum of any grants, subsidies or other funding source which may be available to fund capital works where relevant. i.e.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

$$\text{\$Cost} = \frac{\text{\$Cap} + \text{\$Land} - \text{\$Grant}}{\text{Number of items, places or m}^2}$$

7.4 For the purposes of calculating the contribution rates, the following components have been *included*:

- the capital costs of the proposed works
- the costs of such master planning, detailed design and studies as are required for the proposed works; and
- the cost of acquiring land at current average market prices.

7.5 For the purposes of calculating the contribution rates, the following components have been excluded:

- the cost associated with the share of any proposed facilities and services (capital and land costs) which are intended to serve the existing population or to make up for an existing deficiency of provision
- any development contributions which may have been collected previously or are anticipated to be collected for the provision of a particular work which have not as yet been expended (deducted where relevant as \$Econ in the general formula)
- any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated work (deducted as \$Grant in the general formula)
- any recoverable funding which has been provided for works which may have otherwise been provided under Section 94
- costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses, other than where these are required as part of a contract to provide a program or service
- any facilities or services which may be required by the population, which another organisation or government agency is responsible for providing.

8. When are contributions payable?

8.1 A contribution is payable in full as follows:

- (i) in the case of development applications involving *subdivision* - before the release of any construction certificate related to the subdivision works or the release of the linen plan/subdivision certificate, whichever occurs first
- (ii) in the case of development applications involving building work – before the release of the construction certificate

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- (iii) in the case of development applications involving both subdivision and building work - before the release of the construction certificate or the release of the linen plan/subdivision certificate, whichever occurs first
 - (iv) in the case of *development applications where no construction certificate is required* – at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.
- 8.2 No contribution will be required where an addition/extension occurs to an existing dwelling (other than in the case of an attached dual occupancy creating an additional dwelling).
- 8.3 Where a dwelling or dwellings replace an existing dwelling or dwellings on the site, the applicant will be entitled to a credit for existing dwelling or dwellings.
- 8.4 Where a vacant lot has previously had a Section 94 contribution paid at the time of subdivision, and proof can be shown by the applicant that this contribution has been paid, then the applicant for a subdivision will be entitled to a credit for one lot.
- 8.5 Where the application is for construction of one or more dwellings on a vacant lot for which a Section 94 contribution has previously been paid, and proof can be shown that this contribution has been paid, then the applicant will be entitled to a credit for one dwelling.
- 8.6 The amount of the contribution shall be the current rate at the time of payment.

9. Can deferred or periodic payments be made?

- 9.1 Deferred payment generally will not be accepted by Council. However Council may accept a deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies Council that:
- (i) compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case and
 - (ii) non-compliance with the terms of clause 8 will not increase the cost or prejudice the timing or the manner of providing the facility or service for which the contribution was required as outlined in the works schedule. The decision to accept a deferred or periodic payment is at the sole discretion of Council.
- 9.2 Council may, if it decides to accept the deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the contribution or the outstanding balance on condition that:
- (i) the guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing, not earlier than six months (or a term determined by Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- (ii) the guarantee prohibits the bank from:
 - having recourse to the applicant or other person entitled to act upon the consent before paying the guaranteed amount
 - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount
- (iii) the bank's obligations under the guarantee are discharged:
 - when payment is made to the consent authority according to the terms of the bank guarantee
 - if the related consent lapses
 - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required
- (iv) the applicant pays interest to Council on the contribution or the outstanding amount at the overdraft rate on and from the date when the contribution would have been otherwise payable in accordance with clause 8 of this plan.

9.3 Where Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the *Conveyancing Act 1919* to be registered on the title to the land to which the relevant development application relates.

10. Can 'Works In Kind' (WIK) be undertaken or a material public benefit provided?

10.1 Council may accept an applicant's offer to make a contribution by way of a WIK contribution (for an item included on the works schedule). It may also accept a material public benefit for an item not included on the works schedule where it considers the acceptance of that material public benefit will not create an unacceptable shortfall in contributions collected which may lead to difficulty in providing other items on the works schedule.

10.2 Council may accept the offer of a WIK if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

- (i) payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case
- (ii) the in kind contribution will not prejudice the timing or the manner of the provision of the facility or service for which the contribution was required
- (iii) the value of the works to be undertaken are at least equal to the value and standard of the contribution assessed in accordance with this plan.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 10.3 GST is not included in estimating the value of works in kind. If the applicant provides tax invoices for any works in kind Council will reimburse the applicant any GST credited by the Australian Taxation Office.

11. How will the contribution rates be adjusted?

- 11.1 It is Council policy to review contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the particular public facility.

- 11.2 The contribution rate will be reviewed at least annually on the following basis:

- (a) for public facilities which have been provided, including land which has been acquired, in anticipation of the new population, the costs of which are to be recouped - to be reviewed on the basis of the borrowing rate at the time for local government as available from the NSW Department of Local Government
- (b) for public facilities which have been identified but not as yet provided – to be reviewed on the basis of the Price Index of Materials Used in Building Other than House Building (Sydney) as published by the Australian Bureau of Statistics
- (c) for land to be acquired - to be reviewed on the basis of mean sale prices by Local Government Area, for non strata dwellings per quarter, NSW Government Rent and Sales, Housing NSW, for Ku-ring-gai LGA.

- 11.3 The contribution rates would be indexed in accordance with the following formula:

Adjusted Component (A)=

$$\$FP \times \frac{(\text{Current CPI} - \text{Previous CPI})}{\text{Previous CPI}} + \$FA \times \text{Borrowing Rate} + \$FV \times \frac{(\text{Current LV} - \text{Previous LV})}{\text{Previous LV}}$$

THEN

$$\text{Adjusted Contribution per person} = CP + \frac{A}{P}$$

where:

\$FP - total cost of facilities and services yet to be provided.

Current CPI –Price Index of Materials Used in Building Other than House Building (Sydney) as published by the Australian Bureau of Statistics.

Previous CPI – Price Index of Materials Used in Building Other than House Building (Sydney) as published by the Australian Bureau of Statistics for the quarter last published at the date this plan was adopted (for the initial adjustment) and thereafter as applicable at the time of the previous adjustment.

\$FA - cost of facilities and services which have been provided in anticipation of demand and which are to be recouped.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Borrowing Rate - annual borrowing rate for local government calculated as the annual rate multiplied by the number of days since the previous review of the plan divided by 365 days.

\$FV – value per metre squared of land to be acquired.

LV – as determined in clause 11.2(c).

CP – is the previous contribution per person (see formulae in section 7).

P – is the anticipated increase in population to the year 2009 or 2026 as may be the case (as used in the formulae in section 7).

- 11.4 Council reserves the right to review rates quarterly or on a 6 monthly basis at any time should it be deemed appropriate to do so.

12. Are Contributions Payable for Complying Development?

- 12.1 This contributions plan authorises, and requires, the imposition of a condition requiring monetary contributions on any consent for complying development in accordance with the plan. It is the responsibility of the principal certifying authority to accurately calculate and apply the Section 94 contribution conditions where applicable. Likewise, it is the responsibility of any person issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

PART C : STRATEGY PLANS

Development Potential and Projected Population

13. What are the expected types of development in Ku-ring-gai?

- 13.1 The Ku-ring-gai LGA is a middle ring suburb located on Sydney's north shore. Prior to the 1996 Census, the population of the Ku-ring-gai area had been generally declining. The results of the 2001 Census indicate that between 1996 and 2001 the population of Ku-ring-gai increased at a steady rate of around 0.5% per annum.
- 13.2 Housing in Ku-ring-gai is predominantly in the form of separate, detached houses. In 2001, 86% of all dwellings were separate houses which was substantially higher than the average for the Sydney Statistical Division (SSD) of 63%.
- 13.3 In recent years the dwelling stock of Ku-ring-gai has been increasing steadily. Between 1996 and 2001 the total number of occupied private dwellings increased by around 2.1% (or 703 dwellings).
- 13.4 An analysis of dwelling applications made to Ku-ring-gai Council between 2000 and 2003 showed indicatively that multi unit dwellings are continuing to be the dominant form of new development, although there has been some resurgence in the development of separate houses. During this period, 43% of dwellings approved were aged housing developments under SEPP 5, 35.9% were separate houses (up from 24.4% between 1995 and 1998) and 16.5% were dual occupancy developments. Only 5.0% were flats. In total, multi-unit housing accounted for 64.1% % of all new dwellings, down from 72.8% between 1995 and 1998.
- 13.5 It is anticipated that future housing development in Ku-ring-gai will be in a variety of forms and in accordance with State Government policy, the future housing choices in Ku-ring-gai have been widened to provide for changing housing needs. Multi unit housing development is expected to increasingly become the dominant form of new housing development, following the implementation of Stage 1 of the Residential Development Strategy and the development of the sites rezoned by the Minister under SEPP 53. Aged housing developed under SEPP 5 is likely to slow due to decreasing availability of suitable sites, but will continue to occur at a lesser rate unless an exemption to this type of housing is granted.
- 13.6 Projections of additional dwelling stock based on the capacity of the Stage 1 RDS areas and expected trends in dwelling construction, dual occupancies and SEPP 5 housing are as follows:

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Table 4 - Projected Change in Dwelling Stock 2001-2026

	2001 (census)	2004	2009	2011	2016	2021	2026
Houses	30679	31120	31640	31848	32368	32888	33408
Other	4858	5179	7676	8444	10304	12164	13350
Total	35537	36299	39317	40293	42673	45053	46836

- 13.7 The increase in dwellings is predicted to be strongest in the other dwelling category, which includes multi unit dwellings.
- 13.8 Stage 1 of the Ku-ring-gai Residential Development Strategy identifies areas suitable for future multi unit development, which are concentrated along the Pacific Highway-railway spine corridor, and around the St Ives town centre. This multi unit housing will vary in scale from dual occupancy to multi- storey apartment buildings. Dual occupancy development will be limited to the Stage 1 RDS areas. Stage 2 of the Strategy envisages lower density multi unit housing (such as townhouses and villa homes) around neighbourhood centres. This stage will require a new contributions plan to be developed.
- 13.9 It is envisaged that the Stage 1 RDS will be implemented over a 20 to 25 year development time frame. In established areas redevelopment and change is a continuous process without a definitive beginning or end. The redevelopment process has been progressive in Ku-ring-gai over the past 10 years subject to cyclical changes and an increase in SEPP 5 housing instigated by changes in State planning policies.
- 13.10 Council planning staff report a strong latent demand for multi unit housing and expect an increase in development applications and construction activity following the gazettal of LEP 194. It is expected that there will be a significant increase in activity over next five years following which the rate of development will stabilise. In view of the development potential created by Stage 1 of the RDS, it is important to take a long term view of development activity and Council's response in terms of infrastructure provision. Consequently projections of dwellings and population have been prepared for the long term period of 2004 to 2026 within which the residential strategy is likely to be implemented.
- 13.11 The long term nature of the RDS requires Council to take a long term view of the provision of public amenities and services and to plan for infrastructure to meet the needs of the additional population over the life of the RDS.
- 13.12 In order to support a long range planning horizon, the management of Section 94 requires continuous monitoring and review. This is reinforced by the difficulties in accurately predicting development and change in established areas. Consequently the plan envisages an on-going process of review of development trends, population growth and the changing needs of the community. Annual changes to the plan are envisaged with a major review every five years.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

14. What is the expected increase in population?

14.1 Long range resident population projections have been prepared for Ku-ring-gai LGA by projecting the dwelling stock in the first instance and then applying a number of assumptions to project the population likely to live in each precinct of the LGA. The projections involved:

- Beginning with the 2001 census dwelling stock, estimates of dwellings and population to the year 2004 were made based on current trends in development activity. This provides the base year population for this plan
- Net additions to dwelling stock from 2004 to 2026 were made based on the assessed dwelling capacity of the rezoned areas (Stage 1 of the RDS and the sites rezoned by the Minister)
- An assumed vacancy rate was applied to the sum of the existing and new dwellings to obtain a projection of the number of occupied dwellings in a given year
- The occupancy rate was projected on the basis of the trends between 1996 and 2001 and then applied to the projected occupied dwellings to obtain the projected population.

14.2 The projections were prepared for the LGA, precincts and RDS Areas within each precinct. Separate estimates were made for houses and other dwellings.

14.3 On the basis of the projections described above, it was estimated that the Ku-ring-gai LGA population will increase steadily from the estimated resident population 107,819 in 2001 to reach 109,824 by 2004, 114,823 by 2009 and 126,181 by 2026.

14.4 The population of the southern suburbs (Roseville, Lindfield, Killara and Gordon) is projected to increase to 42,357 in 2009 and to 47,697 in 2026. The population of the northern suburbs (Pymble, St Ives, Turramurra/Warrawee and Wahroonga) is projected to increase to 72,466 by 2009 and to 78,485 by 2026.

14.5 The period of the plan may be reduced or extended by the Council should these projections be reached earlier or later than projected.

14.6 The projected population for each precinct is indicated on Table 5.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Table 5 - Projected Resident Population by Precinct

Precinct	2001¹	2004	2009	2026
Roseville	8,776	8,905	9,182	10,015
Lindfield	12,524	12,785	13,695	15,212
Killara	11,842	11,998	12,573	14,216
Gordon	6,184	6,289	6,907	8,254
<i>Southern Area</i>	<i>39,326</i>	<i>39,977</i>	<i>42,357</i>	<i>47,697</i>
St Ives	18,547	18,816	19,357	20,939
Pymble	15,343	15,593	16,376	17,163
Turramurra	21,249	21,614	22,281	24,032
Wahroonga	13,356	13,825	14,452	16,351
<i>Northern Area</i>	<i>68,495</i>	<i>69,848</i>	<i>72,466</i>	<i>78,485</i>
Total	107,819	109,824	114,823	126,181

Sub totals do not sum to totals due to rounding

¹ 2001 Census figure for Estimated Resident Population (ERP)

15. What are the anticipated characteristics of the population?

15.1 Analysis of the population profile of Ku-ring-gai LGA in 2001 and trends between the 1996 and 2001 Censuses found that:

- the Ku-ring-gai population had increasing numbers and proportions of children in all age groups 0-14 years. The most significant absolute increase was for 5-9 year olds; while the 0-4 year olds were the fastest growing population group in the LGA
- between 1996 and 2001 the number and proportion of young people aged 15–24 years declined significantly, as did the population of adults aged 25-39
- between 1996 and 2001 the number and proportion of adults aged 40 and over increased. The greatest growth occurred in those aged between 50 and 64, who were the second fastest growing population group in the LGA
- in 2001 Ku-ring-gai LGA had above average and increasing numbers and proportions of people in the older age groups (50-64 years) and very old age (65+) groups.

15.2 Based on these trends and the characteristics of new residential developments in Ku-ring-gai, the future population is likely to exhibit the following characteristics:

- a growing population of children and young people (0-15)
- a growing population aged 40 and over

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- a significant proportion of older people who are moving from larger family homes to medium density housing
- an influx of new families taking the place of these people in larger family homes and replacing older dwellings with new family homes
- the possibility of a reversal in the decline of young people aged 18-24 and 25-29 with the development of multi unit housing around railway stations; and
- a continuing higher than average proportion of people with higher than average income levels and working in professional or managerial positions.

15.3 These new residents, especially younger children and families, and young adults, will create new demands not currently experienced by the existing population.

16. What is the relationship between expected development and demand for additional works?

16.1 This part establishes the relationship (nexus) between the expected types of development in the area and the demand for a range of community and recreation facilities; provision of additional open space; traffic, pedestrian and cycleway facilities; other works in the public domain such as street tree planting and shopping centre improvements; and administration to meet the needs of new development and the expectations of new residents to the area.

Causal Nexus (Link with What is Needed)

16.2 The anticipated increase in resident population and development, and the differing population characteristics of these residents, will:

- (i) place greater demands on existing facilities, services and infrastructure
- (ii) require the provision of new, additional or improved facilities, services and infrastructure which are currently not available in Ku-ring-gai or are available but do not have the capacity to meet the demands of future population.

16.3 The link or nexus between anticipated development in Ku-ring-gai and the nominated works has been established according to:

- (i) characteristics of the population and the requirements for new, additional or improved facilities
- (ii) the availability and capacity of existing facilities, services and infrastructure in the area
- (iii) the extent to which the proposed facilities and services will meet the needs of the new population.

16.4 This plan includes a schedule of works which are required as a consequence of anticipated development (Table 1). The cost of providing these facilities will in part be met and recouped from new development in Ku-ring-gai.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 16.5 The proposed works will be carried out to meet the likely needs for, and the increasing usage of, facilities, services and infrastructure as a consequence of new development or in anticipation of new development.

Physical Nexus (Link with Where it is Needed)

- 16.6 Where possible this plan identifies the location of the proposed works to be provided relative to the communities which they are intended to service. The location of the works has been determined having regard to the location of increased demand, accessibility to the identified facilities and services and the manner in which such need may best be satisfied. In some cases specific sites need to be identified as development occurs.
- 16.7 Some facilities and services will serve all new residents of the LGA, and consequently all new development will contribute to these facilities and services. Other facilities may benefit residents of particular precincts in the LGA more than others and therefore different contributions will be required from different precincts to contribute to these facilities.

Temporal Nexus (Link with When it is Needed)

- 16.8 Only those works which are required as a consequence of anticipated development up to and including the year 2009 are included in the plan. To ensure temporal nexus is attained, it is proposed that some of the facilities and services are developed prior to all contributions being collected for the facility or service, and that the cost of providing the facility or service is recouped by Council including Council's interest costs in providing the facility ahead of time.
- 16.9 The works schedule identifies:
- (i) works for which all contributions are proposed to be taken during the period of the plan
 - (ii) works which are longer term, major works, for which contributions will be commenced to be taken during the period of the plan, but will continue to be taken and may not be provided until the period of the next plan.
- 16.10 There may be a lag between the end of the plan and the time at which a facility is provided. This is because a period of time elapses between the date of contributions levied under the plan and their payment. Council will make all efforts to expend contributions as soon as possible after the end of the plan and within reasonable time of their collection.

17. To what extent will the proposed works meet the needs of the population?

- 17.1 The proposed works identified in this plan are required to satisfy the anticipated demands of the expected types of residential development in Ku-ring-gai.
- 17.2 Ku-ring-gai already provides many of the types of community, recreation, open space, and other infrastructure likely to be required by the expected types of development.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

However, these facilities are, in some cases, straining to meet the needs of the existing population and there is no spare capacity available to serve the additional demand created by the incoming population. New residents, such as mobile young singles, will also have different needs and expectations to existing residents.

- 17.3 Where works will meet the needs of both existing and new residents, the cost of the facility will be apportioned between the two.

18. What facilities are required?

- 18.1 The works required have been identified through work undertaken by Council, community consultation and an assessment of needs undertaken for this plan.

- 18.2 The nexus for the facilities required is summarised in each of the following sections:

- Section C1: Community Facilities
- Section C2: Recreation Facilities and Open Space
- Section C3: Traffic, Pedestrian and Cycleway Facilities and Public Domain Improvements and
- Section C4: Administration.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

SECTION C1: COMMUNITY FACILITIES

19. Overview of proposed facilities and services

19.1 The proposed community facilities and services are as follows:

Community and Cultural Facilities

- Multipurpose Community Centre
 - Stage 1 – Masterplan, Feasibility Study and Concept Design
 - Stage 2 – New Library and Fit-out
 - Stages 3-5 – Community and Cultural Centre
- Library Book stock and Computers
- Public Art

Children's Services

- Purchase of site and development of a new multipurpose child care centre

Youth Facilities

- Gordon Student Resource Centre – purchase furniture and equipment
- St Ives Youth Centre – purchase furniture and equipment
- Mobile Youth Centre – purchase vehicle and equipment

Senior's Facilities

- Minor alterations, additional computers, furniture and equipment to Council's seniors' centres

Information Services

- Preparation of New Residents' Kits
- New Resident Survey

20. Community and Cultural Facilities

20(a) Factors Affecting Supply

20.1 A place of some kind for the community to meet is considered a basic prerequisite for community development. A sense of identification with an area and seeing it as 'our community' is encouraged in a number of ways, an important one being shared

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

activities carried out in the locality. A local community facility such as a community centre, hall or meeting room both provides a home for existing groups, encourages the formation of new groups and provides a place for both to meet and integrate. Locality based groups are some of the building blocks of community cohesion and often the focus of effective neighbourhoods.

20.2 Ku-ring-gai Council manages and maintains six community halls and six meeting rooms throughout the municipality. Community halls are as follows:

- East Lindfield Community Hall
- West Lindfield Community Hall
- West Pymble Community Hall
- Ku-ring-gai Town Hall (Pymble)
- St Ives Community Hall
- East Roseville Community Hall.

20.3 The community halls are suitable for a variety of recreational activities, community and social events, family celebrations and parties, company functions, exhibitions, sales, receptions and fund-raising events. All halls include a stage and provide kitchen facilities that include hot water, a refrigerator, microwave and oven. The facilities also provide disabled access and amenities, together with off-street parking.

20.4 There are also six meeting rooms, which are suitable for small classes, club meetings and workshops. They are all fully carpeted, temperature controlled and include whiteboards.

20.5 Meeting rooms include:

- Ku-ring-gai Library Meeting Room
- St Ives Library Meeting Room
- Ku-ring-gai Town Hall Meeting Room
- Ku-ring-gai Community Groups Centre Meeting Room (St Ives)
- Hamilton Park Meeting Room (Turramurra)
- Performing Arts Resource Centre Meeting Room (Pymble)

20.6 There are a large number of other clubrooms, halls and premises owned by Council which are leased to individual community groups.

20.7 The cultural development of the community is a more recent initiative. Council has previously prepared a Ku-ring-gai Cultural Policy (1997), and is currently finalising the preparation of the Ku-ring-gai Cultural Plan.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 20.8 The Ku-ring-gai Cultural Policy (1997) identifies Council's role in the cultural development of the Ku-ring-gai area through the provision of services, access to facilities, resources and expertise. Council's commitment to the cultural viability of its community has been established through the provision of a network of libraries, recreation services and facilities, the activities of the Ku-ring-gai Arts Centre, the organisation of special events, support for cultural groups and individuals, the provision of resources and employment of an Arts Officer.
- 20.9 Council has one central library at Gordon and three branch libraries. The distribution of libraries throughout the LGA is such that they are easily accessible from most parts of the LGA, although they all show bias in usage. Branch libraries are located at Turramurra, St Ives and Lindfield. The Turramurra Library includes a toy library. St Ives Library is located within the St Ives village and is one of the newer libraries in the LGA. Lindfield Library was built in 1954 and due to its age and condition requires a major refurbishment to bring it up to current library standards. Turramurra Library also requires an upgrade.

20(b) Basis of Nexus

Community Centre

- 20.10 An analysis was undertaken on the level of patronage of the existing community facilities. It was found that community halls and meeting rooms were increasingly well utilised, especially those in centres along the spine and in St Ives.
- 20.11 The main barrier to increased use of the existing facilities to meet the needs of future population is the quality and condition of building stock. Issues include:
- The majority of community halls are over 40 years old and have dated internal configurations in terms of size, layout, storage, access, fixtures, fittings and climate control
 - The majority of meeting rooms, with the exception of the St Ives Library Meeting Room, are also quite old and dated and have similar limitations in their size and configurations.
- 20.12 An access audit was undertaken in December 2000 on all Council owned facilities. Access improvements and accessible toilets are required under the Disability Discrimination Act on several of the halls and meeting rooms to ensure that all members of the community, including people with disabilities, are able to participate in Council activities and to ensure that people have a reasonable expectation of access to Council facilities.
- 20.13 The Ku-ring-gai Social Plan 2000 identifies the following issues requiring consideration relating to these facilities:
- the provision of conference facilities
 - the upgrading of kitchen facilities to enable catering for functions and events
 - the upgrading of associated playground areas.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

20.14 There is also a need to provide climate control (air conditioning) in the Ku-ring-gai Town Hall and community halls, to ensure these facilities can meet their additional multi-use functions, cater for the increase in numbers effectively and meet the expectations of new users.

20.15 The alternative is to provide new floor space for the existing population, either according to commonly used standards, or at the same rate of provision as the existing population. It has been determined that contribution to a new centre potentially provides the highest level of amenity for new residents.

Cultural Facilities

20.16 The cultural policy identifies issues arising from the ad hoc manner in which the existing cultural facilities have evolved. In particular, there has been limited co-ordination or cross referencing within Council, between the various departments overseeing the management of these resources. The policy also points to a perception within Council that arts issues are regarded as a fringe issue.

20.17 According to the Cultural Policy, the cultural needs of the community include:

- an audit of Council's properties and review of their potential for cultural uses
- investigation of the potential use of existing facilities for multi-purpose activities e.g. performance, sculpture, craft, exhibitions
- examination of opportunities for upgrading existing halls for multi-purpose activities, performance, conference facilities and meeting space
- investigation of potential sites for new cultural facilities; and
- investigation of the potential of existing sites for redevelopment in order to support the community's diverse cultural activities and needs.

20.18 Discussions with Councillors and Council officers indicate the need for a large multi-purpose meeting/performance space. For large functions and events, users are currently required to utilise private or educational provider's facilities. The need for such a space was identified in the 1997 Policy, which offered office accommodation, meeting space, exhibition/performance space, formal and informal conference area, teaching and messy areas (arts), multi-purpose kitchen and dining area.

20.19 Council officers have more recently detailed the concept for a multi purpose community facility and performance venue, which could accommodate community and cultural services as well as a library.

Library facilities

20.20 The need for upgrading and expansion of library buildings in Ku-ring-gai has been emerging for some time. The community consultation held during the period of preparation of this plan found that:

- Gordon Library is over utilised

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- Lindfield, Turramurra and St Ives libraries all need extending
- there is a need for more study areas and resources in smaller libraries
- students use libraries to study, hold tutorials, use references and the Internet
- there is a need for all libraries to have a good range of books, materials and computers.

20.21 The library is a strong community institution within the Ku-ring-gai community. To enhance the community access and use of the library, the location of library branches should be within a hub or focus of community activity. In any redevelopment of existing or siting of new libraries, it is commonplace for co-location of library facilities with other community uses, such as child care centres, community centres, and possibly other uses such as residential and commercial uses.

20.22 The future library design needs to be flexible to be able to adapt to changing technologies and methods of providing, gathering and storing information. The libraries need to be dynamic to enable them to meet the changing requirements to maintain their relevancy within the community.

20.23 The distribution of libraries throughout the LGA is such that they are easily accessible from most parts of the LGA. However Lindfield library branch was built in 1954 and due to its age and condition requires a major refurbishment to bring it up to current library standards. Redevelopment options for the site have long been considered. The site is occupied by the library, two tennis courts, a former children's play ground, the Seniors Citizen's Centre, the Arrunga aged care residential units and a free standing building at the rear which is used as a Senior's Resource Centre and for University of the Third Age classes. Future redevelopment of the site would need to consider replacement of the facilities already provided on the site. Even if such a redevelopment does not proceed, Council needs to give consideration to development of a new library to serve the southern part of the LGA.

20.24 Similarly, the Turramurra Library also requires an upgrade, in recognition of its high levels of patronage, visitation and use and also to enable the library to meet current State Library Standards.

20(c) Proposed Facilities

20.25 The proposed facilities are:

- a Multipurpose Community Centre, comprising five stages, on a site to be determined, tentatively comprising
 - Stage 1 – Masterplan, Feasibility Study and Concept Design
 - Stage 2 – New Library and Fitout
 - Stage 3 – Meeting and Conference Centre
 - Stage 4 - Auditorium

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- Stage 5 - Exhibition Centre
- Library Bookstock and Computers
- Public Art

20.26 It is proposed that the multipurpose community facility would accommodate a number of existing users as well as having capacity for new emerging groups. The above is an indication of the proposed staging of the facility. This may change or Council may vary components of the facility as detailed planning and design progresses.

20(d) Basis of Apportionment

20.27 The provision of the Multipurpose Community Centre will both meet a backlog which exists and is well acknowledged in the Ku-ring-gai community, as well as serving the new residents of the LGA.

20.28 The long term nature of the project and the benefits it will endow are such that it will be a major long term project of Council, and as such should be apportioned over several contributions plans spanning the life of the RDS.

20.29 At the same time, the use of the centre will be shared with existing residents and as such the total cost of the facility is apportioned between existing and future users as follows.

20.30 The cost of Stage 2, comprising a new library, and upgrading and/or expansion of either Lindfield or Turramurra libraries, has been apportioned on the basis of an LGA wide per capita rate being applied to the provision of new floorspace according to the State standards and formulae contained in the NSW State Library publication, "People Places – A guide for public library buildings in New South Wales 2000". At this rate of provision, 550 square metres of floorspace will be required of the new population between 2004-2026. This has been costed at \$2,500 per square metre (building and fit-out costs) in accordance with current advice from the State Library, which will be fully apportioned to the new population. However in order to build a new library in excess of this floorspace, Council will need to contribute the cost of any shortfall. Alternatively Council could provide new space of the amount contributed, at Lindfield or Turramurra Libraries.

20.31 The cost of Stages 3-5, comprising community and cultural floorspace, has been apportioned by applying the current per capita provision of Council provided floorspace to the future population. Based on the current provision, the additional population 2004-2009 would require approximately 965 square metres of additional community and cultural floorspace. The reasonableness of this requirement has been cross checked by considering a standards approach. Commonly used standards suggest the provision of one community centre of 750-1000 square metres on a site of 3500-4000 square metres for 10,000-20,000 people. For the long term new population of 16,357 people, a new centre of 1000 square metres is consequently proposed. Council has not required a site because of the cost of acquiring land, and intends to site the facility on Council land.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

20.32 The use and staging of this floorspace will be determined by the Stage 1 planning process, and as such, the cost of Stage 1 is 100% apportioned to the new population between 2004-2026. Council will need to determine whether and at what stage it wishes to contribute additional funds to meet current backlogs for the existing community.

21. Children's Services

21(a) Factors Affecting Supply

21.1 Ku-ring-gai LGA has a range of child care services. The New South Wales Department of Community Services licenses the following full-time equivalent licenced children's places in Ku-ring-gai:

Table 6 - Licenced Children's Services

Children's Service	Licensed Places
Long Day Care	647
Family Day Care	160
Home Based Care	45
Occasional Care	64
Pre-school	987

Source: Ku-ring-gai Council, 2004

21.2 Ku-ring-gai Council is active in fulfilling the child care needs of residents of the LGA. Council owns and manages the Thomas Carlyle Children's Centre, a 53 place long day care centre and operates the Ku-ring-gai Family Day Care Scheme which is a Council managed scheme that recruits, trains and supports carers to provide child care in carer's homes.

21.3 Additionally Council leases buildings to 13 children's services providers who provide:

- 1 long day care service
- 1 before and after school care service
- 1 occasional care service
- 9 pre-school services, and
- 1 playgroup service.

21.4 Council also holds a licence with 2 pre-schools who operate from Council halls. Council supports these services by providing a rental rebate to the services and

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

provides maintenance to the properties according to specified lease or licence conditions.

- 21.5 Regardless of Council efforts, review of child care needs in the LGA has found that the existing facilities are increasingly unable to meet current demand.

21(b) Basis of Nexus

- 21.6 In April 1999, the Commonwealth Department of Family and Community Services published information from the National Planning System for Child Care. The Department found that Ku-ring-gai LGA rated third last among the LGAs in the Northern Region of Sydney, with only 80.7% of the demand for below school aged care being met in Ku-ring-gai. Within the Northern Sydney Region, Ku-ring-gai had the third lowest ranking, equating to a shortfall of 189 long day care places, especially for children aged 0-2 years. The Department estimated at that time that Ku-ring-gai required 979 full time formal child care places to be available when as at 1 February 1999 there were only 790 places available. Of the places available at that time 578 places were in long day care centres and 212 places were in family day care.
- 21.7 Since that time, the Department of Family and Community Services has ceased to prepare the above child care data. However extrapolating the methodology of the 1999 assessment shows that despite the development of 118 additional long day care places through the expansion of existing centres and the provision of two new centres, Ku-ring-gai LGA continues to experience a level of supply just under 80%. This is most likely due to a combination of population growth, especially by young families, a significant loss of family day care carers, and possibly increased demand by working parents.
- 21.8 The Department of Family and Community Services calculations show that one full-time formal child care place is required for every three children who have either both parents, or a sole parent, working, studying or training, and not enrolled in school. In 2004, this meant 1014 places are required; in Ku-ring-gai however only 807 places were available (647 in long day care centres and 160 family day care), leaving a shortfall of 207 places. Hence the supply of long day care places in Ku-ring-gai was 79.6% in 2004. Therefore one in every five working parent families (with a sole parent or both parents working) who require a long day care place, will not find a child care place in Ku-ring-gai.
- 21.9 The shortage of long day care places is further emphasised through the Council's waiting list in its own service. Late last year this had 302 families on the waiting list for a centre with only 53 full time care places available. Council's discussions with service providers, family day care services and parents have identified that levels of demand exceed that supplied across all service categories of child care for 0-6 year olds. According to data collected by Council, other services in the LGA consistently report long waiting lists and strong demand.
- 21.10 The incoming population arising from new development will contribute significantly to the demand for child care. The analysis of demographic trends outlined earlier found that the previous decline in population aged 0-4 and 5-9, in particular, has been arrested and the Ku-ring-gai population now has increasing numbers and proportions of children in all age groups 0-14 years. The most significant proportional increase

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

between the 1996 and 2001 Censuses was for 0-4 year olds, who were the fastest growing population group in the LGA (9.5%).

- 21.11 Census data indicates that between 1996 and 2001 the number of children aged 0-6 years (the target population for child care) in Ku-ring-gai LGA increased by 640 children. It can be projected that this number increased by a further 550 between 2001-2004, and will increase again by 730 children between 2004-2009. Hence without the provision of new centres, by 2009 the existing shortfall in places will reach serious proportions (over 250 places) and the supply will decrease further to 76% unless there is a significant increase in places provided.
- 21.12 Private providers presently supply 86% (12 of the 14 services) of long day care centres in the Ku-ring-gai area. However reliance on private providers to supply Ku-ring-gai residents with the currently needed long day care places has not resulted in supply meeting the community demand for care places over recent years. Private providers have listed the high land and construction costs as the major barriers against establishing services in the area. The expectation that private providers will supply the shortfall of 253 long day care places for Ku-ring-gai in the near future is unlikely to eventuate based on the history of development over the past seven years.
- 21.13 The capital funding for child care centres previously occurring through joint federal and state initiatives has not occurred for many years. The Department of Family and Community Services did not designate funding for capital works for long day care centres for Metropolitan Sydney in 2003-4 and have advised that there is no immediate prospect of capital works funding becoming available to the Ku-ring-gai local government area. The Department of Community Services have also indicated that there are no plans to allocate funding for growth in the long day care sector in this budget. In this climate, it seems unlikely that Ku-ring-gai will be able to obtain financial assistance from other spheres of government for the capital costs for a new long day care centre.
- 21.14 The Social Plan (2000) reported that the availability, accessibility and affordability of long day care is an ongoing issue in Ku-ring-gai. Services continue to experience lengthy waiting lists and parents seeking child care places are continually expressing their frustration at not being able to find care within the LGA.
- 21.15 In addition, the distribution of existing long day care facilities throughout the LGA is not well suited to the distribution of demand for child care places. There are currently no Council long day care places provided in the northern area. The distribution of pre-schools throughout the LGA is more evenly spread throughout Ku-ring-gai than long day care facilities, however, current demand for pre-school services also far exceeds available places. This has been expressed by local pre-school service providers and parents.
- 21.16 While family day care has been a major provider of more affordable care and care for 0-2 year olds in the LGA, current waiting lists will also limit access for new residents. Expansion of this scheme requires both attraction of new carers and additions/alterations to Acron Road (St Ives) Children's Resource Centre, where home based carers require support, assistance and training, and which is currently operating at capacity. These improvements were included in the previous plan,

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

however no further expansion on the site is possible under this plan. This will further exacerbate the need for in-centre child care.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

21(c) Proposed Facilities

21.17 The following facilities are proposed for Council provision from S94 contributions:

- Contribution to the purchase of a site and development of a new multipurpose child care centre.

21.18 Contributions for this facility are carried forward from the previous plan, however in accordance with current practice the centre proposed has been redefined as a more multipurpose child care centre, including a hall, meeting rooms and play area suitable for other child care activities such as playgroups, meetings of family day carers etc.

21.19 Given the increase in the rate of growth from the previous to the existing plan, the time frame for collection of contributions for the development of a new child care centre will be shortened over that previously envisaged. It is anticipated that this centre will now be required within the time frame of the current plan to meet the need generated by development over the next five years.

21(d) Basis of Apportionment

21.20 The development of a new child care centre was originally considered likely to be a major, longer term work, given the slow rate of growth in Ku-ring-gai LGA. Given the increase in this growth and the increasing number and proportion of children in the Ku-ring-gai population, this centre will be required to serve the needs of new residents between 2000-2009.

21.21 The previous S94 Plan required contributions at the same rate per capita as the then availability of Council provided places. This equated to one child care place for every 175 residents. Over the period of the previous plan, the backlog of child care places, especially in long day care, has only worsened. Sufficient funds have not yet been collected for Council to consider commencement of construction of the planned facility. In order to ensure that the current under-provision is not further exacerbated, it has been determined that the rate of provision should instead be equal to the standard of provision which was set by the Department of Family and Community Services, i.e. one full-time long day care place for every three children who have either both parents, or a sole parent, working studying or training and are not enrolled at school.

21.22 It is important to note that the application of this standard is not intended to fulfil the existing backlog in places, only to meet the needs of new residents. While it of course cannot be guaranteed that only new residents will fill these places, and that new places will not be provided by the private sector that will be used by new residents, the centre being levied under S94 will help to ensure that this backlog is not further increased by new residents. This is considered important given that the provision of new places by the private and other sectors is not keeping pace with the current increase in demand. Any increase in private centres will therefore only help to fill the backlog.

21.23 Under this standard, the number of required places for the anticipated population increase of 4,998 between 2004-2009 is 46 places.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

21.24 This will be in addition to any places which will be funded by levies collected between 2000-2003. At the present time funds collected are sufficient for only one place in the new centre. However it is possible that additional funds will accrue prior to the adoption of the new plan which will increase the number of places provided under the previous plan. This should equate to at least full apportionment of one new child centre to new residents between 2000-2009.

22. Youth Facilities

22(a) Factors Affecting Supply

22.1 Council currently directly provides the following youth services:

- St Ives Youth Centre
- Gordon Student Resource Centre
- Mobile Youth Outreach services
- Entertainment program
- Facilitation and resourcing of the Ku-ring-gai Youth Council.

22.2 Council, in partnership with Hornsby Council produces the Hornsby/Ku-ring-gai Youth Services Guide and the youth information card.

22.3 Financial assistance is available to community groups through Council's donation program. In the past the number and scope of applications received in the youth section have been limited and this may reflect the limited service outlets in the area. Regardless the amount of requests far outweighs the available funding.

22.4 The Ku-ring-gai Arts Centre provides a number of programmes specifically targeted at young people in school holidays and throughout the year.

22.5 Accommodation including a 90% rebate is provided to a number of community groups who service youth e.g. the Willoughby/Ku-ring-gai Life Education Programme and the provision of land is made for numerous scout and girl guide halls.

22(b) Basis of Nexus

22.6 Utilisation or attendance at young people's service centres has been increasing as they have become known. Gordon Student Resource Centre is particularly well used.

22.7 In order to sustain and permit higher levels of utilisation there is a need to ensure that services remain relevant and up-to-date with the latest technology and equipment, and are suitably furnished and outfitted.

22.8 The number of actual youth centres within the LGA is quite limited and not easily accessible to all areas of the LGA. Therefore the role of the mobile/outreach youth

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

service is important in the provision of youth services which are accessible to the whole LGA.

22.9 The Social Plan (2000) identifies transport as a key issue for youth. Young people have indicated that unless they have parents who were willing and able to drive them to and from activities, their transport options were very limited if located away from rail stations. The frequency of buses at night and on the weekend is a particular issue for young people.

22.10 On the basis of the above it would appear that the main facility needs in relation to young people are:

- To restructure existing youth services based on an outreach model
- To establish youth services (consistent with the above) in locations such as Turramurra (initially), and potentially in the longer term, Wahroonga, Gordon and Lindfield
- To develop additional and improved indoor/outdoor recreation and entertainment facilities, such as an Internet Café, further development of St Ives Youth Centre and Gordon Student Resource Centre
- To provide computer facilities in all youth facilities.

22.11 In line with the general increase in children with the population growth of Ku-ring-gai LGA, older children (aged 5-9 and 10-14 years) also experienced significant growth in the intercensal period, with the 5-9 group experiencing the highest absolute growth of any children's age group.

22.12 By 2004, these children are already aged 8-12, an age group which will soon begin to demand youth services such as the above. With the continuing trend toward increasing numbers of children and young families in Ku-ring-gai, the new population of Ku-ring-gai will increasingly warrant provision of new youth services.

22(c) Proposed Facilities

22.13 The facilities proposed for youth are:

- Gordon Student Resource Centre – purchase new furniture, equipment, resources. computers and electronic games
- St Ives Youth Centre – purchase new furniture, equipment, resources. computers and electronic games including PA, lighting and mixing equipment
- Mobile Youth Centre – purchase vehicle and equipment, resources, computers and electronic games.

22(d) Basis of Apportionment

22.14 These facilities will be used to upgrade and embellish existing youth facilities which have been provided for the young people of Ku-ring-gai. This is considered a more

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

appropriate and cost-effective response to meeting the needs of the new population than providing new facilities. This is particularly the case with youth facilities, for which threshold populations are relatively high and the establishment of new services would not be justified. Contributions to existing facilities are considered necessary to expand the capacity of existing facilities for the new population and are therefore apportioned 100% to new development over the next five years.

- 22.15 In the case of the Mobile Youth Service, the current service is only provided on a part time basis with a non-dedicated vehicle and therefore it is considered appropriate for the existing and new populations to contribute proportionally to the establishment of this service. S94 in this case will provide only a very small proportion of the cost of this facility, which will be apportioned over all residents of the LGA.

23. Seniors' Facilities

23(a) Factors Affecting Supply

- 23.1 There are two senior citizens' centres in the LGA. These are located at Turramurra and Lindfield so that the centres service both the northern and southern parts of the LGA. The Seniors Resource Centre is also located at Lindfield, providing a home for the University of the Third Age as well as other seniors' activities.
- 23.2 The Ku-ring-gai Support Services Centre is located at Turramurra and offers a range of HACC services. The Centre is used by the North East Metropolitan Regional HACC Forum Inc., the Volunteer Recruitment, Referral and Training Service, the Hornsby-Ku-ring-gai Aged and Disabled Transport Service and Easy Care Gardening. Council works in partnership with KOWPA to manage and support the Meals on Wheels services which operate from both the Turramurra Centre and a kitchen at Gordon.

23(b) Basis of Nexus

- 23.3 According to the Social Plan (2000), the operations at the Senior Citizen's Centres have declined in recent years. Without the support of paid staff it is difficult for the centres to develop appropriate programs for members. Both centres require physical upgrading to maintain their attraction to new members, and to cater adequately for these, as does the Seniors Resource Centre on the Lindfield Library site. Transport to access centres, as well as for other community purposes, is in constant demand.
- 23.4 There is a particular need to establish services that focus on the needs of older people from culturally and linguistically diverse backgrounds. It has been suggested that Council could establish a support group for older Chinese women for example and ensure that the Senior Citizens Centres are available to accommodate such groups.
- 23.5 Based on the above discussion, it appears that the main needs of older people are:
- To upgrade the existing Senior Citizens Centres and investigate options to better resource the centres
 - To ensure that HACC facilities are capable of accommodating the increasing demands on them for services

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- To develop leisure/recreation/social activities suitable for older people
- To expand community transport including the provision of community transport which is accessible to the elderly and disabled.

23(c) Proposed Facilities

23.6 The proposed facilities included in this plan are:

- Minor alterations, additional computers, furniture and equipment to Council's senior's centres.

23(d) Basis of Apportionment

23.7 These minor improvements will be necessary to accommodate the additional needs of new population over the next 5 years.

23.8 Therefore they will be apportioned 100% to the new population

24. Information Services

24(a) Factors Affecting Supply

24.1 Council currently provides a comprehensive information service to all residents. This includes the regular updating and publication of a community services directory and the production of various brochures. It has also been providing new residents' kits to specifically orient newcomers to the LGA.

24.2 New development will require an expansion to this service to ensure that the incoming population are aware of the services and facilities available in their local area.

24.3 It is particularly important that SEPP 5 residents are aware of the availability and location of facilities and services they need in the LGA. Whereas it was originally Council's intention to provide a separate and additional kit for these residents, it has now been determined that this information should be contained in the general kit. No separate kit will therefore be levied in the new plan and these funds will be used to expand this information in a new, updated general kit.

24.4 It will also be important for Council to obtain information about the characteristics and needs of new residents. This information is not currently available.

24(b) Basis of Nexus

24.5 There is a need for new residents to be made aware of the available services and facilities operating in the local area. Council has currently been preparing a new residents' kit inhouse on a low budget but there is a need for a major update of the kit and possibly outsourcing of the preparation of a new residents' kit on an annual basis. This will be distributed to new residents of the LGA as a means of fulfilling this need. It will be necessary for Council to ensure that this information is as accessible as possible to people with barriers to language, literacy and disability.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 24.6 The new resident survey will allow Council to ensure that the needs of new residents are identified and addressed wherever possible. On this basis, funds have been allocated for the survey to be undertaken once during the five year period of the plan.

24(c) Proposed Facilities

- 24.7 The following facilities are proposed for Council provision with assistance from S94 contributions:

- preparation of new residents' kits
- preparation and administration of a new resident survey.

- 24.8 Collection of funds has commenced for these purposes in the 2000-2003 Plan, however insufficient funds have been accumulated at the present time to undertake the survey. Preparation of the new resident kits is being undertaken each year from Council's general revenue and will be recouped when funds are collected.

24(d) Basis of Apportionment

- 24.9 The proposed new resident kit will be used only by the future population, and the new resident survey will specifically benefit only new residents. It is therefore appropriate for the cost of these to be fully recouped through S94 contributions.

25 Library Bookstock and Computers

25(a) Factors Affecting Supply

- 25.1 Council places a high priority on library services, as do members of the community. Overall library usage, measured by the number of loans has declined marginally across the LGA in recent years. While the overall number of loans is down, visitor numbers have increased marginally in recent years. Gordon and Turramurra Branches have experienced greater visitation, while St Ives and Lindfield Branches have declined, but to a lesser extent to that in 2001/2002. This is in line with trends that suggest libraries are increasingly becoming places of social interaction in a "virtual" world. Library membership is also increasing as a percentage of the population.

25(b) Basis of Nexus

- 25.2 This plan aims to maintain the existing level of access to library resources by requiring new development to contribute towards providing additional material and public access computers at existing libraries to meet the needs of new residents.
- 25.3 Standards of service provision for the range of services, and response rates for these services remain high. It is noted that since September 2002 enquiries have been made available through the Internet, which based on the number of enquiries appears to be very successful and is increasing rapidly.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 25.4 The Social Plan identified that the Library service is well recognised within the Ku-ring-gai community and that the Council provides a “very good” library service. Suggestions made for improving library services included:
- the need for additional books in large print to meet the needs of older users of the library
 - a need for Council’s library services to consult with peak ethnic agencies to develop library resources and materials in community languages; and
 - investigating the feasibility of establishing an Internet Café at Ku-ring-gai Library.
- 25.5 Libraries of the future need to ensure that future book stock considers the traditional printed material, audio visual material, as well as multicultural and multimedia resources. The library’s electronic resources are highly used, therefore any upgrade of the library resources must ensure that electronic systems meet current and potential future IT needs.

25(c) Proposed Facilities

- 25.6 Council proposes to require the following facilities to be provided at the same rate enjoyed by the existing population:
- Library book stock
 - Public access computers (including computer furniture)

25(d) Basis of Apportionment

- 25.7 Ku-ring-gai Council currently provides library facilities and associated resources and equipment to serve the population of the LGA. Council intends to maintain the existing standard of provision to these services and facilities by requiring the new population to contribute appropriately toward additional library resources at the same rate as the existing population.
- 25.8 The proposed library book stock is 2.2 items per capita, at an average cost per item of \$25.36 per item. Both to maintain this level of provision of existing residents and to ensure new residents have access to the same level of resources, incoming residents in the LGA within the next five years will be levied at this rate (indexed for inflation).
- 25.9 At the present time residents of Ku-ring-gai LGA enjoy access to computers at the rate of 1 per 3,059 people. The average cost of leasing a computer (all computers are leased) for one year is \$1000 plus \$1000 for a computer desk and chair. This has been capitalised over the 5 years of the plan, to ensure that this level of access is maintained.
- 25.10 It is therefore appropriate that new residents of the LGA contribute 100% to the cost of these proposed resources over a five year time frame.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

26 Public Art

26(a) Factors Affecting Supply

26.1 Ku-ring-gai Council has a public art policy in recognition that public art can fill a myriad of functions in the public domain. It can:

- Act as a signature for local identity, history and contemporary value
- Reflect the values and aspirations of the local community
- Act as a focal point for cultural activities, tourism and community development
- Be a planning component in revitalisation of the urban environment and
- Add interest and aesthetic elements to public parks and civic places.

26.2 In 1998, Council adopted a Public Art Policy. The aim of the Public Art Policy is “to guide and encourage the exhibition and inclusion of art within public places, ensuring the valued characteristics of Ku-ring-gai are enhanced.”

26.3 The Public Art Policy relates to visual and performing arts located in a public place. The policy aims to complement, and not override, Council’s planning regulations i.e. the existing or future Local Environmental Plans and Development Control Plans.

26.4 The objectives of the Public Art Policy are to:

- encourage art in public places in Ku-ring-gai
- contribute to raising the profile and recognition of arts and arts development;
- implement processes so that public art complements and enhances the valued characteristics of Ku-ring-gai, eg. leafy environment, spaciousness, heritage etc
- guide a coordinated and planned approach to the development and management of public art
- provide clear guidelines for Council and the community regarding public art development and responsibility; and
- where relevant, implement processes and systems so that this Public Art Policy is reflected within Council’s strategic directions, policies and planning controls, and vice versa.

26(b) Basis of Nexus

26.5 Ku-ring-gai Council has an increasing interest in the value of public art and sculpture, as demonstrated by its incorporation into new community developments such as the Gordon Library. It is intended to continue to support and encourage local artists and the expression of local identity and character.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 26.6 Public art can be both large and small scale, transitory (chalk art) or permanent (mosaics); it can be made up of sculptures, designed paving, mosaic seating, play sculptures, unique fencing, fountains and waterworks; and it can be freestanding or integrated into the architectural fabric of buildings, amenities, pavements, sources of lighting, underpasses and bridges.
- 26.7 It will be important with the influx of new residents that public art can be commissioned, created through community arts projects, or be designed and made through place-making projects which help to define a new sense of cultural identity.
- 26.8 Public art can encourage a sense of identification with an area, and is one method seeing a sense of community being encouraged. Local art, like activities, help create a social focus, a sense of belonging to and responsibility for an area that supports community well being and safety.
- 26.9 Facilitation of Council's public art initiatives is consequently anticipated to assist in integrating existing and new residents, particularly where residents of different cultural backgrounds settle in the area.

26(c) Proposed Facilities

- 26.10 While most developers of sizeable developments would be expected to be keen to include public art in their own development, it is possible that a developer can choose to place a levy in trust with Council to commission local artists to undertake projects within the LGA.
- 26.11 A number of possible future public art projects have been identified under the "From the Ground Up" Public Art Initiative by Council's Leisure and Cultural section:
- A pavement mosaic project along the Pacific Highway spine in Gordon, Roseville, Killara, Roseville, Wahroonga, and also St Ives
 - Contemporary/indigenous street seating in town centres
 - Gordon Library Mural Relief Wall
 - St Ives Park water sculpture fountain/amphitheatre
 - Ku-ring-gai Pride Project, Pacific Highway.
- 26.12 These projects would be provided in and will enhance the public domain of the RDS Areas and hence contribute to the leisure and cultural resources of these areas.

26(d) Basis of Apportionment

- 26.13 Public art such as the above is proposed to be provided at the rate of 1% of the total community facility contribution made by the development, a rate commonly applied both in Australia and overseas.
- 26.14 The cost of public art associated with new development will therefore be 100% apportioned to new development.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 26.15 A developer can alternatively elect to incorporate a suitable public art project in their own development with the agreement and to the satisfaction of Council.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

SECTION C2: RECREATION FACILITIES AND OPEN SPACE

27 Overview of proposed facilities and services

27.1 The proposed recreation facilities and services are as follows:

Parklands

- Acquisition and Embellishment of Open Space

Sports Fields

- Reconfiguration of Koola Park, surface levelling and upgrade, and relocation of the turf wicket
- North Turramurra Sports Field Development

Embellishment

- Walking track links
- More recreation facilities (picnic areas, walking tracks, playgrounds)
- Upgrades to existing recreation facilities
- Sports facility upgrades.

27(a) Factors Affecting Supply

27.2 Ku-ring-gai Council already provides a range of recreation and leisure facilities and includes outdoor sports facilities and a range of facilities for unstructured play and recreation (including picnic areas, playgrounds, bike tracks and walking paths). Ku-ring-gai presently has no indoor facilities dedicated to physical recreation. Indoor leisure activities are restricted to libraries, cultural centres and public halls.

27.3 Parks and open spaces are key components of the environmental, recreation and social infrastructure in all communities. They are used and/or valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

27.4 The total and per head provision of open space in Ku-ring-gai is illustrated in Table 7.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Table 7 - Provision of open space per capita by type

Open Space Type	No of parks	Total Hectares	Ha/000–Existing Pop*	Ha/000–2009 Pop**
Local & district open space				
Parkland/public garden	171	66.8041	0.6196	0.5855
Sports facility – sports fields	44	93.0779	0.8633	0.8157
Sports facility – tennis/netball courts	20	10.0841	0.0935	0.0884
Sports facility – other***	3	5.9406	0.0551	0.0521
West Pymble Swimming Pool	1	0.8531	0.0079	0.0075
Ancillary space	7	0.7616	0.0071	0.0067
Sub-total	246	177.5244	1.6465	1.5558
Regional/other open space				
Natural area	134	1,130.5316	10.4855	9.9078
St Ives Showground	1	25.2205	0.2339	0.2210
Ku-ring-gai Wildflower garden	1	4.1510	0.0385	0.0364
Golf course (+ sports precinct)	3	69.2962	0.6427	0.6073
TOTAL OPEN SPACE	385	1,406.7237	13.0471	12.3283

* Estimated residential population of 107,819

** Forecast 2009 population of 114,105

*** Semi-private facilities (lawn bowls, equestrian, croquet) used exclusively by single-purpose clubs

27.5 **Table 7** shows there is an existing provision of 1,407 hectares (or 13.04 ha per thousand population) of Council-controlled open space in Ku-ring-gai. This is exclusive of the extensive natural areas within the Lane Cove, Ku-ring-gai Chase and Garrigal National Parks.

27.6 The majority (80%) of this open space is classified as 'natural area' and is primarily of regional significance. Only 177 hectares (or 1.65 hectares per thousand population) is developed open space of local and district level significance.

27.7 This relatively low provision of local/district scale open space is forecast (in the absence of any future open space acquisitions) to reduce to 1.55 hectares per thousand population by 2009.

27(b) Basis of Nexus

Existing recreation facilities

27.8 Ku-ring-gai's public open space system accommodates a range of recreation facilities - including outdoor sports courts and fields, golf courses and facilities for 'unstructured' play and recreation (including open grassed areas, picnic areas, playgrounds, bike tracks and walking paths).

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

27.9 Specific facilities include the following:

- 334 park and open space areas
- 44 sports ground complexes (with 52 sport fields and 29 netball courts)
- 3 golf courses (one leased to a private club)
- 71 tennis courts (at 20 centres)
- 96 playgrounds
- One skateboard facility, and 5 basketball half-courts
- Several kilometres of walking tracks
- Several kilometres of off-road cycle tracks
- 1 aquatic centre (West Pymble Pool)
- 1 dirt bike facility at St Ives Showground (not available to the general public)
- A natural area interpretive centre (Ku-ring-gai Wildflower Garden).

Adequacy of existing open space and recreation facilities

27.10 The open space study undertaken in support of the S94 Contributions Plan 2000 – Residential Development addressed the adequacy of open space and recreation facility provision in 2000. Key relevant findings included the following:

Demand for open space and recreation facilities

- Ku-ring-gai's population structure suggests that, on a national comparative basis, the demand for open space and recreation facilities is likely to be relatively average
- Consistent with this, local surveys have identified the high popularity of open space related activities (such as 'walking', 'visiting parks' and 'bushwalking') and high levels of use of parks and open space
- Local surveys have also identified widespread demands for improved open space and recreation facilities – including more walking and bike tracks, large outdoor picnic/gathering areas, new and upgraded sports grounds (including 'family friendly' facilities), improved access to and within open space areas, greater diversity of playgrounds
- Local surveys have identified significant demand for improved indoor and aquatic recreation opportunities

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- Local surveys have also identified demands for improved access to natural areas and protection/improvement of those areas (through improved stormwater control, catchment management and bush regeneration)
- Supply of open space and recreation facilities
- Compared to accepted benchmarks, such as the long standing Department of Planning guideline (which established a minimum standard of 2.8 hectares/1,000 population), Ku-ring-gai has a relatively low provision of local and district level open space
- This is reflected in the relatively high proportion of households (34%) located beyond reasonable walking distance to a local park
- The low provision is also reflected in the high use of sports fields - many of which are used at full or near to full capacity

Conclusions on open space and recreation facility adequacy

- A large number of parks are very small and should be enlarged where their potential is strategically important and where enlargement opportunities are available
- As well, a large number of parks require further embellishments to more effectively meet the recreational needs and expectations of (existing and future) recreational users
- Council's local and district parks are not (in terms of both quantity and suitability) fully meeting the recreation needs of existing populations and do not have the capacity, therefore, to absorb the recreation needs and demands of new populations

Open space & recreation facility requirements under 2000 Plan

- 27.11 The 2000 S94 Plan adopted a 'threshold' approach – in proposing the acquisition of open space at existing per capita levels of provision – to both meet the reasonable demands of the new population while not diminishing service standards for the existing population.
- 27.12 Accordingly, 0.7184 hectares/1,000 people of parkland and 1.0190 hectares/1,000 of sports ground were considered the appropriate benchmarks for determining the additional requirements for open space over the three year life of the plan.
- 27.13 With respect to *parkland*, a policy of differential acquisition by precinct was proposed due to the unevenness of parkland distribution throughout the LGA and the need to ensure that existing levels of supply in 'under-serviced' precincts were not further eroded by new development.
- 27.14 The differential acquisition was based on a 'weighting factor' which adjusted acquisition at the precinct level according to differences in both the quantity and

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

accessibility of open space. The resulting precinct acquisition requirements ranged from 1.8m² to 7.19m² per capita.

- 27.15 The Plan recognised as well that the parkland to be acquired would require substantial embellishment. But Council did not require the cost of this to be met under the Plan in order 'to be reasonable in its S94 levy'. The Plan did, however, foreshadow that 'strategies for these embellishment requirements will need to be addressed in conjunction with the preparation of the longer term S94 Plan'.
- 27.16 While the acquisition of land for additional sports grounds - again, using the threshold approach - was also considered to be a reasonable requirement, the size of the requirement (10.2m² per capita) together with the very high cost of land in Ku-ring-gai resulted in Council determining that this would also be 'an unreasonable burden on development'.
- 27.17 Consequently, no levy for land acquisition for sports grounds was included in the 2000 S94 Plan. Instead, additional sports ground needs were to be met through embellishments at the North Turramurra Sports Field Development site and a site re-configuration at Koola Park (in Killara).

Review of requirements under the 2000 Plan

Recent research findings

- 27.18 The findings of three recent studies - the Ku-ring-gai Open Space Strategy, the Business Strategy for West Pymble Pool and the Tennis Court Facility Business Plan – are relevant to this S94 Plan review.
- 27.19 The Ku-ring-gai Open Space Strategy (in preparation) has been undertaken to 'guide the future provision, management and direction for open space and recreation opportunities for the Ku-ring-gai local government area. The study undertaken in support of the Strategy generally confirms the findings of the 2000 S94 study.
- 27.20 While no new research was undertaken for the Strategy, the outcomes of previous surveys and studies have been brought together and re-evaluated to identify the key relevant needs and demands for open space resources and opportunities.
- 27.21 Specifically, the study included a review of broad trends in recreation participation, population characteristics and change, the specific recreation demands and needs of existing populations and the key open space values and opportunities in Ku-ring-gai.
- 27.22 The Business Strategy for West Pymble Pool was undertaken to provide a strategic direction for the future development and management of the West Pymble Pool - an older style outdoor heated pool complex (comprising 50 metre, program and wading pools). The complex is the LGA's only public swimming centre.
- 27.23 The Strategy supports the following conclusions with respect to public swimming opportunities in Ku-ring-gai:
- The West Pymble Pool serves a district-scale catchment population of around 100,000 people and, in recent years, has attracted 90-100,000 visits per year

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- This is a relatively low level of use – for this type of centre - according to national benchmark data³
- The catchment population provides a large potential market for indoor aquatic (and sport) facilities but a large proportion of this potential is not being realised because the existing centre is 'an ageing outdoor aquatic facility that requires some level of improvement to better meet the needs of the community...'
- It is probable that the relatively low levels of use are a consequence of the absence of key contemporary facilities⁴ and the 'competition' from modern facilities in adjacent LGA's (Ryde, Willoughby and Warringah) and the many school, commercial and residential pools within the LGA
- Subject to detailed feasibility assessment, there is a probable need in the northern Ku-ring-gai/Hornsby area for a district/regional scale wet-dry centre – such as those provided at Hurstville, Cook & Phillip Park and Willoughby. The combination of facilities – indoor heated pool(s), gym/aerobic space, catering (and, in larger centres, sports halls) - in the one integrated centre would provide extensive synergies in use and the potential for “cross fertilisation” between activities
- As well, there is an on-going demand within Ku-ring-gai for summer season outdoor swimming. It is appropriate to continue to meet this demand via the West Pymble Pool - given the strong community support for the pool and its attractive setting within Bicentennial Park.

27.24 The Tennis Court Facility Business Plan was undertaken to guide the future provision, development, management and marketing of Council's 20 tennis court facilities.

27.25 The Plan supports the following conclusions with respect to Council's tennis facilities:

- Tennis courts are highly valued in the community but their current condition is 'not high' (due to drainage and cracking problems and vandalism)
- There is demonstrated demand for more synthetic grass courts and lighting for night tennis
- There is a need to upgrade facilities in accordance with these needs and issues – specifically to provide lighting, convert surfaces to synthetic grass, repair cracking, provide additional courts and upgrade amenity
- There is a need for a more outcome-oriented and focussed management of tennis facilities.

³ Around 50% of the national average use of 'outdoor wet centres' according to the CERM Performance Indicators Project, Centre for Environmental & Recreation Management, University of South Australia

⁴ Such as indoor integrated wet/dry facilities with adequate water space for leisure, fitness and learn to swim

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

27.26 The key outcomes and findings of the recent research are summarised in Table 8.

Table 8 - Open Space and Recreation Studies in Ku-ring-gai – Key Findings

Broad issue or need	Specific issue or need
Current supply and distribution of open space	<ul style="list-style-type: none"> • Ku-ring-gai LGA has a generous supply of environmentally significant open space. • The provision of sports grounds is comparative to the traditional standard • Sports grounds, however, are not able to be used at their maximum carrying capacities – due to social impact constraints associated with their use on Friday evenings and all day on Saturdays and Sundays • The provision of (non-sport) developed parks is very low according to traditional benchmarks • The distribution of these parks in the LGA is moderately uneven – with relatively low per capita provision in Roseville and Gordon • Despite this, Council's playgrounds (96 playgrounds at 91 sites) are reasonably well distributed throughout the LGA • A relatively high proportion (30%) of local parks are too small to facilitate the provision of a diversity of 'walk to' recreation opportunities • Due to these distributional and size characteristics, a significant minority of the population (35%) is not adequately serviced by high quality neighbourhood open space
Demand for new <i>major</i> facilities	<ul style="list-style-type: none"> • Additional sports fields and courts (athletics, baseball AFL, cricket, hockey, netball, soccer, softball, tennis) • More facilities for women's sport (eg hockey, netball, softball) • Indoor leisure centre and year-round swimming facilities
Demand for greater diversity of recreation opportunities within <i>existing</i> parks and open spaces	<ul style="list-style-type: none"> • More linkages – walking tracks and bicycle paths • Improved barbecue facilities, shade & toilet improvements in parks • More equipment in parks - opportunities for unstructured recreation for youth • Large group/family picnic opportunities (shelters, tables, seating) in major parks • More dog 'off-leash' areas • Integration of play and informal sports facilities with formal sports facilities

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Broad issue or need	Specific issue or need
	<ul style="list-style-type: none"> • More commercial facilities in parks (kiosks)
Demand for better quality facilities	<ul style="list-style-type: none"> • Sports ground upgrades (turf, drainage, fencing, amenities, floodlighting) at several grounds • Improved sports facility, playground and toilet maintenance • Playground upgrades – with more innovative play spaces • Improved park design/plantings • Walking track and signage improvements
Demand for environmental protection	<ul style="list-style-type: none"> • Protect and enhance the 'green' environment
Demand for more support services	<ul style="list-style-type: none"> • Improved access to open spaces and facilities (paths, signs, parking and co-location of facilities) • Improved information on available recreation activities and facilities • Improved accessibility – 'access for all' facilities at more public places and improved promotion of 'accessible' facilities • More low-cost opportunities (for families, seniors and young people) • Improved booking systems for sports facilities • More equitable allocation of sports facilities, • Improved lighting (for safety) in public places and ranger/police presence, and • Various forms of assistance from Council (low cost activities, access to facilities)

Current relevance of requirements

27.27 The local open space acquisition requirements and the two major embellishment projects (North Turramurra Oval development and Koola Park reconfiguration) are – based on the recent research and discussions with Council officers – just as relevant as they were in 2000.

27.28 The current view, however, is that the emphasis in the 2000 Plan on land acquisition (rather than embellishment) should now be adjusted more towards embellishment. This is due to the very high cost of acquisition and the associated recognition that appropriate embellishment expenditures - which improve the carrying capacity of

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

existing open space areas - can provide significantly more benefit per dollar invested than land acquisition expenditures.

Future Open Space and Recreation Facilities

27.29 As summarised above, Council already provides a range of open space, recreation and leisure facilities. These are of variable quality and adequacy. While some facilities are adequately meeting needs, others require upgrading and/or diversification to meet the needs of the future population, and there are also demands for some new facilities (as indicated above).

27.30 Council has been addressing these issues through its annual relevant works programs – with open space and recreation facility provision and major improvement works undertaken since adoption of the 2000 S94 Plan including the following:

- Bannockburn Oval and Barra Brui Oval upgrades
- Vernon Street Village Green upgrade
- St Ives Village Green upgrade
- Queen Elizabeth Park – access works
- Samuel King, Wellington and Turramurra Memorial Ovals - lighting upgrades
- Various tennis court refurbishments.

27.31 The forthcoming Ku-ring-gai Open Space Strategy addresses the needs issues further and includes a draft action plan which recommends the following initiatives:

- Provide open space of sufficient quality to meet the recreation needs of the existing and forecast populations
- Ensure compatibility between open space uses and the uses of neighbouring land
- Continue to review the need for and appropriate sites for a major indoor sport and/or aquatic facility in Ku-ring-gai
- Develop new sports facilities (for formal and informal sporting activities) in line with expected population growth and in accordance with demonstrated needs
- Ensure that all children have reasonable access to play facilities in open space areas
- Provide a diversity of age-appropriate play environments for children (and their carers) and youth

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- Provide a range of facilities and amenities (toilets, shelters, play areas, picnic facilities, shelters) in accordance with management plans and site master plans
- Provide places of natural and landscaped beauty for quiet activities, solitude and other passive recreation activities
- Provide a diversity of informal recreation activities for all age groups
- Provide safe and visible youth 'hang' spaces
- Plan and manage Ku-ring-gai's open space as an integrated system with individual land parcels linked through landscape features, habitat corridors, water courses, pedestrian/cycle paths and 'park streets'
- Provide pedestrian and cycle paths in appropriate linear reserves
- Improve bicycle support facilities (on and off-road routes, signs, storage) and intra and inter-LGA links
- Provide night lighting in high use areas and strategic corridors (in accordance with Australian Standards)
- Increase access to environmentally significant areas while ensuring that access does not cause significant detrimental impacts to the environmental values of those areas

Needs of New Population

27.32 Current population projections indicate that the population of Ku-ring-gai will increase up to 15% between 2004 and 2026. A 15% increase in the number of people means, other things being equal, a 15% increase in recreation demand. It means an additional 16,000 potential users of Council's recreation services by 2026 - many of whom are likely, in varying ways, to utilise Council's local and district open space resources. Between 2004-2009, this increase is estimated to be nearly 5,000 potential users.

27.33 Ku-ring-gai's population structure suggests that, overall, the demand for developed open space and recreation programs and facilities is likely to be average. The relatively low proportions of (high-participating) children and young adults and the high proportion of (low participating) older people (55+ years) will have a 'dampening' effect on demand. Offsetting this, however, are the higher participation effects of the high proportions of youth, couple families with children and high income levels and the relatively low levels of ethnic diversity in the community⁵.

⁵ The under 20 age cohorts are typically the largest users of outdoor sport and recreation activities and the participation rates of 'culturally and linguistically diverse populations' have been found to be generally lower than those of Australian-born people.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 27.34 Having noted the above, it is also emphasised that population structures and recreation needs are not static. There will be ongoing local shifts in population size and structure and broader changes in recreation interests and expectations.
- 27.35 These shifts are evident in Ku-ring-gai. The population declined slowly over much of the past 15-20 years but has recently recommenced slow growth. There is also an expectation of substantial growth in the 50+ age groups and, with implementation of the Residential Development Strategy, acceleration of overall growth with possible associated changes in socio-economic structure.
- 27.36 Population shifts will occur most markedly in those areas affected by the Residential Development Strategy. These changes will require on-going monitoring to identify required changes in the quantity and mix of open space and recreation resources.
- 27.37 Additionally, as the existing population ages, leisure and recreation interests and capacities change – and this also has implications for the management and use of open space and recreation facilities and services.
- 27.38 These changes will cause changes in recreation demands and needs – but these changes are difficult to forecast. Key issues include the following:
- An aging population is normally associated with a trend to lower participation rates across most away-from-home sport and recreation activities (although there are exceptions to this, such as walking for pleasure)
 - The participation rates of aging people in the future may not decline in the same way as they have in the past due to increased health awareness, changing expectations and higher participation rates
 - If participation rates do decline with age, their impacts may be offset by other population shifts – such as the possible inflow of ‘high participating’ younger well-educated adults and children with implementation of the Residential Development Strategy.
- 27.39 The incoming RDS populations will contribute to the demand for open space and recreation facilities (including indoor and outdoor sport, passive recreation and aquatic facilities).
- 27.40 The assessments of existing open space and recreation facilities – as undertaken in the supporting study for the S94 Contributions Plan 2000 – Residential Development and more recent studies⁶ provide the basis for assessing the likely facility requirements of these incoming populations.
- 27.41 These studies found that, in terms of quantity or quality or both, the currently available facilities are insufficient for existing populations – and will certainly not meet the additional needs generated by new development.

⁶ Including the *Ku-ring-gai Open Space Strategy*, the *Business Strategy for West Pymble Pool* and the *Tennis Court Facility Business Plan*

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

27.42 In particular, there is a need for more sports facilities (indoor and outdoor), higher quality sports facilities and a greater diversification of ‘unstructured’ recreation opportunities in parks. Other relevant needs are summarised in Table 9 according to the typical needs of the expected *new resident* age profiles.

Table 9 - Required open space and recreation opportunities x new resident age profile

Age profile	Age profile trends	Key activities	Open space and recreation needs
0-14 years	<ul style="list-style-type: none"> Increasing numbers and proportions of children in all age groups 0-14 years between 1996-2001 0-4 year olds were the fastest growing age group in the LGA Most significant absolute increase was for 5-9 year olds 	<ul style="list-style-type: none"> The recreation needs of children vary according to their age – but all require safe, familiar environments, multi-sensory stimulation, challenge, opportunities for creativity The recreation of children in the 0-4 years age group primarily centres around the home, playgroups and small local parks with suitable play equipment Children 5-12 years will also use local parks but less as they grow older if equipment is not challenging. Some will also play in streets, vacant lots, natural areas Many will get more involved in community recreation and cultural activities – eg. visits to pools and libraries and participation in sport and/or cultural clubs and activities 	<ul style="list-style-type: none"> Local and regional playgrounds and parks – with appropriate provision for both young children and adult supervision (seating, shade) and located near schools, shops and community centres where possible Indoor recreation (sport, gym and dance) and swimming facilities (for recreation, fitness and motor learning skills) Sports fields and courts Safe cycle and pedestrian links between homes and parks
18-29 years	<ul style="list-style-type: none"> The number and proportion of people aged 15–24 and 25-39 years declined significantly between 1996-2001 The possibility of a reversal in the decline of young people aged 18-24 and 25-29 with the development of multi unit housing around railway stations 	<ul style="list-style-type: none"> Young people, in general, have a high rate of participation in recreation – both structured and unstructured. In fact, participation by young people (up to 25 years) in most leisure and recreation activities – including organised sport and physical activities, social life and entertainment - is significantly higher than it is for older age groups Youth-friendly public space and skate facilities are particularly important for young people not interested in structured activities Participation in sport declines slightly after 25 years but is offset by higher participation in family activities as people 	<ul style="list-style-type: none"> Sports fields and courts Indoor sport and aquatic facilities Fitness gyms and facilities Cycle paths and walking trails Large park and or natural area settings for picnics and social activities Large park areas for informal play

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Age profile	Age profile trends	Key activities	Open space and recreation needs
		commence having children	
40+ years	<ul style="list-style-type: none"> Between 1996-2001 the number and proportion of adults aged 40+ increased The greatest growth occurred in the 50-64 age group - the second fastest growing group in the LGA In 2001 Ku-ring-gai LGA had above average and increasing numbers and proportions of people 65+ years a significant proportion of older people are moving from larger family homes to medium density housing 	<ul style="list-style-type: none"> Participation in structured sport and recreation activities declines steadily Family recreation activities – such as visits to district scale parks – is popular for the 40 -55 age groups Many less structured activities – walking, walking the dog, golf – remain popular through all age groups People over the age of 55 years have a diversity of skills, interests and physical and mental abilities. Some will be regular users of 'mainstream' recreation facilities and programs. Others will require various levels of assistance – including transport, facilities designed and constructed in accordance with 'access for all' requirements and/or special programs and activities 	<ul style="list-style-type: none"> Cycle paths and walking trails Large park and or natural area settings for picnics and social activities Swimming pools Dog 'off leash' areas

27.43 As detailed above, there are 78 hectares of parkland⁷ and 107 hectares of sports fields and courts in Ku-ring-gai⁸. Based on the year 2004 estimated residential population (of 109,824 people), this amounts to 0.71 hectares/1,000 people of parkland (or 0.63 hectares/1,000 if the 'regional' scale components are excluded), and 0.97 hectares/1,000 of sports fields/courts - a total of 1.68 hectares/1,000.

27.44 The forecast RDS and other population increases between 2004 and 2009 will place additional demands on existing local and district open space facilities. In fact, in the absence of further acquisitions, the supply of open space is forecast to drop to 0.67 hectares/1,000 people of parkland, and 0.93 hectares/1,000 of sports fields by 2009.

⁷ This includes 63 hectares of local and district scale parkland and 15 hectares of 'regional' scale open space (ie 9 hectares of the St Ives Showground - the areas not used for sport and/or leased to or used by specialist groups – and the non-sport components of the Ku-ring-gai Bicentennial Park)

⁸ This includes an 'allowance' of 4 hectares for the sports field facilities at St Ives Showground but does not include the 20-22 hectares of sports facility 'demand space' (lawn bowls, croquet, equestrian and motorised sports) in the LGA (more than half of which is within the St Ives Showground)

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 27.45 But as identified in the supporting document for the S94 Plan 2000 – Residential Development and, more recently, in the Ku-ring-gai Open Space Strategy, the current provision of open space in the LGA is relatively low – particularly in some areas such as Roseville, Lindfield and Gordon. The additional demands of the new populations will therefore exacerbate existing demand pressures. In these circumstances many parks and spaces, due to their specific locations and/or capacities, will not be able to adequately cater to the increased demands.
- 27.46 In this context it would be desirable to acquire open space facilities at least at the current (relatively low) per capita levels of provision for the LGA as a whole - to both meet the reasonable demands of the new population and to maintain service standards for the existing population.
- 27.47 Accordingly, the existing supply of local and district open space in the LGA (ie 0.63 hectares/1,000 people of parkland and 0.97 hectares/1,000 of sports reserves) is considered the appropriate benchmark for determining additional open space requirements.
- 27.48 However, because of the very high cost of acquiring land in Ku-ring-gai, it is not considered reasonable or practicable to acquire open space at this level. As well, any land acquired also requires embellishment – also at substantial cost. The suggested alternative approach is twofold and entails the acquisition of ‘affordable’ quantities of new open space (comprising strategically important sites in accordance with performance criteria detailed in the Open Space Strategy) and substantial improvements, through appropriate embellishments, in the ‘carrying capacity’ of existing open space areas. This approach will still maintain contributions at a lesser level than would have been required should the desired benchmark for open space acquisition alone been applied.
- 27.49 Accordingly, with respect to acquisition, it is proposed to apply a 100% discount to the existing supply benchmark for sports fields and courts is proposed. That is no further acquisition will be required for land for sports fields and courts – rather existing facilities will be embellished to make them “work harder”.
- 27.50 With respect to parkland a policy of differential acquisition by precinct is proposed due to the unevenness of parkland distribution between precincts and the need to ensure that open space is acquired in those areas where it is most needed by new populations. The proposed differential acquisition is based on a ‘weighting factor’ which adjusts (that is, discounts) proposed acquisitions at the precinct level according to the deemed appropriate benchmark (of 0.63 hectares/1,000 people or 5.82m² per capita) and precinct differences in both the existing quantity and accessibility of open space.
- 27.51 For those precincts with *lower* than average quantities of space, the discounting should be less. This is because, in these precincts, there is *less* scope to meet the needs of *new* populations through the embellishment of *existing* open space (that is, there is less space in these precincts that can be made to ‘work harder’ through appropriate upgrading). Any discounting of the acquisition benchmark in these precincts, therefore, would have a greater negative impact on the open space needs of new populations.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 27.52 Specifically, it is proposed not to discount those precincts - Lindfield and Gordon - with *well* under average provisions of open space. Precincts with marginally under average and/or poorly distributed space - Roseville, Killara, St Ives, Pymble and Wahroonga - are discounted by 25%. One precinct - Turramurra-Warrawee - with an above average supply and good distribution of space is discounted by 50%.
- 27.53 The resulting precinct acquisition requirements ranged from 1.8m² to 7.19m² per capita – as illustrated in Table 10.
- 27.54 Council has improved the accuracy of its open space data base since the 2000 S94 Plan was adopted – with a range of reclassifications (with many ‘parkland’ areas reclassified to ‘bushland’) and some significant corrections to the quantum (in hectares) of particular sites. This has had a significant impact at the precinct level – although not at the LGA level – as illustrated in Table 10. In Roseville, for example, the assumed quantity of parkland in 2000 was 7.20 hectares (or 7.34m² per capita) but, with the above-mentioned corrections, this has been reduced to 4.7 hectares (or 5.28m² per capita) in 2004.
- 27.55 As shown in Table 10, the quantity of parkland was over-enumerated, in 2000, in several precincts – including the three precincts (Roseville, Pymble and Turramurra-Warrawee) which had their acquisition requirements discounted in the 2000 Plan due to the assumed greater than LGA-average provision of parkland in each. For Roseville and Turramurra-Warrawee, it is now known that this assumption (while based on the best available information at that time) was incorrect – with the provision of parkland in both precincts being well under the LGA average.
- 27.56 With the updated open space data base, it is now clear that only two precincts – Killara and Pymble - have significantly greater than LGA-average per capita quantities of parkland (7.01m² and 7.52m², respectively, compared to 5.82m² for the LGA). However, it is not appropriate to apply a larger than 25% discount to these precincts because of the very uneven distribution of parkland *within* both of them. In Pymble, for example, a large percentage of that precinct’s parkland is part of Bicentennial Park. Large portions of the precinct – particularly in the areas to the north, east and immediate south of the Avondale Golf Course and to the south and north of the Pymble Golf course – have a very poor supply of parkland and any discount applied to the precinct would reduce the ability to meet the needs of future new residents in and/or adjacent to these areas.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Table 10 - Proposed Urban Park Acquisitions

Precinct	Existing Plan						New Plan					
	Existing open space supply			New open space required			Existing open space supply			New open space required		
	Ha	Ha/ 1000	m2 per capita	Deemed reasonable requirement	Discounted requirement		Ha	Ha/ 1000	m2/ per capita	Deemed reasonable requirement	Discounted requirement	
				m2 per capita	WF (%)	m2 per capita				m2 per capita	WF (%)	m2 per capita
Roseville	7.20	0.73	7.34	7.19	50	3.60	4.7	0.48	4.79	5.82	75	4.37
Lindfield	5.15	0.43	4.34	7.19	100	7.19	4.47	0.38	3.77	5.82	100	5.82
Killara	8.78	0.72	7.16	7.19	100	7.19	8.59	0.7	7.01	5.82	75	4.37
Gordon	2.05	0.31	3.10	7.19	100	7.19	2.9	0.44	4.37	5.82	100	5.82
St Ives	11.57	0.61	6.09	7.19	100	7.19	10.62	0.56	5.58	5.82	75	4.37
Pymble	18.76	1.29	12.91	7.19	25	1.80	10.93	0.75	7.52	5.82	75	4.37
Turrumurra/Warrawee	15.58	0.75	7.54	7.19	25	1.80	12.93	0.63	6.26	5.82	50	2.91
Wahroonga	8.20	0.64	6.40	7.19	100	7.19	7.51	0.59	5.86	5.82	75	4.37
TOTAL	77.30	0.72	7.18				62.65	0.58	5.82			

27.57 Both the land to be acquired and existing areas of open space will require substantial embellishment to adequately meet the needs of new users. The key requirement is to enhance their carrying capacity and extend their usability in order to 'compensate' for the reduced per capita quantum of open space.

27.58 The range of required embellishments include tree plantings, earthworks, water supply, fencing, lighting, circulation pathways, car parks, furniture (benches, picnic settings, barbecues, litter bins, shelters), bubblers toilets/amenities, signage, formal gardens, playgrounds and sports facilities.

27.59 The embellishment works proposed to increase the utility of existing open spaces – to make them 'work harder' are detailed in the following two sections.

27(c) Proposed Facilities

27.60 Council has proposed a variety of embellishments and works to enhance the carrying capacity and usability of existing open space.

27.61 The projects include the following:

- walking track links

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- more recreation facilities (picnic areas, walking tracks, playgrounds)
- upgrades to existing recreation facilities
- sports facility upgrades.

27.62 The works focus on increasing the capacity of existing open spaces and facilities to accommodate use through a range of relevant improvements (including multipurpose site layouts, new/extended equipment and enhanced accessibility).

27.63 In this way, the works can reduce the need for additional open space by getting existing spaces and facilities to 'work harder' to meet the recreation needs and demands of the incoming populations associated with new development.

27.64 The key projects are summarised in Table 1.

27.65 The projects are consistent with the findings of the Open Space Strategy and previous studies in identifying key needs. The projects are also consistent with the expected changing demographics of the LGA, that is, the emphasis on play grounds, walking and cycling facilities, family picnic areas and sports facilities is consistent with the needs of a population with the following characteristics:

- A growing population of children and young people (0-15)
- a growing population aged 40 and over
- a significant proportion of older people who are moving from larger family homes to medium density housing
- an influx of new families taking the place of these people in larger family homes and replacing older dwellings with new family homes
- the possibility of a reversal in the decline of young people aged 18-24; and 25-29 with the development of multi unit housing around railway stations.

27.66 Finally, and perhaps most importantly, the projects also extend the 'carrying capacities' of a large number of parks within the RDS areas or within a reasonable travel distance⁹ of them.

27.67 The 'carrying capacities' will be enhanced through extending the number of usable hours (lighting and turf improvements), the 'hardening' of facilities (more constructed walking and cycle tracks), the expansion of facilities (larger play grounds, additional toilets, more shelters) and/or the provision of new facilities (picnic areas and recreation facilities – new play areas, chess tables, cricket nets and similar facilities).

⁹ 'Reasonable travel distance' is normally defined as up to 500 metres walking/cycling distance for small parks and a 5-10 minute drive for larger 'district scale' parks (ie those with picnic facilities, vantage points, high quality play facilities an/or specialist facilities such as children's bike tracks and dog exercise areas)

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

27.68 This improvement in 'carrying capacities' is a critical requirement in *meeting the needs of new populations* in the context of the unavoidable decline in the quantum of per capita open space with implementation of the residential strategy.

27(d) Basis of Apportionment

Parkland Acquisitions

27.69 Land for parkland is to be acquired to satisfy the reasonable parkland open space requirements of the projected new population.

27.70 Given the relatively low provision of parkland open space in Ku-ring-gai (compared to the average for Sydney), these reasonable requirements are deemed to be the existing LGA wide per capita provision of parkland (0.63 hectares/1,000 people).

27.71 However, for affordability reasons, given that embellishment is also to be levied - as detailed in section 28(c), above – it is proposed that the acquisition requirement for *parkland* be according to the differential weighting factor detailed in Table 10.

27.72 The 'threshold' requirement for new development will therefore range between 2.91m² and 5.82m² per capita. On this basis, the anticipated new population of 4,998 persons will require an additional 2.3083 hectares of parkland. At the precinct level, the new requirement ranges from 0.1210 Ha in Roseville to 0.5296 Ha in Lindfield – as illustrated in Table 11. While Council will attempt to distribute the purchase of open space according to these requirements, practicalities may dictate that a more generalised spatial approach to acquisition is adopted.

Table 11 - Local open space acquisition requirements x precinct

Precinct	Pop increase (2004-9)	Land requirement	
		Per capita (m ²)	Total (m ²)
Roseville	277	4.37	1,210.49
Lindfield	910	5.82	5,296.20
Killara	575	4.37	2,512.75
Gordon	618	5.82	3,596.76
St Ives	541	4.37	2,364.17
Pymble	783	4.37	3,421.71
Turramurra/Warrawee	667	2.91	1,940.97
Wahroonga	627	4.37	2,739.99
Total	4,998		23,083.04

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

27.73 An Open Space Acquisition Planning Study will be commissioned to identify priority sites for the acquisition program. This is required to ensure that the new open space is appropriately configured to most effectively meet the open space needs of new residents. The study is anticipated to cost \$30,000 and is to be fully charged to new development.

Parkland embellishments

27.74 The open space to be acquired may include new parks and/or extensions to existing parks, depending on opportunities. All acquired areas will require embellishment which, depending on the location, may include landscaping, plantings, park furniture, play and recreation equipment, pathways and public art.

27.75 The average cost to embellish the newly acquired parkland is \$88 per m².

27.76 The needs of new populations are also to be met through the further embellishment of a significant number of *existing* open space areas. These embellishments will expand the carrying capacities of these areas with the key requirements including the following:

- The expansion of opportunities and 'hardening' of strategically important parks within or proximate to the RDS areas - in accordance with expected needs of the incoming populations
- Linking RDS areas to natural areas – with appropriately located pedestrian and/or cycle paths.

27.77 The upgraded parks – due to the type and quality of the proposed embellishments – are likely to attract 'drive to' as well as 'walk to' visitors. The 'flagship' parks (St Ives Village Green, Turramurra Memorial Park and Wahroonga Park) are likely to have an LGA-wide visitor catchment. The other parks proposed for embellishment are likely to have smaller catchment areas but still extending over two or more suburbs. Accordingly, the projects have been classified as 'southern area', 'northern area' or 'LGA-wide' projects according to their assessed visitor catchment (or benefit) areas. This is shown in Table 1.

27.78 The total estimated cost of the required parkland embellishments (including the walking track links) is \$4.2 million. Of this, nearly 50% (or \$1.98 million) encompasses LGA-wide projects, 20% (0.83 million) are 'southern area' projects and 33% (1.4 million) are 'northern area' projects. Because the embellishments are required to meet the additional needs of new residents, they have been 100% apportioned to new development.

Sports ground acquisitions and embellishments

27.79 Land for sports fields could also be required to satisfy the reasonable sports facility requirements of the projected new population. These requirements could be deemed to be the existing LGA wide per capita provision of 'sports reserve'.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 27.80 The 'reasonableness' of this requirement is supported by the high use of these facilities – including the full utilisation of peak time capacity at most playing fields. However as detailed above, the existing LGA wide provision of sports reserve is 0.97 hectares/1000 people. Therefore, the additional sports reserve requirement for the five year projected population increase of 4,998 persons would be 4.848 hectares (or 9.7m² per capita). Given the extremely high land values in Ku-ring-gai and the difficulty of acquiring suitable large parcels of land, such a requirement would be an unreasonable burden on development.
- 27.81 Instead, in order to maintain the existing provision of sporting facilities to the year 2009, it is proposed to undertake stage 2 of the two sports field embellishment projects in the current S94 Plan (the North Turramurra Sports Field Development and reconfiguration of fields at Koola Park) and to upgrade a cross-section of other sports reserves – to make them 'work harder' - thus maintaining the contribution for sporting facilities to a reasonable level.
- 27.82 These upgrading projects are required to expand facility capacities to meet the needs of the new populations. The existing facilities are only sufficient to meet the needs of existing populations. The key requirements include sports turf improvements, irrigation, drainage, amenities, spectator facilities, parking and/or floodlighting. The costs of these embellishments have therefore been 100% apportioned to new development.
- 27.83 Twelve additional sports facility upgrading projects are proposed. These are well-distributed around the LGA and all have LGA-wide catchment areas. The total estimated cost of these projects is \$6.589 million – which translates to \$1,318 per capita for the anticipated new population of 4,998 persons.

West Pymble Pool upgrade

- 27.84 Contemporary swimming opportunities are required by both the existing and incoming populations. The cost of the proposed centre upgrade – comprising substantial improvements to visitor amenities - is \$3.5 million.
- 27.85 To ensure that the incoming population only pays for its share of the total demand it is considered reasonable that new development contributes at an equivalent rate to this as the new population – because existing and new residents will be equal beneficiaries of the upgraded centre. Therefore the cost of upgrading this facility is apportioned between existing and new residents in direct proportion to their relative numbers.

SECTION C3: TRAFFIC, PEDESTRIAN AND CYCLEWAY FACILITIES AND PUBLIC DOMAIN IMPROVEMENTS

28 Overview of proposed facilities and services

29.1 The proposed traffic, pedestrian and cycleway facilities and services are as follows:

Traffic Management Improvements and Road Safety Improvements

Pedestrian Facilities

Cycleways

Public Domain Improvements including

- Shopping Centre Improvement Program
- Roadway Lighting and
- Street Trees
- Public Domain Study

Traffic Studies

29(a) Factors Affecting Supply

- 29.1 Ku-ring-gai LGA's population is presently serviced by an existing movement system which may be regarded as an asset. The amenity and overall level of service provided by this asset reduces progressively as a consequence of both age and the increased traffic generated by new development.
- 29.2 Therefore, in order to ensure that levels of service do not deteriorate, in addition to normal maintenance (which is not included in S94), it is essential that new development contribute to additional works and facilities as appropriate and help to progressively replace the asset. These works and facilities include measures required to maintain or improve road capacity, road safety, accessibility and amenity, as population increases and the number of vehicles using Ku-ring-gai's roads increase. In addition, given the aims of urban consolidation in the Stage 1 RDS Areas to reduce car usage, the facilities may relate to vehicular, pedestrian any bicycle movement.
- 29.3 The implementation of Stage 1 of the RDS will concentrate future development along the Pacific Highway-railway spine corridor and at St Ives. Consequently the need for additional transport works generated by new development will be focussed in these areas.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

29(b) Basis of Nexus

- 29.4 The demand for the provision of traffic and transport facilities has been determined as follows:
- by assessing the existing movement network to identify existing deficiencies which require addressing to meet the needs of existing and future development
 - by assessing the need for additional facilities that will be required in response to additional demands created by future development.
- 29.5 In general terms, existing deficiencies across the transport network relate to existing demands and these deficiencies cannot be funded under Section 94. However, to the extent that these deficiencies may be further exacerbated by new development, then this development contributes to a further deterioration in conditions and therefore should be assessed for inclusion in the Section 94 Plan.
- 29.6 It is notable that at the community consultation held during the preparation of the S94 Plan, facilities for adequately meeting the traffic, parking, cycleway, footpath and movement infrastructure needs of new development were considered the second highest priority area of need.
- 29.7 In October 2002, Council adopted a Traffic and Transport Policy in recognition of the importance of traffic and transport issues in Council's current management plan. Council has also endorsed a long term plan for managing traffic on Council's roads. This plan identified criteria adopted by Council in prioritising works required to meet existing and future needs.
- 29.8 Consistent with these policies Council has identified a long term schedule of works required to meet existing and predicted future needs. Some of these works are incorporated into Council's 5 year works program.
- 29.9 In determining a development application, Council may impose a condition allowed under Section 80A(1)(f) of the EP&A Act requiring off-street traffic and pedestrian works to be undertaken. These works might related to improvements to footpaths of carriageways in the vicinity of the site as a direct consequence the development. The works in the work schedule to this plan are in addition to any works required as a condition of development consent. Works required to be undertaken in fulfilment of a condition of development consent, other than a condition imposed under S94, will not be considered as works in kind.

29(c) Proposed Facilities

- 29.10 Improvements have been assessed in various categories as follows. It will be evident that many of the proposals have several benefits that span different categories. For example, many of the traffic management proposals have related road safety and pedestrian benefits etc. In this case the improvement has been included in the category that serves its primary objective.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Traffic Management Improvements and Road Safety Improvements

- 29.11 Consistent with Council's Traffic and Transport Policy and long term plan for managing traffic on Council's roads, Council officers have identified work required to improve road safety and to improve traffic flows. These are listed in Appendix 1. These works have been identified based on a series of investigations into traffic conditions, analysis of accident data and inspection of sites. Council intends to undertake capital works to improve traffic flows and road safety to meet the needs of existing and future development as envisaged under Stage 1 of the RDS.
- 29.12 Council has identified needs over the next 5 years based on its expected capital works program. While needs substantially exceed those identified, Council's ability to contribute matching resources where the cost of facilities is apportioned, limits the facilities which have been included in the plan. Individual works items included in Appendix 1 may change as a result of changing priorities or funding availability.
- 29.13 It is recognised that some traffic works will be undertaken as a condition of development consent of the type allowed under Section 80A(1)(f) of the EP&A Act. The works identified for this plan are works that are not related to a specific development proposal.
- 29.14 The investigations into road safety undertaken were not conducted as formal road safety audits. Such audits may be undertaken in the future. In addition Council is undertaking additional traffic investigations and analyses. Any additional needs identified through these investigations may require an amendment to the work schedule in this S94 Plan.
- 29.15 Works identified relate to Council roads only. Required upgrading to intersections with RTA managed roads are not included in the S94 Plan, as Council is not responsible for funding such improvements. If subsequent investigations indicate the requirement for a contribution to the cost of such works to meet the needs of new development, an amendment to the S94 Plan may be required.

Pedestrian and Bicycle

- 29.16 A long term strategy for improvements to footpaths and cycleways has been identified by Council in a similar manner to the traffic and road safety improvements, and are also listed in Appendix 1. It will be noted that off-street cycleway and pedestrian facilities are included in the open space section of this Plan.
- 29.17 Pedestrian improvements relate to the provision of new footpaths in areas where none already exist.
- 29.18 Council has identified needs over the next 5 years based on its expected capital works program. While needs substantially exceed those identified, Council's ability to contribute matching resources where the cost of facilities is apportioned, limits the facilities which have been included in the plan. Individual works items may change as a result of changing priorities or funding availability.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Other Public Domain Improvements

- 29.19 The streets of Ku-ring-gai are an important recreational resource and are a key element of the movement system. This is particularly so in the existing centres where pedestrian activity is related as much to recreation as to movement and access. Improvements can be made to all streets within the LGA. However for the level of contribution and committed works programme to be reasonable, the works need to be prioritised.
- 29.20 Emphasis is given in this plan to improvements to shopping centres, street lighting and street trees. These works are in addition to the footpath and cycleway improvements outlined above.
- 29.21 Council is considering the identification of a programme of further public domain improvements to accommodate growth associated with Stage 1 of the RDS. Council will be undertaking a Public Domain Study to identify works to improve the public domain as a consequence of implementation of Stage 1 of the RDS. Subsequent plans or amendments to this plan may identify additional improvements to the public domain to accommodate the street based recreational and movement requirements of new residents.

Shopping Centre Improvements

- 29.22 Residential development will generate additional trips to existing shopping centres requiring works to upgrade existing pedestrian systems in centres, to improve street furniture and the like. Council proposes to spend in the order of \$185,000 per annum on such works over the life of the plan. While needs substantially exceed those identified, Council's ability to contribute matching resources where the cost of facilities is apportioned, limits the facilities which have been included in the plan. These works will benefit all residents of the LGA who will visit the existing centre.

Roadway Lighting

- 29.23 Roadway lighting has been identified by Council officers as requiring improvement within and around all centres. This has been assumed to incorporate lighting within the vicinity of existing shopping centres to improve safety for those using the streets. The lighting upgrade does not only relate to pedestrian access to stations, but also to movement within the centres generally and the use of streets as a recreational resource.
- 29.24 It has been assumed that the lighting in all local streets within 500 metres distance of the centres would be upgraded by the provision of an additional pole and luminaries on one side of the street at an interval of 80 metres, thereby resulting in a lighting interval of 40 metres when account is taken of existing luminaries.
- 29.25 These lighting improvements will be of benefit to existing and future residents.
- 29.26 Expected expenditure over the next 5 years is included in the works schedule.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Street Tree Planting

- 29.27 Council implements a program for street tree planting to replenish and extend the street tree canopy. The program will benefit existing and future residents. Expected expenditure over the next 5 years is included in the works schedule. The money will be spent in accordance with the street tree planting program. This program will provide trees over and above any street trees required as a condition of development consent or provided as part of a development.

Underground Power

- 29.28 Council intends to institute the undergrounding of power lines within the LGA wherever possible on environmental and aesthetic grounds.
- 29.29 While it has not been possible to incorporate undergrounding power into this S94 Contributions Plan at this stage, it will generally be a condition of approval that developers are required to pay for undergrounding of power in the vicinity of their development.
- 29.30 This initiative will further increase the value of the public domain as a leisure and recreation resource for new residents, and is considered particularly important in RDS Areas to increase the use and vitality of streets as a supplement to traditional forms of open space.

Traffic Studies

- 29.31 As discussed above, the various measures identified have resulted from a review of available information and from targeted site investigations. Similarly, the road safety improvements are not based on a road safety audit, but rather on observations of existing conditions, targeted to some extent from the accident data as made available.
- 29.32 Council is undertaking or has undertaken a number of studies into traffic and parking in order to identify the works required to meet the needs of the expected population associated with Stage 1 of the RDS. These include:
- Traffic and Transport Base Study by GHD in 2000
 - Parking Study by GHD in 2001.
- 29.33 Council is proposing to undertake an update of the Traffic and Transport Base Study prepared by GHD in 2000 to identify in detail the demand for traffic management measures associated with Stage 1 of the RDS. Additional studies will be undertaken particularly in the area of public domain improvements.

29(d) Basis of Apportionment

- 29.34 Apportionment of costs for the above traffic, pedestrian and cycleway facilities has been determined on the basis of those who will benefit from the works. Consequently the costs have been apportioned over the total population over the life of the plan.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

SECTION C4 : ADMINISTRATION

30. Overview

- 30.1 The earlier parts of this plan have demonstrated that the new incoming population of Ku-ring-gai LGA will need improvements and additions to facilities and services of a variety of types which are not currently available.
- 30.2 S94 provides the mechanism by which contributions can be collected to provide these. However the administration of a S94 Plan requires resources which otherwise would not be devoted to this purpose. Since these would not be required if a S94 Plan was not to be put in place, they are directly attributable to new development.
- 30.3 The needs which have been identified in this regard are:
- preparation of Council's S94 Plan
 - a S94 Officer to implement the plan.

31. S94 Plan

31(a) Factors Affecting Supply

- 31.1 It is accepted and outlined in the S94 Manual that planning studies which establish a comprehensive approach to the administration of S94 and which are outside of the daily work undertaken by Council, may be funded through contributions. Only the costs of studies which directly result in a Contributions Plan can be included in S94 charges.
- 31.2 A S94 Plan is currently in operation. However, it is now consequently timely to review the plan, and prepare a new plan.

31(b) Basis of Nexus

- 31.3 As the present work was undertaken with the specific intention of preparation of a S94 Plan, and would not otherwise have been undertaken by Council, then the cost of preparing the study and plan can be directly and fully attributed to S94.
- 31.4 This Contributions Plan was prepared specifically for the purposes of enabling contributions to be levied where the anticipated development is considered likely to increase the demand for facilities and services.

31(c) Proposed Facilities

- 31.5 The proposed facility is the cost of preparation of the S94 Plan to meet the needs of the new population.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

31(d) Basis of Apportionment

- 31.6 In view of the above, 100% of the cost of the Contributions Plan is proposed to be met by new development.

32. S94 Officer

32(a) Factors Affecting Supply

- 32.1 Employment of a S94 Officer to administer the Contributions Plan is one of the few areas where a quasi-recurrent cost is seen as acceptable by the S94 Manual.
- 32.2 The Manual specifies that in the case where a Council wishes to employ a S94 officer, then:
- The purpose of the work being funded by S94 must directly relate to the formulation and/or administration of the Plan
 - The officer must be employed on a contract basis which overcomes the need for recurrent funding.

32(b) Basis of Nexus

- 32.3 A full-time S94 officer is not currently employed, although Council has employed a S94 Accounting Officer. Indexing of the Plan is currently undertaken on a consultancy basis. The role of the S94 officer will continue to be needed throughout the life of this plan to ensure the effective and accountable administration of S94, and when sufficient funds accumulate, be made a full-time position.

32(c) Proposed Services

- 32.4 The making and implementation of a S94 Plan is considered a serious responsibility, under which Council must undertake to expend the funds collected in a reasonable time and in accordance with the Plan. New requirements which have been instituted since the last plan was put into place require increased accountability and transparency.
- 32.5 To meet these responsibilities, Council prepares a Ten Year Financial Model which analyses funding capability for S94 projects. The preparation and maintenance of material for this model requires expertise outside that of normal planning officers. This necessitates an officer of Council to change from existing duties to administration of the Plan.
- 32.6 In the case of some facilities, there may also be significant further consultation, planning and discussions required to ensure that the design and modifications to facilities meet the needs of potential users, and that existing services can continue to operate while upgrading occurs.
- 32.7 It is envisaged that this position will be a full time position within Council for the life of the Plan, including standard on-costs associated with establishment and maintenance

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

of the position. Alternatively, part of the role of a Section 94 Officer can continue to be undertaken on a consultancy basis.

32(d) Basis of Apportionment

- 32.8 The need for a S94 Officer is generated only by the existence of the Contributions Plan. Therefore 100% of the equivalent cost of a full-time officer and on-costs is to be met by new development.

Contributions Rates Calculation

33. How is the contributions rate calculated?

- 33.1 The contributions rate for each residential development is calculated by adding the contribution for each facility or service determined as per the formulae in Section 7.
- 33.2 The relevant populations contributing to the various facilities or services are shown on Table 2. This table shows the contribution for different precincts or parts of the LGA, as shown on Figure 1.
- 33.3 To convert these rates to a contribution per dwelling, the following average dwelling sizes have been adopted from the NSW Model Code, 1997 and relevant bedroom occupancy rates have been derived from the 2001 ABS Census.

Table 12: Average Occupancy Rates per Dwelling¹⁰, Ku-ring-gai LGA

Dwelling Size	No persons/ dwelling ¹¹
Small Dwelling (under 75 sq.m)	1.27
Medium Dwelling (75- under 110 sq. m)	1.78
Large Dwelling (110-under 150 sq.m)	2.56
Very Large Dwelling or newly created lot (150 square metres or more)	3.485
SEPP 5 Housing	1.3

- 33.4 The charges by dwelling size/lot by southern or northern part of the LGA are shown on Table 3.

34. What is the staging of facilities and services to be provided?

- 34.1 The anticipated timing of provision of the identified facilities and services is shown on Table 2. This may be subject to change dependent on availability of matching funds, changing priorities and other factors. Hence, it should be considered indicative.

¹⁰ Average dwelling sizes adopted from the New South Wales Model Code 1997

¹¹ Occupancy rates derived from ABS 2001 Census – No. Bedrooms Private Dwelling by Summation Options, Ku-ring-gai LGA

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 34.2 The estimated timing of provision of facilities will be updated in Council's Ten Year Financial Model. This will be available for public scrutiny throughout the life of the plan.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

PART D : SUPPORTING DOCUMENTS

35. What resource, statistical and support material is relevant?

35.1 The Ku-ring-gai contributions plan is based on various studies, plans and policies which have been undertaken and/or adopted by Ku-ring-gai Council. Relevant documents which support this plan include:

- Ku-ring-gai Council Section 94 Community Facilities Background Report (2004)
- Ku-ring-gai Council Section 94 Recreation/Open Space Background Report (2004)
- Ku-ring-gai Social Plan 2000
- Child Care Services Plan (1995)
- Access and Equity Policy (1997)
- Public Art Policy (1997)
- Disability Discrimination Act Plan (1998)
- Demographic Profile of Ku-ring-gai (1998)
- 1989 Recreational Needs Survey
- 1999 Leisure Needs Survey
- 1999-2002 Management Plan
- Traffic and Transport Base Study (GHD) (2000)
- Parking Study (GHD) (2001)
- Ku-ring-gai Council Traffic and Transport Policy
- Long Term Plan for Managing Traffic adopted by Council on 3 June 2003

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Appendices

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Appendix 1

Transport Works

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Transport Works

TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS

Traffic Management Improvements (RDS Area)

1. Fox Valley Rd at Ada Ave - Kerb blisters on Fox Valley Road to increase deflection.
2. Kylie Ave at Northcote Ave - Channelisation at intersection
3. Werona Ave at Greengate St - Seagull islands on side streets
4. Werona Ave at Locksley St - Median islands in Werona Avenue
5. Werona Ave at Robert St - New traffic signals
6. Balfour St at Bent St - Channelisation at intersection
7. Grosvenor - Reconstruct footpath at bus stop
8. Hill St at Victoria St - Channelisation incorporating pedestrian facility
9. Lindfield Ave at Tryon Rd - New traffic signals
10. Nelson Rd - Install traffic calming treatments
11. Ayres Rd at Mona Vale St - Widen roadway to permit two lanes on exit from Ayres Road
12. Horace St at Stanley St - Install/modify splitter islands to better accommodate pedestrians
13. Killeaton St at Cowan Rd - New signals
14. Station St at Hope St - Channelisation at intersection
15. Woodbury Rd - Install traffic calming treatments

Traffic Management Improvements (Outside RDS Area)

16. Fox Valley Rd at Amaroo St - Roundabout/Channelisation - further investigation required
17. Yanko Rd at Kooloona Cr (north) - Channelisation/Intersection improvements - further investigation required
18. Yanko Rd at Lofberg Rd - Channelisation/Intersection improvements - further investigation required
19. Yanko Rd at Yarrara Rd - Channelisation/Intersection improvements - further investigation required
20. Yanko Rd at Congham Rd - Channelisation/Intersection improvements - further investigation required
21. Lady Game Dr at De Burgh Rd - RT bay on Lady Game Drive

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

22. Lady Game Drive at Bowes Ave - Seagull island on side street? - further investigation required
23. Chelmsford Ave at Mcleod Ave - Roundabout/Channelisation - further investigation required
24. Sydney Rd at Woodlands Rd - Roundabout
25. Eastern Arterial at Burraneer Ave (north) - Channelisation? Requires further investigation
26. Eastern Arterial Rd at Barra Brui Cr - Install extended length of raised median
27. Yarrabung Rd at Catherine St / College Cr - Roundabout/Channelisation - further investigation required
28. Burns Rd at Westbrook Ave / Ancona Rd - Channelisation? Requires further investigation
29. Burns Rd at Hampden Rd - Channelisation? Requires further investigation
30. Eastern Rd at Braeside St - Channelisation? Requires further investigation
31. Eastern Rd at Kintore St - Channelisation? Requires further investigation
32. Eastern Rd at Tennyson Ave - Channelisation? Requires further investigation
33. Junction Rd at Wahroonga Ave - Channelisation? Requires further investigation

Road Safety Improvements (RDS Area)

34. Fox Valley Rd at Roland Ave - Roundabout incorporating pedestrian facility
35. Gilroy Lane - Widen footpath and undertake study of feasibility of introducing a shared zone treatment
36. Arthur St at Kylie Ave / Elva Ave - Roundabout incorporating pedestrian facility
37. Khartoum Ave at Werona Ave - Pedestrian refuge at Khartoum Avenue
38. McIntosh St at Arthur St - Roundabout incorporating pedestrian facility
39. Park Ave at Werona Ave / Pearson Ave - Ped refuges/kerb blisters at marked crossings
40. Park Ave at Rosedale Rd - Roundabout, incorporating Memorial as a central island
41. Powell St at Karranga Ave / Wattle St - Correct adverse crossfall through intersection
42. Rosedale Rd at Nelson St - Extended refuge incorporating ped crossing and splitter island at roundabout
43. Rosedale Rd at Robert St - Roundabout incorporating pedestrian facility
44. Spencer Rd at Calvert St - Roundabout incorporating pedestrian facility
45. Stanhope Rd at Nelson Rd - Roundabout incorporating pedestrian facility
46. Stanhope Rd at Springdale Rd - Roundabout incorporating pedestrian facility

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

47. Wade Lane - Widen footpath and undertake study of feasibility of introducing a shared zone treatment
48. Werona Ave at Railway Underpass - Roundabout incorporating pedestrian facility
49. Werona Ave at McIntosh St - Roundabout incorporating pedestrian facility
50. Chapman Lane - Flat top threshold with marked footcrossing at Lindfield Arcade
51. Hill St at Lord St - Flat top threshold with marked footcrossing at Lindfield Arcade
52. Kochia Lane - Widen footpath between Lindfield Avenue and Chapman Lane
53. Lindfield Ave at Woodside Ave - Roundabout incorporating pedestrian facility
54. Lindfield Ave at Russell Ave - Pedestrian refuge
55. Provincial Rd at Cook Rd - Roundabout incorporating pedestrian facility
56. Roseville Ave at Hill St - Pedestrian refuge
57. Shirley Rd at Glen Rd - Roundabout incorporating pedestrian facility
58. Grandview St at Station Rd - Roundabout incorporating pedestrian facility
59. Link Rd at Killeaton St - Median island treatment at intersection
60. Telegraph Rd at Station St - Pedestrian refuges/channelisation
61. Bannockburn Rd at Rushall St - Roundabout incorporating pedestrian facility
62. Bannockburn Rd at Selwyn St - Intersection improvements - requires further investigation
63. Billyard Ave at Young St - Roundabout incorporating pedestrian facility
64. Bobbin Head Rd at Berrillee St / Rushall St - Roundabout incorporating pedestrian facility
65. Burns Rd at Grosvenor St / Cleveland Rd - Roundabout at Burns/Grosvenor and channelisation at Burns/Cleveland
66. Cleveland St at Stuart St - Roundabout incorporating pedestrian facility
67. Cleveland St at Billyard Ave - Roundabout incorporating pedestrian facility
68. Eastern Rd at Karuah Rd - Roundabout incorporating pedestrian facility
69. Eastern Rd at Bangalla St - Roundabout incorporating pedestrian facility
70. Ku-ring-gai Ave at Boomerang St - Roundabout incorporating pedestrian facility
71. Millewa Ave at Cleveland St - Roundabout incorporating pedestrian facility
72. Redleaf Ave at Railway Ave - Roundabout incorporating pedestrian facility

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Road Safety Improvements (Outside RDS Area)

73. Pentecost Ave at Merrivale St - Roundabout
74. Pentecost Ave at Bannockburn Rd - Roundabout
75. Burns Rd at Bobbin Head Rd - RT arrows/bays in Burns Road/Bobbin Head Road
76. Eastern rd at Chilton Pde - Roundabout
77. Billyard Ave at Mona St - Roundabout? - further investigation required
78. Burns Rd at Clissold Rd - Install new seal on poor surface
79. Eastern Rd at Billyard Ave - Roundabout? - further investigation required
80. Tennyson Ave at The Chase Rd - Roundabout/Speed reduction measures in The Chase Road
81. Burns Rd at Ellalong Rd - Intersection improvements at curve - further investigation required
82. Burns Rd at Bedford Ave - Intersection improvements at curve - further investigation required
83. Burns Rd at Trentino Rd - Restrict turning movements? - further investigation required
84. Eastern Rd at Trentino Rd - Roundabout?
85. Burns Rd at Eastern Rd - Improvements to signalised intersection - further investigation required
86. Junction Rd at Grosvenor St - Improvements to roundabout - further investigation required
87. Bobbin Head Rd at Pentecost Ave / Boomerang St - RT arrows/bays in Bobbin Head Road
88. Bobbin Head Rd at Milton Rd - Roundabout
89. Junction Rd at Coonanbarra Rd - Improvements to roundabout - further investigation required
90. Junction Rd at Eastern Rd - Improvements to signalised intersection - further investigation required
91. Douglas St at Acron Rd - Roundabout
92. Warrimoo Ave at Dalton Rd - Roundabout
93. Yarrabung Rd at Stanley St - Roundabout
94. Telegraph Rd at Ganmain Rd - Roundabout
95. Killeaton St at Benaroon Ave - Intersection improvements - further investigation required
96. Horace St at Hunter Ave / Eucalyptus St - Improvements to roundabout - further investigation required
97. Acron Rd at Woodbury Ave - Roundabout

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

98. Killeaton St at Acron Rd - Intersection improvements - further investigation required
99. Killeaton St at Carbeen Ave - Intersection improvements - further investigation required
100. Killeaton St at Warrimoo Ave - Intersection improvements - further investigation required
101. Collins Rd at Toolang Rd - Roundabout
102. Killeaton St at Collins Rd - Intersection improvements - further investigation required
103. Melbourne Rd at Allambie Ave / Adelaide Ave - Roundabout
104. Melbourne Rd at Wellington Rd - Roundabout
105. Archbold Rd at Chelmsford Ave - Seagull islands on side streets
106. Archbold Rd at Margaret - St - Intersection improvements - further investigation required
107. Archbold Rd at Bancroft Ave - Intersection improvements - further investigation required
108. Archbold Rd at Addison Ave - Improvements to signalised intersection - further investigation required
109. Archbold Rd at Clanville Rd / Carnarvon Rd - Fixed Speed Camera
110. Addison Ave at Moore St - Roundabout
111. Archbold Rd at Duntroon Ave - Seagull islands on side streets
112. Duntroon Ave at Moore St - Roundabout
113. Archbold Rd at Middle Harbour Rd - Seagull islands on side streets
114. Archbold Rd at Lord St - Intersection improvements - further investigation required
115. Lady Game Dr at Provincial Rd - Intersection improvements - further investigation required
116. Archbold Rd at Tryon Rd - RT arrows/RT bays in Tryon Road
117. Archbold Rd at Roseville Ave - Intersection improvements - further investigation required
118. Archbold Rd at Park Ave - Intersection improvements - further investigation required
119. Archbold Rd at Dudley St - Intersection improvements - further investigation required
120. Archbold Rd at Owen St - Intersection improvements - further investigation required
121. Lady Game Dr at Grosvenor Rd - Improvements to roundabout - further investigation required
122. Lady Game Dr at Highfield Rd / Moore Ave - Improvements to roundabout - further investigation required
123. Highfield Rd at Primula St - Roundabout

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

124. Park Ave at Moore St - Roundabout
125. Eastern Arterial Rd at Koola Ave - Improvements to signalised intersection - further investigation required
126. Eastern Arterial Rd at Springdale Rd - Restrict turning movements? - further investigation required
127. Koola Ave at Churchill Rd - Intersection improvements - further investigation required
128. Lady Game Dr at Fiddens Wharf Rd - Improvements to roundabout - further investigation required
129. Eastern Arterial Rd at Fairlight St - Intersection improvements - further investigation required
130. Rosebery Rd at Koola Ave / Wattle St - Improvements to roundabout - further investigation required
131. Maxwell St at Geoffrey St - Roundabout
132. Comenarra Pwy at Fox Valley Rd - RT arrows/bays in Comenarra Parkway
133. Kissing Pt Rd at Catalpa Cr (south) - Roundabout
134. Lucinda Ave at Eastbourne Ave - Roundabout
135. Yanko Rd at Kendall St - Improvements to roundabout - further investigation required
136. Fox Valley Rd at Lucinda Ave - Improvements to roundabout - further investigation required
137. Yanko Rd at Wallalong Cr (north) - improvements to signalised intersection - further investigation required
138. Yanko Rd at Wallalong Cr (south) - Restrict turning movements
139. Fox Valley Rd at Stone Ave - Improvements to ped x'ing approaches/skid resistance? - further investigation required
140. Comenarra Pwy at Ravenhill Rd - Delineation around curve - further investigation required

Pedestrian Networks (RDS Area)

141. Tryon Rd - Extension of footpath across front of church property Ref 88/5805/01
142. Werona Ave - Adjacent to Nos 83/85 No 83 10/86
143. Bangalla St at Warrawee Ave to No 31 - northern side (to eliminate ponding of water)
144. Drovers Way at Beaconsfield Pde to northern end (to complete) - 134m
145. Werona Ave - Footway west side from Stanhope to Arnold
146. Everton St - Adjacent to No2-52m2
147. Arnold St - Footway north side Werona to Locksley

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 148. Woonona Ave at Pacific Highway to Warwilla Ave - western side - reconstruction in asphalt - 300
- 149. Memorial Ave - Footway near No 65 and remove trees
- 150. Nelson Rd - No 9 to Tryon Rd east side
- 151. Shinfield Ave at Mona Vale Rd to Pildara Ave - south side
- 152. Boyd St at southern side Jersey to Kissing Point Road
- 153. Illoura Ave - Footway on west side north from Stuart - 88/2915/01

Pedestrian Networks (Outside RDS Area)

- 154. Lady Game Drive at Fiddens Wharf Rd to crossing at No 57 north side
- 155. Eppleston Pl - full length No 1 5/87
- 156. Kendall St at Ryde Rd to Grayling St No 14 1/90
- 157. Bent La - Extend narrow footway Balfour St to Bent St 88/6275/03
- 158. Auluba Rd at Kissing Point Rd to Kindergarten south-eastern side 171m2
- 159. Auluba Rd - north side from Chisholm St to Balmaringa Ave
- 160. Mona Vale Rd at Bundabah Ave to Woodbury Rd - western side
- 161. The Comenarra Pwy at Fox Valley Rd to Browns Rd - northern side - 780m No 39 Browns Rd 3/76
- 162. Mona Vale Rd at Woodbury Rd to Ayres Rd - western side No 322 Mona Vale Rd 5/89
- 163. Link Rd at Mona Vale Rd to Stanley St - 2 metre c'way
- 164. Kiparra St - footway Pee Wee Park to Kooyong
- 165. Kiparra St - footway Pee Wee Park to Ryde Rd
- 166. Norfolk St - footway Essex to Cecil north side
- 167. Duneba Ave - shops to Kiparra St
- 168. Kulgoa Rd - footway east side Cameron to Richmond Park
- 169. Warrington Ave - Existing path in Koola Ave to northern end - 420m No 2 Harcourt St 1/83
- 170. Ayres Rd at Mona Vale to Acron Rd - southern side - 664m2 No 46 4/75; No 44 3/75
- 171. Bobbin Head Rd - Huon Park to school east side
- 172. Boundary St - Construct pedestrian ramp where steps currently exist opposite Archer
- 173. Glencroft Rd at Bencroft Ave to Lord St - eastern side - 140m

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

174. Cherry St - footway over rail bridge
175. Crana Ave at Allambie Ave to Ormonde south-eastern side
176. Bobbin Head Rd at Leura Cr to Lady Davidson Hospital entrance
177. Eucalyptus St from existing path to eastern Arterial Rd - southern side - 330m No 5 Susse
178. Mt Pleasant Ave - Footway south side from existing to retirement village - 88/4200/01
179. Binalong St - Footway one side from grayling to shops - 88/0700/01
180. Murrua Rd - Senior citizens centre to Bobbin Head Rd - south western side - petition 62
181. Merriwa St - North west side from pacific Highway to Fitzsimons Lane construction of conc
182. Coonanbarra Rd from Woniora Ave to Burns Rd - western side - 160m2 total reconstruction ref 8
183. Eastern Arterial Rd - south of Burraneer Ave - 130m No 78 10/77
184. inlay Rd at Pacific Highway to Denman St - south eastern side Warrawee school
185. Romney Rd at Toolang Rd to opposite Shelby St, eastern side - 496m2 No 19 hillside Ave 7/7
186. Blytheswood Ave - Low level footway, northern side at school
187. Burns Rd - westerly from Eastern Rd - northern side No 92 11/88
188. Congham Rd - Nos 18/20 Wallalong Cr, south eastern side to complete - 346m2 No 4 8/72
189. Randolph St (Lane) - Complete laneway to Billyard Ave
190. Ada Ave at The Glade Walk to Tanderra St - western side No 21 12/89
191. Grandview St from existing path at No 23 to Mona Vale Rd No 17 2/83
192. Archbold Rd - Lowering of footpath / nature strip area adjacent to Nos 33&35
193. Junction Rd at Eastern Rd to Wahroonga Ave, south side - 550m ref88/3010/03 (7/10/98)
194. Eastern Rd at Burns Rd to Junction Rd east side
195. Boomerang St between Ku-ring-gai Ave and Turramurra Ave ref 88/0805/01
196. Hunter Ave - Path and steps on demand line on embankment near Yarabung Rd
197. Chilton Pd - Nos 34&36 to Eastern Rd, southern side No 37 71/7436 (K&G required first)
198. Robinson St at Tryon Rd to Damour Ave, south eastern side - 1260m2
199. Water St from eastern boundary Wahroonga public school to Mona St - n'side con
200. Chilton Pd at Warrawee Ave to pathway between Nos 34&36 southern side

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Cycle Networks (RDS Area)

201. Hill St - from Boundary St to Clanville Rd
202. Clanville Rd - from Hill St to Rawhiti St
203. Rawhiti St - from Clanville Rd to Waimea Rd
204. Waimea Rd - from Rawhiti St to Strickland Ave
205. Strickland Ave - from Chelmsford Ave to Lindfield Ave
206. Lindfield Ave - from Strickland Ave to Kenilworth Rd
207. Werona Ave - from Stanhope Rd to Elva Ave
208. Culworth Ave - from Rail Station to Marian St
209. Marian St - from Culworth Ave to Pacific Highway
210. Werona Ave - from Forsythe St to Park Ave
211. Pearson Ave - from Park Ave to Mt William St
212. Park Ave - from Pacific Highway to Rosedale Rd
213. Rosedale Rd - from Park Ave to Melkin End
214. Turuga St - from Warrangi St to Ku-ring-gai Ave
215. Ku-ring-gai Ave - from Turuga St to Wonga Wonga St
216. Wonga Wonga St - from Ku-ring-gai Ave to Turramurra Ave
217. Turramurra Ave - from Wonga Wonga St to Gilroy Lane
218. Gilroy Lane - from Turramurra Ave to Gilroy Rd
219. Gilroy Rd - from Gilroy Lane to Eastern Rd
220. Eastern Rd - from Gilroy Rd to Brentwood Ave
221. Hastings Rd - from Cherry St to Warrawee Ave
222. Warrawee Ave - from Hastings Rd to Bangalla St
223. Bangalla St - from Warrawee Ave to Millewa Ave
224. Millewa Ave - from Bangalla St to Freeway
225. Collins Rd - from Village Green Pde to Bimburra Ave
226. Rosedale Rd - from Mona Vale Rd to Pentecost Ave

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 227. Mona Vale Rd - from Pentecost Ave to Link Road
- 228. Link Rd - from Stanley St to Killeaton St
- 229. Pentecost Ave - from Stanley St to Mona Vale Rd
- 230. Grandview Pd - from Fern St to Station St
- 231. Station St - from Grandview Pd to Carson St
- 232. Kissing Point Rd - from Pacific Highway to Catalpa Cr

MANAGEMENT PLAN 2004-2008, INCORPORATING BUDGET AND FEES AND CHARGES 2004/2005

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to adopt the Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005.
BACKGROUND:	<p>Section 402 of the Local Government Act 1993 (LGA) requires Councils to produce an annual Management Plan.</p> <p>Section 405 of the LGA requires the Draft Management Plan to be placed on public exhibition for a period of twenty eight days allowing for community feedback.</p> <p>Council resolved on 11 May 2004 to place the Draft Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005 on public exhibition.</p> <p>Section 406 of the LGA requires that a Council's Management Plan must be adopted prior to the end of the financial year.</p>
COMMENTS:	<p>The Draft Management Plan was placed on public exhibition for the period 14 May 2004 - 11 June 2004.</p> <p>Five submissions have been received from the community in relation to Council's Draft Management Plan.</p>
RECOMMENDATION:	That Council adopt the Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005.

PURPOSE OF REPORT

For Council to adopt the Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005.

BACKGROUND

- Section 402 of the Local Government Act 1993 (LGA) requires Councils to produce an annual Management Plan which outlines its activities for a period of four years.
- Section 403 and 404 of the LGA set out the statutory contents of a Council's Management Plan.
- Section 405 of the LGA requires the Draft Management Plan to be placed on public exhibition for a period of 28 days, that suitable public notice is given and that submissions on the Draft Management Plan are welcomed from the community.
- Section 406 of the LGA requires that a Council's Management Plan must be adopted prior to the end of each financial year.

Council resolved on 11 May 2004 to place the Draft Management Plan 2004-2008, incorporating the Budget and Fees and Charges 2004/2005 on public exhibition for a period of twenty eight days. The exhibition period was 14 May 2004 to 11 June 2004.

Advertisements were placed in the North Shore Times on 19 and 26 May 2004 advising public exhibition details and inviting submissions from interested members of the community.

Copies of the Draft Management Plan 2004-2008 and Fees and Charges 2004/2005 were available for inspection at Council Chambers, each of Council's libraries and on Council's website.

COMMENTS

Developing Council's Management Plan

Council has identified seven principal activities, namely:

- Civic Leadership
- Integrated Planning
- Community Development
- Natural Environment
- Built Environment
- Financial Sustainability
- Council's Corporate Services

Item 10

S03096
6 May 2004

A number of objectives have been formulated for each principal activity. Linked to these objectives are a number of performance indicators that clearly identify how objectives will be achieved and how performance in achieving these objectives will be measured over the term of the Plan. Quarterly progress reports as to the extent to which performance targets have been met will be reported to Council within two months after the end of each quarter.

Changes to Integrated Planning Principal Activity

The Integrated Planning section of the Management Plan has been reviewed. The amendments take account of changes made to Stage 2 of the Residential Development Strategy following the direction of the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration). This has resulted in several changes to the sections "what we will do this year" and the Key Performance Indicators to reflect new requirements and to adjust other KPIs to give priority to new requirements.

There are also other additions to the Key Performance Indicators in the Integrated Planning section to include a listing of Community Land Plans of Management that were inadvertently omitted from the draft Plan, being Plans of Management for urban parks, drainage reserves, pathways, miscellaneous land and the strata unit in Tryon Road.

*A revised copy of the Integrated Planning Principal Activity is **attached** as Appendix A.*

Development of Council's Budget

The operating budget for 2004/2005 was developed within the framework established by the 10 Year Financial Model, adopted by Council on 21 October 2003. This framework includes:

- An estimated employee award increase of 3.5%
- Net debt repayment of \$553,200
- New borrowings capped at \$1,600,000
- A rate peg increase of 3.5%
- \$1,100,000 allocated to Council's depreciation reserves
- Interest earned on depreciation and property reserves restricted to those reserves (\$516,600)
- 0.5% of general rate revenue maintained in the contingency reserve (\$176,000)
- Capital works program totaling \$8,874,500
- \$4,223,000 allocated to road projects
- Reductions in debt servicing costs allocated to projects of direct community benefit (\$1,556,200)
- Land and Environment Court legal costs budgeted at \$1,375,000
- Fees and Charges increased by 5% where appropriate

Public Submissions

Five public submissions have been received from the community in relation to Council's Draft Management Plan and Fees and Charges.

Following is a brief summary of the submissions and a response from the relevant department within Council.

Submission 1: Bike North Inc. Bicycle User Group

The submission addresses the need for Council to complete a Bicycle Plan, and an integrated transport plan that encourages sustainable forms of transport and the need for increased funding for cycleways.

Response from Technical Services:

The submission supports Council's planning for cycleways in the future as part of an integrated planning approach. The Management Plan includes a key performance measure to prepare an integrated transport plan (including bus, pedestrian and cycleways) that encourages use of public transport and it is implied that cycleway planning would encourage cycling as another form of transport. Therefore, it is not proposed to amend the plan to be more specific to cycling as cyclists are also able to use the road network.

With regard to the request for the inclusion of preparing an updated bike plan, this was included in the previous Management Plan and a request for funding has been forwarded to the RTA for this purpose. Hence, the process is already in hand and if funding is available the plan will be included in the integrated transport plan.

The cycleway project for Kissing Point Road was included in the 2003/2004 program and it is intended that the road shoulder work will be included in the footpath and cycleway program for 2004/2005 to complete the work. The majority of the work has been completed and the continuation of the project in 2004/2005 is to enable the project to be completed when further funds become available. The adjustments to the footpath in front of the public school will commence in July 2004 during the school holidays.

*A copy of this submission is **attached** as Appendix B.*

Submission 2: Mr Frank W Freeman

The submission addresses lighting charges and seasonal booking fees for the hire of Council's sportsfields by sporting groups.

Response from Open Space

Lighting Costs – Over the last 12 months floodlights at a number of sportsgrounds have been upgraded to meet Australian Standards. Fees from previous years did not reflect these changes; additionally the fees were not uniform, with four different fees ranging from \$4.20 – \$6.30. The

Item 10

S03096
6 May 2004

changes proposed rationalise the fees to either \$5.50 for the lower standard of lights, or \$6.50 for the locations where the lights meet Australian Standards. In accordance with this rationale fees for lighting at Bannockburn Oval have been added to the proposed fees at \$6.50 per hour.

Seasonal Fees – For several reasons including keeping the processing of bookings simple, fees and charges historically offered an incentive to clubs and associations booking full days by setting the costs of half day hire greater than 50% of the full day equivalent. With improvements to the booking process implemented in conjunction with increased pressure and demand on our sports grounds, and a subsequent increase in the number of fields where clubs and associations share seasonal use, it was considered appropriate to remove this disincentive for half day use. In order to streamline and simplify the fee structure and to support clubs who have share arrangements it is recommended that fees for full day hire be removed and future full day hire be charged as two half days.

Similarly the fees associated with Sunday use of the fields has been set to ensure that the clubs are positively encouraged to limit their bookings to their level of use. Sunday use is restricted under the Sportsground Plan of Management. This change has been instigated to assist in changing the 'booking' patterns of associations by providing a disincentive to associations who 'over' book, however it was not the intention of the change to significantly increase the cost to those associations who regularly book and fully utilise fields on a full day basis.

The specific fees questioned in the submission are indicated with a response below:

- Little Athletics – do not hire on a full day basis
- Hockey – do not hire on a full day basis
- Cricket – (Sunday) see comments above.
- Baseball/Softball – has been altered to recommend that the fee be set at \$260.00 per diamond per half day.

With regards to charges for cricket nets the changes have been proposed in order to ensure that that fees are equitable, as Council has locations with one, two or three wicket strips, and therefore by clarifying that fees will be charged per wicket strip the cost was reduced to ensure that clubs who utilise facilities that have three strips are not subjected to a large increase in fees.

*A copy of this submission is **attached** as Appendix C.*

Submission 3: Mr John R Watts, CARES

The submission highlights the work of CARES in regards to road safety education for primary age school children and is seeking \$10,000 funding for the CARES building at 451 Mona Vale Road St Ives.

Response from Technical Services

Council has previously provided funding to CARES to allow for the relocation of an old surplus Army building and this work is nearing completion. Assistance with funding for CARES is covered

Item 10

S03096
6 May 2004

in Council's recurrent budget under the Road Safety Program, however, not to the extent requested by CARES.

It is not recommended that additional funding be provided to CARES as other organisations associated with road safety may also request additional funding.

*A copy of this submission is **attached** as Appendix D.*

Submission 4: Mr Hugh Southwood, North Shore District Softball Association

The submission addresses the proposed fees for the hire of Council's softball facilities.

Response from Open Space

Training costs will be applied per location as outlined in the letter which accompanied the association's submission. Similarly lighting costs will continue to be charged on a per location basis.

Seasonal Fees –It was not the intention of the change to significantly increase the cost to those associations who regularly book and fully utilise fields on a full day basis. Having reviewed this submission it is recommended to Council that the fee applicable to Seasonal hire for Baseball & Softball per diamond be amended to \$260.00 per diamond per half day. This results in a 4% increase per diamond per full day (\$21.00)

Several other issues raised in the association's submission regarding the standard of facilities at their two most utilised grounds specifically relate to other elements of Council's Management Plan. Of particular relevance is Council's commitment to the development of a Master Plan for the entire St Ives Village Green complex. Additionally the Management Plan identifies the need for a 'Sport in Ku-ring-gai' strategy to be developed, which is further supported by Council's adoption of the new Parks, Sport and Recreation Reference Group, which will undertake a strategic role in assisting Council in planning for the future needs of sport in Ku-ring-gai.

With regards to access to the use of lights during wet weather, Council is currently undertaking trials at four locations where an external lock for lights has been installed which allows the association to deactivate the lights if that association, in conjunction with Council decides to close the ground, therefore eliminating the possibility of another club using the area. It is anticipated that Council will continue to install similar systems at other lit locations over the next few months.

*A copy of this submission is **attached** as Appendix E.*

Submission 5: Ms Martina Cleland-Forsyth, St Ives Cricket Club

The submission acknowledges the proposed fees for 2004/2005 and raises no objections.

*A copy of this submission is **attached** as Appendix F.*

2004/2005 Budget Amendments

Local Government Remuneration Tribunal

The Local Government Remuneration Tribunal, under Sections 239 and 241 of the Local Government Act (1993) announced a 3.0% increase in both Mayoral and Councillors fees for the 2004/2005 financial year. The report was released by the tribunal after Council resolved to place the Draft Management Plan on exhibition.

Ku-ring-gai Council is classified as a Category 2 Council with an allowable range of \$5,875 - \$12,925 for Councillors and an additional fee for the Mayor of \$12,490 - \$28,215.

*A copy of this determination is **attached** as Appendix G.*

Sections 248 and 249 of the Local Government Act (1993) require Council to fix the annual fees paid to the Mayor and Councillors. As Council is at the upper end of its category in terms of size it is recommended that the fees continue to be set at the maximum. This will result in additional expenditure of \$4,600, which has been allowed for in the draft budget.

The Department of Infrastructure, Planning and Natural Resources Environmental Planning Levy

Notification has been received from The Department of Infrastructure, Planning and Natural Resources that Council's contribution for the Environmental Planning Levy will increase by 2.0% to \$302,000 in 2004/2005. These funds are required by the State Government to meet loans attached to the Sydney Region Development Fund.

This increase was not included in the development of Council's draft budget. This has resulted in a shortfall of \$5,000. It is recommended that this shortfall be funded from the 2004/2005 draft budget surplus of \$91,200 as reported to Council on 11 May 2004.

*A copy of the letter from The Department of Infrastructure, Planning and Natural Resources is **attached** as Appendix H.*

Insurance Premiums

Council recently tendered for insurance, broking and risk management services for a five year period commencing 1 July 2004. As a result of this tender process, a reduction in the cost of Council's insurance premiums for 2004/2005 has been achieved.

Council's draft budget included an estimate of \$873,500 for insurance premiums for 2004/2005. The tender process has delivered a reduction in these costs to \$714,500, a saving of \$159,000.

Council's insurance broker Jardine Lloyd Thompson have been able to offer reduced premiums due to Council's recent claims experience when compared to other Councils, combined with a general leveling off in the insurance market. Written confirmation has been received from Jardines that this cost will not be amended during the 2004/2005 financial year.

*A copy of a confirmation letter received from Council's Insurance Broker Jardine Lloyd Thompson is **attached** as Appendix I.*

Rates

Under Section 506 of The Local Government Act, each year the Minister for Local Government determines the maximum amount by which Council's can increase their notional rate income. The increase gazetted by the Minister for 2004/2005 is 3.5%.

An estimated increase of 3.25% had been included in the development of the draft budget. This 0.25% difference resulted in additional funds of \$82,500, as reported to Council on 11 May 2004.

Section 404 of The Local Government Act requires Council to include in the Management Plan a statement in regards to ordinary and special rates. The following table provides a summary of each of Council's rate categories, the rate in the dollar, minimum rates and the estimated yield for each category. Council is required to set and adopt these rates prior to 30 June each year.

Rate Type	Category	Rate in \$	Min Amount \$	Yield \$
General	Residential	0.00196350	354	33,020,000
General	Business	0.00525900	354	2,220,000
Special	Infrastructure	0.00010050	-	1,704,700

Summary of adjustments to budget 2004/2005 after draft adopted for public exhibition by Council on 11 May 2004

- As per the Local Government Remuneration Tribunal Determination, Mayor and Councillor fees have increased by a total of \$4,600. This has been provided for in the draft budget.
- The Department of Infrastructure, Planning and Natural Resources Environmental Levy increase of \$5,000 to be funded from the 2004/2005 draft budget surplus.
- Council's estimated Insurance premiums for 2004/2005 have reduced by \$159,000.

Note: it was expected that during the Management Plan public exhibition period, Council would receive notification of its 2004/2005 Financial Assistance Grant allocation (draft budget estimate \$2,550,800) and the amount payable to the NSW Fire Brigade (draft budget estimate \$1,842,500). Both of these items were increased by CPI in the draft budget.

In addition Council is awaiting the outcome of the latest employee award negotiations. Final notification of the outcome of the negotiations is expected in the first quarter. As these items are still pending, any adjustments required will be addressed at the first quarterly budget review.

Item 10

S03096
6 May 2004

A final copy of Council's Management Plan 2004-2008 and Fees and Charges will be circulated to Councillors, staff, Council's libraries and posted on Council's website upon final adoption of the plan by Council.

CONSULTATION

The Draft Management Plan has been on public exhibition for twenty eight days (14 May 2004 – 11 June 2004) to allow for community feedback. Submissions from the community are attached to this report.

FINANCIAL CONSIDERATIONS

To set Council's budget, rates and fees and charges for 2004/2005 financial year.

Budget

Council's Draft Budget for 2004/2005 as presented to Council on 11 May 2004 reported an overall surplus of \$91,200. After including the amendments discussed above, Council's budget now has a surplus of \$245,200 and is summarised in the following table:

Funding Statement	Management Plan 2003/2004 \$	Revised Budget 2003/2004 \$	Management Plan 2004/2005 \$
Total cash in	\$67,131,700	\$67,348,600	\$69,290,900
Total cash out	\$56,345,900	\$56,960,200	\$58,561,600
Headline Surplus	\$10,785,800	\$10,388,400	\$10,729,300
<i>Less:</i>			
Funds to Restricted Assets	\$5,153,900	\$5,779,400	\$5,300,600
Funds to Depreciation Reserves	\$720,000	\$720,000	\$1,100,000
Operating Net Surplus	\$4,911,900	\$3,889,000	\$4,328,700
Capital Projects	\$8,963,500	\$12,749,400	\$8,874,500
<i>Funded By:</i>			
Operating Net Surplus	\$4,911,900	\$3,889,000	\$4,328,700
Surplus Carried Forward	\$0	\$1,262,900	\$0
Section 94	\$406,500	\$657,200	\$27,600
Other Restricted Assets	\$3,645,100	\$6,940,300	\$4,763,400
Net Surplus	\$0	\$0	\$245,200

Reconciliation of 2004/2005 Surplus

The following table provides a reconciliation of Council's 2004/2005 draft surplus from 11 May 2004, when the Management Plan was adopted for public exhibition through to this report representing final adoption of the Management Plan.

Draft Surplus 11 May 2004	\$91,200
Less Environment Levy Increase	(\$5,000)
Plus Reduction in Insurance Premiums	\$159,000
Surplus 22 June 2004	\$245,200

The budget for 2004/2005 as presented provides a surplus of \$245,200. On the basis that Council is yet to receive notification regarding the allocation for the 2004/2005 Financial Assistance Grant, the levy payable to the NSW Fire Brigade and the outcome of employee award negotiations, it is recommended that the following transfers to reserves are undertaken:

- \$100,000 be transferred to the Contingency Reserve for an interim period. Once notification is received for the above items, a further report will be submitted to Council advising of any necessary adjustments. Monies not required for these items can then be reallocated by Council.
- \$100,000 be transferred to the Road Rehabilitation Reserve to assist in funding Council's capital roads program at the expiration of the Infrastructure Levy in 2005/2006.
- The balance of \$45,200 be transferred to the Insurance Reserve to cover any future increases in insurance/workers compensation premiums. The balance in this reserve previously stood at \$296,000 and was reduced to \$10,000 as a result of adjustments made during the 2003/2004 financial year.

Summary of Recommended Adjustments	
Reported Surplus	\$245,200
Less Transfer to Contingency Reserve	(\$100,000)
Less Transfer to Road Rehabilitation Reserve	(\$100,000)
Less Transfer to Insurance Reserve	(\$45,200)
Budgeted Surplus/ Deficit	\$0

Fees and Charges

In conjunction with the public exhibition of Council's Management Plan and Fees and Charges, Open Space wrote to sixty five sportsground facility hirers, which included all permanent or regular

Item 10

S03096
6 May 2004

hirers and tennis coaches, to advise them that the Management Plan was on public exhibition and invited them to submit any comments or feedback on proposed fees for 204/2005.

Additionally, Council's seasonal sportsground hirers were provided with a summary of the fees which directly related to their activities.

As a consequence of this community consultation the following amendments to the Draft Fees and Charges have been requested by Open Space:

Fee	Page Number Draft Fees & Charges	Adopted for public exhibition	Recommended Fee 2004/2005
Booking Fee Urban Parks & Other Open Space Land (excluding SISG)	19	\$5.00	\$5.50
Lighting Bannockburn Oval	22	-	\$6.50
Archery half day per half year (Annual hire July-December)	24	\$205.00	\$215.00
Baseball/Softball per diamond half day	24	\$300.00	\$260.00
Cricket - Artificial Wicket half day (season - 15 Sundays)	24	\$205.00	\$215.00
Winter Sport Season Hire (maximum 22 dates) per field, per night	25	-	\$664.00

The Director of Open Space has also recommended the following changes to the Fees and Charges:

Fee Details	Page	Fee	Recommended changes
Bushland birthday parties per child	32	\$10.00	Move fee to page 33 above "Bush Birthday parties – Cancellation fee" and change "Bushland" to "Bush"
Bushland birthday parties per adult	32	\$3.00	
General bookings per hour (minimum 3 hrs) day bookings 10:00am – 4:00pm	32	\$125.00	Fee to be deleted
People In Parks - Family (2 adults & 2 children)	32	20.00 to \$30.00	Fee to be deleted
People in Parks - Child	32	\$6.00 to \$8.00	Fee to be deleted
People in Parks - Adult	32	\$4.00 to \$8.00	Fee to be deleted
People in Parks - Child	33	\$6.00 to \$8.00	Decrease fee to \$5.50 to \$8.00
Adult – half day per person	33	\$6.25	Decrease fee to \$6.00 and replace 'Adult' with 'Student'
Adult – full day per person	33	\$9.75	Decrease fee to \$9.50 and replace 'Adult' with 'Student'
Secondary students – half day (Year 7 – 12) per person	33	\$6.25	Decrease fee to \$6.00

Fee Details	Page	Fee	Recommended changes
Secondary students – full day (Year 7 – 12) per person	33	\$9.75	Decrease fee to \$9.50
Primary students – half day (K - Year 6) per person	33	\$5.20	Decrease fee to \$5.00
Primary students – full day (K - Year 6) per person	33	\$7.25	Decrease fee to \$7.00
Step into the Bush - per participant	33	\$5.75	Decrease fee to \$5.50
Community Group Activities - Child participant	33	\$7.25 to \$15.00	Decrease fee range \$7.00 to \$15.00
Community Education - Child participant	33	\$7.50 to \$15.00	Decrease fee range \$7.00 to \$15.00
Community Education - Adult participant	33	\$10.50 to \$30.00	Increase fee range \$15.00 to \$30.00
Pavilion Hire	33		Change heading to 'Visitor Centre hire'
Weekend Daytime hire ***	34	\$60.00	Add new fee. Place after the 'General Bookings' fee.
Supervision Fee	34		Additional Heading before 'Supervision Fee after hours per hour'
Supervision Fee after hours per hour	34	\$55.00	Change wording to 'Standard hours per hour'
Environmental Fee per Hour	34	\$71.50	Change wording to 'After Hours per hour'

*** It should be noted that the fee for weekend day time hire listed in the above table is a new fee and was not previously exhibited. Accordingly, it is appropriate that this fee is exhibited separately for 28 days to allow for public feedback.

Council's Fees and Charges have been increased where appropriate. Fees that have not been subject to an annual increase include Statutory and Regulatory Fees, Section 94 Contributions and those where it was not commercially viable to do so.

*A full copy of Open Space Fees and Charges is **attached** as Appendix J.*

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The development of the Management Plan, Budget and Fees and Charges has been undertaken in full consultation with all departments across Council.

SUMMARY

Management Plan

- Council's Management Plan has been developed in accordance with Sections 402, 403, 404 and 405 of the Local Government Act (1993).
- Council's seven principal activities are:
 - Civic Leadership
 - Integrated Planning
 - Community Development
 - Natural Environment
 - Built Environment
 - Financial Sustainability
 - Council's Corporate Services
- Each principal activity has a number of objectives which are linked to performance indicators that identify how principal activities will be achieved and how the performance will be measured over the term of the plan.
- Quarterly reviews as to the extent to which performance targets have been met, will be reported to Council within two months after the end of each quarter.

Budget

The operating budget for 2004/2005 was developed within the framework established by the 10 Year Financial Model, adopted by Council on 21 October 2003.

Summary of adjustments to budget 2004/2005 after draft adopted for public exhibition by Council on 11 May 2004

- As per the Local Government Remuneration Tribunal Determination, Mayor and Councillor fees have increased by a total of \$4,600. This has been provided for in the draft budget.
- The Department of Infrastructure, Planning and Natural Resources Environmental Levy increase of \$5,000 to be funded from the 2004/2005 draft budget surplus.
- As a result of recent tender process, Council's estimated insurance premiums for 2004/2005 have reduced by \$159,000.

Public Submissions

In accordance with Section 405 of the Local Government Act (1993) the Draft Management Plan was placed on public exhibition for a period of twenty eight days (14 May 2004 – 11 June 2004).

Five submissions have been received from members of the community in relation to Council's Draft Management Plan and Fees and Charges. Submissions were received from the following:

- Bike North Inc, regarding Cycleways in Ku-ring-gai
- Mr Frank W Freeman, regarding lighting and seasonal hire charges for Council's sportsfields.
- Mr John R Watts, regarding funding for the CARES building at 451 Mona Vale Road St Ives.
- Mr Hugh Southwood, regarding softball hire charges.
- St Ives Cricket Club, regarding cricket fees.

RECOMMENDATION

- A. That Council adopt the Management Plan 2004-2008 incorporating the Budget and Fees and Charges 2004/2005, as amended.
- B. That a general rate in the dollar of \$0.00196350 on the unimproved capital value of all rateable land categorised as residential in the Council area be made for the period of 1 July 2004 to 30 June 2005.
- C. That a general rate in the dollar of \$0.00525900 on the unimproved capital value of all rateable land categorised as business in the Council area be made for the period of 1 July 2004 to 30 June 2005.
- D. That an infrastructure levy rate in the dollar of \$0.00010050 on the unimproved capital value of all rateable land categorised as residential or business in the Council area be made for the period of 1 July 2004 to 30 June 2005. That whereby a ratepayer qualifies as of 1 July 2004 for a pensioner concession on ordinary rates, that rate account be subject to a voluntary rebate equal to the infrastructure levy.
- E. That the minimum rate for both residential and business be set at \$354.00 for the period 1 July 2004 to 30 June 2005.
- F. That, in those cases where, after provision of the combined pensioner rebate (25% by NSW Government and 25% by Council, to a maximum of \$250.00), the pensioner/owner satisfies Council of an inability to pay the remainder, either in whole or in part, the remainder be allowed to accrue with interest payable on arrears, as a charge against the land until such time as there is a change in either circumstances or ownership.
- G. That the General Manager and Director Finance and Business be delegated to negotiate and establish Council's new loan amount of \$1,600,000 and the Common Seal be affixed to all required documents.

Item 10

S03096
6 May 2004

- H. That for 2004/2005, Council fix the Mayoral fee at \$28,215 and Councillors fees at \$12,925.
- I. That the draft budget surplus of \$245,200 be transferred to the following reserves:
- | | |
|-------------------------------|------------------|
| - Contingency Reserve | \$100,000 |
| - Road Rehabilitation Reserve | \$100,000 |
| - Insurance Reserve | \$45,200 |
| Total | \$245,200 |
- J. That Council grant in principle support for the weekend daytime hire fee set at \$60.00. This support is subject to public exhibition for a period of 28 days in accordance with the requirements of the Local Government Act.
- K. That the public submissions regarding the Draft Management Plan 2004-2008 be received and noted.

Brian Bell
General Manager

John McKee
Director Finance & Business

Melissa Crain
Manager Business Development

- Attachments:**
- A. Revised Principal Activity - Integrated Planning.**
 - B. Management Plan submission - Bike North Inc.**
 - C. Management Plan submission - Mr Frank W Freeman.**
 - D. Management Plan submission - Mr John Watts, CARES.**
 - E. Management Plan submission - Mr Hugh Southwood, North Shore District Softball Association.**
 - F. Management Plan submission - Ms Martina Cleland-Forsyth, St Ives Cricket Club.**
 - G. Local Government Remuneration Tribunal determination.**
 - H. Department of Infrastructure, Planning and Natural Resources Levy notification 2004/2005.**
 - I. Jardine Lloyd Thompson Pty Ltd confirmation letter.**
 - J. Copy of Open Space Fees & Charges.**



Council's Principal Activities Cont...

Integrated Planning

Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.

Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area.

Council must respond to State Government and Community demands for additional housing, greater housing choice and associated facilities.

Issues

- Federal and State policies, legislation, reforms and initiatives impact at a local level.
- Demands for more housing, greater housing choice, greater and improved open space, new services and facilities.
- Increased medium density housing will create major demands, changes and opportunities within the area.
- Sustainability (environment, social, economic) needs to be integrated as the key driver of Council's approach.
- Ageing urban centres require revitalisation.
- Ageing infrastructure places limits on capacity for future development.
- Travel, transport and parking demand is growing with roads and rail reaching saturation during peak periods.
- There is limited integration across the transport network.
- Complex problems require multidisciplinary approach within Council and consultation and partnerships with the community, government bodies and other stakeholders.
- Heritage, biodiversity and the tree canopy are under threat from development and human activities.

Policies, Plans, Guidelines

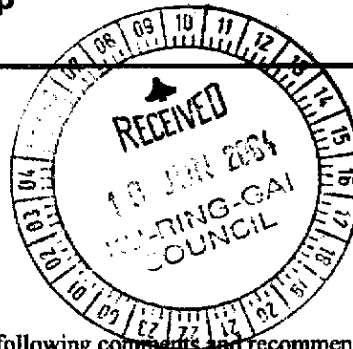
- Federal & State Government Planning Legislation.
- Local Environmental Plans.
- Development Control Plans.
- Section 94 Contribution Plan.
- Tree Preservation Order.
- Planning Codes and Policies.
- State of the Environment Report.
- Plans of Management for Community Land.
- Social and Cultural Plans.
- Access Policy and Disability Discrimination Act Action Plan.
- Residential Development Strategy.
- Council's Traffic and Transport Policy.
- RTA Traffic generating development Guidelines.
- F3 to Sydney Orbital Link Study.



**Bike North Inc.
Bicycle User
Group**

Bike North Inc.
PO Box 719
Gladesville 1675

The General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073



4 June 2004

Dear Sir,

On behalf of Bike North Inc, I submit the following comments and recommendations for variation to the Draft Management Plan 2004-2008.

We are encouraged to find, for the first time, reference to Cycling in the management plan. It is well documented that cycling is on the increase by ratepayers in the Council area and the recognition of this in the document is a step in the right direction. Cycling has an impact on sustainability of the environment, social and economic. It also has a positive impact on the pressure of traffic and parking. And, as identified on page 13, there is limited integration across the transport network.

We would like to take an active part in incorporating the Bicycle Plan into the planned Integrated Transport Plan slated for completion by the third quarter. Hence, we recommend that the draft plan include on page 15 a key performance indicator: *"Completion of the Bicycle Plan by 3rd quarter 2004"*.

On page 16, we recommend that the item in Integrated Planning that reads: "Prepare an integrated transports plan (including bus, pedestrian routes and cycleways) that encourages use of public transport" to be changed to *"Prepare an integrated transports plan (including bus, pedestrian routes and cycleways) that encourages use of public transport and other forms of sustainable transport"*.

Cycling does also have relevancy with the entry on page 17 that refers to childhood obesity by providing an activity that is both healthy and sustainable.

The Built Environment on page 26, under "what we will do this year", we would like to see *in addition to the 12 km of road and 2.5 km of footpath, 1.5 km of cycleways*. Having a target for the year demonstrates that the Council takes this issue as serious as other Councils in the Sydney area. In particular, *completion of the hard shoulders of Kissing Point Road* was identified last year as a critical issue. Even without RTA funding, the council needs to address this issue as a matter of urgency for the sake of the safety of the many cyclists using that road.

Given that the Bicycle plan is needed this year, the plan needs to include its cost in the budget estimates in case the hoped for RTA funding is not forthcoming. We therefore recommend that on page 88 the item called "Footpaths" is changed to *"Footpaths and Cycleways"* and the allocation is increased to include an estimate for the Bicycle Plan and the work for hard shoulders on Kissing Point Road.

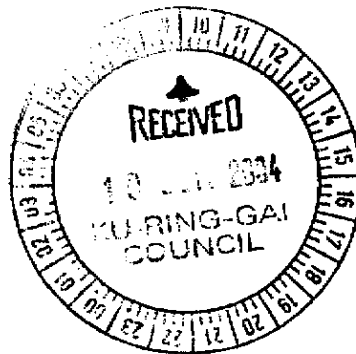
Please do not hesitate to contact the writer for any clarifying statements or information.

Yours faithfully,

Herta Mollema
Ku-ring-gai Convenor
Bike North Inc
25 Cornwall Ave
Turramurra NSW 2074

(02) 9144 7880
hmollema1@optusnet.com.au

Mr Brian Bell
General Manager
Ku-ring-gai Council
DX 8703
Gordon, NSW 2072



14 Winton Street,
Warrawee,
NSW 2074
9 June 2004

Dear Mr Bell,

Concerning the Fees and Charges and Management Plan Submission

To introduce myself, I was the Chairman of the Ku-ring-gai Sports Advisory Committee [KSAC] under the previous Council.

I am writing to express concerns about aspects of the charges displayed in the draft Management Plan for 2004 – 2008. I have no issue with modest increases in charges for sporting groups but based on my reading of the draft Plan, there are some selective and significant increase for some sporting codes. The attachment shows the areas that concern me.

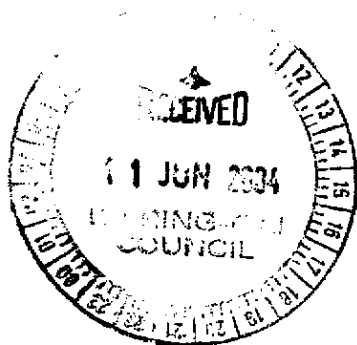
I did address Council last year on this matter of increased costs. Most sporting codes set their budgets at least 6 months in advance and are generally in a position where they can't easily recoup unforeseen costs increases. I did ask that Council giving sporting groups the necessary lead time when significant changes were being contemplated by council.

Lighting Costs:

1. There seem to be some significant cost increases but it is not clear the reason for some of the disproportionate increases compared to other sports fields where the increases are quite modest, and I would judge to be quite acceptable.
2. I note that the papers do not note the lighting charges for Bannockburn Oval

Season Booking:

- A. The second page of the attachment notes my major concerns. In the changes proposed for the coming year, Sports Codes seem to have lost the capacity to book for a full day and obtain a related discount. For some codes that book for the full day, if they have to meet costs based on charges for two half days, then this represents a very significant cost increase – see the last column on the second page of the Attachment. I recommend that you continue the past the full day booking charge with discount with increases commensurate with the general cost increases that seem to be applied across the codes in general.



John R. Watts
19 Marlborough Place
St Ives, NSW 2075
June 10, 2004

The General manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Dear Sir,

Re: CARES (Community & Road Education Scheme)

As you know, CARES operates at 451 Mona Vale Road, St Ives and is dedicated to road and traffic safety education for primary age children. Council has in the past been most helpful in supporting this program, and in particular, in recent times, by processing the DA for the CARES expansion at no cost.

In perusing the Draft Management Plan 2004-2008, I note that *road & traffic safety education for primary age children* is identified as an issue but the Management Plan appears to contain no specific action plan or commitment of funds to this vital activity.

CARES has been most fortunate in obtaining a demountable building from the Department of Defence and in receiving hands-on physical help from members of the Army Reserve, individuals from service clubs, and the St Ives Progress Association, to convert the building to make it suitable for CARES use.

There is, however, much more to be done to have the building meet Council's building requirements in relation to fire ember protection, roof water detention, perimeter fire clearance and landscaping. In addition, we have to fund the connection of services to the building as well as fit out to make it suitable for the CARES program.

While we are pursuing corporate contributions from industry, we would really appreciate some further help from Council.

My request to you is for Council to make a provision for at least \$10,000 for CARES in the 2004-5 Management Plan budget.

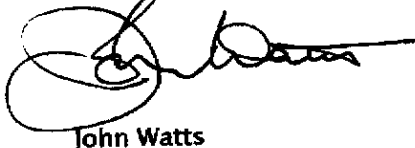
To my knowledge, no one from Council Management ranks has visited CARES in recent times or seen the new building. If it would help to evaluate this request, could I invite you and your department heads to come to CARES to inspect the facility and the additions currently being made.

Attached is a copy of the information we are distributing to prospective corporate sponsors. It gives a brief explanation of the CARES program, the reasons for the current building program and the tasks yet to be completed. From this, you will see that despite the volunteer labour, there are quite a few items that have to be purchased, hence our appeal to Council to assist with funding.

If I can assist with further explanation, please contact me on 9144 7656 and if you or your staff will accept the invitation to visit CARES, I will be more than happy to show you around.

I look forward to a response.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Watts', with a long horizontal flourish extending to the right.

John Watts

CARES

(Community & Road education Scheme)

ST IVES

CARES has now been operating at St Ives for some 10 years. It is a program designed to shape childrens' attitudes and knowledge of Road Safety issues. CARES focusses on primary school children of approximately 9 to 12 years of age to help them develop road sense, understand road rules, and prepare them for the day they will seek a licence to drive a car.

Apart from the classroom tuition, practical experience is gained by riding bicycles around a specially built half scale road network which features traffic lights, pedestrian crossings, right and left hand turns, speed humps etc and all the road features normally encountered. Students riding bicycles around this network are coached in their skills, complimented and critiqued as necessary by Police Officers selected for their skills in relating to and teaching children.

The program has been very successful but from experience over the 10 years, there are a number of improvements to the facility to be implemented.

CARES takes a maximum of 60 children at a time. We have found that there is insufficient under cover space to handle that many when the weather is very hot or becomes wet.

To overcome this, CARES obtained from the Department of Defence, a disused demountable building, 20 metres x 9 metres, previously sited at the North Head School of Artillery. Army Engineers gave great help by dismantling the building and reassembling it at the CARES facility at St Ives. Army Reserve and Volunteer groups are currently working on the building to convert it for CARES use. In addition, it has to be made to comply with present day rules regarding bush fire protection, rain water detention, safety electrical requirements, disabled access, etc as well as connection to all services.

While we hope to complete much of this work with voluntary labour, there will still be considerable material cost and for that, we are seeking donations, cash or kind, to obtain the necessary materials to complete the job.

Some idea of the scope of these works may be obtained from perusal of the following list.

1. Enclose the foundations of the new building to prevent bush fire embers from being blown in. (a Rural Fire services requirement plus a security need)
2. Connection of electricity and telephone services to the new building from the existing facility. Also installation of an RCD safety switch is required.

3. Connection of water and drainage. Drainage will require a mascerator to pump waste about 40 metres to the existing septic tank. Water connection is important also for spot fire protection since the building is close to scrub.
4. Installation of the rain water detention tank and downpipe connections to the tank. This is a Council requirement.
5. Connection of security and smoke alarm systems to the existing building.
6. Installation of a roller shutter door to the new bike storage room.
7. Construction of an access ramp for wheel chair access, a balcony to access the doors and ramp to wheel bicycles into the bicycle storage section.
8. Relocation of the security fence to surround the new building. (While CARES is within the Honda lease which is security patrolled, there has been damage from vandals on several occasions.)
9. Construction of pathways to the new building.
10. Clean up and removal of rubbish from the surrounding area and repair of the landscaping.
11. Repair or replacement of the air conditioner in the large classroom. Since the building has a steel roof and steel cladding, this will be essential in hot weather.
12. Suitable carpet to be laid on the floor of the large classroom. (the children normally sit in the floor during lectures.)
13. Construction of fire stairs at the western end of the building.

Voluntary help has come so far from members of the Army Reserve, St Ives Progress Association and the Rotary Club of Sydney which has also contributed some funds. Honda have made available the additional land and Bunnings Hardware has also been generous. Much more help will be welcome.

John Watts
June 6, 2004

B. I see that the winter football codes are going to enjoy a cost reduction. This seems inequitable given the wear and tear these codes have on grounds. They also can hire a whole oval, yet codes like baseball and softball have to hire per diamond. The result is baseball and softball codes pay more than the high maintenance football codes. This seems inequitable.

Can you please take these concerns into consideration. I am more than happy to discuss these points if you wish.

Yours faithfully



Frank W Freeman

Phone [B] 9978-9972

[H] 9983-1586

email: Frank_freeman@asteron.com.au

cc Alan Fredericks

Input from Chairman of old Ku-ring-gai Sports Advisory Committee

Extract from Ku-ring-gai Council Draft Management Plan 2004 - 2008

**On Public Exhibition from 14 May to 11
June 2004**

Draft Fees & Charges 2004/2005 - from Page 22

Lighting - I have an issue with the changes to lighting costs and observe that the costs for selected grounds have increased markedly [20 – 30%] will others have had negligible change

NB: there is no charge mentioned for Bannockburn

Ground and proposed charges	Approx Increase	Rationale for increase?
Acron \$5.30 to \$5.50	Minor	
Auluba 1 & 2 \$5.30 to \$5.50	Minor	
Barra Brui \$5.30 to \$6.50	23%	Why???
Cliff \$5.30 to \$5.50	Minor	
Comenarra \$5.30 to \$5.50	Minor	
Hassell Park \$6.30 to \$6.50	Minor	
Lindfield (No 1) & (No 2) \$4.20 to \$5.50	31%	Why???
Lofberg (Oval) \$4.20 to \$5.50	31%	Why???
Lofberg (Netball Courts) \$5.80 to \$6.50	Minor	
Norman Griffith \$4.20 to \$6.50	55%	Why???
Primula \$5.30 to \$5.50	Minor	
Roseville Chase \$6.30 to \$6.50	Minor	
Samuel King (North Turramurra) \$5.30 to \$6.50	23%	Why???
St Ives Village Green \$4.20 to \$5.50	31%	Why???
St Ives Village Green (Netball Courts) \$5.30 to \$5.50	Minor	
Turramurra \$4.20 to \$5.50	31%	Why???
Warrimoo \$4.20 to \$5.50	31%	Why???
Wellington \$4.20 to \$6.50	55%	Why???
William Cowan \$6.30 to \$6.50	Minor	

Casual Sports Hire

I have no comment to make

Seasonal Hire

Sporting Code	Cost 2003 to 2004/09	Observation	2003/04 charges		Major concerns
			Half Day	Full Day	
Aero Club half day per half year (Annual hire July-Dec)	\$205.00 to \$215.00	Fine	205.00	392.00	Relatively comfortable
Archery half day per half year (Annual hire July-Dec)	\$205.00 to \$205.00	Fine	205.00	392.00	Relatively comfortable
Athletics half day	\$1,208.00 to \$1,270.00	Fine	1208.00	1785.00	Where is the full day booking fee?. If half days are charged, this represents a cost increase of 42%?
Baseball/Softball per diamond half day	\$323.00 to \$300.00	Why the reduction?	323.00	499.00	Ditto . If I understand, this represents a cost increase of 20%?
Cricket - Artificial Wicket half day (per Saturday Season)	\$328.00 to \$300.00	Why the reduction?	358.00	525.00	Only just comfortable
Cricket - Artificial Wicket half day (season - 15 Sundays)	\$215.00 to \$205.00	Why the reduction?	215.00	315.00	Ditto . If I understand, this represents a cost increase of 30%?
Cricket - Turf wicket full day (per Saturday Season)	\$3,500.00 to \$3,675.00	Fine	N/a	3500.00	Fine
Cricket - Turf wicket full day (season - 15 Sundays)	\$2,380.00 to \$2,505.00	Fine	N/a	2380.00	Fine
Dog Clubs half day per half year (Annual Hire July-December)	\$205.00 to \$215.00	Fine	205.00	392.00	Relatively comfortable
Hockey per field per half day	\$651.00 to \$685.00	Fine	651.00	998.00	Ditto . If I understand, this represents a cost increase of 37%?
Netball Courts per court half day	\$263.00 to \$230.00	Why the reduction?	263.00	438.00	Relatively comfortable
Australian Rules half day	\$637.00 to \$525.00	Why the reduction?	637.00	998.00	Relatively comfortable
Winter Sports Seasonal hire per field half day (per Saturday Season)	\$664.00 to \$525.00	Why the reduction?	664.00	998.00	Relatively comfortable but why a lower charge

Note: Seasonal maximum 22 weeks as advised by the Ku-ring-gai Netball Association

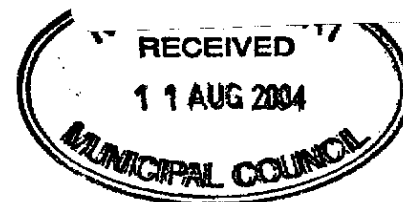
Winter Sports Seasonal hire per field half day (15 Sundays) \$452.00 to \$360.00

Winter Sports additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers (per day/per field). \$51.00 to \$55.00

Sportsgrounds - Training

Training for Seasonal Hirers Only

I have no comment to make other than to see that charges for cricket practice nets have reduced by 21% and I wonder why.



North Shore District Softball Association Response to the Proposed Fees and Charges 2004/20005

There are two key responses:

- 1: NSDSA rejects the proposed fees as both incomplete and invalid.
- 2: In terms of every other softball association within Sydney, Ku-Ring-Gai Municipal Council (KMC) delivers far less and charges far more. It is a shameful situation.

Background:

For the information of the new Council for season 2003 KMC attempted to invoice NSDSA in excess of \$40,000 for its fields. This led to a meeting with the then Mayor and Mr Head.

Below is part of our submission:

"The NSDSA runs a large competition for female athletes of all ages and levels of ability. It is a very space efficient sport – for example William Cowan on a Winter's day caters for approximately 1000 softball players and officials while in Summer less than 30 cricketers utilise the same space.

NSDSA has produced numerous State and Australian representatives plus caters for those with disabilities such as Downe's Syndrome and dwarfism.

NSDSA has consistently donated both funds and voluntary labour to the up-keep and improvement of its grounds and facilities at William Cowan Oval and The Village Green including the canteen, lights, back-nets, drainage, batting boxes and pitching mats, dolorite, turf and care of the turf.

There is a very basic iniquity in the way the KMC fees NSDSA for use of the grounds.

By charging per diamond rather than per field KMC inflates the cost of training and playing by approximately 500%. Cricket may hire William Cowan for \$6.25 per hour for training and can train as many teams as they like on the oval. Softball is charged by the diamond so with 5 diamonds that amount is 500% greater.

Australian Rules, Rugby and Soccer can train numerous teams on one oval but pay the same \$6.25 per hour. Softball (and baseball) are the only sports penalised in this way. Because baseball fields are so much larger they are penalised relatively less than softball.

Lighting? Same story – 500% mark up even though the same field is being lit.

This is clearly discriminatory and inequitable.

And it defies any economic logic. How can the same asset be rented for the same purpose – sport – and the return on that asset vary by 500%.

Not only is softball vastly over-charged, it receives no credit for the expenditure of its own funds to up-grade and maintain a Council asset. Cricket, our co-tenants, have not spent one penny on William Cowan."

The initial response to our submissions was a four-ninths reduction to \$24,000.

Then in letter dated Feb 17th 2004 (copy attached) NSDSA was advised:

"I can confirm that the policy of charging per location... (as opposed to per diamond)... will be applicable throughout this winter season and subsequent seasons"

The result was a reduction to \$12,840 from a starting point of over \$40,000.

KMC did retain its option to double bill – "where multiple groups share a location both groups will be charged.." Akin to double-hiring by taxis, this is simply dishonesty or fraud yet it is stated KMC policy.

To the key topics...

1: NSDSA rejects the proposed fees as both incomplete and invalid.

Competition.

Despite the letter of 17th Feb 2004 and its reference to "charging per location" and "subsequent seasons" there is still a reference to "per diamond". Whilst the letter refers to training the same logic that was applied to training should surely apply to competition – it is the same space.

There is no Full Day rate. In the past the afternoon part was charged at a significant discount – in round terms \$300 per half day and \$475 per full day. By omitting a full day rate KMC leaves it open to charge \$600 per day. This omission cannot be unintentional.

Training:

Despite the letter of 17th Feb 2004 there is a reference to "Diamond Hire". This is blatantly wrong for all the reasons proposed and accepted in KMC's letter.

Fees for lights and training have been increased – there is no valid reason for this.

Lights:

There are numerous emails from NSDSA to KMC regarding lights not coming on, lights not working and so on. It was several weeks into our season before KMC actually admitted lights were out and bulbs would take time to source.

The lighting is neither reliable nor of competition standard and no increase is justified.

Other softball associations have direct control over their lights. NSDSA does not have this facility. This is significant in view of the KMC Wet Weather Policy because we may cancel training due to wet weather only to find that soccer or other groups see the vacant fields and come on and train damaging our playing surface and leaving NSDSA liable to penalty. This has happened on several occasions.

Training:

There are numerous emails regarding our desire to improve the playing surface over the off-season. NSDSA offered both money and labour yet nothing was done other than a totally useless top-dressing with sand 1 or 2 days prior to the commencement of competition. Emails were ignored and a meeting not attended.

KMC has spent barely a brass farthing on our grounds.

William Cowan is Grossly Deficient:

- there are no permanent dugouts to protect players from stray balls and from the elements
- there are no enclosed diamonds or permanent infields

The effect of the above is that NSDSA is ineligible to host anything other than T Ball and Mod-Ball carnivals

- There is no competition standard lighting
- There are no warm-up areas. This increases the risk of player injury. Council has chosen to plant trees and so forth and has made no provision for any perimeter warm-up space.
- The back-nets are inadequate and do not protect users of the skate rink or vehicles and their occupants
- There is no effective drainage or watering system
- Storage is cramped, insecure and inadequate
- There are numerous risk factors that are currently being audited and addressed but that will require urgent attention by KMC. The NSDSA Risk Manager will be in contact with KMC in due course.

The Village Green is Grossly Deficient:

The Village Green is simply an unimproved sloping expanse of kikuyu grass. It is not an "oval" in any sense of the word. We use it for T Ball and lower grades because we have no option but by any objective sporting standard it is a joke. We are prevented from installing any permanent back-nets or any improvements.

It is half-lit by half-strength lights. How can KMC charge for something that is little more than a grassy slope? In its current state there should be no charge for the VG – it is a mown paddock.

Additional lighting is required so that the top end can be used for training. William Cowan and the Village Green are sub-standard compared to all other Sydney softball association grounds.

2: In terms of every other softball association within Sydney, Ku-Ring-Gai Municipal Council (KMC) delivers far less and charges far more. It is a shameful situation.

All our fellow Sydney associations have provided details of their costs, facilities and Council support. There are several aspects that NSDSA wishes to highlight:

- costs
- facilities and Council support.

Costs:

The total cost compromises competition, training and lights and needs to be compared on the basis of cost per week during the season and cost per team per week in season. These numbers directly reflect what it costs associations, clubs and players to participate.

The table below sets out these costs:

ASSOCIATION	HORNS BY	MANLY	PENRIT H	GEORGE' S RIVER	STN DIST	CUMBERLAN D	NSDSA
TEAMS	72	140	70	180	131	130	100
\$ COMPETITION	\$2200	\$4200	\$8,800	\$8,900		\$3064	\$5954
\$ TRAINING	\$120	NIL	NIL	NIL	NIL	NIL	\$7590
\$LIGHTS	NA	NIL	\$1500*	\$5100**	\$1500	\$1500***	\$4830
\$TOTAL	\$2320	\$4200	\$10,300	\$14,000	\$10,500	\$4564	\$18374
WEEKS/YEAR	21	30	52	52	38	52	23
\$/WEEK IN SEASON	\$110	\$140	\$198	\$269	\$276	\$88	\$799
\$/TEAM/WEEK IN SEASON	\$1.53	\$1.00	\$2.83	\$1.49	\$2.11	\$0.68	\$7.99

* Penrith pays per bank of International Standard lights as needed - estimate

** George's River pays \$850 per month over Winter - estimated cost is for 6 months

*** Cumberland has only 4 lit diamonds, 2 of IS standard - estimate

Key Cost Comparisons:

On average every other Sydney softball association pays a total of \$180 per week in season.

KMC charges NSDSA at current levels, without the proposed increases, \$799 per week -

4.4 times more.

The average cost per club team for every other Sydney association is \$1.61 per week.

KMC charges each club team \$7.99 per week - **5 times more**

KMC charges 450% - 500% more than any other Sydney Council charges for softball facilities.

And it is the players that ultimately pay.

Facilities and Council support:

Manly.

Manly is the most comparable association. They have a huge female only competition that grows annually. Manly pays a levy of \$3.00 per player that covers competition, training and lights. They have 140 teams compared with NSDSA's 100 teams yet their fees are 23% of that paid by NSDSA.

Manly Council enthusiastically supports female sport with constant ground and amenity improvements. By lowering costs and providing facilities they cultivate participation.

Penrith.

Penrith has a softball dedicated facility that operates all year round. They have permanent back-nets and dug-outs, IS lighting, enclosed diamonds and wonderful amenities. Their Council supports softball

George's River.

Again we have dedicated facilities, acres of fields, IS lighting, enclosed diamonds permanent dug-outs and superior amenities.

Cumberland.

Blacktown Council is a wonderful supporter of softball. The Mayor and several councillors are patrons. A new 45 acre site is to be developed in 4-5 years. In the meantime they enjoy permanent infields, IS lighting, enclosed diamonds, permanent dug-outs and a wonderful amenities block built by Council.

Southern Districts.

SD has acres of fields with enclosed diamonds, permanent dug-outs and superior amenities. All maintenance is FOC by Council and all materials are provided at cost.

Hornsby.

Hornsby is an emerging association that enjoys great support from Council in terms of the investment in their fields and amenities.

ST IVES CRICKET CLUB INC

(Established in 1926)

Email : stivescricket@compuserve.com

Website : www.stivescricket.com

Mail & Correspondence to: 33 Horace Street St Ives NSW 2075

Office Bearers:

President: Robert Dewstow

0414 610 582

Vice: Tim Paterson

President: 0412 792 679

Secretary: Tineke Forsyth

0413 0777 13

Treasurer: Rod Grosvenor

0419 632 621

14 June 2004

Carol Harper
Bookings Liaison Officer
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Dear Carol,

Re. your letter dated 17th May 2004 - Council's Management Plan for 2004-2008

The St Ives Cricket Club Inc. (Senior) does not have any objections to the issues raised in this letter.

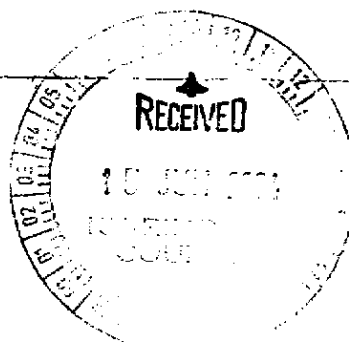
I have forwarded your 2004/04 Fees and Charges schedule onto our Treasurer Mr R.Grosvenor and he has approved the payment of same.

We note the new charges for the upcoming year and will alter our fee schedule accordingly.

In the meantime, please accept our apologies for the late payment of fees - this is due largely to the lateness of fees being paid into our Club for the last Cricket Season.

Yours in Cricketing,


Martina Cleland-Forsyth
Secretary



DETERMINATION OF ANNUAL REMUNERATION FEES FOR COUNCILLORS AND MAYORS

Pursuant to s.241 of the Local Government Act 1993, the annual fees to be paid in each of the categories determined under s.234 to Councillors, Mayors, members and chairpersons of County Councils during the period 1 July 2004 to 30 June 2005 are determined as follows:

	Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
	Minimum	Maximum	Minimum	Maximum
Category 5	5,875	6,460	6,240	10,615
Category 4	5,875	7,750	6,240	16,920
Category 3	5,875	12,925	12,490	28,215
Category 2	5,875	12,925	12,490	28,215
Category 1	8,810	16,450	18,730	43,705
Category 1A	11,745	19,385	24,970	56,505
S4	1,175	6,460	2,500	10,615
S3	1,175	3,875	2,500	7,055
S2	11,745	19,385	24,970	56,505
S1	17,625	25,850	107,840	141,900

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

Local Government Remuneration Tribunal

(The Honourable Charles L Cullen Q.C.)

Dated: 28 April 2004



Department of
Infrastructure, Planning and Natural Resources

Contact: Bob Waldron
Phone: (02) 9895 7947
Fax: (02) 9895 7946
Email: Bob.waldron@diplr.nsw.gov.au
Our ref: SRDF Council Contributions

The General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble
NSW 2073

1 April 2004

Dear Sir/Madam

CIRCULAR NO. F35

Assessment on Councils to meet loan interest and repayments due in the financial year 1 July 2004 to 30 June 2005 in respect of the Sydney Region Development Fund.

The Minister has approved making an assessment on councils within the Sydney Region Development Area, to meet loan interest and repayments due in the financial year July 2004 to June 2005 on loans attached to the Sydney Region Development Fund.

The Minister, as Corporation Sole, will require \$11.075 million for debt servicing costs during the 2004/2005 financial year. Toward this sum the State Government will provide \$5.034 million and councils \$6.041 million.

The amount required from councils has been apportioned in the manner provided in Regulations to the Environmental Planning and Assessment Act, 1979. A CPI adjustment of 2.0% has been applied for 2004-05. A Notice of Assessment is forwarded herewith setting out the amount to be paid by your council for the financial year 2004/2005.

The Minister has agreed that councils may pay the assessments by instalments, with 75% of the assessment being paid on or before 31 December 2004 and the remaining 25% being paid on or before 31 March 2005. Should councils choose not to pay by instalments the full 100% must be paid on or before 31 March 2005. An invoice will be forwarded to you after 30 June 2004.

Bob Waldron
Director, Land Management

**MINISTER ADMINISTERING THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
SYDNEY REGION DEVELOPMENT AREA
NOTICE OF ASSESSMENT**

Pursuant to Section 143 of the Environmental Planning and Assessment Act, 1979, the Minister administering that Act has made an assessment of the amount required for payment during the financial year July 2004 to June 2005 of interest on or repayment of principal of loans relating to the Development Fund for the Sydney Region Development Area and hereby gives notice that the assessment made upon the Ku-ring-gai Council is for **\$302021.95**



Bob Waldron
Director, Land Management Branch
(as delegate of the Minister administering
the Environmental Planning and Assessment
Act, 1979)
1st April 2004



JARDINE LLOYD THOMPSON

7 May 2004

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

Attention: Mr Bill Bright

Risk Services Division

Jardine Lloyd Thompson Pty Ltd
ABN 69 009 086 884
216-217 Clarence Street
Sydney NSW 2000
GPO Box 7003
Sydney NSW 2001
DX 13032 Market Street
<http://www.jlta.com.au>
Telephone 02 9320 2700
Facsimile (02) 9320 2799
Direct Dial 02 9320 2748
Email beecj@jlta.com.au

Dear Sir,

TENDER T.INS1/04

With reference to our tender dated 13 April 2004, and our conversation with Mr B Bright of Council today, it is confirmed that our submitted cost of \$550,000.00 (including GST) for Public Liability/ Professional Indemnity protection through Statewide Mutual for the year 30 June 2004 to 30 June 2005 will not be amended before or during the currency of the period.

Should Council require any further information, we will be pleased to assist you.

Yours faithfully,

John Beech
Property Mutual and Account Director

**Draft Fees & Charges 2004/2005****OPEN SPACE**

Open Space		
Fee Details	2003/2004	2004/2005
<i>Access Over Open Space</i>		
Access over open space (Following adoption of Council's Policy)	\$1 to \$3,000	\$1 to \$3,000
Advertising Fee	\$500.00	\$500.00
Neighbour Notification Fee	\$60.00	\$60.00
Access over open space bond (Following adoption of Council's Policy)	Up to \$40,000	Up to \$40,000
<i>Golf Courses</i>		
<i>Gordon Golf Course</i>		
Green Fees - Weekend & Public Holidays 18 holes	\$25.00	\$25.00
Green Fees - Weekday 18 holes	\$21.00	\$21.00
Green Fees - Twilight up to 18 holes (2 hours prior to sunset)	\$16.00	\$16.00
Green Fees - Weekday "Charity Event" Concession	\$12.00	\$12.00
Green Fees - Concession 18 holes (includes School Students, Pensioners, specials - proof required) (Note: Concessions apply to weekdays only)	\$13.00	\$13.00
Green Fees - School Student - Weekend Only (Current Student ID must be shown)	\$16.00	\$16.00
Green Fees - Senior Student - Weekday Only (Current Student ID must be shown)	\$16.00	\$16.00
Green Fees - Monday to Sunday & Public Holidays - 9 Holes	\$16.00	\$16.00
Green Fees - Family rate 18 holes (additional children \$13.00)	New	\$57.00
Green Fees - Family rate 9 holes (additional children \$13.00)	New	\$47.00
Caddy / Spectator fee 9 or 18 holes	New	\$6.50
<i>North Turramurra Golf Course</i>		
Green Fees - Weekend & Public Holidays 18 holes	\$25.00	\$25.00
Green Fees - Weekday 18 holes	\$21.00	\$21.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Green Fees - Twilight up to 18 holes (2 hours prior to sunset)	\$16.00	\$16.00
Green Fees - Weekday "Charity Event" Concession	\$12.00	\$12.00
Green Fees - Concession 18 holes (includes School Students, Pensioners, specials - proof required) (Note: Concessions apply to weekdays only)	\$13.00	\$13.00
Green Fees - School Student - Weekend Only (Current Student ID must be shown)	\$16.00	\$16.00
Green Fees - Senior Student - Weekday Only (Current Student ID must be shown)	\$16.00	\$16.00
Green Fees - Monday to Sunday & Public Holidays - 9 Holes	\$16.00	\$16.00
Green Fees - Family rate 18 holes (additional children \$13.00)	New	\$57.00
Green Fees - Family rate 9 holes (additional children \$13.00)	New	\$47.00
Caddy / Spectator fee 9 or 18 holes	New	\$6.50
Landscaping		
Landscaping Bonds		
Non residential, alterations & additions	Min\$1,000 - Max.\$10,000 (if over \$10,000, requires a report to Council)	Min\$1,000 - Max.\$10,000 (if over \$10,000, requires a report to Council)
New dwellings	Min.\$2,000 - Max.\$10,000 (over \$10,000, requires a report to Council)	Min.\$2,000 - Max.\$10,000 (over \$10,000, requires a report to Council)
Tree Protection Bond		
Tree protection bond	Min \$500.00 – Max \$50,000.00	Min \$500.00 – Max \$50,000.00
Nursery		
Sales - Retail		
Tube stock	\$3.00	\$3.00
100mm pots	\$4.65	\$4.75
140mm pots	\$7.95	\$8.95
200mm pots	\$15.95	\$16.95

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
200mm pot rare/threatened/difficult species including Telopea, Epacris, Actinotus, Persoonia, and others	New	\$19.95
200mm "rocket pot"	New	\$19.95
250mm pots	\$29.95	\$34.95
300mm pots	\$59.95	\$59.95
Potting mix 30L	\$8.50	\$9.50
Cow manure 25L	\$6.95	\$7.50
Tea tree mulch	\$22.95	\$24.50
Bamboo Stakes	\$0.20	\$0.20
Plastic Sleeves	\$0.40	\$0.40
Workshop Seminars		
Maximum 25 people (flat rate, duration up to 3 hours)	\$250.00	\$250.00
Maximum 25 people (flat rate, duration up to 6 hours)	\$500.00	\$500.00
Secondary /Tertiary students up to 3 hours (per person)	New	\$6.00
Secondary /Tertiary students up to 6 hours (per person)	New	\$9.50
TAFE propagation syllabus workshop 8 Hrs	New	\$850.00
Delivery Fee		
Within Ku-ring-gai Local Government Area	New	Free
Outside Ku-ring-gai LGA up to 10 km	New	\$10.00
Outside Ku-ring-gai LGA up to 20 km	New	\$20.00
Outside Ku-ring-gai LGA up to 30 km	New	\$30.00
Seed Collection		
Seed collection for contract growing –(per person per hour)	New	\$45.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
<i>Open Space Hire</i>		
General Charges (Excluding St Ives Showground)		
Booking fee	\$5.00	\$5.50
Bond for key issue (per casual booking)	\$50.00	\$50.00
Bond for key issue (per season)	\$200.00	\$200.00
Ground restoration bond, 100-500 people	\$500.00	\$500.00
Ground restoration bond, Over 500 people	\$1,000.00	\$1,000.00
Litter bond, 100-500 people	\$150.00	\$150.00
Litter bond, over 500 people	\$300.00	\$300.00
Public Liability Insurance - 0 to 25 people	\$10.00	\$11.00
Public Liability Insurance - 26 to 50 people	\$15.00	\$16.50
Public Liability Insurance - 51 to 100 people	\$25.00	\$27.50
Public Liability Insurance - 101 to 200 people	\$50.00	\$55.00
Additional grass cutting - at cost of additional service	"At Cost"	"At Cost"
Litter fee (per day)	"At Cost"	"At Cost"
Toilet cleaning fee (per day)	"At Cost"	"At Cost"
Equipment storage fee (per season / hire period)	\$165.50	\$165.50
Set up rate (per day)	\$89.00	\$95.00
Electricity supply, full day, per power point	\$44.00	\$44.00
Electricity supply, half day, per power point	\$22.00	\$22.00
Temporary structure, Jumping Castle - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, Jumping Castle - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$25.00	\$25.00
Temporary structure, marquee small - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$100.00	\$100.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Temporary structure, marquee small - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$200.00	\$200.00
Temporary structure, marquee medium - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee large – Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$300.00	\$300.00
Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$150.00	\$150.00
Parking (only when grounds used specifically for parking)	\$1,131.00	\$1,180.00
Public Gardens – Swain Garden & Wahroonga Park etc.		
<i>Note: Wedding Photography included in Ground Hire</i>		
Set up rate (per day)	\$89.00	\$95.00
Booking fee (excluding SISG)	\$5.00	\$5.50
Additional grass cutting - at cost of additional service	"At Cost"	"At Cost"
Litter fee (per day)	"At Cost"	"At Cost"
Toilet cleaning fee (per day)	"At Cost"	"At Cost"
Equipment storage fee (per season / hire period)	\$165.50	\$165.50
Electricity supply, full day, per power point	\$44.00	\$44.00
Electricity supply, half day, per power point	\$22.00	\$22.00
Ground Hire (0- 20 people) half day	\$33.00	\$35.00
Ground Hire (21-50 people) half day	\$50.00	\$53.00
Ground Hire (51-100 people) half day	\$132.50	\$135.00
Ground Hire (101-150 people) half day	\$160.00	\$165.00
Ground Hire (151-200 people) half day	\$209.50	\$220.00
Ground Hire (201-500 people) half day	\$413.50	\$445.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Ground Hire (over 501 people) half day	\$1,323.00	\$1,390.00
Swain Garden meeting room (per hour)	\$13.50	\$13.50
<i>Note: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in hire – general in addition to the Public Garden Hire fees.</i>		
Urban Parks & Other Open Space Land (Not covered by Public Gardens, Sportsgrounds or St Ives Showground)		
Set up rate (per day)	\$89.00	\$95.00
Temporary structure, Jumping Castle - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, Jumping Castle - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$25.00	\$25.00
Temporary structure, marquee small - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee small - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$200.00	\$200.00
Temporary structure, marquee medium - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee large – Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$300.00	\$300.00
Temporary structure, marquee large - Community Groups, Family Events, Registered per day or part there of (no pegs weighted only)	\$150.00	\$150.00
Booking fee (excluding SISG)	\$5.00	\$5.50
Additional grass cutting - at cost of additional service	"At Cost"	"At Cost"
Litter fee (per day)	"At Cost"	"At Cost"
Toilet cleaning fee (per day)	"At Cost"	"At Cost"
Equipment storage fee (per season / hire period)	\$165.50	\$165.50
Electricity supply, full day, per power point	\$44.00	\$44.00
Electricity supply, half day, per power point	\$22.00	\$22.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
<i>Note: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in Hire – General in addition to the Urban Park Hire fees.</i>		
<i>Note: Wedding Photography included in Ground Hire</i>		
Ground Hire (0-20 people) half day	\$33.00	\$35.00
Ground Hire (21-50 people) half day	\$50.00	\$53.00
Ground Hire (51-100 people) half day	\$88.00	\$100.00
Ground Hire (101-150 people) half day	\$138.00	\$145.00
Ground Hire (151-200 people) half day	\$193.00	\$200.00
Ground Hire (201-500 people) half day	\$275.50	\$300.00
Ground Hire (over 501 people) half day	\$882.00	\$930.00
<i>Publications for Sale</i>		
Resource information documents	\$25.00	\$25.00
Open Space Guidelines	\$60.00	\$60.00
Open Space Policies	\$25.00	\$25.00
Open Space Standards	\$60.00	\$60.00
<i>Sportsgrounds</i>		
General Fees & Special Event Hire		
Additional line markings (for all sports)	"At Cost"	"At Cost"
Personal training non exclusive use - Low intensity, per week (maximum 15 hours)	\$25.00	\$25.00
Personal training non exclusive use - Low intensity, per week (maximum 8 hours)	\$15.00	\$15.00
Ground Hire (0-20 people) half day	\$33.00	\$35.00
Ground Hire (21-50 people) half day	\$50.00	\$53.00
Ground Hire (51-99 people) half day	\$88.00	\$100.00
Ground Hire (100-150 people) half day	\$138.00	\$145.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Ground Hire (151-200 people) half day	\$193.00	\$200.00
Ground Hire (201-500 people) half day	\$275.50	\$300.00
Ground Hire (over 501 people) half day	\$882.00	\$930.00
Bond for Casual Club House hire	\$300.00	\$300.00
Casual Club House hire - Community per hour	New	\$16.00
Casual Club House hire - Commercial per hour	New	\$21.00
Set up rate (per day)	\$89.00	\$95.00
Temporary structure, Jumping Castle - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, Jumping Castle - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$25.00	\$25.00
Temporary structure, marquee small - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee small - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, marquee medium - Commercial/Corporate per day or part there of (no pegs weighted only)	\$200.00	\$200.00
Temporary structure, marquee medium - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee large - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$300.00	\$300.00
Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$150.00	\$150.00
Booking fee (excluding SISG)	\$5.00	\$5.50
Additional grass cutting - at cost of additional service	"At Cost"	"At Cost"
Litter fee (per day)	"At Cost"	"At Cost"
Toilet cleaning fee (per day)	"At Cost"	"At Cost"
Equipment storage fee (per season / hire period)	\$165.50	\$165.50
Electricity supply, full day, per power point	\$44.00	\$44.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Electricity supply, half day, per power point	\$22.00	\$22.00
Lighting		
<i>Note: Following fees are per hour / per location:</i>		
Acron	\$5.30	\$5.50
Auluba 1 & 2	\$5.30	\$5.50
Bannockburn	New	\$6.50
Barra Brui	\$5.30	\$6.50
Cliff	\$5.30	\$5.50
Comenarra	\$5.30	\$5.50
Hassell Park	\$6.30	\$6.50
Lindfield (No 1)	\$4.20	\$5.50
Lindfield (No.2)	\$4.20	\$5.50
Lofberg (Oval)	\$4.20	\$5.50
Lofberg (Netball Courts)	\$5.80	\$6.50
Norman Griffith	\$4.20	\$6.50
Primula	\$5.30	\$5.50
Roseville Chase	\$6.30	\$6.50
Samuel King (North Turramurra)	\$5.30	\$6.50
St Ives Village Green	\$4.20	\$5.50
St Ives Village Green (Netball Courts)	\$5.30	\$5.50
Turramurra	\$4.20	\$5.50
Warrimoo	\$4.20	\$5.50
Wellington	\$4.20	\$6.50
William Cowan	\$6.30	\$6.50

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Casual Sports Hire		
Aero Club half day	\$92.50	\$95.00
Archery half day	\$92.50	\$95.00
Athletics half day	\$92.50	\$95.00
Athletic Carnival / Gala Days: (per day) – Including markings at locations	\$178.50	\$185.00
Athletics Carnival / Gala Day (Per day) No markings	\$94.50	\$95.00
Australian Rules half day	\$92.50	\$95.00
Baseball/Softball per diamond half day	\$45.00	\$48.00
Cricket Artificial wicket half day	\$92.50	\$95.00
Cricket Turf wicket full day only	\$518.00	\$545.00
Dog Clubs half day	\$92.50	\$95.00
Hockey half day	\$92.50	\$95.00
Netball Courts (per court) half day	\$18.50	\$20.00
Rugby half day per field	\$92.50	\$95.00
Skateboard facility-community demonstrations per hour	\$66.00	\$70.00
Skateboard facility-commercial demonstrations per hour	\$131.00	\$140.00
Skateboard facility-community use (schools etc) half day	\$273.00	\$280.00
Skateboard facility-commercial use half day	\$536.00	\$560.00
Soccer half day per field	\$92.50	\$95.00
Training – Australian Rules, Ruby League, Rugby Union, Soccer, Touch, Cricket, Athletics, any other activities (per hour, may be on a share basis)	\$16.00	\$16.00
School Sport		
<i>Note: Bookings after 4pm may be on a share basis with other organisations</i>		
Athletic Carnival/Gala days: (per day) – Including markings at locations advised by Sport & Recreation	\$178.50	\$185.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Athletics Carnival / Gala Day (per day) No markings	\$94.50	\$95.00
Netball (per court) Weekday 9am-4pm per hour	\$4.20	\$4.50
Rugby League, Rugby Union, Soccer, Touch Football, Cricket, Baseball, Softball, Athletics Archery and Australian rules per field Weekday 9am – 4pm.	\$6.80	\$7.00
Netball (per court) full day, Weekend only	\$20.00	\$22.00
Netball (per court) half day, Weekend only	\$13.00	\$11.00
Rugby League, Rugby Union, Soccer, Touch Football, Cricket, Baseball, Softball, Athletics, Archery and Australian rules - weekend only, half day	\$37.50	\$40.00
Seasonal Hire		
<i>Note: Seasonal Hire is: Summer 18/09/04-12/03/05 Winter 02/04/05-27/08/05 unless otherwise stated</i>		
Aero Club half day per half year (Annual hire July-December)	\$205.00	\$215.00
Archery half day per half year (Annual hire July-December)	\$205.00	\$215.00
Australian Rules half day	\$637.00	\$525.00
Athletics half day	\$1,208.00	\$1,270.00
Baseball/Softball per diamond half day	\$323.00	\$260.00
Cricket - Artificial Wicket half day (per Saturday Season)	\$328.00	\$300.00
Cricket - Artificial Wicket half day (season - 15 Sundays)	\$215.00	\$215.00
Cricket Artificial Wicket additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers of artificial wickets only (per day).	\$46.00	\$50.00
Cricket - Turf wicket full day (per Saturday Season)	\$3,500.00	\$3,675.00
Cricket - Turf wicket full day (season - 15 Sundays)	\$2,380.00	\$2,505.00
Cricket Turf Wicket additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers of Turf Wickets only (per day).	\$130.00	\$140.00
Dog Clubs half day per half year (Annual Hire July-December)	\$205.00	\$215.00
Hockey per field per half day	\$651.00	\$685.00
Netball Courts per court half day	\$263.00	\$230.00

Draft Fees & Charges 2004/2005

Open Space		
Fee Details	2003/2004	2004/2005
<i>Note: Seasonal maximum 22 weeks as advised by the Ku-ring-gai Netball Association</i>		
Winter Sports Seasonal hire per field half day (per Saturday Season)	\$664.00	\$525.00
Winter Sports Seasonal hire per field half day (15 Sundays)	\$452.00	\$360.00
Winter Sports additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers (per day/per field).	\$51.00	\$55.00
Winter Sport Season Hire (maximum 22 dates) per field, per night	New	\$664.00
<i>Note: Only available to the clubs & associations who hire fields on a seasonal basis</i>		
Sportsgrounds-Training		
Training for Seasonal Hirers Only		
<i>Note: Following fees per hour, per location - weekdays only, share agreement permitted between organisations</i>		
Cricket Artificial practice nets (per wicket strip)	\$6.60	\$5.00
Netball per court	New	\$4.50
Field Hire	\$6.60	\$7.00
Tennis Courts		
Promotional Specials (acrylic courts casual) per hour	\$6.50	\$6.50
Promotional Specials (synthetic grass courts casual) per hour	\$8.00	\$8.00
Storage Fee (per 6 months)	\$121.50	\$125.00
Penalty Charge - unauthorised use of Council's courts	\$110.00	\$110.00
Penalty Charge - unauthorised coaches use of Council's courts	\$365.00	\$365.00
Acrylic Court		
<i>Note: Monday – Friday 8am – 5pm EST & 8am – 8pm Daylight Savings (per court / per hour)</i>		
Tennis Court Charges - School Students	\$6.30	\$6.50
Tennis Court Charges - Public, casual 1-11 weeks	\$11.00	\$11.50
Tennis Court Charges - Public, permanent - long term (22 wks) and short term (12 wks)	\$8.00	\$8.50

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Tennis Court Charges - Professional Coaches - casual 1-11 weeks	\$13.30	\$13.30
Tennis Court Charges - Professional Coaches, permanent, long term and short term	\$10.00	\$10.00
<i>Note: Weekend - 8.00am to 5pm EST & 8am – 8pm Daylight Savings- Per court Per hour</i>		
Tennis Court Charges - Public Junior/Clubs/School Saturday Morning 1-11 weeks	\$8.00	\$8.50
Tennis Court Charges - Public Junior/Club/School Saturday Morning permanent	\$7.00	\$7.50
Tennis Court Charges - Public casual 1-11 weeks	\$13.00	\$13.50
Tennis Court Charges - Public permanent - long term (22 wks) and short term (12 wks)	\$10.50	\$11.00
Tennis Court Charges - Professional Coaches, casual 1-11 weeks	\$15.50	\$15.50
Tennis Court Charges - Professional Coaches, permanent, long term and short term	\$12.00	\$12.00
Synthetic Grass Court		
<i>Note: Monday – Friday 8am – 5pm EST & 8am – 8pm Daylight Savings (Per court per hour)</i>		
Tennis Court Charges – School Students	\$8.00	\$8.50
Tennis Court Charges casual, 1-11 weeks	\$13.60	\$14.00
Tennis Court Charges permanent - long term (22 wks) and short term (12 wks)	\$10.00	\$10.50
Tennis Court Charges - Professional Coaches, casual 1-11 weeks	\$17.00	\$16.00
Tennis Court Charges - Professional Coaches - long term and short term	\$12.00	\$11.00
<i>Note: Weekend - 8.00am to 5pm EST & 8am – 8pm Daylight Savings- Per court Per hour</i>		
Tennis Court Charges casual School Saturday Morning 1-11 weeks	\$10.30	\$11.00
Tennis Court Charges - /School Saturday Morning permanent	\$8.60	\$9.50
Tennis Court Charges casual 1-11 weeks	\$16.00	\$16.50
Tennis Court Charges permanent - long term (22 wks) and short term (12 wks)	\$13.00	\$13.50
Tennis Court Charges - Professional Coaches, casual - 1-11 weeks	\$19.00	\$18.00
Tennis Court Charges - Professional Coaches, permanent - long term and short term	\$15.30	\$14.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Floodlit Courts		
<i>Note: Monday – Sunday 5pm – 10pm EST & 8pm – 10pm Daylight Savings (St Ives Village Green 5pm-9pm)</i>		
Floodlit courts casual per hour acrylic	New	\$18.00
Floodlit courts permanent per hour acrylic	New	\$13.00
Floodlit courts coaches casual per hour acrylic	New	\$19.50
Floodlit courts coaches permanent per hour acrylic	New	\$15.50
Floodlit Courts – Casual per hour – synthetic grass	\$21.00	\$21.00
Floodlit Courts – Permanent (10wks) per hour synthetic grass	\$16.00	\$16.00
Floodlit Courts – Casual Coaches per hour synthetic grass	\$22.80	\$22.80
Floodlit Courts - Permanent Coaches (11-12 wks) per hour synthetic grass	\$18.50	\$18.50
St Ives Showground		
Booking Fee	\$5.50	\$5.50
Ground restoration bond (100-500 people)	\$500.00	\$500.00
Ground restoration bond (over 500 people)	\$1,000.00	\$1,000.00
Litter bond (100-500 people)	\$150.00	\$150.00
Litter bond (over 500 people)	\$300.00	\$300.00
Litter fee (per day)	"At Cost"	"At Cost"
Grass cutting	"At Cost"	"At Cost"
Toilet cleaning fee (per day)	"At Cost"	"At Cost"
Additional markings (at cost)	"At Cost"	"At Cost"
Equipment storage (per season / hire period)	\$165.50	\$165.50
Set up rate	\$88.00	\$95.00
Temporary structure, Jumping Castle - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$50.00	\$50.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Temporary structure, Jumping Castle - Community Groups, Family Events, Registered Charities, per day or part there of (no pegs weighted only)	\$25.00	\$25.00
Temporary structure, marquee small - Commercial/Corporate Bookings per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee small - Community Groups, Family Events, Registered Charities, per day or part there of (no pegs weighted only)	\$50.00	\$50.00
Temporary structure, marquee medium Commercial/Corporate per day or part there of (no pegs weighted only)	\$200.00	\$200.00
Temporary structure, marquee medium Community Groups, Family Events, Registered Charities, per day or part there of (no pegs weighted only)	\$100.00	\$100.00
Temporary structure, marquee large - Commercial/Corporate Bookings, per day or part there of (no pegs weighted only)	\$300.00	\$300.00
Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part there of (no pegs weighted only)	\$150.00	\$150.00
Power point, per half day, per power point	\$22.00	\$22.00
Power point, per full day, per power point	\$44.00	\$44.00
Caravan site - no power (per day)	\$15.00	\$15.00
Caravan site - with power (per day)	\$25.00	\$25.00
Tent - no power (per day)	\$10.00	\$10.00
Tent - with power (per day)	\$15.00	\$15.00
Night Training (per hour per field)	\$7.00	\$7.00
Floodlights (per hour)	\$21.00	\$21.00
Children's Animal Farm	\$50.00	\$50.00
Car parking		
Car parking fee - 50 to 100 cars	\$107.50	\$115.00
Car parking fee - 101 to 200 cars	\$215.50	\$230.00
Car parking fee - 201 to 300 cars	\$431.00	\$455.00
Car parking fee - 301 to 400 cars	\$646.00	\$680.00
Car parking fee - 401 to 500 cars	\$1,077.00	\$1,090.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Car parking fee - events over 500 cars	\$1,130.00	\$1,190.00
Public Liability Insurance		
Public Liability Insurance - 0 to 25 people	\$10.00	\$11.00
Public Liability Insurance - 26 to 50 people	\$15.00	\$16.50
Public Liability Insurance - 51 to 100 people	\$25.00	\$27.50
Public Liability Insurance - 101 to 200 people	\$50.00	\$55.00
Northside Agricultural & Horticultural Society Shows		
Litter bond	\$2,000.00	\$2,000.00
Ground restoration bond	\$4,000.00	\$4,000.00
Society days (per day)	\$993.00	\$995.00
Set up day	\$496.00	\$500.00
Showground Areas		
<i>Note: Prices do not include general hire fees, these will be charged in addition to area hire fees where applicable</i>		
Picnic Areas		
Picnic table (per day) - Area 6 only	\$21.00	\$25.00
Ground Hire (0-20 people) half day	\$31.50	\$35.00
Ground Hire (21-50 people) half day	\$50.00	\$53.00
Ground Hire (51-100 people) half day	\$84.00	\$90.00
Ground Hire (101-150 people) half day	\$131.00	\$135.00
Ground Hire (151-200 people) half day	\$184.00	\$190.00
Ground Hire (201-500 people) half day	\$263.00	\$270.00
Ground Hire (over 500 people) half day	\$840.00	\$900.00
Main Arena track – per hour	\$22.00	\$25.00
Cross Country Athletics Event (0-500 people) includes Main Arena, excludes pavilions	\$178.50	\$185.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Cross Country Athletics Event (501-1000 people) includes Main Arena, excludes pavilions	\$412.00	\$435.00
Cross Country Athletics Event (over 1000 people) includes Main Arena, excludes pavilions	\$500.00	\$525.00
Soccer - casual hire per field, per half day	\$92.50	\$92.50
Soccer - Seasonal hire per field per half day (maximum 22 dates)	\$664.00	\$525.00
Model Flying area (per day)	\$210.00	\$220.00
Dog Ring No 1 (per day)	\$60.00	\$61.50
Dog Ring No 6 (per day)	\$30.00	\$31.00
Dog Ring No 7 (per day)	\$30.00	\$31.00
Dog Ring floodlights per hour	\$4.00	\$4.20
The Princess Anne Equestrian Area (per day)	\$210.00	\$220.00
Equestrian Activities Including hire of Main Arena, horse and tie stalls, and control tower, but not including the hire of any picnic area used in conjunction with the equestrian activity (per day)	\$412.00	\$435.00
Jim Watson Arena & control tower (per day) (This is not including the picnic area)	\$412.00	\$435.00
Major Event (commercial) Note: Excludes Pavilion and permanent hire areas.	\$2,700.00	\$2,835.00
Major Events (non-profit) Note: Excludes Pavilion and permanent hire areas.	\$1,047.00	\$1,100.00
Pavilion & Building Hire		
<i>Note: Pavilion Hire Includes use of internal power and fittings</i>		
<i>Note: Community Hirers are: Schools, Community Groups, Non-profit Organisations, Registered Charities and Family Events. Commercial Hirers are organisations holding Commercial/Corporate Functions, Exhibitions, Training or Instruction by Private Companies</i>		
Bond for Pavilion and Building Hire	\$300.00	\$300.00
Dog Huts (per day)	\$36.00	\$38.00
Dog Hut B (per hour)	\$5.00	\$5.25
Rotary Kiosk Community (per day)	\$99.00	\$100.00
Rotary Kiosk Commercial (per day)	\$115.50	\$120.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Rotary Kiosk (per hour)	\$8.00	\$8.50
Jim Powell Pavilion		
Community (per hour)	\$15.50	\$16.00
Commercial (per hour)	\$21.00	\$25.00
Louise Lennon Pavilion		
Community (per hour)	\$26.50	\$28.00
Commercial (per hour)	\$39.00	\$45.00
Additional time after 12 midnight-1am (latest)	\$160.00	\$160.00
Exhibition/Commercial sale rate (per day for two days or more)	\$378.00	\$400.00
Douglas Pickering Pavilion		
Community (per hour)	\$33.00	\$34.50
Commercial (per hour)	\$47.50	\$50.00
Additional time after 12 midnight-1am (latest)	\$200.00	\$200.00
Exhibition/Commercial sale rate (per day for two days or more)	\$473.00	\$500.00
Swimming Pool		
User fees	Subject to Report pre commencement of Swimming Season	
Tree Management		
Basic Application Fee under the Tree Preservation Order (includes one tree)	\$75.00	\$75.00
Up to 10 trees	\$10.00	\$10.00
For each and every tree in excess of 10 trees	\$15.00	\$15.00
Tree Review Application (for each tree)	\$50.00	\$50.00
Tree Pruning (no advertising)	\$35.00	\$35.00
Applications by pensioners - general (card must be produced)	\$35.00	\$35.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Applications by pensioners - tree pruning (card must be produced)	\$15.00	\$15.00
Applications by pensioners - review of application (card must be produced)	\$35.00	\$35.00
Wildflower Garden Admission Fees		
Environmental Education Groups/Schools (per student)	\$2.00	\$2.00
Family (2 adults & 2 children)	\$7.00	\$7.00
Adults (18 years & over)	\$3.00	\$3.00
Children (5 to 17 years)	\$2.00	\$2.00
Infants (0 to 4 years) – No Charge	N/A	N/A
Pensioners/Disabled Persons (on production of Pension/Identification Card)	\$2.00	\$2.00
Coach - group concessions	\$50.00	\$50.00
Mini-bus - group concessions	\$20.00	\$20.00
Annual Passes		
<i>Note: Annual Passes (valid for 12 months from date of issue):</i>		
Family (2 adults & 2 children)	\$40.00	\$40.00
Adults (18 years & over)	\$25.00	\$25.00
Children (5 to 17 years)	\$15.00	\$15.00
Infants (0 to 4 years) – No Charge	N/A	N/A
Pensioners/Disabled Persons (on production of Pension/Identification Card)	\$15.00	\$15.00
Spotlight/Breakfast		
Family People in Parks (2 Adults & 2 Children)	\$25.00	\$30.00 to \$40.00
Adult participants	\$8.00 to \$15.00	\$8.50 to \$15.00
Child participants	\$7.00 to \$10.00	\$7.50 to \$10.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Bushland Education		
<i>Note: The following fees include admission (minimum numbers apply):</i>		
People In Parks - Family (2 adults & 2 children)	\$20.00	\$20.00 to \$30.00
People In Parks - Child	\$5.50 to \$8.00	\$5.50 to \$8.00
People in Parks - Adult	\$3.50 to \$8.00	\$4.00 to \$8.00
Students – half day per person	\$6.00	\$6.00
Students – full day per person	\$9.50	\$9.50
Secondary students – half day (Year 7 – 12) per person	\$6.00	\$6.00
Secondary students – full day (Year 7 – 12) per person	\$9.50	\$9.50
Primary students – half day (K - Year 6) per person	\$5.00	\$5.00
Primary students – full day (K - Year 6) per person	\$7.00	\$7.00
Playgroup/Pre School - Child participant	\$3.00	\$3.00
Playgroup/Pre School - Adult participant	\$4.00	\$4.00
Step into the Bush - per participant	\$5.50	\$5.50
Community Group Activities - Child participant	\$7.00 to \$15.00	\$7.00 to \$15.00
Community Group Activities - Adult participant	\$3.00 to \$10.00	\$3.00 to \$10.00
Community Education - Child participant	\$7.00 to \$15.00	\$7.00 to \$15.00
Community Education - Adult participant	\$15 to \$30.00	\$15.00 to \$30.00
Bush birthday parties per child	\$10.00	\$10.00
Bush birthday parties per adult	\$3.00	\$3.00
Bush Birthday parties - Cancellation fee	\$20.00	\$20.00
Visitor Centre Hire		
<i>Note: Day Bookings (10:00am – 4:00pm)</i>		

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Environmental Education Groups per hour (First 3 hrs free then per hour)	\$50.00	\$50.00
Security bond/deposit	\$275.00	\$275.00
General bookings per hour (minimum 3 hrs)	\$50.00	\$50.00
<i>Weekend Daytime hire</i>	New Fee	\$60.00
<i>Note: Evening Bookings (4:00pm – midnight)</i>		
Environmental Education Groups per hour (maximum 3 hrs) (4pm-12am) after 3 hours \$98.00	\$30.00	\$30.00
General bookings per hour (minimum 3 hrs)	\$98.00	\$98.00
Security bond/deposit	\$350.00	\$350.00
<i>Note: Late Night Extension (midnight – 11:00am)</i>		
General bookings per hour (maximum 3 hrs)	\$160.00	\$160.00
Environmental Education Groups per hour (maximum 3 hrs)	\$45.00	\$45.00
Booking fee	New	\$5.50
Public Liability Insurance		
Public Liability Insurance (0-25) people	New	\$11.00
Public Liability Insurance (26-50) people	New	\$16.50
Public Liability Insurance (51-100) people	New	\$27.50
Public Liability Insurance (101+) people	New	\$55.00
Dampiers Clearing		
General Booking (10am – 4pm)	New	\$125.00
Special Events on designated Walking Tracks and Service Trails		
(Commercial Activities)		
Gate key bond (only in conjunction with authorised booking)	New	\$200.00

**Draft Fees & Charges 2004/2005**

Open Space		
Fee Details	2003/2004	2004/2005
Supervision Fee (if and as specified by authorising officer)		
Standard Hours per hour	New	\$55.00
After Hours per hour	New	\$71.50
Environmental Fee (per km of Track or trail minimum 1 km)		
Walking/running/orienteering		
1 –20 persons per hour	New	\$25.00
21 –40 persons per hour	New	\$40.00
41 –60 persons per hour	New	\$60.00
61 –80 persons per hour	New	\$85.00
81+ persons per hour	New	\$120.00
Mountain Biking and Horse Riding (designated service trails only)		
1 –20 persons per hour	New	\$40.00
21 –40 persons per hour	New	\$75.00
41 –60 persons per hour	New	\$100.00
61 –80 persons per hour	New	\$120.00
81+ persons per hour	New	\$150.00

REPRESENTATION ON COMMUNITY COMMITTEES / ORGANISATIONS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to make appointments to community committees / organisations.
BACKGROUND:	Not applicable
COMMENTS:	Council is represented on a number of community bodies, which include community organisations of which Council is a significant stakeholder and Advisory Committees for various government departments.
RECOMMENDATION:	That Council make appointments to community committees/organisations as required and that the community committees and organisations be informed of Council's representatives.

PURPOSE OF REPORT

For Council to make appointments to community committees / organisations.

BACKGROUND

Not applicable.

COMMENTS

Council is represented on the following community bodies and committees. Council is required to nominate representatives for each of these bodies.

Committee/Organisation	Number to be appointed
The Ku-ring-gai Police and Community Safety Committee	1
Ku-ring-gai Meals on Wheels Inc	1
Eryldene Trust	2
RTA-Sydney Region Combined Consultative Forum	1
Hornsby/Ku-ring-gai Bushfire Management Committee	1
Sydney Harbour and Foreshores Committee	1
Metropolitan Public Libraries Association	1
UTS Ku-ring-gai Consultative Committee	1
Rural Fire Service District Liaison Committee	1
Hawkesbury/Nepean Local Government Advisory Group	1 plus 1 Alternate
Epping to Chatswood Rail Line – Lane Cove National Park Community Liaison Group	1

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments have reviewed the list of committees and bodies currently requiring representation.

SUMMARY

Councillor representation on the external committees identified in this report is an important component of representing Council and the community's views on a range of matters relevant to Ku-ring-gai.

RECOMMENDATION

- A. That Council make appointments to community committees/organisations as listed in this report.
- B. That the community committees/organisations be informed of Council's representatives.

Geoff O'Rourke
Senior Governance Officer

Brian Bell
General Manager

NOTICE OF MOTION

FLASHING LIGHTS AT SCHOOL ZONE IN HORACE STREET, ST IVES

Notice of Motion from Councillor T Hall dated 15 June 2004.

I move:

“That the Mayor and interested Councillors seek a deputation with the assistance of the Member for Davidson to the Minister for Roads to include the 40kph school zone as a trial for flashing lights to be installed in Horace Street, St Ives in order to strengthen the awareness of the school zone in the interests of traffic safety for a large school children population crossing this part of sub-Arterial Road 2043.”

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Tony Hall
Councillor for St Ives Ward

Attachments: Background information under separate cover

NOTICE OF MOTION

CODE OF CONDUCT

Notice of Motion from Councillor L Bennett dated 16 June 2004.

I move:

- A. That the following be incorporated in the Code of Conduct and placed on public exhibition:

“Pre- and post-lodgment meetings concerning Development Applications and Rezoning Applications

- (i) meetings between Councillors and applicants, applicant’s representatives, developers, or others with a financial interest in applications shall not occur other than in accordance with (ii)
- (ii) in extraordinary circumstances the General Manager may organise such meetings and all Councillors shall be given the opportunity to attend or Council may resolve to hold such meetings
- (iii) such meetings shall be for information purposes only

Political Donations, gifts or benefits

Where a Councillor has received a political donation, gift or other benefit from an individual or organisation that has a financial interest in a Development Application or Rezoning Application

- (i) this be defined as a conflict of interest and,
- (ii) the Councillor absent themselves from any Council briefing on the application
- (iii) the Councillor not discuss the application with staff or any other Councillor
- (iv) when the matter comes to Council the Councillor shall declare a conflict of interest at the beginning of the Council meeting and should leave the Council Chamber when the matter comes before Council”

NOTICE OF MOTION

STAGE 2

Notice of Motion from Councillor L Bennett dated 15 June 2004.

I move:

With respect to the Minister's Direction under Section 55 of the Act "to prepare an LEP in relation to areas in and around the existing retail and commercial areas within the rail/road corridor in Ku-ring-gai" that:

- A. Within the timeframe given by the Minister, Council examine opportunities in all the areas covered by the Minister's Directive. To ensure that individual Centres are not put at risk of over-development the LEP should not be staged.
- B. In accordance with the Minister's publicly reported comments, particular attention is paid to the Gordon CBD. That this consideration includes (but is not limited to) the area presently zoned commercial fronting the Pacific Highway up to Merriwa Street.
- C. Where retail/commercial Centres are split by the Pacific Highway and opportunities exist to re-orientate shopping Centres away from the Highway consideration be given to this in the planning process.
- D. A Report be brought to Council on the possibility of running a design competition for selected CBD's to ensure the best planning outcomes.
- E. Council not adopt any program in the Management Plan which is inconsistent with the Minister's Directive and which will frustrate/delay the process of receiving an exemption for the 95% of Ku-ring-gai currently subject to SEPP 53 and SEPP 5.
- F. The General Manager Report to Council urgently on the resources necessary to undertake this task.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Laura Bennett
Councillor for St Ives Ward

Item 2

S02554
16 June 2004

- B. That during the exhibition period ICAC be sent copies of the draft changes with a request for comment and/or suggestions and that any such response be considered when the matter comes to Council after the exhibition period.
- C. The General Manager may seek legal advice as to whether any aspect of the proposed additions to the Code of Conduct are unlawful or beyond the capacity of Council to adopt. Such legal advice shall not be confidential.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Laura Bennett
Councillor for St Ives Ward