



**ORDINARY MEETING OF COUNCIL  
TO BE HELD ON TUESDAY, 24 AUGUST 2010 AT 7.00PM  
LEVEL 3, COUNCIL CHAMBERS**

**A G E N D A**  
**\*\* \*\* \* \*\* \* \*\* \***

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

**APOLOGIES**

**DECLARATIONS OF INTEREST**

**CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING**

**ADDRESS THE COUNCIL**

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

**DOCUMENTS CIRCULATED TO COUNCILLORS**

**CONFIRMATION OF MINUTES**

**Minutes of Ordinary Meeting of Council**

File: S02131

Meeting held 10 August 2010

Minutes numbered 219 to 254

**MINUTES FROM THE MAYOR**

**PETITIONS**

File: S02243

"We, residents and ratepayers of the Ku-ring-gai Municipal Council area and users of the Dog Off-Leash Area located in Bicentennial Park, Yanko Road, West Pymble wish to express our disappointment and frustration about the current state of this area.

We do appreciate the new park benches but this area remains behind the construction fence and cannot be accessed. Semi-mature shade trees are urgently required so that users have some protection from the summer sun or alternatively shade cloth could provide this protection. We also hope lighting will be installed so that people who return from work after dark can exercise their dogs (particularly important in winter when daylight hours are so much shorter). The bins for dog faeces are rarely emptied, one bin is damaged, and the odour is often over-powering. This cannot meet the health and sanitation standards we expect in Ku-ring-gai. Furthermore, unlike other KMC off-leash dog areas, Council has not provided a doggy-bag dispenser.

For some months already, the gates have been in a serious state of disrepair. The latch on the lower gate is broken; the top gate is not only difficult to close but has a large gap below and is therefore incapable of ensuring that medium and small breeds are unable to escape.

Much of the perimeter fence has a gap underneath, the wire is loose, and small to medium dogs can in fact get out. This is dangerous because the traffic on Yanko Road is both heavy and travelling at speed.

Since the work on the adjacent sports field (water conservation), the off-leash dog area has been getting increased seepage and, with the rain in recent months, much of it has turned into a bog. To make matters worse, a crane was brought into the off-leash dog area about 2 weeks ago leaving deep tracks in which water has collected, turning that section into a mud bath. While the section of fence was replaced when the crane was removed, the wire under the fence remains in a heap nearby. Furthermore, the surface requires both drainage and/or sandy top-dressing to reduce the extent of bog.

A sign without council logo has indicated on three occasions since 7 July that the park is closed for work, and on another that, owing to weather, the closure has been postponed. However, apart from the damage caused by the brief presence of the crane, no work has been undertaken.

In the Ku-ring-gai Landscape Master Plan, Bicentennial Park is not mentioned and, while much of it is a very pleasant recreational area, the off-leash dog area, which is both highly valued for dog exercise and greatly used, is an eyesore.

We ask you to undertake some reparations without delay as this is a valuable resource greatly appreciated by local dog-owners but currently in such a deplorable state that most dog-owners are finding it unusable.

We urge your immediate action, particularly to the following items: repair to gates & fencing; weekly emptying of bins; provision of doggy-bag dispenser; drainage, top-dressing

& returfing of surface; tree planting/other cover & lighting, and respectfully await your written reply following the coming Council meeting to confirm action."

PT.2     **Philip Mall, West Pymble - Petition for Improved Lighting -**     **3**  
**(Three Hundred & Forty-Six [346] Signatures)**

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Files: S02622, S07041

"We, the undersigned, agree that the lighting in Phillip Mall is outdated, insufficient and unsafe."

## **GENERAL BUSINESS**

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

GB.1     **Local Government Association Conference 2010**     **4**

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File: CY00210/2

For Council to determine its delegates to the 2010 Local Government Association of NSW Annual Conference.

### **Recommendation:**

That Council determine its elected delegates and the General Manager and/or his delegate accompany elected representatives to the Conference.

GB.2     **Tulkiyan Management Committee**     **10**

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File: S02153

To advise Council of nominations received for community members for the recently established Tulkiyan Management Committee.

### **Recommendation:**

That Council determine whether the Tulkiyan Management Committee should proceed with the community representatives nominated in the Expressions of Interest process, and, if applicable, for Council to appoint community members to the committee.

**GB.3 Lease to East Roseville Bowling Club 18**

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File: S07451

To seek a resolution to grant the East Roseville Bowling Club (ERBC) a new lease according to the terms outlined in the report.

**Recommendation:**

That a 5 year lease be granted to East Roseville Bowling Club.

**GB.4 NSW Companion Card Program 29**

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File: S02119

To report to Council regarding participation in the NSW Companion Card Program for Ku-ring-gai controlled venues, events and leased facilities.

**Recommendation:**

That Council participate in the Companion Card program as an affiliate member and that staff make current and any new lessees of Council facilities aware of the Companion Card Program.

**GB.5 Ku-ring-gai Youth Development Service (KYDS) Fundraising Dinner 34**

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File: S05139

To advise Council of the Ku-ring-gai Youth Development Service Inc (KYDS) Annual Fundraising Dinner on 23 September 2010.

**Recommendation:**

That Council purchase 14 tickets at \$200 per ticket (total \$2,800) for the KYDS Annual Fundraising Dinner on 23 September 2010.

**GB.6 Review of Council's Golf Course Businesses 38**

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File: S02140

To advise Council of the outcomes of the recent review of Council's Golf Course businesses at Gordon and North Turramurra.



**Recommendation:**

That Council reduce the Twilight rate at the Gordon Golf Course from \$17 to \$13, and that Council call for tenders for Professional Services Contracts for Gordon and North Turrumurra Golf Courses.

**GB.7 2009 to 2010 Budget Review - 4th Quarter ended June 2010 78**

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File: FY00382/2

To report on the review of actual expenditure and income against the budget for the year ended 30 June 2010 and seek approval to carry over budgets to fund incomplete works as at 30 June 2010.

**Recommendation:**

That the Budget Review be received and noted, that carry overs totalling \$16,333,900 be approved.

**GB.8 Investment Report as at 30 July 2010 179**

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File: S05273

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

**Recommendation:**

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

**GB.9 Analysis of Land & Environment Court Costs - 4th Quarter, 2009 to 2010 196**

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File: S02466

To report legal costs in relation to planning matters in the Land & Environment Court for the quarter ended June 2010.

**Recommendation:**

That the analysis of Land & Environment Court costs as at end of the fourth quarter 30 June 2010 be received and noted.

**GB.10 5 Burraga Place, Lindfield - Alterations & Additions to Existing Dwelling 211**

File: DA0360/10

Ward: Roseville

Applicant: Maureen Walsh

Owner: Mr P N Walsh and Mrs Maureen P Walsh

To determine Development Application No. 0360/10, which seeks consent for alterations and additions to the existing dwelling.

**Recommendation:**

Approval.

**GB.11 53 Griffith Avenue, Roseville Chase - Alterations & Additions to the Existing Dwelling 244**

File: DA0366/10

Ward: Roseville

Applicant: Mrs Michela Brady C/- Annabelle Chapman Architect Pty Ltd

Owner: Mrs Michela Brady

To determine development application No. 0366/10, which seeks consent for alterations and additions to the existing dwelling.

**Recommendation:**

Approval.

**GB.12 29 Babbage Road, Roseville Chase - First Floor Addition & Internal Alterations to Commercial Premises 324**

File: DA0390/10

Ward: Roseville

Applicant: Mike George Planning Pty Limited

Owner: A and M Ramzy Pty Ltd

To determine development application no.0390/10, which proposes a first floor addition and internal alterations to commercial premises.

**Recommendation:**

Refusal.

**GB.13 175 Rosedale Road, St Ives - Lease Renewal 390**

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File: S07252

For Council to consider the lease renewal of 175 Rosedale Road, St Ives, to the current tenants for a five (5) year term.

**Recommendation:**

That Council enter into a lease agreement for a further five (5) years with Sous le Soleil Pty Ltd, in the terms and conditions contained within the report.

**GB.14 Capital Works Budget Changes for 2010 to 2012 396**

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File: FY00382/2

To amend the capital works budget including the Environmental Levy and Parks programs for 2010/11 and 2011/12 and to correct the balance and project list of the Parks Capital Works Program for 2010/11.

**Recommendation:**

That Council amend the capital works budget for 2010/11 and 2011/12 to correct the balance and project list of the Parks Capital Works Program for 2010/11.

**GB.15 12 Woonona Avenue, Wahroonga - Design Proposal & Embellishment Requirements for New Park 404**

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File: S07257

To advise Council on the design proposal and embellishment requirements for a new park at 12 Woonona Avenue, Wahroonga.

**Recommendation:**

That Council commences a public consultation of the proposed new park design at 12 Woonona Avenue, Wahroonga.

**GB.16 Management Plan 2009 to 2012 - 4th Quarter Review 411**

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File: FY00382/2

To report to Council the progress over the period April to June 2010 against the 2009 to 2012 Management Plan.

**Recommendation:**

That the 4th quarter Management Plan 2009 to 2012 review be received and noted.

**GB.17 Sustainability Reference Committee - Notes of Meeting held 26 July 2010 460**

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File: S07619

To bring to the attention of Council the proceedings of the Sustainability Reference Committee Meeting held on 26 July 2010.

**Recommendation:**

This report supports many of the recommendations made by the Committee that cover two themes: to consider a range of sustainable transport options as part of the transport strategy and to form a Bicycle Advisory Committee sub-ordinate to the Sustainability Reference Committee.

**GB.18 Sustainable Capital Works Program for 2010/11 508**

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File: S08352

To report to Council a sustainability evaluation template and an evaluation of the St Ives leachate project.

**Recommendation:**

That Council receive and note the report.

**GB.19 Heritage Reference Committee - Notes of Meeting held 21 June 2010 518**

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File: S07620

To advise Council of the notes of the Heritage Reference Committee meeting held 21 June 2010.

**Recommendation:**

That Council receive and note the Heritage Reference Committee meeting notes from 21 June 2010.

**GB.20 Annual NSROC Tender - Supply and Delivery of Asphaltic Concrete 523**

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File: S08372

To seek Council's approval to accept the NSROC tender for the schedule of rates for supply; supply and delivery; and supply, delivery and laying of asphaltic concrete, including associated road profiling and heavy patching and other work items for the period 2010/2011

**Recommendation:**

That the tender rates be accepted, tenderers be advised of Council's decision and that the Common Seal be affixed to the contract.

**GB.21 1 Illoura Avenue, Wahroonga - Proposed Conversion of Existing Dwelling to Professional Consulting Rooms (Dentist) & Dwelling**

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File: DA0394/10

Applicant: Dentist at Care  
Owner: Mrs S Ratanawongprasat

Report by Director Development & Regulation - circulated under separate cover.

**GB.22 Bridge Street & Council Chambers - Property Acquisition & Accommodation Review**

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File: S08130

Report by Director Strategy & Environment - circulated under separate cover

**EXTRA REPORTS CIRCULATED AT MEETING**

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

## **BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 241 OF GENERAL REGULATIONS**

### **QUESTIONS WITHOUT NOTICE**

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

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

### **Section 79C**

#### *1. Matters for consideration - general*

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

*a. The provisions of:*

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

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

*b. the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

*c. the suitability of the site for the development,*

*d. any submissions made in accordance with this Act or the regulations,*

*e. the public interest.*

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## PETITION

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### **BICENTENNIAL PARK, WEST PYMBLE - DOG OFF-LEASH AREA & CONCERNS FOR OTHER ITEMS - (SIXTY-SEVEN [67] SIGNATURES)**

"We, residents and ratepayers of the Ku-ring-gai Municipal Council area and users of the Dog Off-Leash Area located in Bicentennial Park, Yanko Road, West Pymble wish to express our disappointment and frustration about the current state of this area.

We do appreciate the new park benches but this area remains behind the construction fence and cannot be accessed. Semi-mature shade trees are urgently required so that users have some protection from the summer sun or alternatively shade cloth could provide this protection. We also hope lighting will be installed so that people who return from work after dark can exercise their dogs (particularly important in winter when daylight hours are so much shorter). The bins for dog faeces are rarely emptied, one bin is damaged, and the odour is often over-powering. This cannot meet the health and sanitation standards we expect in Ku-ring-gai. Furthermore, unlike other KMC off-leash dog areas, Council has not provided a doggy-bag dispenser.

For some months already, the gates have been in a serious state of disrepair. The latch on the lower gate is broken; the top gate is not only difficult to close but has a large gap below and is therefore incapable of ensuring that medium and small breeds are unable to escape.

Much of the perimeter fence has a gap underneath, the wire is loose, and small to medium dogs can in fact get out. This is dangerous because the traffic on Yanko Road is both heavy and travelling at speed.

Since the work on the adjacent sports field (water conservation), the off-leash dog area has been getting increased seepage and, with the rain in recent months, much of it has turned into a bog. To make matters worse, a crane was brought into the off-leash dog area about 2 weeks ago leaving deep tracks in which water has collected, turning that section into a mud bath. While the section of fence was replaced when the crane was removed, the wire under the fence remains in a heap nearby. Furthermore, the surface requires both drainage and/or sandy top-dressing to reduce the extent of bog.

A sign without council logo has indicated on three occasions since 7 July that the park is closed for work, and on another that, owing to weather, the closure has been postponed. However, apart from the damage caused by the brief presence of the crane, no work has been undertaken.

In the Ku-ring-gai Landscape Master Plan, Bicentennial Park is not mentioned and, while much of it is a very pleasant recreational area, the off-leash dog area, which is both highly valued for dog exercise and greatly used, is an eyesore.

We ask you to undertake some reparations without delay as this is a valuable resource greatly appreciated by local dog-owners but currently in such a deplorable state that most dog-owners are finding it unusable.

Item 1

**S02243**  
**16 August 2010**

We urge your immediate action, particularly to the following items: repair to gates & fencing; weekly emptying of bins; provision of doggy-bag dispenser; drainage, top-dressing & returfing of surface; tree planting/other cover & lighting, and respectfully await your written reply following the coming Council meeting to confirm action."

## **RECOMMENDATION**

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



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## **PETITION**

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### **PHILIP MALL, WEST PYMBLE - PETITION FOR IMPROVED LIGHTING - (THREE HUNDRED & FORTY-SIX [346] SIGNATURES)**

"We, the undersigned, agree that the lighting in Phillip Mall is outdated, insufficient and unsafe."

### **RECOMMENDATION**

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

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## PETITION

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### **PETITION TO REQUEST KU-RING-GAI COUNCIL REINSTATE THEIR BAN ON CIRCUSES - (ONE THOUSAND, THREE HUNDRED AND SIX [1,306] SIGNATURES)**

**The following Petition was presented by Councillor Tony Hall:**

"We the undersigned respectfully request that Ku-ring-gai Council, on Sydney's North Shore, reinstate the ban on circuses which was introduced in 1999. Teaching animals to perform inappropriate tricks does nothing to educate the public or foster respect for animals and the living conditions for performing animals often fail to meet basic welfare needs. There is no justification for animal circuses in the 21st Century."

### **RECOMMENDATION**

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

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## PETITION

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### **PETITION FOR CONSTRUCTION OF FOOTPATHS ON BOWES AND GLENEAGLES AVENUES, KILLARA - (TWO HUNDRED AND FIFTY [250] SIGNATURES)**

**The following Petition was presented by Councillor Elise Keays:**

"We, the undersigned, petition the Ku-ring-gai Council to construct footpaths along Bowes Avenue and Gleneagles Avenue as part of the Footpath program.

A high proportion of residents use Bowes Avenue to walk children to the immediately proximate Beaumont Road Public School, local kindergarten and West Lindfield shops and Gleneagles Avenue is used by high school students walking to and from the local bus stop.

Locals and non-locals drive down these roads as an alternate connecting route between the Pacific Highway and Lady Game Drive and drive at or above the speed limit.

Consequently, we believe that these footpaths should be prioritised to alleviate the safety issues of those accessing the schools and shops."

### **RECOMMENDATION**

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

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## LOCAL GOVERNMENT ASSOCIATION CONFERENCE 2010

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

For Council to determine its delegates to the 2010 Local Government Association of NSW Annual Conference.

**BACKGROUND:**

The Annual Conference will be held at Albury from Sunday, 24 October to Wednesday, 27 October 2010.

**COMMENTS:**

The number of voting delegates for each Council is dependant on population. Based on Ku-ring-gai's population, Council will be entitled to 5 voting delegates.

**RECOMMENDATION:**

That Council determine its elected delegates and the General Manager and/or his delegate accompany elected representatives to the Conference.

## PURPOSE OF REPORT

For Council to determine its delegates to the 2010 Local Government Association of NSW Annual Conference.

## BACKGROUND

The Annual Conference will be held at Albury from Sunday, 24 October to Wednesday, 27 October 2010.

This year's topic streams include:

- \* Financing the future.
- \* Optimising the quality of natural and built environments.
- \* Building well-being and resilience.

## COMMENTS

The number of voting delegates for each Council is dependant on population. Based on Ku-ring-gai's population, Council will be entitled to 5 voting delegates.

The draft Program is **attached**.

## FINANCIAL CONSIDERATIONS

Registration for the Conference is \$990.00 per person (early bird before 3 September 2010) which includes a number of functions and the Conference sessions. Accommodation and travel expenses are additional.

There are sufficient funds in the Councillors' Conference budget.

## SUMMARY

The Local Government Association Conference will be held from 24 October to 27 October 2010.

## RECOMMENDATION

- A. That Council determine its elected delegates to the 2010 Local Government Association Conference.
- B. That the General Manager and/or his delegate accompany the elected representatives to the Conference.

Geoff O'Rourke  
**Senior Governance Officer**

John McKee  
**General Manager**

**Attachments:**      **Draft Conference Program - 2010/147121**

**DRAFT PROGRAM (as of 8 July)**  
**24-27 October, 2010 Local Government Association of NSW Conference 2010**  
**Albury Entertainment Centre, Swift Street Albury**

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**Sunday 24 October**

9.00am – 5.30pm	<i>Registration opens at Albury Entertainment Centre</i>	
	Local church services:	
	St Matthews' Anglican Church Albury 520 Kiewa Street, Albury	8.30am – Sung Eucharist 10.00am – Family Eucharist
	Albury Baptist Church Cnr Macauley & Crisp Streets, Albury	10.00am
	St Patrick's Catholic Church, Albury Cnr Smollett & Olive Streets, Albury	7.30am/9.00am/10.30am
	St Luke's Lutheran Church, Albury 436 Guinea Street, Albury	8.30am/10.30am
	St Andrew's Presbyterian Church, Albury 402 Wagga Road, Lavington	9.00am/10.30am
	St David's Uniting Church Cnr Wilson & Olive Streets, Albury	8.00am/9.30am
10.00am - 2.00pm	<i>Professional Development Workshops presented by LGSA Learning Solutions:</i> Handling the Media in Times of Crises Asset Management Understanding Sustainability for Councillors Financial Issues for Councillors	
4.00pm – 6pm	<i>Official Opening Ceremony, Albury Entertainment Centre</i> Welcome to Country Smoking Ceremony (outside lawn QEII Square) Mayoral procession National Anthem Welcome from Cr Alice Glachan, Mayor of Albury City Council Welcome address by Cr Genia McCaffery, President LGA Presentation of the Bluett Awards Presentation of Outstanding Service Awards Address by Social Night Sponsor WSN	
6.00pm – 9.00pm	<i>President's Welcome Function (Dinner) sponsored by WSN, QEII Square</i>	

**Monday 25 October**

*Conference Sessions – Albury Entertainment Centre. \*\*Due to the proximity of the main venue to the majority of accommodation, no transfers are being arranged to and from the venue. Plenty of parking is available at the venue. Taxis available. Please contact the conference secretariat if you have any access issues.*

8.30am	Ballot for the office of President LGA opens
9.00am	Hon Kristina Keneally MP, Premier of NSW, Opening Address (Invited)
9.45am	Mr Barry O'Farrell, Leader of the Opposition (invited)
10.15am	Conference Opening of Business Session Adoption of Standing Orders

	Presentation and Adoption of Treasurer's Report
	Other general business
10.30am	Session breaks for Morning Tea in trade exhibition
	Ballot for the office of President LGA closes
11.00am	Towards One Association – update from Taskforce Chair, Ms Libby Darlison
11.15am	<b>Topic Stream 1 – Financing the Future. Mr Brendan Lyon, Executive Director, Infrastructure Partnerships Australia (invited)</b>
11.30am	Ballot for the office of Treasurer opens
11.45am	Consideration of Motions
12.55pm	Telstra Lunch Sponsor
1.00pm	Lunch in trade exhibition
	Ballot for the office Treasurer closes
1.30pm	Ballot for the offices of Vice President (Country and Metropolitan) opens
2.00pm	<b>Topic Stream 2 – Optimising the Quality of Natural and Built Environments: Built. Mr Graham Jahn, Director City Planning and Regulatory Services, City of Sydney (invited)</b>
	Consideration of Motions
2.30pm	Session breaks for Afternoon Tea in trade exhibition
3.30pm	Ballot for the offices of Vice President (Country and Metropolitan) closes
4.00pm	Consideration of Motions
4.30pm	Mr Andrew Roach, GM Port Macquarie-Hastings Council' Post Council Dismissal - Reconnecting with Community (invited)
5.00pm	Conference adjourns for Sponsors Happy Hour drinks in trade exhibition
6.00pm	Sponsors Happy Hour concludes. End of Conference.

*\*\*(No transfers, delegates make their own way back to accommodation)*

*Free night for delegates to enjoy local restaurants. Bookings essential.*

## **Tuesday 26 October**

*Conference Sessions – Albury Entertainment Centre*

7.30am	ALGWA breakfast to be confirmed
8.30am	Ballot for the office of Vice President (General) opens
9.00am	Presentation, Shoalhaven City Council: 2011 LGA Conference (invited)
9.30am	<b>Topic Stream 2 – Optimising the Quality of Natural and Built Environments: Natural. Commissioner Tim Moore, Land and Environment Court of NSW (invited)</b>
10.00am	Consideration of Motions
10.30am	Session breaks for Morning Tea in trade exhibition
	Ballot for the office of Vice President (General) closes
11.00am	Consideration of Motions
	Ballot of Executive Committee members opens
12.30pm	Lunch in trade exhibition
1.30pm	<b>Topic Stream 3 – Building Wellbeing and Resilience. Ms Liana Thompson, Managing Principal, Liana T Pty Ltd</b>
2.00pm	Consideration of Motions
3.00pm	Session breaks for Afternoon Tea in trade exhibition
3.30pm	Consideration of Motions
	Ballot of Executive Committee members closes
4.55pm	Country Energy Dinner Sponsor
5.00pm	Conference adjourns for Sponsors Happy Hour drinks in trade display
6.00pm	Sponsors Happy Hour concludes. End of Conference.
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From 7.00pm	Bus pickup from accommodation by prior booking on registration form
7.30pm	<i>Gala dinner sponsored by Country Energy at QEII Square</i>
From 11.00pm	Buses return to accommodation



## Wednesday 27 October

### *Conference Sessions – Albury Entertainment Centre*

9.00am	Opening of Business Session Collaboration and Resource Sharing, Mr Graeme Fleming, Strategic Alliance Network (invited)
9.20am	Session to be confirmed.
9.40am	Preparation for the 2011 state government elections
10.00am	Session breaks for Morning Tea in trade exhibition
10.30am	<b>Ministers Panel:</b> Hon Barbara Perry MP, Minister for Local Government, Hon Tony Kelly MLC, Minister for Planning, Mr Chris Hartcher, Shadow Special Minister of State and Shadow Minister for Inter-Governmental Relations; and Mr Brad Hazzard, Shadow Minister for Planning (invited), Ms Sylvia Hale, MLC, The Greens Party. Facilitated by Jenny Brockie (invited)
12.00 noon	Consideration of Late Motions (with the leave of the conference)
12.45pm	Drawing of prizes. Submission of conference evaluation forms closed. Closing ceremony
1.00pm	Lunch

\*\*\*\*\* note issue regarding 2012 host council/one association affecting conference format

Back up speakers – Hon Linda Burney – either women in local government or Building resilient communities; make time for speaker about women in LG

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## TULKIYAN MANAGEMENT COMMITTEE

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To advise Council of nominations received for community members for the recently established Tulkiyan Management Committee.

**BACKGROUND:**

On 27 April 2009 Council resolved to establish a Tulkiyan Management Committee following a recommendation from the Heritage Reference Committee. Expressions of Interest for community members for the committee were subsequently advertised on Council's web site and in the local newspapers.

**COMMENTS:**

Expressions of Interest from five (5) community members were received.

**RECOMMENDATION:**

That Council determine whether the Tulkiyan Management Committee should proceed with the community representatives nominated in the Expressions of Interest process, and, if applicable, for Council to appoint community members to the committee.

## PURPOSE OF REPORT

To advise Council of nominations received for community members for the recently established Tulkiyan Management Committee.

## BACKGROUND

On 27 April 2010, following a recommendation from the Heritage Reference Committee, Council resolved to establish a Tulkiyan Management Committee under Section 355 of the Local Government Act, with Cr Szatow as Chair and Cr Keays as Deputy Chair.

Expressions of Interest for community representatives for the committee were advertised on Council's web site and in the local newspapers.

## COMMENTS

Council received five (5) nominations for community representation on the Tulkiyan Management Committee. As nominations contain personal information, they have not been included in the report. A summary however, of key information about the applicants has been provided, as an attachment to this report. (Attachment 1)

The draft Tulkiyan Management Committee charter (Attachment 2) recommends the committee include up to 12 representatives with considerable expertise or experience in one or more specific target groups (2 from each category recommended):

Ku-ring-gai Historical Society  
Heritage Architects (RAIA)  
Business and or tourism industry expert  
Friends of Tulkiyan  
Heritage Committee  
Interested residents of Ku-ring-gai

The nominations received satisfied only 2 of the above target groups – the Friends of Tulkiyan and Interested Residents - 4 of the 5 nominations came from Friends of Tulkiyan, and the other nomination was from a community representative with an interest and qualifications in history, and was a member of the Heritage Committee in 1998-1999.

Unfortunately there were no nominations received from the following recommended target groups:

Ku-ring-gai Historical Society  
Heritage Architects  
Business or Tourism  
Heritage Committee

## Item 2

S02153  
3 August 2010

A summary of the nominations is as follows:

First Name	Surname	Organisation/Club or experience
Jocelyn	Brennan-Horley	Friends of Tulkiyan
Nancy	Cushing	A keen interest in making the past meaningful in the present. Past member of Heritage Committee 1998-1999
Helen	Davies	Friends of Tulkiyan
Valerie	Ridley	Friends of Tulkiyan
Suzanne	Saunders	Friends of Tulkiyan

Should Council decide to go ahead with the committee based on the nominations received, the charter would need to be amended deleting all target groups except Friends of Tulkiyan and Interested Residents, and/or the recommended membership numbers would need to be reconsidered.

Council staff currently have regular contact with representatives of the Friends of Tulkiyan in dealing with a range of issues from maintenance matters to special projects, and publicity and program matters. This contact is generally on a weekly basis, with additional on-site meetings as required. To date, there has been no need for any formal reporting of these activities to Council.

Some recent and current projects include the planning for the construction of an Interpretation Space funded through Regional and Local Community Infrastructure Grant; a staff visit to Tulkiyan as part of the staff Lunchtime Seminars program; a cataloguing project conducted by Council's local studies librarian and promotional activities associated with Tulkiyan Open Days.

Building maintenance matters are dealt with as they arise by Council's property officers and Operations staff, and Council's gardening and park maintenance staff ensure the gardens are well maintained according to a series of predetermined garden programs.

## CONSULTATION

Nominations for the committee were advertised in the North Shore Times. Information on the committee and nomination form were also made available on Council's web site. Nominations formally closed on 18 June 2010.

## FINANCIAL CONSIDERATIONS

The cost of administering and co-ordinating a Tulkiyan Management Committee has not been factored into operational budgets for 2010. The majority of these costs however, with the exception of resourcing committee meetings, can be absorbed in current budgets, as staff already undertake a range of activities at Tulkiyan.

Item 2

**S02153**  
**3 August 2010**

The additional costs for a Tulkiyan Management Committee relate directly to attending and resourcing the meetings, including minute taking and reporting to Council on a monthly basis.

Conservative staff estimates for organising, attending meetings and resourcing such a committee are approximately \$6,000 per year, based on one committee meeting per month attended by a core staff group of a manager, the property officer and administration staff, with additional staff, for example communications or library staff, or other Community or Operations staff, attending on an as needs basis. These costs also include administration costs associated with the processing of minutes and preparing reports for Council.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

This report has been prepared in consultation with Strategy and Operations Departments.

## **SUMMARY**

Council resolved to establish a Tulkiyan Management Committee following a recommendation from the Heritage Reference Committee. Expressions of Interest were advertised for members for the committee. Five nominations were received in total, however these nominations satisfied only 2 of the 6 criteria set out in the draft committee charter – the Friends of Tulkiyan (4 nominations) and Interested Residents (1 nomination)

Unfortunately there were no nominations from the other 4 specific groups or organisations that were listed in the draft charter.

The options for Council now are that Council determine whether to proceed with the Tulkiyan management Committee accepting the nominations received, and amend the charter categories and member numbers accordingly, or that Council decide not to proceed with the committee, given 4 of the 5 nominations were from the Friends of Tulkiyan who already have regular contact with Council staff on a range of matters associated with the maintenance and specific projects and programs at Tulkiyan.

## **RECOMMENDATION**

- A. That Council determine whether the Tulkiyan Management Committee should proceed given the fact that not all categories in the draft charter for membership were met through the Expressions of Interest process.
- B. That, should Council decide to continue with the Tulkiyan Management Committee, Council also determine the number of members, and select specific nominees for the Committee.
- C. That, if applicable, all successful nominees be advised of their appointment to the Tulkiyan Management Committee.

Item 2

**S02153**  
**3 August 2010**

- D. That, if applicable, any nominees not selected for the committee be advised of Council's decision, and thanked for their interest

Juan Perez  
**Manager Cultural and Leisure Services**

Janice Bevan  
**Director Community**

**Attachments:**

- 1. Tulkiyan Committee Nomination Summary - 2010/155423**
- 2. Tulkiyan Management Committee Draft Charter -2010/150331**

**Tulkiyan Committee Nomination Summary**

<b>Name</b>	<b>Group or Organisation Represented</b>	<b>Reason for Nominating</b>	<b>Professional and/or Community Experience</b>	<b>Previous Council Committees</b>	<b>Additional information</b>
Jocelyn Brennan-Horley	Friends of Tulkiyan	I am interested in being involved with the next stage of planning for the care of and promotion of Tulkiyan as Ku-ring-gai's House Museum	Yes	Associate Member of interim sub committee	I have been involved as a member of Tulkiyan Friends since 2004 – most of this time as convenor. I have been engaged with planning and promotion of Tulkiyan House Tours and regularly act as guide and interpreter of Tulkiyan as a house museum. Presently part of Friends team who are recording details of books belonging to Donaldson Family in the house.
Nancy Cushing	No	I am a local resident with a keen interest in making the past meaningful in the present. I have visited Tulkiyan and read about its history and I believe that its intactness makes a very valuable site in documenting the lives of the Australian middle class in the twentieth century. I would like to help to ensure that this irreplaceable resource is well used and protected for future generations.	Yes	Heritage Advisory Committee 1998-99	As a teacher of history, I see the negative impact that the uninspired teaching of history in schools can have on people's interest in the past and I would like to see resources like Tulkiyan being used to make history more appealing to the young. As a scholar, I have been interested in conducting research on the house and its family. As a Gordon resident with professional skills in this area, I would like to have the opportunity to give something back to my community. For all of these reasons, I would like to join the Tulkiyan Management Committee.
Helen Davies	Friends of Tulkiyan	The Tulkiyan Museum is an underused community asset. Its potential as heritage tourist destination, and as a resource for history education, can only be achieved by more focussed management by Council. I	Yes	Tulkiyan Management Advisory Committee: Convened 2002. Tulkiyan Sub Committee of Heritage Advisory Committee – 2005-08	Non Heritage related: <ul style="list-style-type: none"> <li>○ West Pymble Netball Club 1990-95 2 years as President.</li> <li>○ Vice President Gordon Public School P&amp;C Association 1988-89</li> <li>○ Founding member Gordon Public School Site Committee 1990-92</li> </ul>

Name	Group or Organisation Represented	Reason for Nominating	Professional and/or Community Experience	Previous Council Committees	Additional information
		would like to assist in achieving this after so many years involvement with the property.			
Valerie Ridley	Friends of Tulkiyan	As a member of the Friends of Tulkiyan I would like to help preserve the house and its contents.	Yes	No	I have lived in Turramurra for over 34 years and have been involved in Warrawee and Turramurra High School in their band progress and other activities. I have also been involved in Guide and Scout groups and would like to continue to contribute to the community.
Susan Saunders	Friends of Tulkiyan	In March 2005 I was appointed Garden Leader by the Friends of Tulkiyan and have for the last 5 years consistently worked to restore the garden to its former glory. I feel strongly that the house and garden is one item not a historic house with a garden attached to it and the property is important to Ku-ring-gai heritage.	Yes	No	This year I was awarded Ku-ring-gai Citizen of the Year mainly for my 18 years with Easy Care Gardening. I work well in a team and have served on many other committees in the position of Treasurer or Secretary.





## TULKIYAN MANAGEMENT COMMITTEE DRAFT CHARTER

The aims of the committee are to:

Provide advice to Council on matters relating to Tulkiyan, in particular the promotion and appreciation of Tulkiyan Heritage House through specific activities and events.

The committee will also provide advice to Council on maintenance and the long term management of Tulkiyan.

### **Membership**

Two (2) Councillors as nominated by Council, and up to 12 committee members with representation where possible, from each of the following organisations:

Ku-ring-gai Historical Society  
Heritage Architects (RAIA)  
Business and or tourism industry expert  
Friends of Tulkiyan  
Heritage Committee  
Interested residents of Ku-ring-gai

### **Terms of Reference and associations**

Leisure and Cultural Development  
Urban and Heritage Planning  
Library Services  
National Trust  
Heritage Office  
Friends of Tulkiyan  
Communications and other related departments of Council

### **Meeting Frequency**

Monthly or as required.

### **Quorum**

This refers to the minimum number of members who must be in attendance to transact business.

A quorum consists of one third of the members in addition to one Councillor.

If a quorum is not present within fifteen minutes after the appointed starting time, the meeting will be adjourned to a time fixed by the Chairperson or those present can hold an informal meeting to discuss matters. However, any decisions made by the committee are not recognised until a meeting has ratified them where a quorum is present.

Notes from this sub-committee would be reported directly to Council as per the process outlines in section 3.4.

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## LEASE TO EAST ROSEVILLE BOWLING CLUB

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To seek a resolution to grant the East Roseville Bowling Club (ERBC) a new lease according to the terms outlined in the report.

**BACKGROUND:**

East Roseville Bowling Club has occupied the site at 47 -49 Warrane Rd, East Roseville since the mid 1950's. The site is comprised of Lot 33 in DP 3285, Lot 34 in DP 3285, Lot3 in DP 26343 and Lot B in DP 403780. The land zoned is Special Uses (6a) Recreation.

**COMMENTS:**

This report advises Council of the outcomes of the negotiations between East Roseville Bowling Club and Council.

**RECOMMENDATION:**

That a 5 year lease be granted to East Roseville Bowling Club.

## PURPOSE OF REPORT

To seek a resolution to grant the East Roseville Bowling Club (ERBC) a new lease according to the terms outlined in this report.

## BACKGROUND

East Roseville Bowling Club (ERBC) has occupied this site since the 1950's when the land was dedicated for the purposes of a bowling club. At that time, similar sites in West Lindfield, Gordon, West Pymble and St Ives were dedicated for the same purpose.

### History of Bowling Club Agreements

Licence agreements were granted to each of Council's bowling clubs for a 50 year period. Each agreement held consistent provisions to construct a clubhouse, greens and car parks, to operate the club and repair and maintain the site. In consideration of Council granting long term tenure, a nominal rent was paid and clubs were given the autonomy to operate independently of Council.

As each 50 year agreement expired, new leases and licences (depending on the site) were granted and modernised in accordance with the Local Government Act 1993. To date the clubs at West Pymble, Gordon and East Roseville have been renewed.

### Valuation Methodology

To ascertain the new rental values, independent valuations were obtained from the NSW State Valuation Office and Office of Commerce and then determined in accordance with the 1984 Local Government Formula for calculating bowling club rentals. Further rebates of 90% to 80% of the rental value were applied in accordance with previous policies.

It is important to note that valuation services from these NSW departments are no longer available. Services are now generally obtained from independent specialist valuers applying the same valuation methodology.

In the case of West Lindfield Bowling Club, this formula was not applied. Over the past 10 years, bowling activities diminished to such an extent, the club was reinvented to become a co operative - the West Lindfield Sport and Recreation Club. This site is now more practically utilised providing a facility for other sporting groups, in addition to bowling. It has become a multi use facility and is an example of how the individual requirements of a single user group were balanced with the greater and immediate needs of the community. This market valuation was determined by a direct comparison method, which co-incidentally arrived at a similar value.

### East Roseville Bowling Club Lease

On 1 October 2003, ERBC entered into a new lease with Council which terminated on 30 September 2008. Two options for further periods of five years were considered, however ERBC chose not to elect its options, but rather negotiate a new lease. Since then, tenure has continued on a month to month basis.

In late 2009 the Policy for Management of Community and Recreation Land and Facilities 'the Policy' was being developed. As part of the consultation process, ERBC was selected, together with 4 other user groups as part of a trial negotiation, as it was considered an opportunity to test the

Item 3

S07451  
13 August 2010

application of the policy. This test isolated a number of issues which would not have been previously addressed under the old practice.

At the Ordinary Meeting of Council of 22 February 2010, members of ERBC addressed Council expressing their dissatisfaction with the policy, which was subsequently adopted by Council.

## COMMENTS

ERBC exclusively occupies a leased area comprising 10,110m<sup>2</sup>. Since 2008 ERBC addressed both Councillors and staff about various issues, but especially with regard to their repairs and maintenance obligations.

Negotiations to enter into a new lease commenced around October 2009, with a final Offer to Lease signed and submitted by the club in July 2010. During this time several draft versions of the Offer to Lease document were exchanged and varied, together with meetings with the club, to reach a final agreement. (Attachment 1)

ERBC's request for a new lease was assessed from the information provided by the club in accordance with the policy. The issues discussed below were identified by ERBC and Council.

### Rent

ERBC advised it was paying a higher rate of rent than other bowling clubs, despite being assessed consistently and applying the same valuation methodology, as discussed above.

Council has recently obtained a further independent valuation which had the effect of reducing the rent by \$3,776.12 per annum. This reduction was accepted by the club. Further details are discussed in '*Financial Considerations*' and disclosed on Attachment One – Offer to Lease.

### Repairs and Maintenance

ERBC advised Council of the building's concrete cancer and potholes in the car park and requested financial assistance from Council for repairs.

Council's Manager Engineering Services attended an on-site meeting and advised there were no funds budgeted for repairs and maintenance to this site as is not included in the capital works program. This, together with Council's other bowling club sites are not included in Council's asset register, as, under the lease, site maintenance and repairs are the responsibility of the lessee (Clause 6 of the current lease – 'Maintenance, Repair and Alterations to Premises').

The rebated rent at 80% provides sufficient financial assistance from Council whilst maintaining equity with all clubs. It is recommended that Council not accept responsibility for maintenance for this asset whilst offering a rebated rent, as this would create a precedent and would be inconsistent with Council's policy and practice.

### Subletting

Under the new assessment procedures the club was found to be subletting the cottage on site to the green keeper for a \$15,600 income in 2008/09, despite Clause 7 of the current lease, prohibiting any subleasing arrangements (Assignments, Subleases and Mortgages are prohibited).

**Item 3**

**S07451  
13 August 2010**

Staff however, acknowledge the club requires this income to remain financial and that the greenkeeper being onsite does improve security for the club. It has been agreed the proposed lease will allow this activity, subject to a licence document approved by Council indemnifying Council from any liability in the event of any damage to the greenkeeper or his property.

**Payment of Council Rates**

ERBC has objected to the payment of commercial trade waste rates. Consultation with Finance has established this cannot be changed and ERBC has now accepted this position.

**Club Membership**

The Club has 120 members, 50 of which reside in Ku-ring-gai. It should be noted the club is located on the border of Ku-ring-gai and Willoughby, as such, it is reasonable for this number of members to be from outside the Local Government Area.

Of concern is the total numbers of members of ERBC - the lowest patronage in terms of all Council's bowling clubs, with little diversity of services. It is difficult for the club to attract new members and to offer new services, and the low level of membership and utilisation represents a significant risk to the club improving.

**Backdating Start Date**

The Club has requested that the agreement is backdated to January 2010 to capture the reduced rental provisions for the maximum amount of time. (Attachment 2)

Council has continued the old agreement on a month to month basis, as per the legally binding agreement between ERBC and Council. Council staff do not recommend the agreement is backdated given the elapse of time since that proposed date and difficulties in reaching an agreement. It is recommended the lease commencement date to be 1 July 2010.

It is recommended that ERBC prepare business and funding and membership plan and provide a regular update to Council of the status of the plan.

**Special Termination Provision**

A Special Termination Provision has been agreed upon, to allow both parties the right to terminate the lease on 6 months notice, on reasonable grounds. Should ERBC become unable to meet its obligations under the lease, there is sufficient comfort for both parties to terminate the lease.

## **CONSULTATION**

This proposal will be placed on public exhibition in accordance with S47 of the Local Government Act NSW. No further consultation is required.

## **FINANCIAL CONSIDERATIONS**

**Rent**

ERBC currently pays an annual rental amount of \$14,588.12 (ex GST), being the net amount after an 80% rebate has been applied.

**Item 3**

**S07451  
13 August 2010**

A new independent valuation undertaken in January 2009 reflects a considerable reduction in the rental value to \$ 10,812 (ex GST) after an 80% rebate has been applied.

The valuation ascertained the base factor of this land to be \$900,000. From this figure the Local Government formula was applied with a further 80% rebate. This level of rebate was applied to ensure consistency with all bowling club agreements. ERBC will benefit by a \$3776.12 reduction to their rent under the terms of the proposed lease.

Council retains the discretion to adjust the rebate level to ensure a higher level of rent however, this is not recommended, as all bowling clubs are currently on equal terms under Council's policy.

**Clubs Financials**

ERBC's published Statement of Financial position at June 2009 reflects:

- Asset Holding \$93,195 (inclusive of cash \$42,949 and investments \$ 41,066)
- Net Profit \$ 2,197.00

The Statement of Financial Position for 2010 has not been received.

**Council Costs**

ERBC has agreed to pay Council's legal costs in connection with the preparation of this lease to the value of \$1,500 (ex GST) and Council's administration fee of \$500, as per the current policy.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Operations staff have been consulted regarding repairs and maintenance and Finance staff consulted regarding financial statements in association with this report.

## **SUMMARY**

The site leased to ERBC is a significant community asset for residents of Ku-ring-gai and surrounding suburbs. In making recommendations for the long term usage of this land Council should be cognisant of the risks presented by the club's membership numbers, financial capacity and limited opportunities to diversify. ERBC may wish to discuss these issues at a later date.

Council and the club has agreed, subject to Council approval, to an initial 5 year lease with an additional 3 options of 5 years with conditions.

Given the issues raised in this report, the club's long term viability presents a risk to Council as to whether the ERBC will be able to meet its obligations for the entire proposed term of the lease with options. A review of the club's financial position, membership and activities including a business plan is recommended within 12 months.

## **RECOMMENDATION**

- A. That Council enter into a 5 year lease agreement with the East Roseville Bowling Club.
- B. That East Roseville Bowling Club provide a Business Plan to Council within 12 months, and updated annually.
- C. That Council grant 3 options (3 x 5 years totalling 15 years), subject each time to a satisfactory review of the club's financial capabilities, business strategies and membership prior to the commencement of each option.
- D. Public Notice of Council's intention to grant a 5 year lease is made in accordance with S47 of the Local Government Act 1993.
- E. That the Mayor and General Manager, under their delegation, be authorised to execute the lease agreement.

Michelle Makler  
**Leasing Officer**  
**Community & Recreation**  
**Services**

Mark Taylor  
**Manager**  
**Community & Recreation**  
**Services**

Janice Bevan  
**Director Community**

**Attachments:**      **1. Offer to Lease - 2010/109469**  
                             **2. Letter from East Roseville Bowling Club - 2010/153552**



## COMMUNITY & RECREATION SERVICES

818 Pacific Highway, Gordon NSW 2072 | Locked Bag 1056, Pymble NSW 2073

**T** 02 9424 0754 **F** 02 9424 0207 **DX** 8703 Gordon **TTY** 02 9424 0875

**E** recreationbookings@kmc.nsw.gov.au **W** www.kmc.nsw.gov.au **ABN** 86 408 856 411

### Offer to Lease

GENERAL DETAILS							
Lessor	Ku ring gai Council						
Lessee	East Roseville Bowling Club Ltd						
Name of authorised representative and postal address for notices							
Incorporation No	ACN 000109795 ABN 65 000109795						
Leased Premises/Area	Lot 33 in Deposited Plan 3285, Lot 3 in Deposited Plan 26343, Lot B in Deposited Plan 403780. (Same as last lease)						
Usage	For the playing of lawn bowls and recreational and community activities, in connection with activities related to lawn bowls and community fund raising activities.						
Commencement to Termination Date	1 July, 2010 - 30 June 2020						
Options	1 July 2015 – 30 June 2020 1 July 2020 – 30 June, 2025 1 July 2025 – 30 June, 2030						
Special Termination Provision	The Lessee or Lessor may terminate the Lease upon either party giving the other six (6) month's notice terminating the Lease and the Lessor must be reasonably satisfied the Lessee is unable to meet its obligations to Council under the Lease.						
Holding Over Clauses	Limited to one year after the termination date.						
FINANCIAL DETAILS							
Rent, review and rebate structure	<table> <tr> <td>Full Rent</td><td>\$ 54,060</td></tr> <tr> <td>Rebate for yr 1 80%</td><td>\$ 43,247</td></tr> <tr> <td>Rent for year One</td><td><b>\$ 10,812</b></td></tr> </table> <p>This amount is exclusive of GST.</p> <p>Rent to be increased by a flat rate of 3% per annum, on the anniversary of the commencement date.</p> <p>On the exercise of each option period a market review is to be undertaken, at the cost of Kuring gai Council.</p>	Full Rent	\$ 54,060	Rebate for yr 1 80%	\$ 43,247	Rent for year One	<b>\$ 10,812</b>
Full Rent	\$ 54,060						
Rebate for yr 1 80%	\$ 43,247						
Rent for year One	<b>\$ 10,812</b>						



Rebate	<p>80% Rebate is fixed for the first five years of the Lease.</p> <p>After that period, the rebate will be reviewed as per the Rebate provision below.</p> <p>The Lessor may grant the Lessee a Rebate on the payment of Rent, with the quantum of Rebate to be determined annually on the anniversary of the Commencing Date at the lessor's sole discretion and otherwise in accordance with the Lessor's applicable policies.</p>
GST inclusive	No
Outgoings	Lessee shall pay all charges for electricity, gas, water separately metered and telephone services connected to the Premises and all other charges and impositions imposed by any public utility or authority for the supply of any service separately supplied to the premises including rates, insurance, land tax, sewer, drainage, excess water and rates.
Payment Frequency	Invoiced once per year on the anniversary date.
<b>SECURITY DEPOSIT</b>	
<b>REPAIRS AND MAINTENANCE</b>	<p>Responsibility of Lessee:</p> <ul style="list-style-type: none"> <li>○ Brush, roll, mow, rake, top dress and do all things required to maintain the bowling greens</li> <li>○ Maintain garden</li> <li>○ Maintain car park</li> <li>○ Water and plumbing systems</li> <li>○ Fittings</li> <li>○ Lighting equipment</li> <li>○ Property</li> <li>○ Make any alterations to premises (subject to Lessor approval)</li> <li>○ Maintain and repair all of the premises – structurally, internally and externally.</li> <li>○ Redecorate the Premises every five (5) years (including repainting and recarpeting if required by the Lessor) and within 3 months of the Terminating Date.</li> </ul>

<b>COMPLIANCE</b>	
Council Policies	The Lessee must comply with Council's policies as deemed to be applicable to the Premises and the Lessee's permitted use thereof.
Insurance	<p>Lessee to insure for:</p> <ul style="list-style-type: none"> <li>○ Chattels, fittings, accessories and stock</li> <li>○ Theft, vandalism, fire and other risks eg vandalism, water, storm and rainwater damage.</li> <li>○ Public Risk to \$20m – in joint names of Lessee and Lessor</li> <li>○ Glass</li> </ul>
Risk	The lessee uses the Premises at the sole risk of the Lessee
Annual Reporting	<p>During each year of the term and within 14 days of the Lessee's Annual General Meeting, the Lessee will provide to the Lessor:</p> <ul style="list-style-type: none"> <li>○ Annual report of the Lessee and copy of audited financial statements, if not included in an annual report</li> <li>○ Numbers of members of the club at 30 June each year and post codes of those members.</li> <li>○ Other financial details as reasonably requested by the Lessor, (including but not limited to the Lessee's bank Statements and other financial records in case of any default under the Lease.</li> </ul> <p>On the anniversary of the Commencing Date of the Lease and annually thereafter for the duration for the term the Lessee must provide the Lessor with:</p> <ul style="list-style-type: none"> <li>○ Copies of current insurance certificates</li> <li>○ Names and phone numbers of Committee, executive or other Governing Body of the Lessee and details of the postal address for correspondence and servicing of notices.</li> </ul>
DA	Compliance of DA and relevant DA conditions.
OH&S	Evidence of OH&S Compliance
Liquor	Copy of current liquor licence.
Working with Children	In accordance with relevant legislation.
<b>SUBLEASE OR ASSIGNMENT</b>	<p>Subleasing or assignment of lease and/sub licensing are not permitted under CURRENT POLICY.</p> <p>However, in this instance, the Lessor agrees to allow the Lessee to Licence the use of the Greenkeeper's House provided the Lessee secures an appropriate Licence Agreement which indemnifies the Lessor on terms that are acceptable to the Lessor at its sole discretion.</p>

<b>PUBLIC NOTICE</b>	Public Notification as per Council's Public Notice policy.
<b>ENVIRONMENTAL ISSUES</b>	As per Council's standard Lease Terms
<b>LEASE DOCUMENTATION LEGAL COSTS</b>	<p>On terms as prepared by the Lessor.</p> <p>The Lessee must pay to the Lessor the Lessor's reasonable costs and disbursements in connection with this lease, including registration of the lease.</p> <p>The Lessor's legal costs are estimated at \$1500, exclusive of GST.</p> <p>The Lessors administration fee is a fixed amount of \$500, exclusive of GST.</p> <p>Legal fees and administration fees are payable on request by Council and prior to execution of documents.</p> <p>The Lessee is responsible for its own legal costs.</p>

## STATEMENT OF AGREEMENT

We, on behalf of \_\_\_\_\_ agree to the terms and conditions and that all relevant disclosure have been made by both parties.

No further changes will be required.

Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name of organisation \_\_\_\_\_

# *East Roseville Bowling Club Limited*

ABN 65 000 109 795



49 Warrane Road  
East Roseville NSW 2069  
Phone 02 9417 1502  
e-mail [e.r.b.c@bigpond.com](mailto:e.r.b.c@bigpond.com)

14 July 2010

Mr. Mark Taylor  
Manager Community & Recreation Services  
Ku-ring-gai Council  
Locked bag 1056  
Pymble NSW 2073

Dear Mark,

## **Re Lease to East Roseville Bowling Club Ltd**

I am writing following our meeting yesterday and your email sent today regarding and the above.

The Club's Board met today and authorised me to sign an Offer to Lease provided it had a total period of not less than 20 years and the Club could make a submission to Council to have the commencement date of the lease changed to 1 January 2010 or the Club receive a rent adjustment to compensate for the additional rental cost incurred by the Club due to delays in processing the lease agreement.

Accordingly I have signed the most recent Offer to Lease on the understanding that our submission will be included in the documents to go to Council for approval.

I plan to have our submission in your hands early next week.

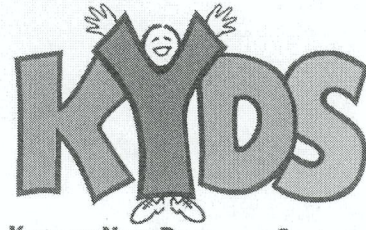
Yours sincerely,

Roger Parks  
Hon. Secretary.



RECEIVED

15 JUL 2010



Ku-ring-gai Youth Development Service Inc  
ABN: 11 563 715 017

Patron:  
Her Excellency Professor Marie Bashir, AC CVO  
Governor of New South Wales

Chair : Namoi Dougall

Janice Bevan  
Director Community  
Ku-ring-gai Council  
Locked Bag 1056, Pymble NSW 2073

22<sup>nd</sup> July 2010

Dear Janice Bevan

**KYDS Annual Fundraising Dinner, 23 September 2010**

On behalf of the staff and board of KYDS I would like to extend an invitation for you to join us at the Ku-ring-gai Youth Development Service Annual Dinner on Thursday, 23 September 2010 at the Powerhouse Museum (500 Harris Street Ultimo) at 6:30pm.

Our current Australian of the Year, Professor Patrick McGorry quotes a number of sobering statistics concerning mental illness:

In 12 to 17 year olds, 20 to 25 percent have a mental illness and only 25 per cent of them will receive appropriate treatment. Even more alarmingly is that only 15 percent of young men receive appropriate treatment.

KYDS has been improving the mental health and well being of young people and their families in the Ku-ring-gai Local Government area for 5 years. During that period we have provided free, individual and group counselling for more than 4000 young people and their families.

We would be delighted if you would be able to share in our achievements and join us in celebrating 5 years of service to the youth and families of the Ku-ring-gai Local Government Area.

Yours Sincerely



Location:

Rear 265 Pacific Highway, (PO Box 556) Lindfield NSW 2070 P (02) 9416 9824 E: [kyds@bigpond.com](mailto:kyds@bigpond.com)  
An Initiative of the Rotary Club of Lindfield Inc. with assistance from Ku-ring-gai Council

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## NSW COMPANION CARD PROGRAM

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To report to Council regarding participation in the NSW Companion Card Program for Ku-ring-gai controlled venues, events and leased facilities.

**BACKGROUND:**

Following a Notice of Motion from Cr Anderson at the Ordinary Meeting of Council of 3 May 2010, Council resolved to investigate the Companion Card Program.

**COMMENTS:**

The Companion Card is issued to people with a profound disability who require a carer to provide attendant care to support them to participate at community activities and events. The Companion Card is administered by National Disability Services (NDS) for the NSW Government.

**RECOMMENDATION:**

That Council participate in the Companion Card program as an affiliate member and that staff make current and any new lessees of Council facilities aware of the Companion Card Program.

## PURPOSE OF REPORT

To report to Council regarding participation in the NSW Companion Card Program for Ku-ring-gai controlled venues, events and leased facilities.

## BACKGROUND

Following a Notice of Motion from Cr Anderson, Council, at its Ordinary Meeting held on 3 May 2010, resolved the following:

1. *Council staff investigate the possibility of adopting the NSW Companion Card program for all Ku-ring-gai Council controlled venues and events.*
2. *Council staff discuss with all current licence holders and lessees of Council facilities the possibility of introducing the NSW Companion Card program, where appropriate.*
3. *All lessees of Council venues (including West Pymble Pool and Marian Street Theatre), at the time of entering into agreements with Council, consider adopting the NSW Companion Card program, if applicable, as part of the lease agreement.*
4. *A report be brought back to Council for consideration following investigations.*

Prior to this resolution, Council had received a request from a local resident with a debilitating condition, seeking implementation of the Companion Card at Council facilities. This matter was also followed up with representations from the Member for Ku-ring-gai, Barry O'Farrell MP on behalf of this resident.

The Companion Card is issued to people with a profound disability who require a carer to provide attendant care to support them to participate at community activities and events. A Companion Card will be issued to people who meet the following criteria:

- They are a resident of NSW
- They have a severe or profound disability
- They are unable to participate in most community based activities without significant assistance with mobility, communication, self care, planning, and
- The use of aids and other technology does not meet those needs
- Their level of support is lifelong.

Council can become an affiliate and officially register to participate in the companion card program. As an affiliate, Council agrees to the following:

- Issue a companion ticket, at no charge, to cardholders who require attendant care support from a companion to participate at their venue/event.
- Display the companion card logo in a prominent position and on other promotional material like Council's website.
- Comply with the companion card affiliate terms and conditions. (Attachment)

## Item 4

S02119  
16 August 2010

The Companion Card is administered by National Disability Services (NDS) for the NSW Government.

## COMMENTS

The Companion Card is for people with a significant and permanent disability who are unable to participate at most community venues and activities without a companion. It is issued to people who require attendant care support for most activities. The program aims to obviate the need for a person requiring attendant care to pay two admission/booking fees – one for themselves and one for their carer. The practise of charging for two attendees is considered discriminatory, as it has the effect of doubling the attendance cost for a person with a disability. The Companion Card has been developed to promote the existing right of people to fair ticketing, and to assist organisations to comply with existing anti-discrimination legislation. The use of the card is one easy way to demonstrate the requirement for a companion, and a consistent method to identify people who have a legitimate request.

The Companion Card program only applies to people whose conditions are episodic, e.g. multiple sclerosis, epilepsy, schizophrenia, etc. Cards will only be issued to people with a significant and permanent disability, and whose condition cannot be managed by treatment, medication, aids etc.

There is no income or asset tests applied to applications for a Companion Card, and people may apply irrespective of their financial or employment status. Companion Cards are issued only to the person who has the disability. Cards are not issued to facilities, organisations or companions. If a venue/activity operator suspects that a Companion Card is being misused, they can report this matter to the Companion Card program coordinators. Proven misuse of the Companion Card may result in the card being cancelled, and the cardholder ineligible to re-apply.

One of the emerging and growing concerns in the community is the extent and the impact of social isolation. Social isolation can occur at any age but is more prevalent among those who are frail aged or with a disability. Providing free access to Council's facilities and events for the companions of people with severe disabilities will enhance participation and social connectedness, as well as improved wellbeing and a sense of independence.

Council, like all other organisations, needs to comply with anti-discrimination legislation, and demonstrate leadership in the community. By becoming an affiliate member and taking a lead role in introducing the Companion Card to Council facilities, events and programs, Council may encourage other businesses in the area to participate in the program. There are 6 Northern Sydney councils also participating in this program as affiliate members including Hornsby, Willoughby, Mosman, Ryde, Lane Cove and Warringah councils.

Lessees of Council facilities and venues could also be approached with the recommendation that they consider participating in the Companion Card program, and becoming affiliate members. This can be undertaken as leases or licences expire, and during the negotiation phase of new agreements. Incorporating this requirement into legal documents will be undertaken on a case-by-case basis depending on applicability and cost implication to both the operators and Council.



## **CONSULTATION**

Community Development Staff have consulted with Lane Cove Council, Willoughby Council, Hornsby Council and the Manager of the Companion Card Program.

## **FINANCIAL CONSIDERATIONS**

There are no direct costs involved in becoming an affiliate Companion Card member and the financial impact on Council participating in the Companion Card program would be minimal, as requests from people needing to bring a companion to activities, programs and facilities have been limited to date. Based on previous requests it is not anticipated that the Companion Card program will have a high take-up rate during the first or second year of operation, and should costs become significant, the program can be reviewed at a later date.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Corporate Department has been consulted in the writing of this report.

## **SUMMARY**

The Companion Card is an initiative aimed at making community access more affordable for people with a disability and their companions. It is also a tool to assist organisations to comply with anti-discrimination legislation and develop non-discriminatory pricing policies.

## **RECOMMENDATION**

- A. That Council participate in the Companion Card program and join as an affiliate member.
- B. That Council staff write to lessees of Council facilities encouraging their participation in the Companion Card program.
- C. That Council staff advise new lessees of Council facilities about the Companion Card Program when negotiating any new agreements.

Phil Gilmour  
**CDO Aged & Disability  
Services**

Danny Houseas  
**Manager Community  
Development**

Janice Bevan  
**Director Community**

**Attachments: Companion Card Affiliate Terms and Conditions - 2010/153424**



## Companion Card Affiliate Terms and Conditions

1. Affiliates understand that the Companion Card will only be used when the cardholder requires the assistance of a companion to participate at a particular venue/activity.
2. The minimum expectation of Companion Card affiliates is that they will issue Companion Card Cardholders from any Australian State or Territory with one Companion Ticket, or admission, at no charge. This ticket will be exempt from all booking fees.
3. Where a cardholder needs more than one companion to provide attendant care support, the cardholder will negotiate this with the venue/activity operator at the time of booking.
4. The Companion Card can be used to obtain a Companion Ticket for any programs, services and sessions run by affiliated venue/activity operators. This will be subject to the usual admission availability and conditions.
5. Booking and ticket distribution practices for Companion Tickets should not be more difficult than the standard ticketing practices of the affiliated venue/activity.
6. The Companion Card can be used in conjunction with any recognised concession cards.
7. The venue/activity must ensure cardholders are able to be seated or located physically close to their companions. Companions will remain close to cardholders to assist them as required. Cardholders with specific seating requirements will inform the venue/activity at the time of booking.
8. Some venue/activity operators may charge for participation over and above general admission costs (e.g. a fee for rides in addition to an entry fee at a fun park). Affiliated venue/activity operators must issue a Companion Ticket for both admission, and for additional components, such as rides etc., if the cardholder requires assistance in order to participate.
9. Companion Cards may be used to purchase a package deal for the cardholder that combines admission costs with ancillary components such as meals etc. When taking a booking for a package deal, affiliates should provide details of what is included with the Companion Ticket. It is essential that the companion's support to the cardholder is not disrupted if the ancillary components are not included in the Companion Ticket. For example, if meals are not included, the companion must be able to bring or access food in a manner that enables them to provide continual support to the cardholder.
10. Affiliated venues/activities agree to, where possible, display the Companion Card logo in a prominent position at their business premises or ticketing outlet, and in promotional material.
11. Only the person whose photograph and details appear on the Companion Card can use the card.
12. Companion Tickets cannot be used without the Companion Card cardholder being present.
13. Companion Card cardholders must inform the venue/activity of their requirement for a Companion Ticket at the time they book or purchase their own ticket.
14. Acceptance of the Companion Card does not indicate that the venue/activity is accessible. Cardholders will be advised to check accessibility with the venue/activity before booking tickets.
15. Cardholders must provide their Companion Card details when making telephone bookings, and must present their valid card during ticket collection and at any time when asked during the activity. If cardholders cannot present their card, they may be charged for the Companion Ticket.
16. If a venue/activity suspects a Companion Card is being misused, they can report this to the Companion Card program, which will investigate the report. Proven misuse of the Companion Card may result in card cancellation, and the cardholder being ineligible to reapply.
17. It is understood that venue/activity operators and organisations agree to and accept the Companion Card Affiliate Terms and Conditions when they submit the Industry Affiliation Form.



New South Wales  
Government



Department  
of Ageing,  
Disability &  
Home Care

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## REVIEW OF COUNCIL'S GOLF COURSE BUSINESSES

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To advise Council of the outcomes of the recent review of Council's Golf Course businesses at Gordon and North Turramurra.

**BACKGROUND:**

On 10 November 2009 Council resolved to seek advice from the Professional Golfers Association on the management of the Gordon and North Turramurra golf courses.

**COMMENTS:**

This report provides Council with the findings of an independent review of Council's Golf Course businesses conducted by JBAS Pty Ltd. It also provides a number of recommendations for short term strategies for improvements at the Gordon Golf Club.

**RECOMMENDATION:**

That Council reduce the Twilight rate at the Gordon Golf Course from \$17 to \$13, and that Council call for tenders for Professional Services Contracts for Gordon and North Turramurra Golf Courses.

## PURPOSE OF REPORT

To advise Council of the outcomes of the recent review of Council's Golf Course businesses at Gordon and North Turramurra.

## BACKGROUND

Ku-ring-gai Council is the owner of two public golf courses at Gordon and North Turramurra. Council is generally responsible for the maintenance and upkeep of both courses and has outsourced the professional services. At Gordon a member based club, the Gordon Golf Club provides social facilities and a competition structure for regular golf. Public access is managed by Teetop Pty Ltd.

Council entered in Contractual Service Deeds with Teetop Pty Ltd for professional services in 2003. The deed gives Teetop Pty Ltd the right to operate the pro shops on each course from which the golf course business is conducted. Rounds are sold to the public via a numbered and coloured card system, golfing equipment is for sale and hire and refreshments are sold from these points. Teetop Pty Ltd is also responsible for golf tutoring and supervision of the golf courses.

Gordon Golf Club lease was entered into in 2003 for a 10 year period, with a further option for an additional 10 years in 2013.

On 10 November 2009 Council resolved that:

- A. *That Council extend the Tee Tops Pty Ltd Contractual Services Deed for a minimum of 6 months (31 July 2010) with an option to extend for an additional 6 months (31 January 2011), to allow for adequate time to conduct a review.*
- B. *That Council seeks advice from the Professional Golfers Association on what services and professional accounting expertise they will provide in the review which must include finance as well as the professional running of the courses.*

## COMMENTS

### Review Brief

Jeff Blunden Advisory Services (JBAS) was engaged by Council in March 2010 to undertake the review. The company has specific expertise in reviewing golf course management and provides a unique service to the Sydney Golfing market. The company has specialised in golf club operational and financial reviews and has conducted similar reviews around the country.

The project brief requested that the following broad issues be reviewed and make recommendations on the following:

- Golf course management arrangement, fees and charges, the manner in which revenue is returned to Council, leasing arrangements, contracts, operational matters and costs;

Item 6

S02140  
16 August 2010

- The feasibility of the Gordon Golf Club capacity to maintain its obligations under the current arrangements;
- Review of the service providers business (Teetop Pty Ltd)
- Review of golf course players and catchment locations, and cost of membership and rounds as compared to similar and surrounding courses;
- Review operational costs and other issues.

The review, which was completed in August 2010, includes details of meetings and data collection from Council staff, the new board of the Golf Club and Teetop Pty Ltd.

Financial details relating to Teetop Pty Ltd (pages 29-31) have been included in the Confidential section of the Business Paper (Attachment 1). This information is considered Commercial in Confidence as it contains financial details about the Teetop Pty Ltd business. If this were a public document it may disadvantage Teetop Pty Ltd when tendering for any future professional services contracts.

### Key Findings

A summary of the key findings are included below:

#### Market Review

- The total golf participation in NSW is flat with no material growth since 2001.
- For the period 2006 to 2009 the state has recorded a fall in membership numbers of 7%, with a 5% fall in metropolitan areas.
- The Sydney North Shore club market accounts for just over one third of the total Sydney market and it has performed slightly better than the wider Sydney market over the same period since 2006, recording a 4% decline in total demand.
- The immediate competitive market to the subject properties has performed slightly better than the wider North Shore and Sydney membership markets, recording a 3% decline in total numbers over the period 2006 to 2009.
- Varying results however have been seen at clubs within the competitive region, ranging from a 12% increase to a 15% decrease.

#### Green Fees

The green fees at Council's courses are below the market average by 11% to 23%. JBAS has concluded however that given the general condition of the course playing surfaces, quality of facilities and services available, it is considered that this pricing is appropriate for the current conditions. It was noted though that once the course water improvements are completed, the fees may need to be reviewed. A low price does not guarantee more rounds of golf if users are unsatisfied with the course. JABS considered the Gordon Golf Club's annual fees and membership fees to be reasonable and not excessive.

## Item 6

S02140  
16 August 2010

Table of comparative green fees:

	Weekday		Weekend		
	18 holes	9 holes	18 holes	9 holes	Golf Carts
Gordon	\$23.00	\$17.00	\$29.00	\$21.00	\$40.00
Turramurra	\$23.00	\$17.00	\$29.00	\$21.00	\$40.00
Other Courses					
Northbridge	\$33.00	\$23.00	\$36.00	\$27.00	\$40.00
Chatswood	\$30.00	\$20.00	\$35.00	\$20.00	\$40.00
Cammeray	\$29.50	\$19.50	\$30.00	\$20.00	\$38.00
North Ryde	\$35.00	\$25.00	\$40.00	\$27.00	\$35.00
Asquith	\$35.00	\$25.00	\$40.00	\$30.00	\$40.00
Market Average	\$29.79	\$20.93	\$34.14	\$23.71	\$39.00
<i>% that Council courses are above or below the market average</i>					
	-23%	-19%	-15%	-11%	3%

### Rounds Played

Gordon has shown a decline in rounds from a total 49,790 rounds in 2003/04 to 42,760 in 2008/09. Last financial year there was stabilisation in rounds up to 45,852 club and public rounds.

North Turramurra has shown a similar decline from 57,055 rounds in 2003/04 to 41,036 in 2008/09. Last financial year ended with rounds improving to 46,207 public rounds.

### Professional Services

The consultant has reviewed the Professional Services business and has found that the Teetop Pty Ltd business appears well run and tightly controlled. It is considered a relatively small business given the income is largely dependent on golf course traffic with over 68% of expenses being fixed.

Further details are contained in the consultants report.

### The Gordon Golf Club

During the course of the review there were significant changes with the Gordon Golf Club. A new board was elected in March 2010 and a complete review of the financial and the membership structure of the club was undertaken by the new board. The club has presented to Council and its members the need to significantly improve the financial position of the club, and is presently working towards improving the financial situation through a member levy and has looked for savings in the current secretary manager position which is vacant.

The consultant has independently reviewed the lease arrangement between Council and the Club. A direct comparable is difficult to find as in most courses clubs take on responsibility for maintaining the golf course.

Further details are contained in the consultants report.

### Turramurra Golf Course

North Turramurra is a much simpler asset with Council undertaking the management and the professional managing the pro shop, starting and other services.

Item 6

S02140  
16 August 2010

The course is performing well as a public course with rounds now stabilising and some growth potential is expected with the development of the North Turramurra Recreation Area.

Given North Turramurra is a fully public facility it is the consultant's opinion that there is no real benefit gained by Council in having the same operator at its golf facilities, other than an increased familiarity with its preferred processes and one contact point for both courses. It may well be the case that such an outcome occurs but the two facilities should not be tied together in any future market tender.

Presently, the North Turramurra facility is linked to the contract extension granted to Teetop Pty Ltd until the end of 2010.

Recently the State Government approved a request from Council for an extension to the Special Facilities Levy, for the continued development of the North Turramurra Recreation Area, which includes the golf course. This development consists of three new playing fields, four netball training courts, a new clubhouse, picnic area, 265-space car-park and an upgrade to the existing course.

This plan will result in improvements to the golf course, a new pro shop and food and beverage facilities, which will provide many opportunities for Council, once completed.

Should the current arrangements continue at the Gordon Golf Club it will be difficult to attract new members and grow a junior member base. The money expended by the club to improve the clubhouse has improved the facility but has not overly assisted in providing additional income streams: generally all specialised clubs are finding a diversity of income is difficult to achieve. The resignation of the General Manager will save the club significant wages in the short term, but it is unsustainable for an extended period of time. The club also plans to embark on a membership and promotional drive.

The North Turramurra course is a more simple arrangement and given the works to progress on the North Turramurra Recreation Area maintaining a direct professional services contract is an acceptable arrangement over the next few years.

A detailed user satisfaction survey will be undertaken to help ascertain if the course improvements and fees are keeping place with the competition in the public golf course market.

## CONSULTATION

Representatives from the Gordon Golf Club and Teetop Pty Ltd were consulted in the writing of this report.

## FINANCIAL CONSIDERATIONS

The Gordon Golf Club has requested a reduction of up to \$60,000 in payments to Council. A reduction of \$40,000 per annum however in club payments to Council has been proposed by JBAS until 2013. One possible area to offset this reduction, would be the golf course improvement levy, as recommended by the consultant.



Item 6

S02140  
16 August 2010

Reducing the golf course levy, however would have flow on effects to the North Turramurra Recreation Area with the levy funding being fully committed to the project up until 2017. Therefore, a subsequent reduction in the levy reserves by \$40,000 per year is not supported.

Another option would be to reduce maintenance costs over the next 2 years. Given the sewer mining project is shortly to be operational at Gordon it is not recommended to reduce course maintenance at this time. A restructure of the operations at North Turramurra and Gordon however is demonstrating improvement in the maintenance at both courses, and a review of course maintenance will be undertaken once the sewer mining plant is operational. Whilst Gordon has shown an increase in maintenance costs over the last 4 years, this has been offset by savings at North Turramurra.

The consultant anticipates that Council's income should increase following the introduction of more competitive club and public rounds fees. Additionally, should club member numbers increase over the next 2 years, an improvement in the "Over 10,000 Round" fees would also benefit Council - an extra 3,400 rounds by club members would see total income return to current levels.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff in Strategy, Operations and Corporate have been consulted in the writing of this report.

## SUMMARY

The Golf Course review has confirmed that the courses are offering a good level of service and return to Council, which provides funding for maintenance and current capital upgrades.

Council's Golf Course businesses appear to have performed poorly in total rounds played over the last few years compared to nearby courses. However, recent data from the last financial year has shown a good recovery in North Turramurra, and the Gordon Golf Club round data has stabilised despite some impact from the sewer mining project over the last few months.

Given the sewer mining works at Gordon are nearing completion the next 6 months will be an opportune time to promote the course and the fairway watering. It is expected the works on the plant will be complete by end of October 2011. The plant will then be commissioned following testing and finalising arrangements with Sydney Water and Energy Australia.

JBAB consultancy has recommended a \$40,000 fee reduction for the Golf Club as a mechanism for the club to offer an improved package of golf to its current members, and to facilitate a promotion drive to attract new members.

The consultant also recommended that Council tender for the current professional service contract at Gordon and North Turramurra.

Other recommendations including improved signage, website content, cleaning, pricing and junior golf programs should be considered by Council, the club and Teetop Pty Ltd.



## **RECOMMENDATION**

- A. That Council receive and note the review of Ku-ring-gai Council Golf Courses conducted by JBAS.
- B. That Council reduce the Twilight rate fees from \$17 to \$13.
- C. That Council call for tenders for the Professional Services Contract for Gordon Golf Club for the period 1 February 2011 to December 2013.
- D. That Council call for tenders for the Professional Services Contract for North Turramurra Golf Course for the period 1 February 2011 to December 2013.
- E. That Council place any new fees on public exhibition for a period of 28 days and that should any objections be received, a further report be brought back to Council.

Mark Taylor  
**Manager Community and Recreation Services**

Janice Bevan  
**Director Community**

**Attachments:**

- 1. Teetop Pty Ltd Financial data - Confidential**
- 2. Report by Jeff Blunden Advisory Services - 2010/155252**

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## KU-RING-GAI YOUTH DEVELOPMENT SERVICE (KYDS) FUNDRAISING DINNER

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To advise Council of the Ku-ring-gai Youth Development Service Inc (KYDS) Annual Fundraising Dinner on 23 September 2010.

**BACKGROUND:**

Council has supported previous KYDS Fundraising Dinners in 2007 (\$2,300) and 2008 (\$1,300), and 2009 (\$2,600).

**COMMENTS:**

The annual Fundraising Dinner is the main source of funding for KYDS, a non profit community based organisation that provides a range of vital services for the young people and families in Ku-ring-gai.

**RECOMMENDATION:**

That Council purchase 14 tickets at \$200 per ticket (total \$2,800) for the KYDS Annual Fundraising Dinner on 23 September 2010.

## PURPOSE OF REPORT

To advise Council of the Ku-ring-gai Youth Development Service Inc (KYDS) Annual Fundraising Dinner on 23 September 2010.

## BACKGROUND

An invitation has been received from KYDS advising of the dinner at the Powerhouse Museum in Ultimo (see Attachment). Council has supported previous KYDS Fundraising Dinners in 2007 (2,300), 2008 (1,300), and 2009 (2,600).

## COMMENTS

Ku-ring-gai Youth Development Service (KYDS) is a non-profit community based counselling service that provides free counselling to families and young people in the Ku-ring-gai area. Since its establishment in March 2005, many young people and their families have sought help from the service. Council has partnered with KYDS to provide group and family sessions each year.

KYDS has been improving the mental health and well being of young people and their families in the Ku-ring-gai Local Government Area for 5 years. During that period they have provided free, individual and group counselling for more than 4,000 young people and their families.

The Annual Fundraising Dinner is one of the main sources of funding for the service and Council has supported the KYDS each year since its inaugural dinner in 2007.

## CONSULTATION

Not applicable.

## FINANCIAL CONSIDERATIONS

Tickets for the fundraising dinner are \$200 each. It is recommended 14 tickets be purchased by Council with a total of \$2,800.

There is currently funding for tickets for Councillors and partners in the Councillors expenses budget.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Corporate Department has been consulted in the writing of this report.

## **SUMMARY**

The KYDS Annual Fundraising Dinner to be held at the Powerhouse Museum is on 23 September 2010, and tickets are \$200 each.

It is recommended that Council purchase 14 tickets for the dinner to enable Councillors and partners to attend.

## **RECOMMENDATION**

- A. That Council purchase 14 tickets at \$200 per ticket (total \$2,800) for the KYDS Annual Fundraising Dinner on 23 September 2010.
- B. That the KYDS management board be advised of the outcome of the Council decision.
- C. That any Councillors who would like to attend the dinner advise the General Manager by 3 September 2010.

Janice Bevan  
**Director Community**

**Attachments:**        **Letter of invitation from KYDS - 2010/154299**

# ***Review of Ku-ring-gai Council Golf Courses***

*Prepared for Community & Recreation Services Department  
Ku-ring-gai Council*

***August 2010***



## Contents

<b>INTRODUCTION.....</b>	<b>2</b>
SUMMARY OF BRIEF .....	2
<b>GOLF MARKET REVIEW.....</b>	<b>4</b>
INTRODUCTION.....	4
NSW GOLF PARTICIPATION LEVELS.....	4
NATIONAL & STATE GOLF CLUB MEMBERSHIP TRENDS.....	5
SYDNEY NORTH SHORE GOLF CLUB PARTICIPATION .....	6
SYDNEY SOCIAL GOLF MARKET TRENDS.....	7
SUMMARY OF KEY FINDINGS.....	7
<b>FACILITY REVIEW – GORDON GOLF COURSE .....</b>	<b>8</b>
INTRODUCTION.....	8
HISTORY OF COURSE .....	8
ROLE OF COUNCIL – PLAN OF MANAGEMENT .....	8
KEY TENANTS .....	9
FACILITY MANAGEMENT AND FINANCIAL STRUCTURE.....	10
ROUNDS PLAYED .....	10
GREEN FEE PRICING .....	12
FINANCIAL SUMMARY - COUNCIL.....	13
STRUCTURE OF GOLF CLUB .....	16
CLUB MEMBERSHIP .....	16
CLUB FINANCIAL OVERVIEW .....	17
CLUB ISSUES .....	17
CONCLUSIONS .....	21
CLUB REPORT TO COUNCIL .....	21
COUNCIL IMPLICATIONS.....	22
<b>FACILITY REVIEW – NORTH TURRAMURRA GOLF COURSE .....</b>	<b>23</b>
INTRODUCTION.....	23
GOLF COURSE HISTORY.....	23
CAPITAL PROJECTS.....	23
KEY TENANT .....	23
FACILITY MANAGEMENT AND FINANCIAL STRUCTURE.....	24
ROUNDS PLAYED .....	24
GREEN FEE PRICING .....	26
FINANCIAL SUMMARY - COUNCIL.....	27
<b>PROFESSIONAL SERVICES PROVIDER - TEETOP PTY LTD.....</b>	<b>29</b>
FINANCIAL SUMMARY .....	29
COURSE RESULTS .....	30
CONCLUSIONS .....	30
<b>WAY FORWARD &amp; REPORT RECOMMENDATIONS .....</b>	<b>32</b>
LEASE STRUCTURE – GORDON GOLF CLUB .....	32
LEASE STRUCTURE – TEETOP PTY LTD.....	33
LEASE STRUCTURE – NORTH TURRAMURRA.....	34
OTHER RECOMMENDATIONS.....	34

## **Introduction**

This report has been prepared by JBAS for Ku-ring-gai Council, ("Council") having been appointed to provide Council with a report that reviews the two golf courses it owns within the Ku-ring-gai municipality, these being the Gordon Golf course at Lynn Ridge Avenue, Gordon, and the North Turramurra golf course on Bobbin Head Rd, North Turramurra. Council requested this review to ensure that the best achievable golfing services are provided to the public, coupled with the best practice management procedures and financial return to Council.

The Gordon Golf course hosts both public golfer and club member play as it is also the home of the Gordon Golf Club. Revenue from the Club to Council is by way of rent for the clubhouse and a percentage of the rounds sold by the club. This income along with green fee sales to public golfers and rent income from the pro shop offsets the cost of upkeep and maintenance of the course and capital works.

The North Turramurra course is a fully public facility, with professional service providers contracted to provide golfing services, bookings, sales of rounds, sales and hiring of equipment, tutoring and general management of the public facilities. Council's income is via green fees and pro shop rent.

## ***Summary of Brief***

### Project Objectives

The project brief requested that the following issues be reviewed and recommended on:

- Golf course management arrangement, fees and charges, the manner in which revenue is returned to Council, leasing arrangements, contracts, operational matters and costs;
- The feasibility of the Gordon Golf Club capacity to maintain its obligations under the current arrangements;
- Review of the service providers business by physically monitoring their activities;
- Golf course players and catchment locations, cost of membership and rounds as compared to similar and surrounding courses;
- Operational costs and issues.

### Project Methodology

In order to deliver a document that meets these objectives, this report has been separated into five separate chapters being containing the following information:

#### *Market Overview*

An overview of the wider general golf demand trends in the Sydney and north shore markets, including catchment locations; is provided in this chapter as well as the cost of comparable membership and golf at other surrounding courses.

#### *Asset Financial Review*

Presented as two separate chapters, they review the financial performance of both golf facilities (from a Council perspective), focusing on:

- General management and leasing arrangements



- Demand trends (including membership and public rounds);
- Pricing;
- Operational costs;
- Income to Council; and
- Capital expenditure.

*Gordon Golf Club*

This chapter reviews the likely capacity of the Gordon Golf Club to maintain its obligations under the current lease arrangements.

*Professional Services Provider*

This chapter reviews the performance of the Professional Services provider.

*Report Recommendations*

As the concluding chapter to our report, this section outlines the general options available to Council, the changes that may be necessary to current operations, along with recommendations made on areas for identified improvements.



## Golf Market Review

### Introduction

As demand for golf and golf club membership is a direct factor of population and population growth, as a precursor to the report proper, it is appropriate to review the region in which the course is situated and the patterns that are emerging with regard to the region's population.

### NSW Golf Participation Levels

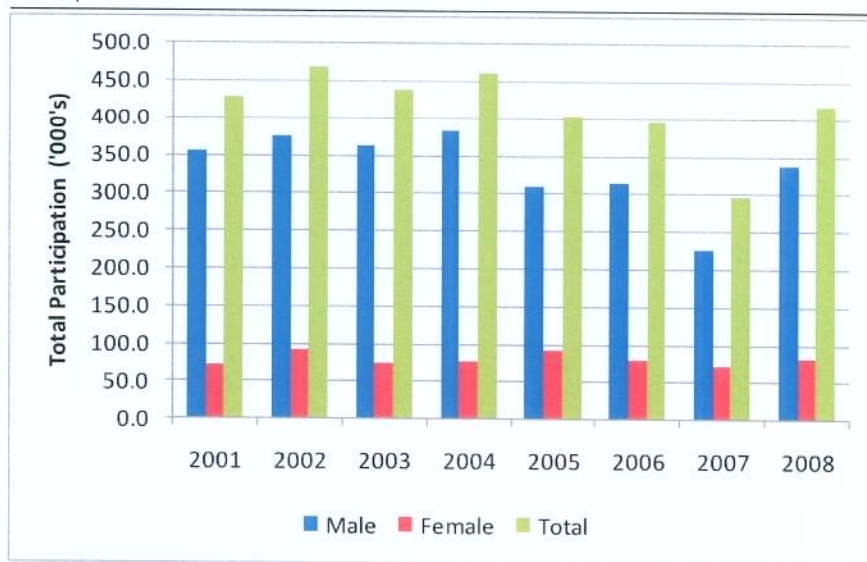
The Australian Sports Commission (ASC) is the government body responsible for tracking national participation in sporting activities. In their annual report released in August 2009 titled *Participation in Sport and Physical Activities 2008*, they found that an estimated 420,000 people or 8.2% of the NSW adult population aged 15 or over play golf.

Specifically, the 2008 survey identified:

- 81% of all NSW golfers are male;
- 13.2% of the NSW male population participate in the sport; and
- Only 3.3% of all females in NSW participate in the sport.

Golf participation levels in NSW have slowly declined since the ASC started recording annual participation levels in 2001, with a compound average annual fall of -0.3%. Since 2005 participation levels has averaged just over seven percent. The following graph summarises the historical golf participation numbers evident in NSW.

Participation in NSW – 2001 to 2008



Source: ASC 2008 ERASS Report - Participation in Sport and Physical Activities, JBAS

### National & State Golf Club Membership Trends

Council, as the owner of two golf courses, is naturally exposed to the wider demand trends evident within the golf industry. This section summarises the trends evident within golf club membership and those participating in golf on a social basis.

#### National

Golf Australia collects a range of statistics concerning golf memberships and course/club information across Australia. Since 2001, a 10% decline has been recorded nationally to year-end 2008 with a 4% decline recorded for the period 2005 to 2008. In the male market, accounting for 80% of all demand, demand declines have been more evident in regional areas with a 12% fall recorded against a 7% fall in metropolitan areas.

(Note: national numbers to year end 2008 only available.)

#### NSW Market

The New South Wales Golf Association (NSWGA) and Women's Golf NSW (WGNSW) are the peak bodies for golf in the state and provide statistics on metropolitan and non-metropolitan/country based courses throughout the state. For the period 2006 to 2009 the state has recorded a fall in membership numbers of 7% (being the annual number of members with playing rights at these clubs, as submitted by each club to the state administration bodies.)

This decline has been largely sourced from regional areas with a 9% fall recorded against a 5% fall in metropolitan areas. In terms of gender, the decline in numbers is 12% and 8% for males and females respectively.

NSW club membership numbers for this period are summarised in the following table.

Region	2001	2006	2009	% change 2006 - 2009
Metropolitan	76,684	73,019	69,633	-5%
Regional	119,887	106,167	96,996	-9%
<b>Total</b>	<b>196,571</b>	<b>179,186</b>	<b>166,629</b>	<b>-7%</b>
Male	157,470	142,741	124,983	-12%
Female	39,101	36,445	33,623	-8%

Source: NSWGA & WGNSW

#### Sydney Market

The NSWGA and WGNSW report that 92 clubs or 23% of all NSW clubs as at year-end 2009 were located within the metropolitan boundaries of Sydney, with a total member base of approximately 69,600. Since the year 2006 there has been a consistent 5% decline experienced in total club membership numbers for both genders.

The historical member numbers seen in Sydney are summarised in the table below.

Region	2001	2006	2009	% change 2006 - 2009
Male	61,895	58,545	55,838	-5%
Female	14,789	14,474	13,795	-5%
<b>Total</b>	<b>76,684</b>	<b>73,019</b>	<b>69,633</b>	<b>-5%</b>

Source: NSWGA & WGNSW



### Sydney North Shore Golf Club Participation

Getting closer to the immediate competitive market for the subject courses, the North Shore club market accounts for just over one third of the total Sydney market. It has performed slightly better than the wider Sydney market over the same period since 2006, recording a 4% decline in total demand, as outlined below.

Region	2001	2006	2009	% change 2006 - 2009
Male	21,695	21,454	20,707	-3%
Female	6,680	6,596	6,207	-6%
<b>Total</b>	<b>28,375</b>	<b>28,050</b>	<b>26,914</b>	<b>-4%</b>

Source: NSWGA & WGNSW

### Competitive Course Market

The competitive peer set to the Gordon Golf Club has been identified as five other clubs, being Asquith, Chatswood, Northbridge, Cammeray and North Ryde. These golf facilities are all within accessible driving distance from the Club and are seen as the alternative golf facilities both members and visitors would consider.

Historical membership data for the identified competitor clubs is summarised in the following table.

(Please note that due to different reporting periods these numbers do not match the numbers the Club itself provides in its annual reports.)

		2009			% Mix	% change 2006 - 2009		
	Course type	Male	Female	Total	Female	Male	Female	Total
<b>Gordon</b>	Club lease	<b>684</b>	<b>155</b>	<b>839</b>	<b>18%</b>	<b>(14%)</b>	<b>(6%)</b>	<b>(12%)</b>
Asquith	Club owned	852	182	1,034	18%	+9%	(1%)	+7%
Chatswood	Club owned	697	249	946	26%	(12%)	(5%)	(11%)
Northbridge	Club lease	821	202	1,023	20%	+14%	+6%	+12%
Cammeray	Club lease	310	141	451	31%	(24%)	+15%	(15%)
North Ryde	Club owned	826	261	1,087	24%	(1%)	(7%)	(2%)
<b>Total</b>		<b>4,190</b>	<b>1,190</b>	<b>5,380</b>	<b>22%</b>	<b>(3%)</b>	<b>(1%)</b>	<b>(3%)</b>

Source: NSWGA & WGNSW & JBAS

As illustrated above, the competitive market has performed slightly better than the wider North Shore and Sydney membership markets, recording a 3% decline in total numbers over the period 2006 to 2009. Varying results however have been seen at clubs within the competitive region, ranging from a 12% increase to -15% decrease over the same period.

There is currently limited information concerning catchment areas for both Council courses. JBAS is advised that past survey work completed by the Professional Services Contractor indicated that the area was generally within 5 kms of the courses. It is recommended that Council undertake its own survey work concerning customer catchment areas.

### Annual Fees

The table below summarises the annual fees for the competitive clubs. As evidenced below, demand growth has not necessarily been dictated by price point, with the Northbridge Club generating the most growth, but also having the

second highest annual fee in the market. This indicates that it is the value for money proposition being sought by golfers in this market, not necessarily the lowest price point.

	Entrance Fee	2009 Annual Fee	% membership change 2006 - 2009
<b>Gordon</b>	<b>\$0</b>	<b>\$880</b>	<b>(12%)</b>
Asquith	\$500	\$1,732	+7%
Chatswood	\$1,320	\$1,446	(11%)
Northbridge	\$990	\$1,290	+12%
Cammeray	No	\$880	(15%)
North Ryde	\$1,650	\$1,260	(2%)

Source: JBAS Research

### Sydney Social Golf Market Trends

The social golfer numbers in Sydney are determined by subtracting metropolitan club membership numbers from the overall city wide participation levels as reported by the ASC. Our analysis of the social golf participation numbers in Sydney has also shown negative trends. In the period 2004 to 2008 a decline of 6% has been calculated, as summarised in the table below.

Year	Estimated Total Metropolitan Golfers	Total Club Golfers	Estimated Total Social Golfers
2004	274,800	76,324	198,476
2006	218,200	73,019	145,181
2008	256,800	70,987	185,813
<b>% Growth 2006-08</b>	<b>-7%</b>	<b>-7%</b>	<b>-6%</b>

Source: NSWGA & WGNSW, ASC, JBAS

### Summary of Key Findings

Our review of golf participation in NSW, metropolitan Sydney and the immediate Kuringai Shire reveals the following:

- Total golf participation in NSW is flat with no material growth since 2001.
- In the club market, a 4% decline has been recorded nationally to year-end 2008.
- For the period 2006 to 2009 the state has recorded a fall in membership numbers of 7%, with the decline largely sourced from regional areas with a 9% fall recorded against a 5% fall in metropolitan areas.
- The Sydney North Shore club market accounts for just over one third of the total Sydney market and it has performed slightly better than the wider Sydney market over the same period since 2006, recording a 4% decline in total demand.
- The immediate competitive market to the subject properties has performed slightly better than the wider North Shore and Sydney membership markets, recording a 3% decline in total numbers over the period 2006 to 2009.
- Varying results however have been seen at clubs within the competitive region, ranging from a 12% increase to a 15% decrease.



## Facility Review – Gordon Golf Course

### *Introduction*

This chapter reviews the financial performance of the Gordon golf facility (from a Council perspective), focusing on:

- General management and leasing arrangements;
- Demand trends (including membership and public rounds);
- Green fee pricing;
- Income to Council;
- Operational Expenses and Profit; and
- Capital expenditure.

### *History of Course*

Up until 1932 the bulk of St Johns Avenue and flat land areas were used for dairy farming. In 1932 due to the slowing up in residential development caused by the depression, the then trustees of the land (William Moore Trust) decided to use the area as a golf course as a means of profitable revenue. This was only a temporary measure pending development of the southern section, when the course would be subdivided for residential lots. Construction started in April 1933 and opened to the public as a golf course in August 1933. Council took over the then called Lynn Ridge Golf Links a municipal golf course in 1946 and gave notice of resumption of 48.5 acres (14 holes) for 'park' purposes. Four holes on the western side of St Johns Avenue were not resumed.

As part of the purchase of the land from the William Moore Trust, Council has certain obligations in regard to public access to the land. On 20 November 2001, Council adopted a generic Plan of Management for Golf Courses which covered both Gordon and North Turramurra Golf Courses. In addition to this, the Plan of Management for the Gordon Golf Clubhouse was also adopted on the same date which is now incorporated into this plan, updated in early 2010.

### *Role of Council – Plan of Management*

Council historically has undertaken to provide all maintenance and capital upgrade obligations for the Golf Course. Sources from which revenue is generated are from the Professional Services Contract and from the Gordon Golf Club Lease. All income derived from its golf course business, whether from Club or the Professional Services Contract is reinvested into the golf course by way of funding special projects such as the current sewer mining contract and general maintenance of the greens. JBAS is advised that approximately two thirds of income is appropriated to general revenue and one third is paid into the Golf Course Improvement levy fund which funds those special capital projects.

Other council responsibilities include:

- Course maintenance – Council carries out all maintenance obligations for the course, employing 5 staff as greenkeepers.
- Regular meeting with club and professional.
- Council financial administration – Council administers card system, and printing of cards and checks deposit of course takings.

Other Council staff have involvement in managing the golf course which are funded from elsewhere within Council. These people include Director Operations, Director Community Manager Open Space Operations, Manager Community & Recreation Services, Leasing Officer, Property Officer, Community & Recreation Administration, and various finance staff.

### Capital Expenditure & Projects

JBAS is advised that Council have spent approximately \$620,000 since 2005 on the purchase of new golf course machinery. Averaging near \$125,000 per annum, this machinery includes greens mowers, rough mowers, spray kits, fairway mowers and tractors.

Presently three main capital projects are being delivered by Council at the Gordon golf course. They are a new Sewer Mining Plant, an upgraded irrigation system, and increased water storage capacity for irrigation use and future potential to supply water to the club house precinct for toilet flushing.

The delivery date is not yet fixed however construction work on the plant will be completed (subject to weather) by early September. The budget for construction, inclusive of irrigation is \$2.9m excluding GST. In delivering the facility Council's operating costs are expected to increase by \$10,000 per year with increased cost of maintenance and production of water. Council has entered into a 15 year agreement with Sydney Water, with costs presently estimated at \$62,500 per year, subject to inflation increase and the actual quantity of water used.

Council has been setting aside a portion of green fee income (approximately \$1.80 from each round of golf played) to be used solely for capital improvements. These funds and further funding from Council are those being expended on the construction of the sewer mining plant.

The following table summarises the income requisitioned into this account since 2005/06.

Source	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	Total
Gordon - members	71,773	58,699	47,809	50,126	37,178	265,585
Gordon - public	90,390	78,022	73,514	72,220	55,404	369,550
Nth Turramurra	172,688	126,961	107,853	117,174	101,450	626,126
<b>Total</b>	<b>334,851</b>	<b>263,682</b>	<b>229,176</b>	<b>239,520</b>	<b>194,032</b>	<b>1,261,261</b>

Source: Council Records

### Key Tenants

There are two key tenants at the Gordon golf course, these being the Gordon Golf Club and the Professional Services Contractor, Teetop Pty Ltd.

#### Gordon Golf Club

The Gordon Golf Clubhouse is presently under the day to day control of the Gordon Golf Club. The Club has been a long term occupant of the site, having existed in situ since the 1930's. In late 2004 the Club renegotiated its lease with Council, with a five plus five plus five agreement in place, giving the Club access to the site until 1 December 2018. These arrangements were developed with the intention of supporting Council's aims and objectives and ensuring sufficient financial return to Council for the provision of maintenance and operations of the Gordon Golf Course.

Under the terms of the lease, the Club is subject to certain financial obligations in return for tenure to the Clubhouse, car parking and exclusive tee access times for members, competitions and social events. A rounds quota is currently in place, giving the Club up to 10,000 rounds per annum in its exclusive periods. Rounds played in excess of that amount are charged at a discounted green fee.



The lease provides for the delivery to Council of the Club's Annual Report each year, from which calculations are made as to the dollar amount for the lease of the Clubhouse facilities.

The financial performance of Gordon Golf Club is discussed in more detail later in this chapter.

#### Teetop Pty Ltd

Teetop Pty Ltd ("Teetop") is the current provider of golf professional services at both of Councils golf courses. Council entered into a Contractual Services Deed with Teetop in 2003. Teetop operates the pro shops at each course, receiving a commission on the green fee sales made, as well as income from the sale of golf lessons, equipment, snacks etc. The initial deed was due to expire in December 2007 however was extended by a further two years to December 2009. It has subsequently been extended again until the end of 2010 pending this review.

Approximate green fee commission rates and shop rental amounts are \$1.50 and \$26,800 respectively inclusive of GST. Under the current contract these amounts are subject to annual increases of 5%.

The performance of Teetop Pty Ltd is examined in detail later in this report.

#### *Facility Management and Financial Structure*

The management and lease structure at the Gordon facility is complex. There are three parties involved, being Council, the Club and the Golf Professional. The latter both report independently to Council yet are required to work closely together on site and ensure seamless delivery of the day to day member and public golf operations.

Council performs all course maintenance duties at the facility, with revenue to the Council to offset this expense, coming from the following sources:

- Rent for the clubhouse (approximating 24,000 per annum)
- A fee per round played by each club member;
- The green fees paid by public golfers (less a commission);
- A fee for any excess rounds played by club golfers over and above the Club's quota; and
- Rent from the pro shop (approximating 24,000 per annum).

The income received from these sources is further discussed later in this chapter.

#### *Rounds Played*

A key driver to Council income at the Gordon facility is golf rounds. Detailed records are kept by Council and the Golf Professional that notes every round played by round type for both member and non member play. The following table summarises the historical rounds played data at the Gordon facility.

	Public Rounds	% of Rounds	Club Rounds	% of Rounds	Total Rounds
2003/04	37,038	74%	12,779	26%	49,790
2004/05	37,194	76%	11,602	24%	48,835
2005/06	32,282	65%	17,309	35%	49,591
2006/07	27,865	62%	17,030	38%	44,895
2007/08	26,255	61%	17,136	39%	43,391
2008/09	25,793	60%	16,967	40%	42,760

	Public Rounds	% of Rounds	Club Rounds	% of Rounds	Total Rounds
2009/10 annualised	25,454	59%	17,354	41%	42,807
% change 03/04 - 09/10a	-31%		36%		-14%
% change 05/06 – 09/10a	-21%		0%		-14%
2009/10 YTD	19,787	59%	13,262	41%	33,049

Source: Council Records

As evidenced in the table above, total rounds played at the facility have been slowly declining since 2003/04 with a 14% decline recorded over the six year period. Within the rounds sub categories, public golf has recorded a 21% decline from 32,300 rounds to 25,000 rounds, with rounds played by members of the Club having increased by 36% from approximately 12,000 to now exceed 17,000. (Much of this movement is due to a re-categorisation of member rounds on a Thursday from public to members.) The later result has been steady since 2005/06.

#### Rounds played by market segment

As noted above there has been a significant decline in public rounds played at the Gordon facility since 2003/04. At that time public rounds accounted for 74% of rounds played at the facility but in 2009/10 this number is now below 60%. The segments within the public green fees have been examined in order to establish the reason for this decline.

Three main segments are used by Council in recording rounds played. They are weekend play, weekday play and concession play. The following table summarises the rounds recorded in these segments since 2003/04.

	Weekend	Weekday	Concession	Total
2003/04	11,043	7,661	18,334	37,038
2004/05	12,120	11,009	14,065	37,194
2005/06	10,268	10,630	11,384	32,282
2006/07	8,559	9,179	10,127	27,865
2007/08	8,692	7,977	9,586	26,255
2008/09	8,929	7,248	9,616	25,793
2009/10 annualised	8,944	7,545	8,965	25,454
% change 03/04 - 09/10a	-19%	-2%	-51%	-31%
% change 05/06 – 09/10a	-13%	-29%	-21%	-21%
2009/10 YTD	6,953	5,865	6,969	19,787

Source: Council Records

As is evident above, the Concession and Weekday categories have experienced the largest declines since 05/06, at 21% and 29% respectively over the period and more commentary on these categories is provided below.

#### Rounds played by sub segment - Weekday

There are two main Weekday green fee segments being 18 holes & 9 holes. Analysis of both since 2005/06 reveal that the decline has been consistent across both round types, as summarised below.

Weekday Rounds	18 hole	9 hole	Total
2005/06	5,467	5,163	10,630
2006/07	4,491	4,688	9,179
2007/08	4,011	3,966	7,977



Weekday Rounds	18 hole	9 hole	Total
2008/09	3,680	3,568	7,248
% change 05/06 – 08/09	-33%	-31%	-32%

Source: Council Records

Note: Due to a change in the level of detail captured, detailed comparisons per category are only available since 2005/06. Prior to this time total weekday rounds only were captured with no distinction between 18 hole, 9 hole, student etc.

#### Rounds played by sub segment - Concession

There are three main Concession green fee segments being 18 holes, 9 holes and Student. Analysis of these segments since 2005/06 reveals that the decline has been more prevalent in the 18-hole segment, as summarised below.

Concession Rounds	18 hole	9 hole	Student	Total
2005/06	9,943	-	1,441	11,384
2006/07	8,041	1,033	1,053	10,127
2007/08	7,105	1,512	969	9,586
2008/09	7,019	1,820	777	9,616
% change 05/06 – 08/09	-29%		-46%	-16%

Source: Council Records

#### Green Fee Pricing

The second key driver to Council income at the Gordon facility is golf pricing. There are currently 12 price groups at the Gordon facility, separated into different card colours, as summarised in the following table. In order to illustrate the key card categories and where the majority of income comes from, the income share from each category for the year 2008/09 is also identified.

Card Colour	Holes	Time	Fees	2008/09 % income share
Pink	18	Weekend	\$29.00	29%
Dark Yellow	9	Weekend	\$21.00	10%
Green	18	Weekend	\$17.00	5%
White	18	Weekday	\$23.00	16%
Caramel	9	Weekday	\$17.00	12%
Green	18	Weekday	\$17.00	0%
Yellow	18	Concession	\$15.50	21%
Light Blue	9	Concession	\$13.00	5%
Dark Green	9	Concession	\$59.00	0%
Lilac	18	Concession	\$18.00	1%
Janze Orange	18	Concession	\$17.00	1%
Mustard	18	Concession	\$74.50	0%

Source: Council Records

As evidenced in the table above, income received is primarily sourced from weekend play (44%) and then evenly split between weekday and concession golf (28% each).

Comparable market pricing

The following table summarises comparable course green fee pricing as at May 2010.

	Weekday		Weekend		Golf Carts
	18 holes	9 holes	18 holes	9 holes	
Gordon	\$23.00	\$17.00	\$29.00	\$21.00	\$40.00
Turramurra	\$23.00	\$17.00	\$29.00	\$21.00	\$40.00
Other Courses					
Northbridge	\$33.00	\$23.00	\$36.00	\$27.00	\$40.00
Chatswood	\$30.00	\$20.00	\$35.00	\$20.00	\$40.00
Cammeray	\$29.50	\$19.50	\$30.00	\$20.00	\$38.00
North Ryde	\$35.00	\$25.00	\$40.00	\$27.00	\$35.00
Asquith	\$35.00	\$25.00	\$40.00	\$30.00	\$40.00
<b>Market Average</b>	<b>\$29.79</b>	<b>\$20.93</b>	<b>\$34.14</b>	<b>\$23.71</b>	<b>\$39.00</b>
% that Council courses are above or below the market average					
	<b>-23%</b>	<b>-19%</b>	<b>-15%</b>	<b>-11%</b>	<b>3%</b>

Source: JBAS

It is indicated in the table above that the green fees at Council's courses are below the market average by 11% to 23%. Given the general condition of the course playing surfaces, quality of facilities and services available, it is JBAS view that this pricing is appropriate for the current golf product being offered.

Given the recent decline in rounds played by the public at both courses fees should not be increased until the product offered is of higher value, likely the case once the sewer mining and dam projects are complete and the courses are benefitting from regular water.

**Financial Summary - Council**Income

As noted earlier in this chapter, Council receives income from two key sources at Gordon facility, being rent and course fees, (from which the improvements levy is then removed).

The following table summarises the annual income results as recorded by Council for the period 2005/06 to YTD March 2009/10 and the percentage change in these lines over the full year 2005-06 to 2008-09 periods.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
Member Rounds	17,309	17,030	17,136	16,967	13,262	(2%)
Public Rounds	32,282	27,865	26,255	25,793	19,787	(20%)
<b>Total Rounds Played</b>	<b>49,591</b>	<b>44,895</b>	<b>43,391</b>	<b>42,760</b>	<b>33,049</b>	<b>(14%)</b>
Rental Income - Club	169,699	150,088	172,404	181,472	169,188	+7%
Rental Income - Pro	22,601	23,731	24,918	26,164	20,604	+16%
<b>Total Rental</b>	<b>192,300</b>	<b>173,819</b>	<b>197,321</b>	<b>207,635</b>	<b>189,792</b>	<b>+8%</b>
Golf course fees - Club	69,638	76,854	84,900	83,331	73,656	+20%
Golf course fees - Public	403,730	355,546	329,903	350,001	255,203	(13%)
<b>Total Golf course fees</b>	<b>473,367</b>	<b>432,400</b>	<b>414,803</b>	<b>433,332</b>	<b>328,859</b>	<b>(8%)</b>



	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
Improvements - Club	71,773	58,699	47,809	50,126	37,178	(30%)
Improvements - Public	90,390	78,022	73,514	72,220	55,404	(20%)
<b>Total Improvements</b>	<b>162,163</b>	<b>136,721</b>	<b>121,323</b>	<b>122,346</b>	<b>92,582</b>	<b>(25%)</b>
<b>Total Income</b>	<b>827,830</b>	<b>742,940</b>	<b>733,447</b>	<b>763,313</b>	<b>611,233</b>	<b>(7%)</b>

Source: Council Reports

*Income by Source*

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Club</b>						
Rental	169,699	150,088	172,404	181,472	169,188	+7%
Course fees	69,638	76,854	84,900	83,331	73,656	+20%
Improvements	71,773	58,699	47,809	50,126	37,178	(30%)
<b>Total Club</b>	<b>311,110</b>	<b>285,641</b>	<b>305,113</b>	<b>314,928</b>	<b>280,022</b>	<b>+1%</b>
<b>Public/Pro</b>						
Rental Income	22,601	23,731	24,918	26,164	20,604	+16%
Golf course fees	403,730	355,546	329,903	350,001	255,203	(13%)
Improvements	90,390	78,022	73,514	72,220	55,404	(20%)
<b>Total Public/Pro</b>	<b>516,720</b>	<b>457,299</b>	<b>428,335</b>	<b>448,385</b>	<b>331,211</b>	<b>(13%)</b>
<b>Total Income</b>	<b>827,830</b>	<b>742,940</b>	<b>733,447</b>	<b>763,313</b>	<b>611,233</b>	<b>(7%)</b>

Source: Council Reports

*Income Ratios*

The ratios emanating from the numbers above are summarised in the following table.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
<b>% Income</b>					
Total Rental	23%	23%	27%	27%	31%
Total Course Fees	57%	58%	57%	57%	54%
Total Improvements	20%	18%	17%	16%	15%
<b>Total Club</b>	<b>38%</b>	<b>38%</b>	<b>42%</b>	<b>41%</b>	<b>46%</b>
<b>Total Public/Pro</b>	<b>62%</b>	<b>62%</b>	<b>58%</b>	<b>59%</b>	<b>54%</b>

Source: Council Records

As identified in the table above, in the past four years Council's income has approximated \$750,000, however has declined by 7% from a high of \$828,000 since 2005-06. This income decrease has occurred due to declining course fees (and associated improvement levy). As a result the rental line item has grown by 8% to now represent 31% of Council's income, up from 23% in 2005/06.

As a consequence, the total dollar amount that the Golf Club pays to Council has increased by 1% over the period with the Club's share of total Council income now accounting for 46% of Council's income, up from 38% in 2005/06.

### Green Fees

The average green fee earned is a key performance indicator for public golf courses. At the Gordon facility there are two averages that can be calculated, these being the average fee paid by the public and the average fee paid by all golfers - public and members.

The average green fee is calculated by dividing all income received (from the 12 green fee categories) by the total rounds played. The result will reflect the mix of golf played at different price points and these are summarised below.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05/06 – 08/09
Av green fee - Public	\$15.31	\$15.56	\$15.37	\$16.37	\$15.70	+7%
Av green fee – Members*	\$8.17	\$7.96	\$7.74	\$7.87	\$8.36	(4%)
<b>Av green fee - All</b>	<b>\$12.82</b>	<b>\$12.68</b>	<b>\$12.36</b>	<b>\$13.00</b>	<b>\$12.75</b>	<b>+1%</b>

Source: Council Records

Note: \* the average members green fee is the average for all rounds played by members, including those in the "free time" blocks. The cost of clubhouse rental is also excluded from the calculation.

As evidenced above, average public green fees have grown by 7% with the average member fee declining by 4% due to rounds decline and no increases in fees over the period measured.

### Expenses

As noted earlier in this chapter, Council is responsible for all course maintenance works at the Gordon facility. JBAS is advised that Council employs four people to maintain the course.

The following table summarises the annual expenses recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Total Rounds Played</b>	<b>49,591</b>	<b>44,895</b>	<b>43,391</b>	<b>42,760</b>	<b>33,049</b>	<b>(14%)</b>
Commission Paid	55,745	52,788	53,285	62,841	45,076	+13%
Wages & On costs	138,764	130,667	199,181	317,611	227,686	+129%
Utilities	29,522	27,876	25,196	34,661	43,158	+17%
Materials	71,462	73,581	89,227	96,296	66,156	+35%
Contractors	62,624	54,156	78,593	56,062	60,756	(10%)
Depreciation	4,656	4,656	4,558	2,747	3,859	(41%)
Internal expenses	102,917	140,614	100,681	72,178	103,607	(30%)
Other	27,222	41,583	54,928	15,933	13,877	(41%)
<b>Total Expenses</b>	<b>492,912</b>	<b>525,921</b>	<b>605,649</b>	<b>658,329</b>	<b>564,175</b>	<b>+34%</b>
<b>Expenses %</b>	<b>60%</b>	<b>71%</b>	<b>83%</b>	<b>86%</b>	<b>92%</b>	

Source: Council Records

The key expenses incurred are wages/on costs, materials and other internal Council expenses.



### Profit

The following table summarises the annual profit recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	Cumulative 2005- 10
Total Rounds Played	49,591	44,895	43,391	42,760	33,049	213,686
Total Income	827,830	742,940	733,447	763,313	611,233	3,678,763
Total Expenses	492,912	525,921	605,649	658,329	564,175	2,848,986
<b>Profit</b>	<b>334,918</b>	<b>217,019</b>	<b>127,798</b>	<b>104,984</b>	<b>47,058</b>	<b>831,777</b>
Profit %	40%	29%	17%	14%	8%	23%

Source: Council Records

With over 213,600 rounds played at the Gordon facility since 2005-06, the facility under the current structure has returned over \$800,000 in income to Council over the five year period measured, at an average profit margin of 23%. It is noted in the past two years that there has been a significant increase in course expenses, reducing facility profitability to nearer to 10 to 15%. JBAS is advised that this expenditure has resulted in much improved course conditions. With capital expenditure averaging \$125,000 per year, the facility is producing a breakeven result for Council.

### Structure of Golf Club

The Gordon Golf Club ("the Club") is the main tenant of the Gordon Golf Course. The Club has a Board of management which recently changed over in March 2010. A new Board of Management was elected by members of the Club due to some internal issues. Historically, discussions with Council officers did not revolve around these issues as it is not Council's role to intervene in the internal management of the Club. JBAS is advised that the previous Club management ensured all obligations to Council under the terms of its contract were met in a timely and efficiently manner.

### Club Membership

The key driver to the Club's financial performance is membership. The following table summarises club membership trends since 2006.

	2009			% of Members	% change since 2006		
	Male	Female	Total		Male	Female	Total
Full	153	14	167	11%	-31%	100%	-27%
Cat A	2	42	44	3%	0%	-49%	-47%
Cat B	116	28	144	10%	-35%	47%	-27%
Cat C	271	33	304	20%	-20%	-23%	-21%
Senior	47	11	58	4%	31%	-48%	2%
Other	36	6	42	3%	-5%	20%	-2%
<b>Total playing</b>	<b>625</b>	<b>134</b>	<b>759</b>	<b>51%</b>	<b>-23%</b>	<b>-25%</b>	<b>-24%</b>
Social	563	166	729	49%	-11%	-24%	-14%
<b>Total</b>	<b>1188</b>	<b>312</b>	<b>1500</b>	<b>100%</b>	<b>-18%</b>	<b>-23%</b>	<b>-19%</b>

Source: Club Annual Reports

Note: Cat A provides for unlimited course access during club times with no additional payment required. Cat B & C have a reduced annual fee but higher cost to play on a per round basis.

As illustrated above, total playing membership at the Club has declined by 24% since 2006, consistent across both genders. All of the playing categories have incurred major declines except the small Senior category. Of note is the decline in the Social category. This category accounts for 49% of all members and it has fallen by 14% over the four year period.

As noted in the Market Overview section, the competitive market around the Club also declined, but only by 3%.

### Club Financial Overview

The table below summarises the performance of the Club for the period 2006 to 2009.

	2006	2007	2008	2009	Cumulative	% change
<b>Members</b>	<b>1,860</b>	<b>1,848</b>	<b>1,536</b>	<b>1,500</b>		<b>-19%</b>
Total Income	1,088,803	975,555	1,029,414	1,029,153	4,122,925	-5%
Total Expenses	842,389	782,020	795,085	817,673	3,237,167	-3%
Council Costs	198,718	184,107	180,731	183,676	747,232	-8%
<b>EBITDA</b>	<b>47,696</b>	<b>9,428</b>	<b>53,598</b>	<b>27,804</b>	<b>138,526</b>	<b>-42%</b>
Less Depreciation/Disposals	45,928	40,819	105,486	79,301	271,534	73%
<b>Net Profit</b>	<b>1,768</b>	<b>(31,391)</b>	<b>(51,888)</b>	<b>(51,497)</b>	<b>(133,008)</b>	<b>-3013%</b>
Profit %	0%	-3%	-5%	-5%	-3%	-3182%
Retained Funds	826,694	795,305	743,417	691,920		-16%
<b>Council costs as % Income</b>	<b>18%</b>	<b>19%</b>	<b>18%</b>	<b>18%</b>		

Source: Club Annual Reports

As summarised in the table above, the Club has over the past four years made a cumulative net loss of \$133,000, as income over the period declined by 5%. As a result the Club's retained funds (its surplus of Assets less Liabilities) declined by 16% to approximate \$690,000 at year end 2009.

### Club Issues

In assessing whether the Club has the capacity to maintain its obligations under the current lease arrangement, a number of issues must be analysed. They are:

1. Political Environment
2. Golf Course Lease costs
3. Participation costs

#### Political Environment

JBAS (and Council) is aware that there have recently been extensive changes to the Management and Board of the Club, following a period of instability. JBAS met with members of the new Board and they communicated that they were determined to reverse the recent fortunes of the Club. They sighted poor management, decision making (an unrealistic business plan) and reporting (no annual budget) as reasons for the poor performance.

#### Golf Course Lease costs

As noted in the chapter that summarised the performance of the Gordon golf facility, the formal arrangement between the three key stakeholders is a comparably complex one for a golf facility. The main reason for this complexity is because Council has responsibility for the maintenance of the golf course. With course expenditure in



excess of \$600,000 per year, Council is thereby required to have an active interest and be involved in the revenue generation side of the Club's business as it is this part of the business, along with public green fee income, that funds these maintenance costs.

JBAS has not been able to find any other club in Sydney that has an arrangement similar to the one in place at Gordon. The following table summarises some of the lease arrangements in place at other Sydney courses.

Course/Club	Lessor	Term	Amount	Notes
Cammeray	North Sydney Council	20 years, start 2006	Approx \$15,000 per year	
Northbridge	Willoughby Council	20 years, start 2008	\$23,000, reviewed at 10 year intervals	
Beverley Park	Kogarah Council	10 years + 10 year option	\$90,000 + CPI increases	\$2.5 million turnover
Bardwell Valley	Rockdale Council	20 years	\$25,000 + 2.5% member & public green fees (approx \$11,500 per year)	Pay rates + lease fee, approx 36,000 rounds
Bexley	Rockdale Council	20 years	\$48,500, CPI + 5 yr review	\$1.6 to \$1.9 million annual revenue
Eastlakes	Sydney Water	25 years + option	Approx \$65,000 + 5% per year	\$2.-2.5 million annual turnover, 50,000 rounds
Kogarah	Rockdale Council	Currently negotiating site relocation, lease estimated at approx \$90k per annum		
Woolooware	Sutherland Council	Expires 2009	Approx \$100,000 (10% of member & public green fees)	Green fees approximate \$1 million p.a., 60,000 rounds,
Marrickville	Marrickville Council	10 years	\$16,000 + CPI (course & clubhouse)	Clubhouse leased from Dept Lands, 40,000 rounds per year, \$1.1 million turnover.
Randwick	Randwick Council	15 years	\$22,000 + CPI	60,000 rounds per year.
Bonnie Doon	Sydney Water	25 years + option	\$99,000 + 5% per year	48,000 rounds per year, \$5 million per year revenue.
St Michaels	Dept of Land	40 years 1994 - 2034	\$43,000 (net) + CPI increases, market review every 4 years.	50,000 rounds per year, \$4 million turnover

As evidenced above, the lease/rent costs for most other courses in Sydney ranges from approximately 2% of total revenue to 5% of total revenue.

#### Club Comparison to Market

Adjustments need to take place in order to fairly compare the Club's total lease costs to those of the wider market. For comparison purposes clubhouse rent has been added together with golf course rent to obtain a total rental amount.

Firstly, Council's cost incurred in course maintenance needs to be considered as in all market cases they undertake their own course maintenance.

Secondly, the total costs paid by the Club to Council need to be established. These costs are not just the formal lease fees and charges, but also the revenues earned by Council from Club members playing golf in times outside of their exclusive periods, for which they pay a green fee.

Over the past four years, total payments made by the Club to Council have accounted for approximately 40% of Council's total income.

The data necessary for the market comparison calculation is contained in the following table.

Club Payment	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
Club Rounds	17,309	17,030	17,136	16,967	13,262
Total Rounds	49,591	44,895	43,391	42,760	33,049
<b>Club Rounds Share</b>	<b>35%</b>	<b>38%</b>	<b>39%</b>	<b>40%</b>	<b>40%</b>
<u>Club payments</u>					
Rental	169,699	150,088	172,404	181,472	169,188
Course fees	69,638	76,854	84,900	83,331	73,656
Improvements	71,773	58,699	47,809	50,126	37,178
<b>Total Club Payments</b>	<b>311,110</b>	<b>285,641</b>	<b>305,113</b>	<b>314,928</b>	<b>280,022</b>
Total Council Income	827,830	742,940	733,447	763,313	611,233
<b>Club % Share</b>	<b>38%</b>	<b>38%</b>	<b>42%</b>	<b>41%</b>	<b>46%</b>
Council Maintenance	437,167	473,133	552,364	595,488	519,099

For the calculation to be made, the Club's share of Council's course expense needs to be determined. This share is best applied by multiplying the Club's rounds played mix by Council maintenance expenses, as below.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
Club Rounds Share	35%	38%	39%	40%	40%
Multiplied by	Multiplied by	Multiplied by	Multiplied by	Multiplied by	Multiplied by
Council Maintenance	437,167	473,133	552,364	595,488	519,099
Equals	Equals	Equals	Equals	Equals	Equals
<b>Club Maintenance Share</b>	<b>152,587</b>	<b>179,473</b>	<b>218,140</b>	<b>236,287</b>	<b>208,306</b>

The final calculation required is to deduct this amount from the amounts the Club has paid and this results in the effective lease/rent paid for the Club's share of the facility.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
Total Club Payments	311,110	285,641	305,113	314,928	280,022
Less	Less	Less	Less	Less	less
Club Maintenance Share	152,587	179,473	218,140	236,287	208,306
Equals	Equals	Equals	Equals	Equals	Equals
<b>Effective Club Payment</b>	<b>158,524</b>	<b>106,168</b>	<b>86,973</b>	<b>78,641</b>	<b>71,717</b>

By calculating this amount as a percentage of total Club income a number can be obtained for market comparison purposes.



	2006-07	2007-08	2008-09
Effective Club Payment	106,168	86,973	78,641
Total Club Income (FY)	Divided by 1,032,179 Equals	Divided by 1,002,485 Equals	Divided by 1,029,284 Equals
<b>Lease Payment as % Income</b>	<b>10%</b>	<b>9%</b>	<b>8%</b>

The calculations above indicate that the Club is paying a total lease/rent amount averaging 9% over the past full tree year periods. Based on the market data collected, it would appear that this amount is approximately 4% to 5% above the market, an annual amount averaging circa \$40,000.

#### Participation Costs

An alternative comparative measure is the assessment of the participation costs for the members of Gordon Golf Club on a per round basis.

Total Club costs to Council have been established, as summarised in the table below.

Club Payment	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
<b>Club Rounds</b>	<b>17,309</b>	<b>17,030</b>	<b>17,136</b>	<b>16,967</b>	<b>13,262</b>
<u>Club payments</u>					
Rental	169,699	150,088	172,404	181,472	169,188
Course fees	69,638	76,854	84,900	83,331	73,656
Improvements	71,773	58,699	47,809	50,126	37,178
<b>Total Club Payments</b>	<b>311,110</b>	<b>285,641</b>	<b>305,113</b>	<b>314,928</b>	<b>280,022</b>

In order to access the golf course at Gordon as a member of the Club the following is required:

- Club to pay its lease fee to Council
- Member to pay the Club the annual fee
- Member to pay green fee if playing outside of Club exclusive periods

All of these costs therefore need to be taken into account when working out the cost to participate, and are included below.

	2006-07	2007-08	2008-09
Total Club Payments	285,641	305,113	314,928
Plus	Plus	Plus	Plus
Membership Fees	334,791	336,777	346,884
<b>Total Participation costs</b>	<b>632,525</b>	<b>639,904</b>	<b>651,705</b>

Total participation costs are then divided by member rounds played to obtain an average cost per round, as calculated below.

	2006-07	2007-08	2008-09
Total Participation costs	632,525	639,904	651,705
	Divided by	Divided by	Divided by
Total Club Rounds	17,030	17,136	16,967
	Equals	Equals	Equals
<b>Av. Participation costs per round</b>	<b>\$36.93</b>	<b>\$37.49</b>	<b>\$38.10</b>

The table below compares this cost to the average green fee recorded at the Gordon facility, identifying that total member golf participation costs are more than double what the public pay to access the same facility.

	2006-07	2007-08	2008-09
Av. Participation costs per round	\$36.93	\$37.49	\$38.10
Av green fee	\$16.69	\$16.55	\$16.90
% premium over green fee	121%	127%	125%

### Conclusions

Club performance has not been good with a cumulative loss of approximately \$133,000 recorded for the past four years. With regard to membership, the Club has underperformed the market and this has been one of the contributing factors to the club's overall financial performance. Financially however, our lease review has identified that the Club's leases costs are approximately \$40,000 a year over that being paid by other comparable golf facilities in Sydney and this is impacting the Club's overall financial results.

The new Board has stated that they are determined to put the Club back on a profitable path. JBAS is of the view that the Club may be capable but given the recent change-over in Board/Management, the Club needs to prove this capability. Despite the formal lease agreement existing and not requiring any formal meeting structure, JBAS believes that it is in both Council and the Club's interests for a closer relationship to be established, particularly given the recent election of a new Club Board.

### Club Report to Council

During the preparation period of this Report, the Club submitted its own report to Council titled "Impact of Current Lease Terms on the Club and Recommended Changes to Restore the Club's Long Term Viability." Council has asked that JBAS review and comment on this document as part of this wider report.

The purpose of the Club's report to Council was to advise it that the Club's financial position is extremely poor and that its Board believes the position they are now in, due to a number of factors, makes the Club financially unsustainable. One of the main reasons cited for this position is the increase in rent costs that the Club has had to absorb. In 2003 the annual rent to Council approximated \$105,000. By 2009, due to a change in the rent calculation mechanism, the annual rent cost had increased to approximately \$180,000.

The change saw a fixed amount per year increasable by CPI replaced with a calculation that included using the twilight green fee and rounds played. This new calculation mechanism has seen the average cost of member competition rounds increase from \$9.70 in 2003 to \$16.70 in 2009. As the cost to participate at the Club has increased, member numbers and competition rounds have decreased as the Club's cost has become significantly higher than its peers in the area. The Club presently estimates that with its current full playing membership base of 160, it requires a further 90 members in this category to become financially stable again.



The Club is therefore now requesting recognition of its position by Council and support from it in the form of financial rent relief, which if offered would then enable the Club to focus on better marketing itself to the community and seek to grow revenue streams, including growing its membership base.

The outcome of its proposal, which calls for adjustments to both the clubhouse and rounds played portion of the rental calculation, results in total rent to Council falling by approximately \$60,000 per annum.

### ***Council Implications***

The results generated by the Club in recent times have not been encouraging. To JBAS knowledge it was the Club's suggestion to change the rent calculation mechanism, so the financial predicament that the Club now finds itself in is not of Council's doing. However, given the current state of the wider golfing market and the structure of the golf service provider's contract, the Club is the most appropriate tenant for the site. Therefore, given the conclusions made in the section prior to the review above, JBAS is of the view that if Council wishes to see the Club continue, its short term financial needs must be met. A method of funding this cost may be to trim the course expense budgets or capital project budgets over the next two years by the requested, ensuring that Council's net position is not impacted.

A potential mechanism for this reduction is outlined in the last chapter of this report.

In doing so, it is also recommended that Council begin formally meeting with the Club on a quarterly basis so it can be kept up to date as to the Club's financial performance. At the year-end meeting it should receive a copy of the annual report as well as a copy of the business plan/budget for the following year, with Council's aim to be fully aware at all times as to the Club's financial health.

With such a process in place, Council will be better positioned to make informed decisions concerning the Club, being more aware as to whether they have been able to consistently show improved management capability.

## **Facility Review – North Turramurra Golf Course**

### *Introduction*

This chapter reviews the financial performance of the North Turramurra golf facility (from a Council perspective), focusing on:

- General management and leasing arrangements;
- Demand trends (including membership and public rounds);
- Green fee pricing;
- Income to Council;
- Operational Expenses and Profit; and
- Capital expenditure.

### *Golf Course History*

From 1969 to 1977 the North Turramurra Recreation Area consisted of a 17-hole golf course. In 1997 the course increased to 18 holes of a Par 64. This is publicly owned and managed by Council. A privately owned golf course management company are contracted by Council to provide professional golf services at the golf course. The course is maintained by Council staff.

### *Capital Projects*

Presently the Sewer Mining Plant and 1ml of water storage which will be used for irrigation is under development. Cost of construction cost is estimated at \$2.9m excluding GST. Expansion of the irrigation system will be linked to the final design of the North Turramurra site, the location of sports fields and the positions of new fairways, tee's and greens.

### *Key Tenant*

There is only one key tenant at the North Turramurra facility, that being the operator of the professional shop, Teetop Pty Ltd.

Teetop Pty Ltd ("Teetop") is the current provider of golf professional services at both of Councils golf courses. Council entered into a Contractual Services Deed with Teetop in 2003. Teetop operates the pro shops at each course, receiving a commission on the green fee sales made, as well as income from the sale of golf lessons, equipment, snacks etc. The initial deed was due to expire in December 2007 however was extended by a further two years to December 2009. It has subsequently been extended again until the end of 2010 to await completion of this review. Approximate green fee commission rates and shop rental amounts are \$1.50 and \$26,800 respectively inclusive of GST.

Teetop's financial performance is analysed in detail in the next chapter.

### Facility Management and Financial Structure

The management and lease structure at the Turramurra facility is very straight forward. Teetop reports directly to Council with regard to golf operations whilst Council performs all course maintenance duties at the facility. Revenue to the Council to offset this expense comes from:

- Rent for the pro shop (approximating 24,000 per annum) and
- The green fees paid by public golfers (less a commission).

Like the Gordon facility, since the 1990's Council has been sequestering approximately \$1.80 from each round of golf played into a golf course improvements account.

The income received from these sources is further discussed later in this chapter.

### Rounds Played

A key driver to Council income at the Turramurra facility is golf rounds. Detailed records are kept by Council and the Golf Professional that notes every round played by round type.

The following table summarises the historical rounds played data at the Turramurra facility.

Total Rounds	
2003/04	57,055
2004/05	49,570
2005/06	47,318
2006/07	41,604
2007/08	39,168
2008/09	41,036
2009/10 annualised	44,795
% change 03/04 – 09/10a	-21%
% change 05/06 – 09/10a	-5%
2009/10 ytd	35,816

Source: Council Records

As evidenced in the table above, total rounds played at the facility have been slowly declining since 2003/04 with a 21% decline recorded over the six year period. In more recent times, the decline has not been as great, with 2009/10 expected to deliver rounds growth over 2008/09, being the highest annual result since 2005/06.

### Rounds played by market segment

As noted above there has been a significant decline in public rounds played at the Turramurra facility since 2003/04. At that time public rounds accounted for 74% of rounds played at the facility but in 2009/10 this number is now below 60%. The segments within the public green fees have been examined in order to establish the reason for this decline.

Three main segments are used by Council in recording rounds played. They are weekend play, weekday play and concession play. The following table summarises the rounds recorded in these segments since 2003/04.

	Weekend	Weekday	Concession	Total
2003/04	18,596	8,011	30,448	57,055
2004/05	18,157	12,341	19,072	49,570



	Weekend	Weekday	Concession	Total
2005/06	15,592	10,052	21,674	47,318
2006/07	13,143	8,874	19,587	41,604
2007/08	12,463	7,607	19,098	39,168
2008/09	13,667	7,721	19,648	41,036
2009/10 annualised (a)	14,367	8,038	22,390	44,795
% change 03/04 - 09/10a	-23%	0%	-26%	-21%
% change 05/06 – 09/10a	-8%	-20%	3%	-5%
2009/10 YTD	11,487	6,427	17,902	35,816

Source: Council Records

As is evident above, all market segments have recorded significant declines over at least one of the different periods measured and more commentary on these segments is provided below.

#### *Rounds played by sub segment - Weekend*

There are two main Weekday green fee segments being 18 holes & 9 holes. Analysis of both since 2005/06 reveal that the decline has been consistent across both round types, as summarised below.

*Note: Due to a change in the level of detail captured, detailed comparisons per category are only available since 2005/06. Prior to this time total weekend rounds only were captured by early or late rounds, with no distinction between 18 hole, 9 hole, student etc.*

Weekend Rounds	18 hole	9 hole	Total
2005/06	5,467	5,163	10,630
2006/07	4,491	4,688	9,179
2007/08	4,011	3,966	7,977
2008/09	3,680	3,568	7,248
% change 05/06 – 08/09	-33%	-31%	-32%

Source: Council Records

As outlined above, weekend round decline has been consistent across both 18-hole and 9-hole segments.

#### *Rounds played by sub segment - Weekday*

There are two main Weekday green fee segments being 18 holes & 9 holes. Analysis of both since 2005/06 reveal that the decline has been consistent across both round types, as summarised below.

*Note: Due to a change in the level of detail captured, detailed comparisons per category are only available since 2005/06. Prior to this time total weekday rounds only were captured with no distinction between 18 hole, 9 hole, student etc.*

Weekday Rounds	18 hole	9 hole	Total
2005/06	5,081	4,971	10,052
2006/07	4,697	4,177	8,874
2007/08	4,008	3,599	7,607
2008/09	4,059	3,662	7,721
% change 05/06 – 08/09	-20%	-19%	-23%

Source: Council Records

As outlined above, weekend round decline has been consistent across both 18-hole and 9-hole segments.

#### *Rounds played by sub segment - Concession*

There are three main Concession green fee segments being 18 holes, 9 holes and Twilight. Analysis of these segments since 2005/06 reveals that the decline has been prevalent across both the 18-hole segment and Twilight segments. The 9-hole demand is showing decent growth since being first offered in 2006/07, as summarised below.

Concession Rounds	18 hole	9 hole	Twilight	Total
2005/06	19,208	-	2,466	21,674
2006/07	14,323	3,181	2,083	19,587
2007/08	13,827	3,655	1,616	19,098
2008/09	13,361	4,670	1,617	19,648
% change 05/06 – 08/09	-30%		-34%	-9%

Source: Council Records

#### *Green Fee Pricing*

The second key driver to Council income at the Turramurra facility is golf pricing. There are currently 12 price groups at the Turramurra facility, separated into different card colours, as summarised in the following table. In order to illustrate the key card categories and where the majority of income comes from, the income share from each category for the year 2008/09 is also identified.

Card Colour	Holes	Time	Fees	2008/09 % income share	Gordon Comparison
Pink	18	Weekend	\$29.00	29%	29%
Dark Yellow	9	Weekend	\$21.00	10%	10%
Green	18	Weekend	\$17.00	4%	5%
White	18	Weekday	\$23.00	12%	16%
Caramel	9	Weekday	\$17.00	8%	12%
Green	18	Weekday	\$17.00	0%	0%
Yellow	18	Concession	\$15.50	26%	21%
Light Blue	9	Concession	\$13.00	8%	5%
Dark Green	9	Concession	\$59.00	0%	0%
Lilac	18	Concession	\$18.00	2%	1%
Janze Orange	18	Concession	\$17.00	2%	1%
Mustard	18	Concession	\$74.50	0%	0%

Source: Council Records

As evidenced in the table above, income received is primarily sourced from weekend play (43%) with the Concession market accounting for 38% of all demand.

Comparable market pricing was outlined in the previous chapter.



### Financial Summary - Council

#### Income

As noted earlier in this chapter, Council receives income from two key sources at Gordon facility, being rent and course fees, (from which the improvements levy is then removed).

The following table summarises the annual income results as recorded by Council for the period 2005/06 to YTD March 2009/10 and the percentage change in these lines over the full year 2005-06 to 2008-09 periods.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Total Rounds Played</b>	<b>47,318</b>	<b>41,604</b>	<b>39,168</b>	<b>41,036</b>	<b>35,816</b>	<b>-13%</b>
Total Rental	24,859	23,054	24,369	25,569	20,357	3%
Total Golf course fees	598,771	563,726	566,130	622,306	534,327	4%
Total Improvements	172,688	126,961	107,853	117,174	101,450	-32%
<b>Total Income</b>	<b>796,318</b>	<b>713,741</b>	<b>698,352</b>	<b>765,049</b>	<b>656,134</b>	<b>-4%</b>

Source: Council Reports

#### Income Ratios

The ratios emanating from the numbers above are summarised in the following table.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
<b>% Income</b>					
Total Rental	3%	3%	3%	3%	3%
Total Course Fees	75%	79%	81%	81%	81%
Total Improvements	22%	18%	15%	15%	15%

Source: Council Records

As identified in the table above, in the past four years Council's income has approximated \$745,000, however has declined by 4% from a high of \$796,000 since 2005-06.

#### Green Fees

The average green fee earned is a key performance indicator for public golf courses. At the North Turramurra facility the average green fee is calculated by dividing all income received (from the 12 green fee categories) by the total rounds played. The result will reflect the mix of golf played at different price points and these are summarised below.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05/06 – 09/10
<b>Av green Fee - Public</b>	<b>\$16.30</b>	<b>\$16.60</b>	<b>\$17.21</b>	<b>\$18.02</b>	<b>\$17.75</b>	<b>11%</b>

Source: Council Records

As evidenced above, average green fees have grown by 11% over the period, an average of just over 2% per year.



### Expenses

As noted earlier in this chapter, Council is responsible for all course maintenance works at the Turramurra facility. JBAS is advised that Council employs four people to maintain the course.

The following table summarises the annual expenses recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Total Rounds Played</b>	<b>47,318</b>	<b>41,604</b>	<b>39,168</b>	<b>41,036</b>	<b>35,816</b>	<b>-13%</b>
Commission Paid	51,901	52,251	47,740	54,455	49,238	5%
Wages & On costs	323,398	301,142	263,400	200,376	222,551	-38%
Utilities	37,764	31,207	20,755	33,873	48,957	-10%
Materials	71,918	69,919	101,188	100,963	63,790	40%
Contractors	78,344	65,327	65,663	93,528	54,459	19%
Depreciation	7,823	7,823	7,823	13,686	10,274	75%
Internal expenses	112,409	138,194	116,567	131,401	75,853	17%
Other	17,253	28,421	13,547	12,960	12,203	-25%
<b>Total Expenses</b>	<b>648,909</b>	<b>642,033</b>	<b>588,943</b>	<b>586,787</b>	<b>488,087</b>	<b>-10%</b>
<b>Expenses %</b>	<b>81%</b>	<b>90%</b>	<b>84%</b>	<b>77%</b>	<b>74%</b>	

Source: Council Records

The key expenses incurred are wages/on costs, materials and other internal Council expenses. Commissions paid account for approximately 8% of total expenses.

### Profit

The following table summarises the annual expenses recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	Cumulative 2005- 2010
<b>Total Rounds Played</b>	<b>47,318</b>	<b>41,604</b>	<b>39,168</b>	<b>41,036</b>	<b>35,816</b>	<b>204,942</b>
Total Income	796,318	713,741	698,352	765,049	656,134	3,629,594
Total Expenses	700,810	694,284	636,683	641,242	538,725	3,211,744
<b>Profit</b>	<b>95,508</b>	<b>19,457</b>	<b>61,669</b>	<b>123,807</b>	<b>117,409</b>	<b>417,850</b>
Profit %	12%	3%	9%	16%	18%	12%

Source: Council Records

With almost 205,000 rounds played at the Turramurra facility since 2005-06, the facility under the current structure has returned approximately \$418,000 to Council over the five year period measured, at an average profit margin of 12%. It is noted in the past two years that there has been an increase in profit levels to average 17%. This operating profit has been used to support funding and infrastructure development at the site including the construction of a dam on the golf course and the planning for further sewer mining on site.

## Way Forward & Report Recommendations

This chapter summarises the findings of this report and makes recommendations as to future practices that Council should adopt.

### *Lease Structure – Gordon Golf Club*

As outlined in Chapter 2, the current lease structure at Gordon involves three distinct parties, being Council, the Gordon Club, and Teetop. Given Council's delivery of golf course maintenance services, it is required to be a reasonably active participant as it seeks recovery of these expenses via green fee income (70% of revenue) and lease charges (30% of revenue). Accordingly, Council tracks rounds played and green fee income very closely, maintaining the most detailed rounds playing records that JBAS has ever sighted.

That said, the structure is complicated as the Club's lease agreement provides for three separate costs to be paid by the Club, these being clubhouse rent, course rent and course green fees.

The clubhouse and course rent fees are straight forward in the calculation, it is the other fees which complicate the process. The lease provides for both member exclusive rounds periods (no fee or commission is paid) and non exclusive periods when a fee and a commission is paid. Based on Council records, the non exclusive period, priced at \$6 and \$15 per round, has generated an average of 6,000 rounds per year since 2005/06 (near half of the Club's total rounds) and approximately \$81,000 in green fee revenue to Council.

Whilst making the process more complex, it also adds significant cost to members of the Club who wish to be a member but play golf outside of the Club's designated times. In order to provide for these members, the Club has created a tiered membership structure that allows for a lower base fee and a lower fee per round to be paid. This adds administration burden on the professional shop which actually collects these funds.

Based on the calculations completed on pages 20 - 22, and the implications to Council outlined at the end of the Gordon golf course chapter, it is this area which could be targeted by way of easing the financial burden being imposed on the Club whilst also partially de-complicating the revenue calculation process. Under the terms of the Professional Shop lease, a commission may still need to be paid.

### Lease Reduction mechanism

In the Club's document "Impact of Current Lease Terms on the Club and Recommended Changes to Restore the Club's Long Term Viability," the Club asked for lease adjustments to both the clubhouse and rounds played portion of the rental calculation, resulting in total rent to Council falling by approximately \$60,000 per annum.

Council can follow the suggestion made by the Club or should they choose to keep it simpler, reduce the member competition fee price points, as outlined below.

A reduction in the twilight rate from the current \$17.00 to \$13.00 immediately would save the Club approximately \$40,000 and would allow the Club to commence a membership drive.

Council may wish to reduce the level of funds transferred to the Golf Improvement Levy so that the overall impact on Council's budget is nil.

JBAS recommends that a reduction be offered in the short term to mid 2012, by which time Council will be aware of the Club's financial capacity and capability to possibly have a greater say in the future structure of the facility. Should this occur the options below are available to Council.



### Other lease options

#### *Fixed Fee*

Council may consider moving toward a straight fixed fee lease arrangement with the Club. Instead of receiving three pieces of income, an annual fee could be set at a certain amount (enough to cover an agreed course maintenance budget for the year and desired profit level) and charged on a monthly basis. This would leave the Club responsible for green fee collection and would provide it with some revenue upside were it and the golf Professional able to grow revenues. If this option was adopted, Council would be less exposed to potential green fee leakage via the current card sales/commission process.

#### *Club takes full control, appoints Golf Professional*

The Club's current lease has an option renewal point at 2013, at the Club's discretion. At this juncture it may be appropriate for Council to consider altering the responsibility for the appointment of the Golf Professional and for it to become that of the golf club. This outcome would see the Council/Club/Professional relationship become less complex as there then would only be two responsible parties.

The Club would be responsible for the negotiation of the Golf Professional arrangements, including green fee commissions, cart hire responsibility, green fee takings etc. Under such a scenario it is common practice for a monthly retainer to be paid by the Club, in lieu of a greater green fee commission amount.

Should this appeal, the above fixed fee lease option could also be appropriate.

#### *Club controlling course maintenance*

The Club has expressed an interest in taking full control of the facility, including course maintenance. Whilst this might be "nirvana" for the Club, JBAS suggests that significant capability would first need to be consistently shown by the Club for Council to potentially consider changing its current maintenance structure. Not only would administration/skillset capability be required but also the financial capability to take on responsibility for course machinery and staff must be evident and considered secure by Council.

### *Lease Structure – Teetop Pty Ltd*

Teetop Pty Ltd ("Teetop") is the current provider of golf professional services at both of Council's golf courses. Council entered into a Contractual Services Deed with Teetop in 2003. The initial deed was due to expire in December 2007 however was extended by a further two years to December 2009. It has subsequently been extended again until the end of 2010 pending this review.

JBAS recommends that the contract for Gordon be put out to tender in around October 2010, with Council to seek a two year appointment. This period is to enable the golf club lease option renewal period and the pro shop contract renewal to become aligned, should Council wish to alter the structure as outlined on the previous page.

Were this period adopted, it would be unlikely that Council could insist upon any capital works being undertaken with regard to pro shop fit-out.

#### *Vacant building opportunity*

The current "Meals on Wheels" building presents an opportunity for the golf shop at Gordon to be expanded. It has superior car park frontage, as well as potentially better visual access to the starting tees on the golf course. As Council considers new lease arrangement structure and responsibilities at the Gordon facility, the occupation of this building should be part of the consideration. Were it to occur, the current shop premises could then be available for other use/storage, secure swing analysis facility etc.

### ***Lease Structure – North Turramurra***

Given North Turramurra is a fully public facility and it is JBAS view that there is no real benefit gained by Council in having the same operator at its golf facilities, other than an increased familiarity with its preferred processes and one contact point for both courses. It may well be the case that such an outcome occurs but the two facilities should not be tied together in any future market tender. They should be offered separately with Council welcoming expressions of interest for either or both.

Presently, the North Turramurra facility is linked to the contract extension granted to Teetop until the end of 2010. Recently the State Government approved request by Council for an extension to the Special Facilities Levy for the continued development of the North Turramurra Recreation Area which includes the golf course. This development includes three new playing fields, four netball training courts, a new clubhouse, picnic area, 265-space car-park and an upgrade to the existing course, all expected to be completed by 2014.

Given this plan requires changes to the golf course and eventually a new pro shop building and food and beverage facilities management of such facilities would present a much enhanced opportunity to potential 3<sup>rd</sup> parties who could tender for the opportunity.

Council should consider the likely timing of this re-development work as it considers the time frame for which it wishes to designate responsibility for the existing North Turramurra facility.

### Pro shop capital expenditure

Any capital expenditure desires by Council for the existing facility will need to consider the above timing and length of tenure decision.

### Internal management

The North Turramurra facility is a relatively straight forward public golf operation. Should Council desire, it could appoint its own Golf Manager and manage the facility internally. Such a person could be responsible for managing the facility's Profit & Loss statement, incentivised to grow revenues, develop new opportunities and improve overall facility profitability.

### Marketing

Neither facility is incurring any real marketing expense. It is felt that investment should be made in this area in order to stimulate green fee demand.

### ***Other Recommendations***

A number of minor issue recommendations are also made.

### Signage

Golf facility signage around the municipality is poor. The sign at St Johns Rd for the Gordon facility is bent and does not point down the road. Only one sign for the North Turramurra facility exists, that being one coming from a westerly direction to Bobbin Head Rd. More signage is required for those travelling from an easterly direction up the Pacific Highway and further along Bobbin Head Rd as you get nearer to the facility.

### Council Website

Information concerning the golf facilities on the Council website is limited with only an address and map provided for each facility.



As a minimum some course information should be available, along with green fee pricing, and links to the Gordon Golf Club website.

#### Gordon Public Toilet Cleaning

The current state of the public toilet facilities at Gordon is poor and they reflect badly on the Club and Teetop. Taps are running and no shower heads exist, at least in the male change area. Despite not being part of the Club's responsibility under its lease, JBAS believes responsibility for these premises should be that of the Club as that is how the public and members likely perceive it to be. In order for responsibility to be assumed by the Club, a cost reimbursement should be allowed for.

#### Junior Golf Fees

The current fee structure has limited flexibility for junior golfers and this is likely a barrier to their participation at the facilities. It is recommended that Junior pricing be re-visited by Council and the current golf professional.

#### Mystery Shopper

It is recommended that Council from time to time conduct casual "mystery shopper" visits to both facilities, seeking feedback on the experience, service and price point charged.

#### Customer Satisfaction Surveys

Apart from rounds numbers, Council does not have any other measurement of customer satisfaction at both of its golf facilities. It is therefore recommended that Council undertake annual satisfaction surveys, seeking to understand some of the habits and views of those participating at the facilities, and their level of satisfaction with the product on offer, its value for money etc.

#### Green Fee Pricing

As noted in this report, JBAS is of the view that the current green fees being charged at both facilities reflect the quality of the experience on offer. Once however the sewer mining project and irrigation projects are complete and turf quality has improved, only then should price rises be considered. The proposed price rises should be considered against those currently being charged by competitor facilities at that time.

# ***Review of Ku-ring-gai Council Golf Courses***

*Prepared for Community & Recreation Services Department  
Ku-ring-gai Council*

***August 2010***



## Contents

<b>INTRODUCTION.....</b>	<b>2</b>
SUMMARY OF BRIEF .....	2
<b>GOLF MARKET REVIEW.....</b>	<b>4</b>
INTRODUCTION.....	4
NSW GOLF PARTICIPATION LEVELS.....	4
NATIONAL & STATE GOLF CLUB MEMBERSHIP TRENDS.....	5
SYDNEY NORTH SHORE GOLF CLUB PARTICIPATION .....	6
SYDNEY SOCIAL GOLF MARKET TRENDS.....	7
SUMMARY OF KEY FINDINGS.....	7
<b>FACILITY REVIEW – GORDON GOLF COURSE .....</b>	<b>8</b>
INTRODUCTION.....	8
HISTORY OF COURSE .....	8
ROLE OF COUNCIL – PLAN OF MANAGEMENT .....	8
KEY TENANTS .....	9
FACILITY MANAGEMENT AND FINANCIAL STRUCTURE.....	10
ROUNDS PLAYED .....	10
GREEN FEE PRICING .....	12
FINANCIAL SUMMARY - COUNCIL.....	13
STRUCTURE OF GOLF CLUB .....	16
CLUB MEMBERSHIP .....	16
CLUB FINANCIAL OVERVIEW .....	17
CLUB ISSUES .....	17
CONCLUSIONS .....	21
CLUB REPORT TO COUNCIL .....	21
COUNCIL IMPLICATIONS.....	22
<b>FACILITY REVIEW – NORTH TURRAMURRA GOLF COURSE .....</b>	<b>23</b>
INTRODUCTION.....	23
GOLF COURSE HISTORY.....	23
CAPITAL PROJECTS.....	23
KEY TENANT .....	23
FACILITY MANAGEMENT AND FINANCIAL STRUCTURE.....	24
ROUNDS PLAYED .....	24
GREEN FEE PRICING .....	26
FINANCIAL SUMMARY - COUNCIL.....	27
<b>PROFESSIONAL SERVICES PROVIDER - TEETOP PTY LTD.....</b>	<b>29</b>
FINANCIAL SUMMARY .....	29
COURSE RESULTS .....	30
CONCLUSIONS .....	30
<b>WAY FORWARD &amp; REPORT RECOMMENDATIONS .....</b>	<b>32</b>
LEASE STRUCTURE – GORDON GOLF CLUB .....	32
LEASE STRUCTURE – TEETOP PTY LTD.....	33
LEASE STRUCTURE – NORTH TURRAMURRA.....	34
OTHER RECOMMENDATIONS.....	34



## **Introduction**

This report has been prepared by JBAS for Ku-ring-gai Council, ("Council") having been appointed to provide Council with a report that reviews the two golf courses it owns within the Ku-ring-gai municipality, these being the Gordon Golf course at Lynn Ridge Avenue, Gordon, and the North Turramurra golf course on Bobbin Head Rd, North Turramurra. Council requested this review to ensure that the best achievable golfing services are provided to the public, coupled with the best practice management procedures and financial return to Council.

The Gordon Golf course hosts both public golfer and club member play as it is also the home of the Gordon Golf Club. Revenue from the Club to Council is by way of rent for the clubhouse and a percentage of the rounds sold by the club. This income along with green fee sales to public golfers and rent income from the pro shop offsets the cost of upkeep and maintenance of the course and capital works.

The North Turramurra course is a fully public facility, with professional service providers contracted to provide golfing services, bookings, sales of rounds, sales and hiring of equipment, tutoring and general management of the public facilities. Council's income is via green fees and pro shop rent.

## ***Summary of Brief***

### Project Objectives

The project brief requested that the following issues be reviewed and recommended on:

- Golf course management arrangement, fees and charges, the manner in which revenue is returned to Council, leasing arrangements, contracts, operational matters and costs;
- The feasibility of the Gordon Golf Club capacity to maintain its obligations under the current arrangements;
- Review of the service providers business by physically monitoring their activities;
- Golf course players and catchment locations, cost of membership and rounds as compared to similar and surrounding courses;
- Operational costs and issues.

### Project Methodology

In order to deliver a document that meets these objectives, this report has been separated into five separate chapters being containing the following information:

#### *Market Overview*

An overview of the wider general golf demand trends in the Sydney and north shore markets, including catchment locations; is provided in this chapter as well as the cost of comparable membership and golf at other surrounding courses.

#### *Asset Financial Review*

Presented as two separate chapters, they review the financial performance of both golf facilities (from a Council perspective), focusing on:

- General management and leasing arrangements



- Demand trends (including membership and public rounds);
- Pricing;
- Operational costs;
- Income to Council; and
- Capital expenditure.

*Gordon Golf Club*

This chapter reviews the likely capacity of the Gordon Golf Club to maintain its obligations under the current lease arrangements.

*Professional Services Provider*

This chapter reviews the performance of the Professional Services provider.

*Report Recommendations*

As the concluding chapter to our report, this section outlines the general options available to Council, the changes that may be necessary to current operations, along with recommendations made on areas for identified improvements.

## Golf Market Review

### Introduction

As demand for golf and golf club membership is a direct factor of population and population growth, as a precursor to the report proper, it is appropriate to review the region in which the course is situated and the patterns that are emerging with regard to the region's population.

### NSW Golf Participation Levels

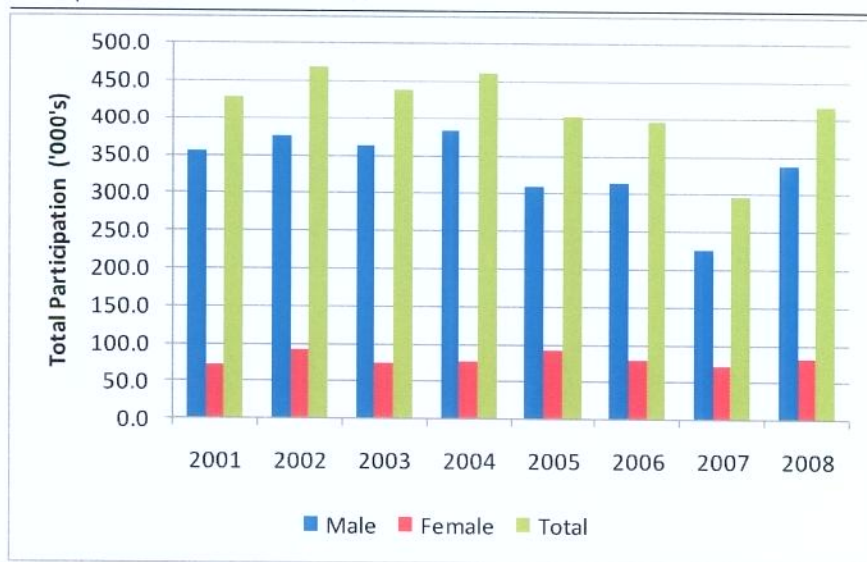
The Australian Sports Commission (ASC) is the government body responsible for tracking national participation in sporting activities. In their annual report released in August 2009 titled *Participation in Sport and Physical Activities 2008*, they found that an estimated 420,000 people or 8.2% of the NSW adult population aged 15 or over play golf.

Specifically, the 2008 survey identified:

- 81% of all NSW golfers are male;
- 13.2% of the NSW male population participate in the sport; and
- Only 3.3% of all females in NSW participate in the sport.

Golf participation levels in NSW have slowly declined since the ASC started recording annual participation levels in 2001, with a compound average annual fall of -0.3%. Since 2005 participation levels has averaged just over seven percent. The following graph summarises the historical golf participation numbers evident in NSW.

Participation in NSW – 2001 to 2008



Source: ASC 2008 ERASS Report - Participation in Sport and Physical Activities, JBAS

### National & State Golf Club Membership Trends

Council, as the owner of two golf courses, is naturally exposed to the wider demand trends evident within the golf industry. This section summarises the trends evident within golf club membership and those participating in golf on a social basis.

#### National

Golf Australia collects a range of statistics concerning golf memberships and course/club information across Australia. Since 2001, a 10% decline has been recorded nationally to year-end 2008 with a 4% decline recorded for the period 2005 to 2008. In the male market, accounting for 80% of all demand, demand declines have been more evident in regional areas with a 12% fall recorded against a 7% fall in metropolitan areas.

(Note: national numbers to year end 2008 only available.)

#### NSW Market

The New South Wales Golf Association (NSWGA) and Women's Golf NSW (WGNSW) are the peak bodies for golf in the state and provide statistics on metropolitan and non-metropolitan/country based courses throughout the state. For the period 2006 to 2009 the state has recorded a fall in membership numbers of 7% (being the annual number of members with playing rights at these clubs, as submitted by each club to the state administration bodies.)

This decline has been largely sourced from regional areas with a 9% fall recorded against a 5% fall in metropolitan areas. In terms of gender, the decline in numbers is 12% and 8% for males and females respectively.

NSW club membership numbers for this period are summarised in the following table.

Region	2001	2006	2009	% change 2006 - 2009
Metropolitan	76,684	73,019	69,633	-5%
Regional	119,887	106,167	96,996	-9%
<b>Total</b>	<b>196,571</b>	<b>179,186</b>	<b>166,629</b>	<b>-7%</b>
Male	157,470	142,741	124,983	-12%
Female	39,101	36,445	33,623	-8%

Source: NSWGA & WGNSW

#### Sydney Market

The NSWGA and WGNSW report that 92 clubs or 23% of all NSW clubs as at year-end 2009 were located within the metropolitan boundaries of Sydney, with a total member base of approximately 69,600. Since the year 2006 there has been a consistent 5% decline experienced in total club membership numbers for both genders.

The historical member numbers seen in Sydney are summarised in the table below.

Region	2001	2006	2009	% change 2006 - 2009
Male	61,895	58,545	55,838	-5%
Female	14,789	14,474	13,795	-5%
<b>Total</b>	<b>76,684</b>	<b>73,019</b>	<b>69,633</b>	<b>-5%</b>

Source: NSWGA & WGNSW



### Sydney North Shore Golf Club Participation

Getting closer to the immediate competitive market for the subject courses, the North Shore club market accounts for just over one third of the total Sydney market. It has performed slightly better than the wider Sydney market over the same period since 2006, recording a 4% decline in total demand, as outlined below.

Region	2001	2006	2009	% change 2006 - 2009
Male	21,695	21,454	20,707	-3%
Female	6,680	6,596	6,207	-6%
<b>Total</b>	<b>28,375</b>	<b>28,050</b>	<b>26,914</b>	<b>-4%</b>

Source: NSWGA & WGNSW

### Competitive Course Market

The competitive peer set to the Gordon Golf Club has been identified as five other clubs, being Asquith, Chatswood, Northbridge, Cammeray and North Ryde. These golf facilities are all within accessible driving distance from the Club and are seen as the alternative golf facilities both members and visitors would consider.

Historical membership data for the identified competitor clubs is summarised in the following table.

(Please note that due to different reporting periods these numbers do not match the numbers the Club itself provides in its annual reports.)

		2009			% Mix	% change 2006 - 2009		
	Course type	Male	Female	Total	Female	Male	Female	Total
<b>Gordon</b>	Club lease	<b>684</b>	<b>155</b>	<b>839</b>	<b>18%</b>	<b>(14%)</b>	<b>(6%)</b>	<b>(12%)</b>
Asquith	Club owned	852	182	1,034	18%	+9%	(1%)	+7%
Chatswood	Club owned	697	249	946	26%	(12%)	(5%)	(11%)
Northbridge	Club lease	821	202	1,023	20%	+14%	+6%	+12%
Cammeray	Club lease	310	141	451	31%	(24%)	+15%	(15%)
North Ryde	Club owned	826	261	1,087	24%	(1%)	(7%)	(2%)
<b>Total</b>		<b>4,190</b>	<b>1,190</b>	<b>5,380</b>	<b>22%</b>	<b>(3%)</b>	<b>(1%)</b>	<b>(3%)</b>

Source: NSWGA & WGNSW & JBAS

As illustrated above, the competitive market has performed slightly better than the wider North Shore and Sydney membership markets, recording a 3% decline in total numbers over the period 2006 to 2009. Varying results however have been seen at clubs within the competitive region, ranging from a 12% increase to -15% decrease over the same period.

There is currently limited information concerning catchment areas for both Council courses. JBAS is advised that past survey work completed by the Professional Services Contractor indicated that the area was generally within 5 kms of the courses. It is recommended that Council undertake its own survey work concerning customer catchment areas.

### Annual Fees

The table below summarises the annual fees for the competitive clubs. As evidenced below, demand growth has not necessarily been dictated by price point, with the Northbridge Club generating the most growth, but also having the

second highest annual fee in the market. This indicates that it is the value for money proposition being sought by golfers in this market, not necessarily the lowest price point.

	Entrance Fee	2009 Annual Fee	% membership change 2006 - 2009
<b>Gordon</b>	<b>\$0</b>	<b>\$880</b>	<b>(12%)</b>
Asquith	\$500	\$1,732	+7%
Chatswood	\$1,320	\$1,446	(11%)
Northbridge	\$990	\$1,290	+12%
Cammeray	No	\$880	(15%)
North Ryde	\$1,650	\$1,260	(2%)

Source: JBAS Research

### Sydney Social Golf Market Trends

The social golfer numbers in Sydney are determined by subtracting metropolitan club membership numbers from the overall city wide participation levels as reported by the ASC. Our analysis of the social golf participation numbers in Sydney has also shown negative trends. In the period 2004 to 2008 a decline of 6% has been calculated, as summarised in the table below.

Year	Estimated Total Metropolitan Golfers	Total Club Golfers	Estimated Total Social Golfers
2004	274,800	76,324	198,476
2006	218,200	73,019	145,181
2008	256,800	70,987	185,813
<b>% Growth 2006-08</b>	<b>-7%</b>	<b>-7%</b>	<b>-6%</b>

Source: NSWGA & WGNSW, ASC, JBAS

### Summary of Key Findings

Our review of golf participation in NSW, metropolitan Sydney and the immediate Kuringai Shire reveals the following:

- Total golf participation in NSW is flat with no material growth since 2001.
- In the club market, a 4% decline has been recorded nationally to year-end 2008.
- For the period 2006 to 2009 the state has recorded a fall in membership numbers of 7%, with the decline largely sourced from regional areas with a 9% fall recorded against a 5% fall in metropolitan areas.
- The Sydney North Shore club market accounts for just over one third of the total Sydney market and it has performed slightly better than the wider Sydney market over the same period since 2006, recording a 4% decline in total demand.
- The immediate competitive market to the subject properties has performed slightly better than the wider North Shore and Sydney membership markets, recording a 3% decline in total numbers over the period 2006 to 2009.
- Varying results however have been seen at clubs within the competitive region, ranging from a 12% increase to a 15% decrease.



## Facility Review – Gordon Golf Course

### Introduction

This chapter reviews the financial performance of the Gordon golf facility (from a Council perspective), focusing on:

- General management and leasing arrangements;
- Demand trends (including membership and public rounds);
- Green fee pricing;
- Income to Council;
- Operational Expenses and Profit; and
- Capital expenditure.

### History of Course

Up until 1932 the bulk of St Johns Avenue and flat land areas were used for dairy farming. In 1932 due to the slowing up in residential development caused by the depression, the then trustees of the land (William Moore Trust) decided to use the area as a golf course as a means of profitable revenue. This was only a temporary measure pending development of the southern section, when the course would be subdivided for residential lots. Construction started in April 1933 and opened to the public as a golf course in August 1933. Council took over the then called Lynn Ridge Golf Links a municipal golf course in 1946 and gave notice of resumption of 48.5 acres (14 holes) for 'park' purposes. Four holes on the western side of St Johns Avenue were not resumed.

As part of the purchase of the land from the William Moore Trust, Council has certain obligations in regard to public access to the land. On 20 November 2001, Council adopted a generic Plan of Management for Golf Courses which covered both Gordon and North Turramurra Golf Courses. In addition to this, the Plan of Management for the Gordon Golf Clubhouse was also adopted on the same date which is now incorporated into this plan, updated in early 2010.

### Role of Council – Plan of Management

Council historically has undertaken to provide all maintenance and capital upgrade obligations for the Golf Course. Sources from which revenue is generated are from the Professional Services Contract and from the Gordon Golf Club Lease. All income derived from its golf course business, whether from Club or the Professional Services Contract is reinvested into the golf course by way of funding special projects such as the current sewer mining contract and general maintenance of the greens. JBAS is advised that approximately two thirds of income is appropriated to general revenue and one third is paid into the Golf Course Improvement levy fund which funds those special capital projects.

Other council responsibilities include:

- Course maintenance – Council carries out all maintenance obligations for the course, employing 5 staff as greenkeepers.
- Regular meeting with club and professional.
- Council financial administration – Council administers card system, and printing of cards and checks deposit of course takings.

Other Council staff have involvement in managing the golf course which are funded from elsewhere within Council. These people include Director Operations, Director Community Manager Open Space Operations, Manager Community & Recreation Services, Leasing Officer, Property Officer, Community & Recreation Administration, and various finance staff.

### Capital Expenditure & Projects

JBAS is advised that Council have spent approximately \$620,000 since 2005 on the purchase of new golf course machinery. Averaging near \$125,000 per annum, this machinery includes greens mowers, rough mowers, spray kits, fairway mowers and tractors.

Presently three main capital projects are being delivered by Council at the Gordon golf course. They are a new Sewer Mining Plant, an upgraded irrigation system, and increased water storage capacity for irrigation use and future potential to supply water to the club house precinct for toilet flushing.

The delivery date is not yet fixed however construction work on the plant will be completed (subject to weather) by early September. The budget for construction, inclusive of irrigation is \$2.9m excluding GST. In delivering the facility Council's operating costs are expected to increase by \$10,000 per year with increased cost of maintenance and production of water. Council has entered into a 15 year agreement with Sydney Water, with costs presently estimated at \$62,500 per year, subject to inflation increase and the actual quantity of water used.

Council has been setting aside a portion of green fee income (approximately \$1.80 from each round of golf played) to be used solely for capital improvements. These funds and further funding from Council are those being expended on the construction of the sewer mining plant.

The following table summarises the income requisitioned into this account since 2005/06.

Source	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	Total
Gordon - members	71,773	58,699	47,809	50,126	37,178	265,585
Gordon - public	90,390	78,022	73,514	72,220	55,404	369,550
Nth Turramurra	172,688	126,961	107,853	117,174	101,450	626,126
<b>Total</b>	<b>334,851</b>	<b>263,682</b>	<b>229,176</b>	<b>239,520</b>	<b>194,032</b>	<b>1,261,261</b>

Source: Council Records

### Key Tenants

There are two key tenants at the Gordon golf course, these being the Gordon Golf Club and the Professional Services Contractor, Teetop Pty Ltd.

#### Gordon Golf Club

The Gordon Golf Clubhouse is presently under the day to day control of the Gordon Golf Club. The Club has been a long term occupant of the site, having existed in situ since the 1930's. In late 2004 the Club renegotiated its lease with Council, with a five plus five plus five agreement in place, giving the Club access to the site until 1 December 2018. These arrangements were developed with the intention of supporting Council's aims and objectives and ensuring sufficient financial return to Council for the provision of maintenance and operations of the Gordon Golf Course.

Under the terms of the lease, the Club is subject to certain financial obligations in return for tenure to the Clubhouse, car parking and exclusive tee access times for members, competitions and social events. A rounds quota is currently in place, giving the Club up to 10,000 rounds per annum in its exclusive periods. Rounds played in excess of that amount are charged at a discounted green fee.



The lease provides for the delivery to Council of the Club's Annual Report each year, from which calculations are made as to the dollar amount for the lease of the Clubhouse facilities.

The financial performance of Gordon Golf Club is discussed in more detail later in this chapter.

#### Teetop Pty Ltd

Teetop Pty Ltd ("Teetop") is the current provider of golf professional services at both of Councils golf courses. Council entered into a Contractual Services Deed with Teetop in 2003. Teetop operates the pro shops at each course, receiving a commission on the green fee sales made, as well as income from the sale of golf lessons, equipment, snacks etc. The initial deed was due to expire in December 2007 however was extended by a further two years to December 2009. It has subsequently been extended again until the end of 2010 pending this review.

Approximate green fee commission rates and shop rental amounts are \$1.50 and \$26,800 respectively inclusive of GST. Under the current contract these amounts are subject to annual increases of 5%.

The performance of Teetop Pty Ltd is examined in detail later in this report.

#### *Facility Management and Financial Structure*

The management and lease structure at the Gordon facility is complex. There are three parties involved, being Council, the Club and the Golf Professional. The latter both report independently to Council yet are required to work closely together on site and ensure seamless delivery of the day to day member and public golf operations.

Council performs all course maintenance duties at the facility, with revenue to the Council to offset this expense, coming from the following sources:

- Rent for the clubhouse (approximating 24,000 per annum)
- A fee per round played by each club member;
- The green fees paid by public golfers (less a commission);
- A fee for any excess rounds played by club golfers over and above the Club's quota; and
- Rent from the pro shop (approximating 24,000 per annum).

The income received from these sources is further discussed later in this chapter.

#### *Rounds Played*

A key driver to Council income at the Gordon facility is golf rounds. Detailed records are kept by Council and the Golf Professional that notes every round played by round type for both member and non member play. The following table summarises the historical rounds played data at the Gordon facility.

	Public Rounds	% of Rounds	Club Rounds	% of Rounds	Total Rounds
2003/04	37,038	74%	12,779	26%	49,790
2004/05	37,194	76%	11,602	24%	48,835
2005/06	32,282	65%	17,309	35%	49,591
2006/07	27,865	62%	17,030	38%	44,895
2007/08	26,255	61%	17,136	39%	43,391
2008/09	25,793	60%	16,967	40%	42,760

	Public Rounds	% of Rounds	Club Rounds	% of Rounds	Total Rounds
2009/10 annualised	25,454	59%	17,354	41%	42,807
% change 03/04 - 09/10a	-31%		36%		-14%
% change 05/06 – 09/10a	-21%		0%		-14%
2009/10 YTD	19,787	59%	13,262	41%	33,049

Source: Council Records

As evidenced in the table above, total rounds played at the facility have been slowly declining since 2003/04 with a 14% decline recorded over the six year period. Within the rounds sub categories, public golf has recorded a 21% decline from 32,300 rounds to 25,000 rounds, with rounds played by members of the Club having increased by 36% from approximately 12,000 to now exceed 17,000. (Much of this movement is due to a re-categorisation of member rounds on a Thursday from public to members.) The later result has been steady since 2005/06.

#### Rounds played by market segment

As noted above there has been a significant decline in public rounds played at the Gordon facility since 2003/04. At that time public rounds accounted for 74% of rounds played at the facility but in 2009/10 this number is now below 60%. The segments within the public green fees have been examined in order to establish the reason for this decline.

Three main segments are used by Council in recording rounds played. They are weekend play, weekday play and concession play. The following table summarises the rounds recorded in these segments since 2003/04.

	Weekend	Weekday	Concession	Total
2003/04	11,043	7,661	18,334	37,038
2004/05	12,120	11,009	14,065	37,194
2005/06	10,268	10,630	11,384	32,282
2006/07	8,559	9,179	10,127	27,865
2007/08	8,692	7,977	9,586	26,255
2008/09	8,929	7,248	9,616	25,793
2009/10 annualised	8,944	7,545	8,965	25,454
% change 03/04 - 09/10a	-19%	-2%	-51%	-31%
% change 05/06 – 09/10a	-13%	-29%	-21%	-21%
2009/10 YTD	6,953	5,865	6,969	19,787

Source: Council Records

As is evident above, the Concession and Weekday categories have experienced the largest declines since 05/06, at 21% and 29% respectively over the period and more commentary on these categories is provided below.

#### Rounds played by sub segment - Weekday

There are two main Weekday green fee segments being 18 holes & 9 holes. Analysis of both since 2005/06 reveal that the decline has been consistent across both round types, as summarised below.

Weekday Rounds	18 hole	9 hole	Total
2005/06	5,467	5,163	10,630
2006/07	4,491	4,688	9,179
2007/08	4,011	3,966	7,977



Weekday Rounds	18 hole	9 hole	Total
2008/09	3,680	3,568	7,248
% change 05/06 – 08/09	-33%	-31%	-32%

Source: Council Records

Note: Due to a change in the level of detail captured, detailed comparisons per category are only available since 2005/06. Prior to this time total weekday rounds only were captured with no distinction between 18 hole, 9 hole, student etc.

#### Rounds played by sub segment - Concession

There are three main Concession green fee segments being 18 holes, 9 holes and Student. Analysis of these segments since 2005/06 reveals that the decline has been more prevalent in the 18-hole segment, as summarised below.

Concession Rounds	18 hole	9 hole	Student	Total
2005/06	9,943	-	1,441	11,384
2006/07	8,041	1,033	1,053	10,127
2007/08	7,105	1,512	969	9,586
2008/09	7,019	1,820	777	9,616
% change 05/06 – 08/09	-29%		-46%	-16%

Source: Council Records

#### Green Fee Pricing

The second key driver to Council income at the Gordon facility is golf pricing. There are currently 12 price groups at the Gordon facility, separated into different card colours, as summarised in the following table. In order to illustrate the key card categories and where the majority of income comes from, the income share from each category for the year 2008/09 is also identified.

Card Colour	Holes	Time	Fees	2008/09 % income share
Pink	18	Weekend	\$29.00	29%
Dark Yellow	9	Weekend	\$21.00	10%
Green	18	Weekend	\$17.00	5%
White	18	Weekday	\$23.00	16%
Caramel	9	Weekday	\$17.00	12%
Green	18	Weekday	\$17.00	0%
Yellow	18	Concession	\$15.50	21%
Light Blue	9	Concession	\$13.00	5%
Dark Green	9	Concession	\$59.00	0%
Lilac	18	Concession	\$18.00	1%
Janze Orange	18	Concession	\$17.00	1%
Mustard	18	Concession	\$74.50	0%

Source: Council Records

As evidenced in the table above, income received is primarily sourced from weekend play (44%) and then evenly split between weekday and concession golf (28% each).



Comparable market pricing

The following table summarises comparable course green fee pricing as at May 2010.

	Weekday		Weekend		Golf Carts
	18 holes	9 holes	18 holes	9 holes	
Gordon	\$23.00	\$17.00	\$29.00	\$21.00	\$40.00
Turramurra	\$23.00	\$17.00	\$29.00	\$21.00	\$40.00
Other Courses					
Northbridge	\$33.00	\$23.00	\$36.00	\$27.00	\$40.00
Chatswood	\$30.00	\$20.00	\$35.00	\$20.00	\$40.00
Cammeray	\$29.50	\$19.50	\$30.00	\$20.00	\$38.00
North Ryde	\$35.00	\$25.00	\$40.00	\$27.00	\$35.00
Asquith	\$35.00	\$25.00	\$40.00	\$30.00	\$40.00
<b>Market Average</b>	<b>\$29.79</b>	<b>\$20.93</b>	<b>\$34.14</b>	<b>\$23.71</b>	<b>\$39.00</b>
% that Council courses are above or below the market average					
	<b>-23%</b>	<b>-19%</b>	<b>-15%</b>	<b>-11%</b>	<b>3%</b>

Source: JBAS

It is indicated in the table above that the green fees at Council's courses are below the market average by 11% to 23%. Given the general condition of the course playing surfaces, quality of facilities and services available, it is JBAS view that this pricing is appropriate for the current golf product being offered.

Given the recent decline in rounds played by the public at both courses fees should not be increased until the product offered is of higher value, likely the case once the sewer mining and dam projects are complete and the courses are benefitting from regular water.

Financial Summary - CouncilIncome

As noted earlier in this chapter, Council receives income from two key sources at Gordon facility, being rent and course fees, (from which the improvements levy is then removed).

The following table summarises the annual income results as recorded by Council for the period 2005/06 to YTD March 2009/10 and the percentage change in these lines over the full year 2005-06 to 2008-09 periods.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
Member Rounds	17,309	17,030	17,136	16,967	13,262	(2%)
Public Rounds	32,282	27,865	26,255	25,793	19,787	(20%)
<b>Total Rounds Played</b>	<b>49,591</b>	<b>44,895</b>	<b>43,391</b>	<b>42,760</b>	<b>33,049</b>	<b>(14%)</b>
Rental Income - Club	169,699	150,088	172,404	181,472	169,188	+7%
Rental Income - Pro	22,601	23,731	24,918	26,164	20,604	+16%
<b>Total Rental</b>	<b>192,300</b>	<b>173,819</b>	<b>197,321</b>	<b>207,635</b>	<b>189,792</b>	<b>+8%</b>
Golf course fees - Club	69,638	76,854	84,900	83,331	73,656	+20%
Golf course fees - Public	403,730	355,546	329,903	350,001	255,203	(13%)
<b>Total Golf course fees</b>	<b>473,367</b>	<b>432,400</b>	<b>414,803</b>	<b>433,332</b>	<b>328,859</b>	<b>(8%)</b>

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
Improvements - Club	71,773	58,699	47,809	50,126	37,178	(30%)
Improvements - Public	90,390	78,022	73,514	72,220	55,404	(20%)
<b>Total Improvements</b>	<b>162,163</b>	<b>136,721</b>	<b>121,323</b>	<b>122,346</b>	<b>92,582</b>	<b>(25%)</b>
<b>Total Income</b>	<b>827,830</b>	<b>742,940</b>	<b>733,447</b>	<b>763,313</b>	<b>611,233</b>	<b>(7%)</b>

Source: Council Reports

*Income by Source*

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Club</b>						
Rental	169,699	150,088	172,404	181,472	169,188	+7%
Course fees	69,638	76,854	84,900	83,331	73,656	+20%
Improvements	71,773	58,699	47,809	50,126	37,178	(30%)
<b>Total Club</b>	<b>311,110</b>	<b>285,641</b>	<b>305,113</b>	<b>314,928</b>	<b>280,022</b>	<b>+1%</b>
<b>Public/Pro</b>						
Rental Income	22,601	23,731	24,918	26,164	20,604	+16%
Golf course fees	403,730	355,546	329,903	350,001	255,203	(13%)
Improvements	90,390	78,022	73,514	72,220	55,404	(20%)
<b>Total Public/Pro</b>	<b>516,720</b>	<b>457,299</b>	<b>428,335</b>	<b>448,385</b>	<b>331,211</b>	<b>(13%)</b>
<b>Total Income</b>	<b>827,830</b>	<b>742,940</b>	<b>733,447</b>	<b>763,313</b>	<b>611,233</b>	<b>(7%)</b>

Source: Council Reports

*Income Ratios*

The ratios emanating from the numbers above are summarised in the following table.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
<b>% Income</b>					
Total Rental	23%	23%	27%	27%	31%
Total Course Fees	57%	58%	57%	57%	54%
Total Improvements	20%	18%	17%	16%	15%
<b>Total Club</b>	<b>38%</b>	<b>38%</b>	<b>42%</b>	<b>41%</b>	<b>46%</b>
<b>Total Public/Pro</b>	<b>62%</b>	<b>62%</b>	<b>58%</b>	<b>59%</b>	<b>54%</b>

Source: Council Records

As identified in the table above, in the past four years Council's income has approximated \$750,000, however has declined by 7% from a high of \$828,000 since 2005-06. This income decrease has occurred due to declining course fees (and associated improvement levy). As a result the rental line item has grown by 8% to now represent 31% of Council's income, up from 23% in 2005/06.

As a consequence, the total dollar amount that the Golf Club pays to Council has increased by 1% over the period with the Club's share of total Council income now accounting for 46% of Council's income, up from 38% in 2005/06.



### Green Fees

The average green fee earned is a key performance indicator for public golf courses. At the Gordon facility there are two averages that can be calculated, these being the average fee paid by the public and the average fee paid by all golfers - public and members.

The average green fee is calculated by dividing all income received (from the 12 green fee categories) by the total rounds played. The result will reflect the mix of golf played at different price points and these are summarised below.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05/06 – 08/09
Av green fee - Public	\$15.31	\$15.56	\$15.37	\$16.37	\$15.70	+7%
Av green fee – Members*	\$8.17	\$7.96	\$7.74	\$7.87	\$8.36	(4%)
<b>Av green fee - All</b>	<b>\$12.82</b>	<b>\$12.68</b>	<b>\$12.36</b>	<b>\$13.00</b>	<b>\$12.75</b>	<b>+1%</b>

Source: Council Records

Note: \* the average members green fee is the average for all rounds played by members, including those in the "free time" blocks. The cost of clubhouse rental is also excluded from the calculation.

As evidenced above, average public green fees have grown by 7% with the average member fee declining by 4% due to rounds decline and no increases in fees over the period measured.

### Expenses

As noted earlier in this chapter, Council is responsible for all course maintenance works at the Gordon facility. JBAS is advised that Council employs four people to maintain the course.

The following table summarises the annual expenses recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Total Rounds Played</b>	<b>49,591</b>	<b>44,895</b>	<b>43,391</b>	<b>42,760</b>	<b>33,049</b>	<b>(14%)</b>
Commission Paid	55,745	52,788	53,285	62,841	45,076	+13%
Wages & On costs	138,764	130,667	199,181	317,611	227,686	+129%
Utilities	29,522	27,876	25,196	34,661	43,158	+17%
Materials	71,462	73,581	89,227	96,296	66,156	+35%
Contractors	62,624	54,156	78,593	56,062	60,756	(10%)
Depreciation	4,656	4,656	4,558	2,747	3,859	(41%)
Internal expenses	102,917	140,614	100,681	72,178	103,607	(30%)
Other	27,222	41,583	54,928	15,933	13,877	(41%)
<b>Total Expenses</b>	<b>492,912</b>	<b>525,921</b>	<b>605,649</b>	<b>658,329</b>	<b>564,175</b>	<b>+34%</b>
<b>Expenses %</b>	<b>60%</b>	<b>71%</b>	<b>83%</b>	<b>86%</b>	<b>92%</b>	

Source: Council Records

The key expenses incurred are wages/on costs, materials and other internal Council expenses.

### Profit

The following table summarises the annual profit recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	Cumulative 2005- 10
Total Rounds Played	49,591	44,895	43,391	42,760	33,049	213,686
Total Income	827,830	742,940	733,447	763,313	611,233	3,678,763
Total Expenses	492,912	525,921	605,649	658,329	564,175	2,848,986
<b>Profit</b>	<b>334,918</b>	<b>217,019</b>	<b>127,798</b>	<b>104,984</b>	<b>47,058</b>	<b>831,777</b>
Profit %	40%	29%	17%	14%	8%	23%

Source: Council Records

With over 213,600 rounds played at the Gordon facility since 2005-06, the facility under the current structure has returned over \$800,000 in income to Council over the five year period measured, at an average profit margin of 23%. It is noted in the past two years that there has been a significant increase in course expenses, reducing facility profitability to nearer to 10 to 15%. JBAS is advised that this expenditure has resulted in much improved course conditions. With capital expenditure averaging \$125,000 per year, the facility is producing a breakeven result for Council.

### Structure of Golf Club

The Gordon Golf Club ("the Club") is the main tenant of the Gordon Golf Course. The Club has a Board of management which recently changed over in March 2010. A new Board of Management was elected by members of the Club due to some internal issues. Historically, discussions with Council officers did not revolve around these issues as it is not Council's role to intervene in the internal management of the Club. JBAS is advised that the previous Club management ensured all obligations to Council under the terms of its contract were met in a timely and efficiently manner.

### Club Membership

The key driver to the Club's financial performance is membership. The following table summarises club membership trends since 2006.

	2009			% of Members	% change since 2006		
	Male	Female	Total		Male	Female	Total
Full	153	14	167	11%	-31%	100%	-27%
Cat A	2	42	44	3%	0%	-49%	-47%
Cat B	116	28	144	10%	-35%	47%	-27%
Cat C	271	33	304	20%	-20%	-23%	-21%
Senior	47	11	58	4%	31%	-48%	2%
Other	36	6	42	3%	-5%	20%	-2%
<b>Total playing</b>	<b>625</b>	<b>134</b>	<b>759</b>	<b>51%</b>	<b>-23%</b>	<b>-25%</b>	<b>-24%</b>
Social	563	166	729	49%	-11%	-24%	-14%
<b>Total</b>	<b>1188</b>	<b>312</b>	<b>1500</b>	<b>100%</b>	<b>-18%</b>	<b>-23%</b>	<b>-19%</b>

Source: Club Annual Reports

Note: Cat A provides for unlimited course access during club times with no additional payment required. Cat B & C have a reduced annual fee but higher cost to play on a per round basis.



As illustrated above, total playing membership at the Club has declined by 24% since 2006, consistent across both genders. All of the playing categories have incurred major declines except the small Senior category. Of note is the decline in the Social category. This category accounts for 49% of all members and it has fallen by 14% over the four year period.

As noted in the Market Overview section, the competitive market around the Club also declined, but only by 3%.

### Club Financial Overview

The table below summarises the performance of the Club for the period 2006 to 2009.

	2006	2007	2008	2009	Cumulative	% change
<b>Members</b>	<b>1,860</b>	<b>1,848</b>	<b>1,536</b>	<b>1,500</b>		<b>-19%</b>
Total Income	1,088,803	975,555	1,029,414	1,029,153	4,122,925	-5%
Total Expenses	842,389	782,020	795,085	817,673	3,237,167	-3%
Council Costs	198,718	184,107	180,731	183,676	747,232	-8%
<b>EBITDA</b>	<b>47,696</b>	<b>9,428</b>	<b>53,598</b>	<b>27,804</b>	<b>138,526</b>	<b>-42%</b>
Less Depreciation/Disposals	45,928	40,819	105,486	79,301	271,534	73%
<b>Net Profit</b>	<b>1,768</b>	<b>(31,391)</b>	<b>(51,888)</b>	<b>(51,497)</b>	<b>(133,008)</b>	<b>-3013%</b>
Profit %	0%	-3%	-5%	-5%	-3%	-3182%
Retained Funds	826,694	795,305	743,417	691,920		-16%
<b>Council costs as % Income</b>	<b>18%</b>	<b>19%</b>	<b>18%</b>	<b>18%</b>		

Source: Club Annual Reports

As summarised in the table above, the Club has over the past four years made a cumulative net loss of \$133,000, as income over the period declined by 5%. As a result the Club's retained funds (its surplus of Assets less Liabilities) declined by 16% to approximate \$690,000 at year end 2009.

### Club Issues

In assessing whether the Club has the capacity to maintain its obligations under the current lease arrangement, a number of issues must be analysed. They are:

1. Political Environment
2. Golf Course Lease costs
3. Participation costs

#### Political Environment

JBAS (and Council) is aware that there have recently been extensive changes to the Management and Board of the Club, following a period of instability. JBAS met with members of the new Board and they communicated that they were determined to reverse the recent fortunes of the Club. They sighted poor management, decision making (an unrealistic business plan) and reporting (no annual budget) as reasons for the poor performance.

#### Golf Course Lease costs

As noted in the chapter that summarised the performance of the Gordon golf facility, the formal arrangement between the three key stakeholders is a comparably complex one for a golf facility. The main reason for this complexity is because Council has responsibility for the maintenance of the golf course. With course expenditure in



excess of \$600,000 per year, Council is thereby required to have an active interest and be involved in the revenue generation side of the Club's business as it is this part of the business, along with public green fee income, that funds these maintenance costs.

JBAS has not been able to find any other club in Sydney that has an arrangement similar to the one in place at Gordon. The following table summarises some of the lease arrangements in place at other Sydney courses.

Course/Club	Lessor	Term	Amount	Notes
Cammeray	North Sydney Council	20 years, start 2006	Approx \$15,000 per year	
Northbridge	Willoughby Council	20 years, start 2008	\$23,000, reviewed at 10 year intervals	
Beverley Park	Kogarah Council	10 years + 10 year option	\$90,000 + CPI increases	\$2.5 million turnover
Bardwell Valley	Rockdale Council	20 years	\$25,000 + 2.5% member & public green fees (approx \$11,500 per year)	Pay rates + lease fee, approx 36,000 rounds
Bexley	Rockdale Council	20 years	\$48,500, CPI + 5 yr review	\$1.6 to \$1.9 million annual revenue
Eastlakes	Sydney Water	25 years + option	Approx \$65,000 + 5% per year	\$2.-2.5 million annual turnover, 50,000 rounds
Kogarah	Rockdale Council	Currently negotiating site relocation, lease estimated at approx \$90k per annum		
Woolooware	Sutherland Council	Expires 2009	Approx \$100,000 (10% of member & public green fees)	Green fees approximate \$1 million p.a., 60,000 rounds,
Marrickville	Marrickville Council	10 years	\$16,000 + CPI (course & clubhouse)	Clubhouse leased from Dept Lands, 40,000 rounds per year, \$1.1 million turnover.
Randwick	Randwick Council	15 years	\$22,000 + CPI	60,000 rounds per year.
Bonnie Doon	Sydney Water	25 years + option	\$99,000 + 5% per year	48,000 rounds per year, \$5 million per year revenue.
St Michaels	Dept of Land	40 years 1994 - 2034	\$43,000 (net) + CPI increases, market review every 4 years.	50,000 rounds per year, \$4 million turnover

As evidenced above, the lease/rent costs for most other courses in Sydney ranges from approximately 2% of total revenue to 5% of total revenue.

#### Club Comparison to Market

Adjustments need to take place in order to fairly compare the Club's total lease costs to those of the wider market. For comparison purposes clubhouse rent has been added together with golf course rent to obtain a total rental amount.

Firstly, Council's cost incurred in course maintenance needs to be considered as in all market cases they undertake their own course maintenance.

Secondly, the total costs paid by the Club to Council need to be established. These costs are not just the formal lease fees and charges, but also the revenues earned by Council from Club members playing golf in times outside of their exclusive periods, for which they pay a green fee.

Over the past four years, total payments made by the Club to Council have accounted for approximately 40% of Council's total income.

The data necessary for the market comparison calculation is contained in the following table.

Club Payment	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
Club Rounds	17,309	17,030	17,136	16,967	13,262
Total Rounds	49,591	44,895	43,391	42,760	33,049
<b>Club Rounds Share</b>	<b>35%</b>	<b>38%</b>	<b>39%</b>	<b>40%</b>	<b>40%</b>
<u>Club payments</u>					
Rental	169,699	150,088	172,404	181,472	169,188
Course fees	69,638	76,854	84,900	83,331	73,656
Improvements	71,773	58,699	47,809	50,126	37,178
<b>Total Club Payments</b>	<b>311,110</b>	<b>285,641</b>	<b>305,113</b>	<b>314,928</b>	<b>280,022</b>
Total Council Income	827,830	742,940	733,447	763,313	611,233
<b>Club % Share</b>	<b>38%</b>	<b>38%</b>	<b>42%</b>	<b>41%</b>	<b>46%</b>
Council Maintenance	437,167	473,133	552,364	595,488	519,099

For the calculation to be made, the Club's share of Council's course expense needs to be determined. This share is best applied by multiplying the Club's rounds played mix by Council maintenance expenses, as below.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
Club Rounds Share	35%	38%	39%	40%	40%
Multiplied by	Multiplied by	Multiplied by	Multiplied by	Multiplied by	Multiplied by
Council Maintenance	437,167	473,133	552,364	595,488	519,099
Equals	Equals	Equals	Equals	Equals	Equals
<b>Club Maintenance Share</b>	<b>152,587</b>	<b>179,473</b>	<b>218,140</b>	<b>236,287</b>	<b>208,306</b>

The final calculation required is to deduct this amount from the amounts the Club has paid and this results in the effective lease/rent paid for the Club's share of the facility.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
Total Club Payments	311,110	285,641	305,113	314,928	280,022
Less	Less	Less	Less	Less	less
Club Maintenance Share	152,587	179,473	218,140	236,287	208,306
Equals	Equals	Equals	Equals	Equals	Equals
<b>Effective Club Payment</b>	<b>158,524</b>	<b>106,168</b>	<b>86,973</b>	<b>78,641</b>	<b>71,717</b>

By calculating this amount as a percentage of total Club income a number can be obtained for market comparison purposes.



	2006-07	2007-08	2008-09
Effective Club Payment	106,168	86,973	78,641
Total Club Income (FY)	Divided by 1,032,179 Equals	Divided by 1,002,485 Equals	Divided by 1,029,284 Equals
<b>Lease Payment as % Income</b>	<b>10%</b>	<b>9%</b>	<b>8%</b>

The calculations above indicate that the Club is paying a total lease/rent amount averaging 9% over the past full tree year periods. Based on the market data collected, it would appear that this amount is approximately 4% to 5% above the market, an annual amount averaging circa \$40,000.

#### Participation Costs

An alternative comparative measure is the assessment of the participation costs for the members of Gordon Golf Club on a per round basis.

Total Club costs to Council have been established, as summarised in the table below.

Club Payment	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
<b>Club Rounds</b>	<b>17,309</b>	<b>17,030</b>	<b>17,136</b>	<b>16,967</b>	<b>13,262</b>
<u>Club payments</u>					
Rental	169,699	150,088	172,404	181,472	169,188
Course fees	69,638	76,854	84,900	83,331	73,656
Improvements	71,773	58,699	47,809	50,126	37,178
<b>Total Club Payments</b>	<b>311,110</b>	<b>285,641</b>	<b>305,113</b>	<b>314,928</b>	<b>280,022</b>

In order to access the golf course at Gordon as a member of the Club the following is required:

- Club to pay its lease fee to Council
- Member to pay the Club the annual fee
- Member to pay green fee if playing outside of Club exclusive periods

All of these costs therefore need to be taken into account when working out the cost to participate, and are included below.

	2006-07	2007-08	2008-09
Total Club Payments	285,641	305,113	314,928
Plus	Plus	Plus	Plus
Membership Fees	334,791	336,777	346,884
<b>Total Participation costs</b>	<b>632,525</b>	<b>639,904</b>	<b>651,705</b>

Total participation costs are then divided by member rounds played to obtain an average cost per round, as calculated below.

	2006-07	2007-08	2008-09
Total Participation costs	632,525	639,904	651,705
	Divided by	Divided by	Divided by
Total Club Rounds	17,030	17,136	16,967
	Equals	Equals	Equals
<b>Av. Participation costs per round</b>	<b>\$36.93</b>	<b>\$37.49</b>	<b>\$38.10</b>

The table below compares this cost to the average green fee recorded at the Gordon facility, identifying that total member golf participation costs are more than double what the public pay to access the same facility.

	2006-07	2007-08	2008-09
Av. Participation costs per round	\$36.93	\$37.49	\$38.10
Av green fee	\$16.69	\$16.55	\$16.90
% premium over green fee	121%	127%	125%

### Conclusions

Club performance has not been good with a cumulative loss of approximately \$133,000 recorded for the past four years. With regard to membership, the Club has underperformed the market and this has been one of the contributing factors to the club's overall financial performance. Financially however, our lease review has identified that the Club's leases costs are approximately \$40,000 a year over that being paid by other comparable golf facilities in Sydney and this is impacting the Club's overall financial results.

The new Board has stated that they are determined to put the Club back on a profitable path. JBAS is of the view that the Club may be capable but given the recent change-over in Board/Management, the Club needs to prove this capability. Despite the formal lease agreement existing and not requiring any formal meeting structure, JBAS believes that it is in both Council and the Club's interests for a closer relationship to be established, particularly given the recent election of a new Club Board.

### Club Report to Council

During the preparation period of this Report, the Club submitted its own report to Council titled "Impact of Current Lease Terms on the Club and Recommended Changes to Restore the Club's Long Term Viability." Council has asked that JBAS review and comment on this document as part of this wider report.

The purpose of the Club's report to Council was to advise it that the Club's financial position is extremely poor and that its Board believes the position they are now in, due to a number of factors, makes the Club financially unsustainable. One of the main reasons cited for this position is the increase in rent costs that the Club has had to absorb. In 2003 the annual rent to Council approximated \$105,000. By 2009, due to a change in the rent calculation mechanism, the annual rent cost had increased to approximately \$180,000.

The change saw a fixed amount per year increasable by CPI replaced with a calculation that included using the twilight green fee and rounds played. This new calculation mechanism has seen the average cost of member competition rounds increase from \$9.70 in 2003 to \$16.70 in 2009. As the cost to participate at the Club has increased, member numbers and competition rounds have decreased as the Club's cost has become significantly higher than its peers in the area. The Club presently estimates that with its current full playing membership base of 160, it requires a further 90 members in this category to become financially stable again.



The Club is therefore now requesting recognition of its position by Council and support from it in the form of financial rent relief, which if offered would then enable the Club to focus on better marketing itself to the community and seek to grow revenue streams, including growing its membership base.

The outcome of its proposal, which calls for adjustments to both the clubhouse and rounds played portion of the rental calculation, results in total rent to Council falling by approximately \$60,000 per annum.

### ***Council Implications***

The results generated by the Club in recent times have not been encouraging. To JBAS knowledge it was the Club's suggestion to change the rent calculation mechanism, so the financial predicament that the Club now finds itself in is not of Council's doing. However, given the current state of the wider golfing market and the structure of the golf service provider's contract, the Club is the most appropriate tenant for the site. Therefore, given the conclusions made in the section prior to the review above, JBAS is of the view that if Council wishes to see the Club continue, its short term financial needs must be met. A method of funding this cost may be to trim the course expense budgets or capital project budgets over the next two years by the requested, ensuring that Council's net position is not impacted.

A potential mechanism for this reduction is outlined in the last chapter of this report.

In doing so, it is also recommended that Council begin formally meeting with the Club on a quarterly basis so it can be kept up to date as to the Club's financial performance. At the year-end meeting it should receive a copy of the annual report as well as a copy of the business plan/budget for the following year, with Council's aim to be fully aware at all times as to the Club's financial health.

With such a process in place, Council will be better positioned to make informed decisions concerning the Club, being more aware as to whether they have been able to consistently show improved management capability.

## **Facility Review – North Turramurra Golf Course**

### *Introduction*

This chapter reviews the financial performance of the North Turramurra golf facility (from a Council perspective), focusing on:

- General management and leasing arrangements;
- Demand trends (including membership and public rounds);
- Green fee pricing;
- Income to Council;
- Operational Expenses and Profit; and
- Capital expenditure.

### *Golf Course History*

From 1969 to 1977 the North Turramurra Recreation Area consisted of a 17-hole golf course. In 1997 the course increased to 18 holes of a Par 64. This is publicly owned and managed by Council. A privately owned golf course management company are contracted by Council to provide professional golf services at the golf course. The course is maintained by Council staff.

### *Capital Projects*

Presently the Sewer Mining Plant and 1ml of water storage which will be used for irrigation is under development. Cost of construction cost is estimated at \$2.9m excluding GST. Expansion of the irrigation system will be linked to the final design of the North Turramurra site, the location of sports fields and the positions of new fairways, tee's and greens.

### *Key Tenant*

There is only one key tenant at the North Turramurra facility, that being the operator of the professional shop, Teetop Pty Ltd.

Teetop Pty Ltd ("Teetop") is the current provider of golf professional services at both of Councils golf courses. Council entered into a Contractual Services Deed with Teetop in 2003. Teetop operates the pro shops at each course, receiving a commission on the green fee sales made, as well as income from the sale of golf lessons, equipment, snacks etc. The initial deed was due to expire in December 2007 however was extended by a further two years to December 2009. It has subsequently been extended again until the end of 2010 to await completion of this review. Approximate green fee commission rates and shop rental amounts are \$1.50 and \$26,800 respectively inclusive of GST.

Teetop's financial performance is analysed in detail in the next chapter.

### Facility Management and Financial Structure

The management and lease structure at the Turramurra facility is very straight forward. Teetop reports directly to Council with regard to golf operations whilst Council performs all course maintenance duties at the facility. Revenue to the Council to offset this expense comes from:

- Rent for the pro shop (approximating 24,000 per annum) and
- The green fees paid by public golfers (less a commission).

Like the Gordon facility, since the 1990's Council has been sequestering approximately \$1.80 from each round of golf played into a golf course improvements account.

The income received from these sources is further discussed later in this chapter.

### Rounds Played

A key driver to Council income at the Turramurra facility is golf rounds. Detailed records are kept by Council and the Golf Professional that notes every round played by round type.

The following table summarises the historical rounds played data at the Turramurra facility.

Total Rounds	
2003/04	57,055
2004/05	49,570
2005/06	47,318
2006/07	41,604
2007/08	39,168
2008/09	41,036
2009/10 annualised	44,795
% change 03/04 – 09/10a	-21%
% change 05/06 – 09/10a	-5%
2009/10 ytd	35,816

Source: Council Records

As evidenced in the table above, total rounds played at the facility have been slowly declining since 2003/04 with a 21% decline recorded over the six year period. In more recent times, the decline has not been as great, with 2009/10 expected to deliver rounds growth over 2008/09, being the highest annual result since 2005/06.

### Rounds played by market segment

As noted above there has been a significant decline in public rounds played at the Turramurra facility since 2003/04. At that time public rounds accounted for 74% of rounds played at the facility but in 2009/10 this number is now below 60%. The segments within the public green fees have been examined in order to establish the reason for this decline.

Three main segments are used by Council in recording rounds played. They are weekend play, weekday play and concession play. The following table summarises the rounds recorded in these segments since 2003/04.

	Weekend	Weekday	Concession	Total
2003/04	18,596	8,011	30,448	57,055
2004/05	18,157	12,341	19,072	49,570



	Weekend	Weekday	Concession	Total
2005/06	15,592	10,052	21,674	47,318
2006/07	13,143	8,874	19,587	41,604
2007/08	12,463	7,607	19,098	39,168
2008/09	13,667	7,721	19,648	41,036
2009/10 annualised (a)	14,367	8,038	22,390	44,795
% change 03/04 - 09/10a	-23%	0%	-26%	-21%
% change 05/06 – 09/10a	-8%	-20%	3%	-5%
2009/10 YTD	11,487	6,427	17,902	35,816

Source: Council Records

As is evident above, all market segments have recorded significant declines over at least one of the different periods measured and more commentary on these segments is provided below.

#### *Rounds played by sub segment - Weekend*

There are two main Weekday green fee segments being 18 holes & 9 holes. Analysis of both since 2005/06 reveal that the decline has been consistent across both round types, as summarised below.

*Note: Due to a change in the level of detail captured, detailed comparisons per category are only available since 2005/06. Prior to this time total weekend rounds only were captured by early or late rounds, with no distinction between 18 hole, 9 hole, student etc.*

Weekend Rounds	18 hole	9 hole	Total
2005/06	5,467	5,163	10,630
2006/07	4,491	4,688	9,179
2007/08	4,011	3,966	7,977
2008/09	3,680	3,568	7,248
% change 05/06 – 08/09	-33%	-31%	-32%

Source: Council Records

As outlined above, weekend round decline has been consistent across both 18-hole and 9-hole segments.

#### *Rounds played by sub segment - Weekday*

There are two main Weekday green fee segments being 18 holes & 9 holes. Analysis of both since 2005/06 reveal that the decline has been consistent across both round types, as summarised below.

*Note: Due to a change in the level of detail captured, detailed comparisons per category are only available since 2005/06. Prior to this time total weekday rounds only were captured with no distinction between 18 hole, 9 hole, student etc.*

Weekday Rounds	18 hole	9 hole	Total
2005/06	5,081	4,971	10,052
2006/07	4,697	4,177	8,874
2007/08	4,008	3,599	7,607
2008/09	4,059	3,662	7,721
% change 05/06 – 08/09	-20%	-19%	-23%

Source: Council Records



As outlined above, weekend round decline has been consistent across both 18-hole and 9-hole segments.

#### *Rounds played by sub segment - Concession*

There are three main Concession green fee segments being 18 holes, 9 holes and Twilight. Analysis of these segments since 2005/06 reveals that the decline has been prevalent across both the 18-hole segment and Twilight segments. The 9-hole demand is showing decent growth since being first offered in 2006/07, as summarised below.

Concession Rounds	18 hole	9 hole	Twilight	Total
2005/06	19,208	-	2,466	21,674
2006/07	14,323	3,181	2,083	19,587
2007/08	13,827	3,655	1,616	19,098
2008/09	13,361	4,670	1,617	19,648
% change 05/06 – 08/09	-30%		-34%	-9%

Source: Council Records

#### *Green Fee Pricing*

The second key driver to Council income at the Turramurra facility is golf pricing. There are currently 12 price groups at the Turramurra facility, separated into different card colours, as summarised in the following table. In order to illustrate the key card categories and where the majority of income comes from, the income share from each category for the year 2008/09 is also identified.

Card Colour	Holes	Time	Fees	2008/09 % income share	Gordon Comparison
Pink	18	Weekend	\$29.00	29%	29%
Dark Yellow	9	Weekend	\$21.00	10%	10%
Green	18	Weekend	\$17.00	4%	5%
White	18	Weekday	\$23.00	12%	16%
Caramel	9	Weekday	\$17.00	8%	12%
Green	18	Weekday	\$17.00	0%	0%
Yellow	18	Concession	\$15.50	26%	21%
Light Blue	9	Concession	\$13.00	8%	5%
Dark Green	9	Concession	\$59.00	0%	0%
Lilac	18	Concession	\$18.00	2%	1%
Janze Orange	18	Concession	\$17.00	2%	1%
Mustard	18	Concession	\$74.50	0%	0%

Source: Council Records

As evidenced in the table above, income received is primarily sourced from weekend play (43%) with the Concession market accounting for 38% of all demand.

Comparable market pricing was outlined in the previous chapter.

### Financial Summary - Council

#### Income

As noted earlier in this chapter, Council receives income from two key sources at Gordon facility, being rent and course fees, (from which the improvements levy is then removed).

The following table summarises the annual income results as recorded by Council for the period 2005/06 to YTD March 2009/10 and the percentage change in these lines over the full year 2005-06 to 2008-09 periods.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Total Rounds Played</b>	<b>47,318</b>	<b>41,604</b>	<b>39,168</b>	<b>41,036</b>	<b>35,816</b>	<b>-13%</b>
Total Rental	24,859	23,054	24,369	25,569	20,357	3%
Total Golf course fees	598,771	563,726	566,130	622,306	534,327	4%
Total Improvements	172,688	126,961	107,853	117,174	101,450	-32%
<b>Total Income</b>	<b>796,318</b>	<b>713,741</b>	<b>698,352</b>	<b>765,049</b>	<b>656,134</b>	<b>-4%</b>

Source: Council Reports

#### Income Ratios

The ratios emanating from the numbers above are summarised in the following table.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10
<b>% Income</b>					
Total Rental	3%	3%	3%	3%	3%
Total Course Fees	75%	79%	81%	81%	81%
Total Improvements	22%	18%	15%	15%	15%

Source: Council Records

As identified in the table above, in the past four years Council's income has approximated \$745,000, however has declined by 4% from a high of \$796,000 since 2005-06.

#### Green Fees

The average green fee earned is a key performance indicator for public golf courses. At the North Turramurra facility the average green fee is calculated by dividing all income received (from the 12 green fee categories) by the total rounds played. The result will reflect the mix of golf played at different price points and these are summarised below.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05/06 – 09/10
<b>Av green Fee - Public</b>	<b>\$16.30</b>	<b>\$16.60</b>	<b>\$17.21</b>	<b>\$18.02</b>	<b>\$17.75</b>	<b>11%</b>

Source: Council Records

As evidenced above, average green fees have grown by 11% over the period, an average of just over 2% per year.



### Expenses

As noted earlier in this chapter, Council is responsible for all course maintenance works at the Turramurra facility. JBAS is advised that Council employs four people to maintain the course.

The following table summarises the annual expenses recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	% change 05-06 – 08-09
<b>Total Rounds Played</b>	<b>47,318</b>	<b>41,604</b>	<b>39,168</b>	<b>41,036</b>	<b>35,816</b>	<b>-13%</b>
Commission Paid	51,901	52,251	47,740	54,455	49,238	5%
Wages & On costs	323,398	301,142	263,400	200,376	222,551	-38%
Utilities	37,764	31,207	20,755	33,873	48,957	-10%
Materials	71,918	69,919	101,188	100,963	63,790	40%
Contractors	78,344	65,327	65,663	93,528	54,459	19%
Depreciation	7,823	7,823	7,823	13,686	10,274	75%
Internal expenses	112,409	138,194	116,567	131,401	75,853	17%
Other	17,253	28,421	13,547	12,960	12,203	-25%
<b>Total Expenses</b>	<b>648,909</b>	<b>642,033</b>	<b>588,943</b>	<b>586,787</b>	<b>488,087</b>	<b>-10%</b>
<b>Expenses %</b>	<b>81%</b>	<b>90%</b>	<b>84%</b>	<b>77%</b>	<b>74%</b>	

Source: Council Records

The key expenses incurred are wages/on costs, materials and other internal Council expenses. Commissions paid account for approximately 8% of total expenses.

### Profit

The following table summarises the annual expenses recorded by Council for the period 2005/06 to YTD March 2009/10.

	2005-06	2006-07	2007-08	2008-09	YTD 2009-10	Cumulative 2005- 2010
<b>Total Rounds Played</b>	<b>47,318</b>	<b>41,604</b>	<b>39,168</b>	<b>41,036</b>	<b>35,816</b>	<b>204,942</b>
Total Income	796,318	713,741	698,352	765,049	656,134	3,629,594
Total Expenses	700,810	694,284	636,683	641,242	538,725	3,211,744
<b>Profit</b>	<b>95,508</b>	<b>19,457</b>	<b>61,669</b>	<b>123,807</b>	<b>117,409</b>	<b>417,850</b>
Profit %	12%	3%	9%	16%	18%	12%

Source: Council Records

With almost 205,000 rounds played at the Turramurra facility since 2005-06, the facility under the current structure has returned approximately \$418,000 to Council over the five year period measured, at an average profit margin of 12%. It is noted in the past two years that there has been an increase in profit levels to average 17%. This operating profit has been used to support funding and infrastructure development at the site including the construction of a dam on the golf course and the planning for further sewer mining on site.

## Way Forward & Report Recommendations

This chapter summarises the findings of this report and makes recommendations as to future practices that Council should adopt.

### *Lease Structure – Gordon Golf Club*

As outlined in Chapter 2, the current lease structure at Gordon involves three distinct parties, being Council, the Gordon Club, and Teetop. Given Council's delivery of golf course maintenance services, it is required to be a reasonably active participant as it seeks recovery of these expenses via green fee income (70% of revenue) and lease charges (30% of revenue). Accordingly, Council tracks rounds played and green fee income very closely, maintaining the most detailed rounds playing records that JBAS has ever sighted.

That said, the structure is complicated as the Club's lease agreement provides for three separate costs to be paid by the Club, these being clubhouse rent, course rent and course green fees.

The clubhouse and course rent fees are straight forward in the calculation, it is the other fees which complicate the process. The lease provides for both member exclusive rounds periods (no fee or commission is paid) and non exclusive periods when a fee and a commission is paid. Based on Council records, the non exclusive period, priced at \$6 and \$15 per round, has generated an average of 6,000 rounds per year since 2005/06 (near half of the Club's total rounds) and approximately \$81,000 in green fee revenue to Council.

Whilst making the process more complex, it also adds significant cost to members of the Club who wish to be a member but play golf outside of the Club's designated times. In order to provide for these members, the Club has created a tiered membership structure that allows for a lower base fee and a lower fee per round to be paid. This adds administration burden on the professional shop which actually collects these funds.

Based on the calculations completed on pages 20 - 22, and the implications to Council outlined at the end of the Gordon golf course chapter, it is this area which could be targeted by way of easing the financial burden being imposed on the Club whilst also partially de-complicating the revenue calculation process. Under the terms of the Professional Shop lease, a commission may still need to be paid.

### Lease Reduction mechanism

In the Club's document "Impact of Current Lease Terms on the Club and Recommended Changes to Restore the Club's Long Term Viability," the Club asked for lease adjustments to both the clubhouse and rounds played portion of the rental calculation, resulting in total rent to Council falling by approximately \$60,000 per annum.

Council can follow the suggestion made by the Club or should they choose to keep it simpler, reduce the member competition fee price points, as outlined below.

A reduction in the twilight rate from the current \$17.00 to \$13.00 immediately would save the Club approximately \$40,000 and would allow the Club to commence a membership drive.

Council may wish to reduce the level of funds transferred to the Golf Improvement Levy so that the overall impact on Council's budget is nil.

JBAS recommends that a reduction be offered in the short term to mid 2012, by which time Council will be aware of the Club's financial capacity and capability to possibly have a greater say in the future structure of the facility. Should this occur the options below are available to Council.



### Other lease options

#### *Fixed Fee*

Council may consider moving toward a straight fixed fee lease arrangement with the Club. Instead of receiving three pieces of income, an annual fee could be set at a certain amount (enough to cover an agreed course maintenance budget for the year and desired profit level) and charged on a monthly basis. This would leave the Club responsible for green fee collection and would provide it with some revenue upside were it and the golf Professional able to grow revenues. If this option was adopted, Council would be less exposed to potential green fee leakage via the current card sales/commission process.

#### *Club takes full control, appoints Golf Professional*

The Club's current lease has an option renewal point at 2013, at the Club's discretion. At this juncture it may be appropriate for Council to consider altering the responsibility for the appointment of the Golf Professional and for it to become that of the golf club. This outcome would see the Council/Club/Professional relationship become less complex as there then would only be two responsible parties.

The Club would be responsible for the negotiation of the Golf Professional arrangements, including green fee commissions, cart hire responsibility, green fee takings etc. Under such a scenario it is common practice for a monthly retainer to be paid by the Club, in lieu of a greater green fee commission amount.

Should this appeal, the above fixed fee lease option could also be appropriate.

#### *Club controlling course maintenance*

The Club has expressed an interest in taking full control of the facility, including course maintenance. Whilst this might be "nirvana" for the Club, JBAS suggests that significant capability would first need to be consistently shown by the Club for Council to potentially consider changing its current maintenance structure. Not only would administration/skillset capability be required but also the financial capability to take on responsibility for course machinery and staff must be evident and considered secure by Council.

### *Lease Structure – Teetop Pty Ltd*

Teetop Pty Ltd ("Teetop") is the current provider of golf professional services at both of Council's golf courses. Council entered into a Contractual Services Deed with Teetop in 2003. The initial deed was due to expire in December 2007 however was extended by a further two years to December 2009. It has subsequently been extended again until the end of 2010 pending this review.

JBAS recommends that the contract for Gordon be put out to tender in around October 2010, with Council to seek a two year appointment. This period is to enable the golf club lease option renewal period and the pro shop contract renewal to become aligned, should Council wish to alter the structure as outlined on the previous page.

Were this period adopted, it would be unlikely that Council could insist upon any capital works being undertaken with regard to pro shop fit-out.

#### *Vacant building opportunity*

The current "Meals on Wheels" building presents an opportunity for the golf shop at Gordon to be expanded. It has superior car park frontage, as well as potentially better visual access to the starting tees on the golf course. As Council considers new lease arrangement structure and responsibilities at the Gordon facility, the occupation of this building should be part of the consideration. Were it to occur, the current shop premises could then be available for other use/storage, secure swing analysis facility etc.

### ***Lease Structure – North Turramurra***

Given North Turramurra is a fully public facility and it is JBAS view that there is no real benefit gained by Council in having the same operator at its golf facilities, other than an increased familiarity with its preferred processes and one contact point for both courses. It may well be the case that such an outcome occurs but the two facilities should not be tied together in any future market tender. They should be offered separately with Council welcoming expressions of interest for either or both.

Presently, the North Turramurra facility is linked to the contract extension granted to Teetop until the end of 2010. Recently the State Government approved request by Council for an extension to the Special Facilities Levy for the continued development of the North Turramurra Recreation Area which includes the golf course. This development includes three new playing fields, four netball training courts, a new clubhouse, picnic area, 265-space car-park and an upgrade to the existing course, all expected to be completed by 2014.

Given this plan requires changes to the golf course and eventually a new pro shop building and food and beverage facilities management of such facilities would present a much enhanced opportunity to potential 3<sup>rd</sup> parties who could tender for the opportunity.

Council should consider the likely timing of this re-development work as it considers the time frame for which it wishes to designate responsibility for the existing North Turramurra facility.

#### Pro shop capital expenditure

Any capital expenditure desires by Council for the existing facility will need to consider the above timing and length of tenure decision.

#### Internal management

The North Turramurra facility is a relatively straight forward public golf operation. Should Council desire, it could appoint its own Golf Manager and manage the facility internally. Such a person could be responsible for managing the facility's Profit & Loss statement, incentivised to grow revenues, develop new opportunities and improve overall facility profitability.

#### Marketing

Neither facility is incurring any real marketing expense. It is felt that investment should be made in this area in order to stimulate green fee demand.

### ***Other Recommendations***

A number of minor issue recommendations are also made.

#### Signage

Golf facility signage around the municipality is poor. The sign at St Johns Rd for the Gordon facility is bent and does not point down the road. Only one sign for the North Turramurra facility exists, that being one coming from a westerly direction to Bobbin Head Rd. More signage is required for those travelling from an easterly direction up the Pacific Highway and further along Bobbin Head Rd as you get nearer to the facility.

#### Council Website

Information concerning the golf facilities on the Council website is limited with only an address and map provided for each facility.



As a minimum some course information should be available, along with green fee pricing, and links to the Gordon Golf Club website.

#### Gordon Public Toilet Cleaning

The current state of the public toilet facilities at Gordon is poor and they reflect badly on the Club and Teetop. Taps are running and no shower heads exist, at least in the male change area. Despite not being part of the Club's responsibility under its lease, JBAS believes responsibility for these premises should be that of the Club as that is how the public and members likely perceive it to be. In order for responsibility to be assumed by the Club, a cost reimbursement should be allowed for.

#### Junior Golf Fees

The current fee structure has limited flexibility for junior golfers and this is likely a barrier to their participation at the facilities. It is recommended that Junior pricing be re-visited by Council and the current golf professional.

#### Mystery Shopper

It is recommended that Council from time to time conduct casual "mystery shopper" visits to both facilities, seeking feedback on the experience, service and price point charged.

#### Customer Satisfaction Surveys

Apart from rounds numbers, Council does not have any other measurement of customer satisfaction at both of its golf facilities. It is therefore recommended that Council undertake annual satisfaction surveys, seeking to understand some of the habits and views of those participating at the facilities, and their level of satisfaction with the product on offer, its value for money etc.

#### Green Fee Pricing

As noted in this report, JBAS is of the view that the current green fees being charged at both facilities reflect the quality of the experience on offer. Once however the sewer mining project and irrigation projects are complete and turf quality has improved, only then should price rises be considered. The proposed price rises should be considered against those currently being charged by competitor facilities at that time.

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## 2009 TO 2010 BUDGET REVIEW - 4TH QUARTER ENDED JUNE 2010

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To report on the review of actual expenditure and income against the budget for the year ended 30 June 2010 and seek approval to carry over budgets to fund incomplete works as at 30 June 2010.

**BACKGROUND:**

This review analyses the financial performance of the Council for the year ended 30 June 2010.

**COMMENTS:**

This report compares the actual versus budget resulting in a surplus variance of \$11,106,799. A detailed 2009/10 project status report is included. The carried forward works of \$16,333,900 are submitted for Council approval.

**RECOMMENDATION:**

That the Budget Review be received and noted, that carry overs totalling \$16,333,900 be approved.



## PURPOSE OF REPORT

To report on the review of actual expenditure and income against the budget for the year ended 30 June 2010 and seek approval to carry over budgets to fund incomplete works as at 30 June 2010.

## BACKGROUND

In accordance with Part 9, Division 3, Clause 203 of the Local Government (General) Regulation 2005 ("The Regulation"), a budget review statement and revision of the estimates of income and expenditure must be submitted to Council within two months of the close of each quarter.

The Regulation requires that the quarterly financial review must include the following:

- The original estimates of income and expenditure.
- A revised estimate for income and expenditure for the year
- A report as to whether or not such statements indicate that the financial position of the Council is satisfactory and if the position is unsatisfactory, make recommendations for remedial action.

As this report is the final review for the year it is not appropriate to request a revised estimate for income and expenditure for the year.

Unspent expenditure votes in the 2009/10 budget ledger can be carried over pursuant to sub-Clause 211 (3) of the Local Government (General) Regulation 2005;

*All such approvals and votes lapse at the end of a Council's financial year. However, this subclause does not apply to approvals and votes relating to:*

- (a) work carried out or started, or contracted to be carried for the Council, or*
- (b) any service provided, or contracted to be provided for the Council, or*
- (c) goods or materials to be provided, or contracted to be provided, for the Council, or*
- (d) facilities provided or started, or contracted to be provided for the Council, before the end of year concerned, or to the payment of remuneration to members of the Council's staff.*

This review includes the identification of unspent operational and capital budgets to be carried forward to 2009/10. **Attachment A** to this report provides a summary of proposed carry forward works.

At the Council meeting held on 9 June 2009, Council adopted the 2009-2012 Management Plan, which incorporated the annual budget for Council for 2009/2010. The resolution adopting this Management Plan was under Minute 111.

## COMMENTS

### General Budgetary Position

This review analyses the overall financial performance of Council by responsibility centre comparing actual expenditure and revenue against budget as at 30 June 2010.

It should be noted that Council's annual financial statements are still subject to final adjustment and audit and as such the figures shown in this report may vary as a result of completing end of year accounts and reserve funding movements. A report on the final result for the year will be presented to Council with the annual financial statements on 14 September 2010.

The operating result for the 2009/10 financial year was a surplus of \$35,820,499 compared to a budgeted surplus of \$24,713,700 resulting in a positive variation of \$11,106,799.

In terms of variations that are associated with restricted assets, Domestic Waste ended the year with a positive variation of \$294,493 in direct costs and revenue. In addition, there is a positive variation of both Restricted Sec 94 interest of \$903,021 and Internally Restricted interest of \$295,557. Infrastructure Restorations income also ended the year with a positive variance of \$104,686. As all these amounts are restricted to reserves, it is appropriate that they are removed from the general budgetary variance. This results in an adjusted operating surplus of \$208,745.

The table below details a breakdown of the budget result for directly controlled income and expenditure (excludes capital income and depreciation).

COUNCIL	Original Budget	Actual	Budget	Variance
Income	83,250,000	86,406,443	83,737,600	-2,668,843
Expenditure	75,566,000	68,332,241	67,469,900	-862,341
<b>Operating Result - Directly Controlled</b>	<b>7,684,000</b>	<b>18,074,202</b>	<b>16,267,700</b>	<b>-1,806,502</b>
Less : Domestic Waste Management				294,493
Less: Internally Restricted Interest				295,557
Less: Restricted Sec 94 Fund Interest				903,021
Less : Infrastructure Restoration				104,686
<b>Adjusted Operating Result - Directly Controlled</b>				<b>-208,745</b>

Although a surplus of \$209K has been achieved it should be noted that the first instalment for the 2010/11 Financial Assistance Grant was received in June, inflating the result by \$780K. This means that the operating budget has recorded a deficit of approximately \$570K for the year. Explanations for variances for each department are provided later in this report.

Available Working Capital is still to be determined as end of financial year processes are not yet finalised. However, at the time of writing this report it is anticipated that the targeted Working Capital balance of \$2.1 million will be achieved. The reason Working Capital targets may be met

## Item 7

FY00382/2  
30 July 2010

despite the \$570K overrun in the operating budget is due to balance sheet movements and adjustments for the following balance sheet items:

- Reduction in current loans outstanding
- Change in the mix of current and non-current receivables
- Changes in the employee leave accruals
- Changes in interest rates used to calculate the present value of leave and other liabilities
- Changes in the balance of Bonds and security deposits

In addition to these, there was under expenditure of approximately \$200K on projects carried over from the 2008/09 financial year.

Variations at a departmental level are highlighted in the table below:

DEPARTMENT	Original Budget	30 June Actual	Revised Budget	Variance
Civic	1,652,900	1,633,317	1,560,600	-72,717
Community	5,426,400	5,697,918	5,635,100	-62,818
Corporate	-50,420,900	-70,682,390	-59,176,800	11,505,590
Development and Regulation	3,425,800	4,365,422	3,687,100	-678,322
Strategy	2,907,600	2,890,016	2,940,000	49,984
Operations	21,819,700	21,197,977	21,397,400	199,423
Waste Management	-294,000	-922,759	-757,100	165,659
	-15,482,500	-35,820,499	-24,713,700	11,106,799

## Civic

Civic was \$72K over budget. This variance is mainly attributable to the overrun in legal costs for a Code of Conduct matter. There was also a variation in employee costs due to an adjustment required to reflect a correction of on cost rates.

## Community

The Community end of year result was \$63K over the revised budget, which, based on an overall budget of \$20 million, represents a variation of less than 1% of the total budget (0.3%).

Factors contributing to this result are spread across the seven responsibility areas and relate primarily to user fees, employee costs and contractors and materials.

Notable variances in Community and Recreation and Community Development show an increased rental income for community facilities of \$25K. This however, is offset by significant decreases in Sports Ground revenue of \$85K, St Ives Showground revenue of \$28K and Gordon golf course income of \$32K. Turramurra golf course revenue, however, was \$79K over budget. The underrun in user fees for sportsgrounds is attributable to six sports fields having undergone extensive renovations over the past 6 to 8 months.

Other savings in Community included staff vacancies in Family Day Care, Thomas Carlyle Childcare Centre and Customer Service, although these savings were generally offset by casual

**Item 7**

**FY00382/2  
30 July 2010**

salaries. There were also slight increases in sick leave in Communications and at the Gordon library, which again were offset by savings in employee costs in other areas.

The increase in Community Program fees of \$38K in Cultural Services was due to a higher than anticipated participation in the school holiday programs. Similarly, an increase in user fees of \$27K for the Active Ku-ring-gai Program reflected an improved participation rate in that program. The Art Centre User Fees end of year result was \$12K better than expected, plus there was a saving of \$10K in contractors, however casual salaries, materials and other areas in that budget were overspent by a total of \$44K.

## **Development & Regulation**

Development and Regulation was \$678,322 over budget with the following variations:

Employee costs were \$210K over budget due to a combination of factors including almost zero turnover for the year, staff not fully taking their leave entitlements during the year, minor overruns across the department in non-salary items such as overtime, casual staff and on-costs and part of the full year costs of the employment of two additional Parking Ranger positions.

The remaining \$468,552 was mainly the result of the following variations:

### **Building Unit**

- Construction certificate income \$10,551 under budget
- Health inspections income \$16,063 under budget
- Building Certificate income \$20,385 under budget

These variations are attributable to the general decline in construction activity and the property market due to the current economic climate, compounded by decreasing demand for certification services.

### **Compliance**

- Legal costs \$56,462 over budget

This variation is as a consequence of the additional costs brought about by increased detection and enforcement/prosecution of unlawful construction and development activity.

### **Development Assessment**

- - Legal (Land and Environment Court appeal) costs \$341,263 over budget
- - Legal costs recovered \$196,455 under budget
- - Pre-DA fees \$14,036 under budget
- - DA income \$48,709 under budget
- - Linen plan release fees 20,312 under budget

The substantial variation in legal (Land and Environment Court appeal) costs was directly attributable to a number of highly complex appeals that were largely outside of Council's control and required considerable input from external experts. These include:

- 35 Water Street, Wahroonga
- 3-5 Clydesdale Place, Pymble



Item 7

FY00382/2  
30 July 2010

- 3-13 Bundarra Avenue, Wahroonga
- 6A-8 Buckingham Road, Killara
- 37 Burns Road, Wahroonga

A significant component of the legal costs for 2009/10 is due to instances of large residential flat buildings that have been constructed not in accordance with the Development Consent. This has necessitated complex and protracted legal proceedings in order to rectify departures from approved plans and the associated streetscape and amenity impacts.

The shortfall in DA income, Pre-DA income and linen plan release income is a direct consequence of the continuing economic downturn which has resulted in a reduced number of applications being lodged for major developments.

### Corporate

The overall result for the Corporate Department was a positive variation of \$11.5 million. However when allowing for variations for depreciation and income and expenditure related to reserves, the variation in terms of general revenue was a surplus of \$230K.

Major variations are as follows:

- S94 contributions were \$5.2 million over budget due to more developer contributions being received than anticipated. \$13.7 million was collected against a revised budget of \$8.5 million. This income is externally restricted so does not effect Council's Working Capital balance.
- Profit on Sale of Assets was \$4 million over budget due to the book value of assets that were disposed being lower than anticipated. As this variation is due to non-cash transactions, it does not affect Council's Working Capital balance.
- Interest on investments was \$1.4 million over budget. It was anticipated that the impairment of one of Council's investments (OASIS CDO) would result in a write-down of \$2 million. Finalisation of the end of year financial statements and application of AASB 139 (Financial Instruments – Recognition and Measurement) resulted in a write down of \$1.45 million as the standard requires a calculation of the present value of estimated future cash flows discounted at the financial asset's original effective interest rate rather than a straight write-down of its face value.

The reason for the remaining variation is that better than expected returns on investments due to interest rate rises during the year and Council's investment portfolio outperforming benchmark for the majority of the year. However, as detailed in previous budget review reports and investment reports, the budget for interest on investments was not revised during the year due to continued uncertainty about the global economy. Of the \$1.4 million variation, \$1.2 million is restricted to reserves and \$200K is applicable to Council's general revenue.

- Grant income was \$780K over budget due to the first quarter 2010/11 Financial Assistance Grant payment being received in June. The result of this is that Council's working capital will be boosted by \$780K at year end and an adjustment to the 2010/11 budget in the first quarter review will be required to account for this anomaly.

Item 7

FY00382/2  
30 July 2010

- Employee costs were \$532K over budget mainly due to an adjustment to on-costs. The allocation of on-costs to cost centres throughout the organisation were not sufficient to cover workers compensation costs and end of year employee leave entitlement (ELE) balances, therefore an adjustment to the Corporate Accounts cost centre has been made.

Although workers compensation in total was within budget expectations, an adjustment from the 2008/09 financial year of \$270K, which was received after the 2008/09 financial statements were finalised, was required. The other major adjustment was for the ELE liability of \$340K. ELE balances are required to be calculated using a discounted cash flow calculation. The 10 year bond rate as at 30 June was lower than anticipated resulting in a higher ELE balance.

- Other Operating expenditure was under budget by \$270K with following major variations:
  - Recruitment Advertising costs - \$71K
  - IT communications costs - \$36K
  - Insurance Excess Payments - \$43K

## Strategy

Strategy was \$49,984 under budget overall. Standout items were additional income in the Strategic Asset & Property Management program largely related to additional income from low impact telecommunications sites, though this was partially offset by additional costs associated with maintenance of the Council administration building.

There are a number of minor areas of variances in Employee Costs across the Department generally balanced by an increase in Materials and Contracts where consultants were engaged to ensure delivery of major program elements.

## Operations

Operations was \$189,379 under budget for the financial year compared to the adjusted budget. This is generally a good result given that the total Operations budget as adjusted is \$21,397,400. This represents a variation of less than 1%.

Below is a summary of the results for each of the responsibility areas:

- Bushland maintenance \$116K under –due to staff vacancies.
- Trade services \$24K under – due to staff vacancies.
- Depot support \$140K over – due to late payment of invoice for bus shelter advertising.
- Fleet \$64K over – due to higher than expected repairs and fuel costs.
- Road maintenance \$100K over – due to increased contractor costs for utility repairs. However, it should be noted that the revenue for restorations is \$542K higher than actual costs.
- Management support \$125K under – under budget due to late invoice for street lighting charge for May 2010.
- Nursery \$19k over – due to a stocktake variation.
- Parks maintenance \$108k under – mainly due to staff vacancies.
- Sportsfield maintenance \$73k over – due to increased utility costs.
- Tree maintenance \$54k over – due to increased use of contractors.
- Street Sweeping \$60K under – due to staff vacancies.

## Item 7

FY00382/2  
30 July 2010

The Domestic Waste Management budget was \$282K over budget. This was due to increased tipping charges but as Council has a surplus and the lower charges to residents were required to reduce the surplus in the reserves. The trade waste budget was \$116k over also due to increased disposal costs.

**Attachment B** to this report provides a summary of variances with their comments at the responsibility centre level.

Comments on responsibility centres variances are provided when:

(a) actual expenditure is more than **\$10,000 under** the approved (revised) annual budget or (b) if actual expenditure is more than **\$10,000 over** the approved (revised) annual budget.

(c) actual revenue is more than **\$10,000 over** the approved (revised) annual budget or (d) if actual revenue is more than **\$10,000 under** the approved (revised) annual budget.

### Projects 2009/2010

Actual expenditure for projects for the year ended 30 June 2010 is \$24,571,096 against the revised budget of \$40,916,400. This leaves unspent funds of \$16,345,304 or 40% for the year.

Project variations at a department level are as follows:

DEPARTMENT	PROJECTS 2009/2010		
	Actual	Rev Budget	Variance
	\$	\$	\$
Civic	57,370	57,400	-30
Community	981,555	1,395,700	-414,145
Corporate	523,326	987,500	-464,174
Development & Regulation	130,000	130,000	0
Strategy	7,974,140	11,019,600	-3,045,460
Operations	14,904,704	27,326,200	-12,421,496
<b>TOTAL EXPENDITURE</b>	<b>24,571,096</b>	<b>40,916,400</b>	<b>-16,345,304</b>

A detailed project status report is attached which comments on the status of each individual project (**Attachment C**).

### **Operations Projects**

The majority of the capital works projects were completed within the financial year however, some projects are required to be carried forward due to various reasons as listed below:

- Roads

The road works program was generally completed except for Burns and Bobbin Head Road intersection which was delayed due to the consultation and the final plans not being

Item 7

FY00382/2  
30 July 2010

available from the RTA until April 2010. Most of the other works were completed apart from some asphalting work that was done in July 2010.

- Footpaths

Works have been completed at Memorial Avenue, Rosedale Road, Bobbin Head Road, Lady Game Drive, Malga Avenue and Grosvenor Road. Some carry forward funding is required to pay for invoices submitted in July 2010.

- Traffic Facilities

Works completed included the pedestrian refuges at Werona Avenue and Victoria Street which were partly funded by RTA grants.

- Drainage

Major drainage works were completed at Alma Street, Pymble; Middle Harbour Road, Roseville and Junction Road, Wahroonga. The contract for environmental management commenced this year for servicing of stormwater pollution control devices. Also, a number of minor drainage works were undertaken due to the heavy storms in February 2010. A review of the rolling program will be required based on the February storms. This will be reported to Council as part of the first quarter budget review.

- Playgrounds

Works were completed on the upgrade to the Memorial Avenue Reserve. Carry forward funds are required to complete the upgrade to the play area at Balmaringa Reserve.

- Sportsfields

Works on the upgrade to Auluba 1 and 2 were completed and Auluba 3 is nearing completion. Work is also nearing completion on Lofberg Oval and work commenced at Comenarra Oval and Roseville Chase Oval.

- Sports Courts

Works were completed at Roseville Park tennis court upgrades and also at Lofberg netball court.

- Sewer Mining

Works on the Gordon sewer mining project is nearing completion and the design has been finalised for the North Turramurra sewer mining plant. The dam at North Turramurra Golf course is also nearing completion.

Funding for a number of projects will need to be carried forward to allow completion of the works, some of the works include:

- The North Turramurra sewer mining project where designs have been completed but work has not commenced. Work is likely to start in September 2010.



Item 7

FY00382/2  
30 July 2010

- The new SES/RFS building where designs have been completed but we are waiting on advice whether this project will now require a DA as it may not be covered under the Infrastructure SEPP.
- Koola Oval masterplan is now complete and will be consulted with the community before constructions commences.
- There is still over \$800,000 to pay for the completion of the Gordon sewer mining building but the works are nearing completion and is planned to open in September 2010.
- Aulaba Oval 3 is nearly complete but funds will be required to be carried forward to pay for final contract payments.
- Similarly, Lofberg is nearly complete but funding is required to be carried forward to pay for final contract payments.
- Roseville Chase and Comenarra Oval works have commenced but funding is required to complete the work.
- Funding is also required to be carried forward for the design of the indoor aquatic centre.
- The upgrade to the intersection of Burns and Bobbin Head Road has commenced but there have been delays due to wet weather and power pole relocations. Most of the funding for this work is from grants.

### Strategy Projects

There are minor carry forwards proposed in the Urban Planning projects budget relating to the Principal LEP and the reclassification of Council owned lands. Council has been kept informed of the progress of both matters.

The environmental levy was underspent by \$256,871. Of note were delays to programs such as the Lofberg Oval and the Town Centre. These issues are now resolved and the program will complete on schedule.

Strategy has commenced the process of formally acquiring properties zoned RE1 for open space under the Ku-ring-gai Local Environmental Plan (Town Centres) 2010 (which was gazetted on 25 May 2010) together with targeted properties under the Open Space Acquisition Strategy in other areas which have experienced recent development.

In the past year Council acquired 929.5m<sup>2</sup> of land at 12 Woonona Street, Wahroonga (settled November 2009) and 694.9m<sup>2</sup> 25 Duff Street, Turramurra (settled June 2010) for a total of \$2,607,520.

Currently Council has exchanged on a further two properties in Turramurra and St Ives respectively totalling 1,514.5m<sup>2</sup> and involving deposits of \$252,020.20 Further financial information will be provide in the next quarter report. Following Council's endorsement of 10 August 2010, offers will be made to the owners of a further three properties in Killara.

### Corporate Projects

Projects in Corporate were under budget by \$464K. The majority of the variance is associated with IT related projects. However, the majority of theses projects will be completed early in the 2010/11 financial year. The only major project that has been carried over that will not be completed in the short term is the Works and Assets implementation. This is a major project that will potentially

## Item 7

FY00382/2  
30 July 2010

take more than one financial year to complete. A detailed project plan for IT project implementations has been developed in conjunction with an IT Strategic Plan and this will be reflected in the project status report for the 2010/11 financial year.

**Community Projects**

Community Projects were under budget by \$414K. This variance is primarily due to projects that have received grant funding, including State Library NSW (\$62K), RLCIP Infrastructure Grants (\$150K) for Tulkiyan, Wildflower Garden and Old School Building refurbishment. There are also a number of staged projects such as Thomas Carlyle Playground upgrade (\$63K), Bookings Software Replacement (\$29K) and Intranet/photo library project (2K), which are expected to be completed by October/November 2010, and it is anticipated the infrastructure grants projects will be completed by December 2010.

An additional \$108K relates to Backyard Land Care, which is an Environmental Trust grant funded project, and the Community Garden at Turrumurra. These projects are now with Strategy.

**Projects Carried Forwards 2009/2010**

**Attachment B** lists projects which were originally included in the 2009/2010 budget by formal resolution on 9 June 2009. Budgets voted for some works have not been fully spent and accordingly are requested to be carried forward into the current financial period.

Some projects were committed to be completed but work concluded after year end. Consequently this money needs to be carried forward to fund invoices for works completed. The total requested carried forward works is \$16,333,900 of which there is matching revenue totalling \$15,118,100 leaving a net total to be funded from Council's revenue funded Carried Forward Works Reserve of \$1,215,800.

Each carried forward project request is attached (**Attachment A**)

A number of these projects were always scheduled to be undertaken over more than one year.

**Report by Responsible Accounting Officer**

The variance between actual and budget, when adjusted for general revenue, is a surplus of \$208,745 and is subject to confirmation through Council's consideration of the Financial Statements report on 14 September 2010. Caution needs to be stressed on the above variance as the most appropriate measure of Council's financial position is its available Working Capital as at 30 June 2010. There are many factors other than budget variations that affect the calculation of this figure such as:

- Reduction in current loans outstanding
- Change in the mix of current and non-current receivables
- Changes in the employee leave accruals
- Changes in interest rates used to calculate the present value of leave and other liabilities
- Changes in the balance of Bonds and security deposits

Item 7

FY00382/2  
30 July 2010

As these are all Balance Sheet movements they are not included as part of the budget analysis provided as part of this report and are still being finalised. They are also difficult to predict and control.

Although available Working Capital is still to be determined at the time of writing this report it is anticipated that the targeted Working Capital balance of \$2.1 million will be achieved.

## CONSULTATION

Not applicable.

## FINANCIAL CONSIDERATIONS

It is not necessary to include any requests for budget variations in the June Review. A report will be referred to Council on the 14 September 2010, which will analyse Council's working fund position. This report is dependent on the finalisation of Council's Financial Statements.

The carried forwards which are funded from general revenue total \$1,215,800. This amount is to be funded from Council's revenue funded Carried Forward Works Reserve.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Finance staff have included comments from Directors and Managers for their respective departments.

## SUMMARY

Council's overall budget for the financial year ending 30 June 2010 resulted in an actual surplus of \$208,745.

It should be noted that figures in this report may be subject to refinement resulting from the external audit currently being undertaken. Final results will be subsequently reported to Council on the 14 September 2010

For the year ended 30 June 2010 the total requested carried forward works are \$16,333,900. There is matching revenue for carried forward works in the amount of \$15,118,100 a net total to be funded from general revenue of \$1,215,800.

Should Council approve the full list of carried forwards works, this amount of \$1,215,800 is to be funded from Council's Revenue funded Carried Forward Works Reserve.

Although available Working Capital is still to be determined at the time of writing this report it is anticipated that the targeted Working Capital balance of \$2.1 million will be achieved.

Item 7

FY00382/2  
30 July 2010

## RECOMMENDATION

- A. That the Budget Review report as at 30 June 2010 be adopted.
- B. That the schedule of carry over request totalling \$16,333,900 be approved.

Michael Lopez  
**Management Accountant**

Tino Caltabiano  
**Manager Finance**

**Attachments:**

- A. Project Carried Forward Requests - 2010/155376**
- B. Responsibility Centre Reports with Comments - 2010/155366**
- C. Projects Status Report - 2010/155374**



Departments	Request to Carry Forward		
	Expenditure	Income	Net
	\$	\$	\$
Community	411,000	411,000	0
Corporate	464,100	464,100	0
Operations	12,763,400	12,763,400	0
Strategy	2,695,400	2,695,400	0
<b>Total Projects</b>	<b>16,333,900</b>	<b>16,333,900</b>	<b>0</b>

Strategy				
Project	Source of Funding	Expense	Income	Net
		\$	\$	\$
North Turrumurra Recreation 100080 - Area	Sec 94 - 2000/03 Nth Turrumurra Sportfield Development & Sec 94 - 2004/09 Nth Turrumurra Sportsfield Development	87,300	87,300	0
100311 - Swales And Bioretention	Environmental Levy	10,000	10,000	0
100318 - The Glade	Environmental Levy	5,000	5,000	0
100320 Acron Oval	Environmental Levy	5,000	5,000	0
100321 Turiban Reserve	Environmental Levy	5,000	5,000	0
Weed Inspectorial (Weed 100357 - Condition)	Environmental Levy	35,300	35,300	0
Water Catchments Swain 100620 - Creek	Environmental Levy	10,000	10,000	0
100821 Principal LEP-Urban Design	Revenue Funded Works Reserve	35,000	35,000	0
Development Public Domain 100826 - Stage 1	Sec 94 - 2004/09 Public Domain Improvements	7,700	7,700	0
Principal Lep-Traffic & 100816 - Transport Studies	Revenue Funded Works Reserve	15,000	15,000	0
Riparian Improvement 100888 - Stormwater Treatment	Unexpended Grants	5,000	5,000	0
Principal Lep-Community 101183 Consultation	Revenue Funded Works Reserve	10,000	10,000	0
101186 - Catchment Analysis	Revenue Funded Works Reserve & Infrastructure & Facilities Reserve	113,900	113,900	0
Marian Street Theatre 101222 - Feasibility Study	Infrastructure & Facilities Reserve & Grants Capital	297,200	297,200	0
101224 - LOT 1 Water Street	Sec 94 - 2004/09 Open Space - Wahroonga	79,000	79,000	0
101228 12 Woonona Ave Wahroonga	Sec 94 - 2004/09 Open Space - Wahroonga	32,200	32,200	0
101229 B2 Subdivision Turrumurra	Infrastructure & Facilities Reserve	77,100	77,100	0
101238 Paddy Pallin	Environmental Levy	20,000	20,000	0
101242 - Gordon Town Centre	Environmental Levy	34,300	34,300	0
101245 - Lofberg Oval	Environmental Levy & Grants (Capital)	279,300	279,300	0
100825 - Reclassification project	Revenue Funded Works Reserve	25,000	25,000	0
From waste water to valuable 101267 - water - St Ives Vegetation Tip	Grants (Capital)	488,600	488,600	0

Strategy				
Project	Source of Funding	Expense	Income	Net
		\$	\$	\$
A partnership for sharing alternate water supply - 101268 - Roseville	Unexpended Grant & Grant (Capital)	65,000	65,000	0
Strategic Asset Management 101270 - Project Plan	Revenue Funded Works Reserve	6,100	6,100	0
101371 Aluluba Oval 1 & 2	Environmental Levy	114,400	114,400	0
101384 - St Ives Remediation	Unexpended Grants, Domestic Waste Reserve, Grant capital, Infrastructure & Facilities Reserve	833,000	833,000	0
<b>Total Projects</b>		<b>2,695,400</b>	<b>2,695,400</b>	<b>0</b>

Community				
Project	Source of Funding	Expense	Income	Net
		\$	\$	\$
100665 - Backyard Landcare	Unexpended Grants	101,100	101,100	0
100869 - Intranet	Revenue Funded Works Reserve	2,000	2,000	0
100881 - State Library Grant Technology	Unexpended Grants	13,800	13,800	0
100882 - State Library Grant Building	Unexpended Grants	43,300	43,300	0
100883 - State Library Grant Promotion	Unexpended Grants	3,200	3,200	0
101086 Community Garden	Unexpended Grants	5,000	5,000	0
101187 - Thomas Carlyle Centre	Revenue Funded Works Reserve & Infrastructure & Facilities Reserve	63,500	63,500	0
101190 Wildflower Gardens Kitchen Upgrade	Unexpended Grants	50,000	50,000	0
101191 Refurbishment of Old School Building	Unexpended Grants	19,900	19,900	0
101192 Tulkiyan Interpretation Centre	Unexpended Grants	80,000	80,000	0
101201 - Bookings Software	Revenue Funded Works Reserve	29,200	29,200	0
<b>Total Projects</b>		<b>411,000</b>	<b>411,000</b>	<b>0</b>



Corporate				
Project	Source of Funding	Expense	Income	Net
		\$	\$	\$
100511 - E - Recruitment	Revenue Funded Works Reserve	12,500	12,500	0
100649 - OH&S Procedures	Contributions To Works	73,000	73,000	0
100710 - Works & Assets Stage 1	Revenue Funded Works Reserve	144,100	144,100	0
100862 - Booking System	Revenue Funded Works Reserve	5,500	5,500	0
101196 - Furniture and other assets	Revenue Funded Works Reserve	10,000	10,000	0
101203 - IT Equipment	Revenue Funded Works Reserve	9,400	9,400	0
Business Paper System	Revenue Funded Works Reserve	25,000	25,000	0
101205 - Replacement				
101207 E-Payments	Revenue Funded Works Reserve	23,500	23,500	0
101208 E-Certificates	Revenue Funded Works Reserve	23,500	23,500	0
101209 Accounts Payable Automation	Revenue Funded Works Reserve	108,200	108,200	0
101210 - GIS Replacement	Revenue Funded Works Reserve	29,400	29,400	0
<b>Total Projects</b>		<b>464,100</b>	<b>464,100</b>	<b>0</b>

Operations				
Project	Source of Funding	Expense	Income	Net
		\$	\$	\$
100700 - Depot Relocation	Infrastructure & Facilities Reserve	168,700	168,700	0
101220 - Council Chambers Building Works	Revenue Funded Works Reserve	199,300	199,300	0
101221 - SES Relocation	Infrastructure & Facilities Reserve	944,800	944,800	0
101273 - NSW RFS Catering Facility Upgrade	Unexpended Grants	37,000	37,000	0
various Drainage Structures	Infrastructure & Facilities Reserve	300,000	300,000	0
100878 - State Weeds - Ludwigia Repens	Unexpended Grants	7,000	7,000	0
Lindfield Soldiers Memorial Oval No 2 100846 Sp	Infrastructure & Facilities Reserve	117,000	117,000	0
101090 - Roseville Park Tennis Courts	Infrastructure & Facilities Reserve	32,300	32,300	0
101129 Bobbin Head Road	Infrastructure & Facilities Reserve	43,800	43,800	0
101132 Lady Game Drive Shared Path	Infrastructure & Facilities Reserve	44,200	44,200	0
101385 Malga Avenue	Infrastructure & Facilities Reserve	42,200	42,200	0
Gordon Golf Course - Sewer Mining 100662 - Plan	Golf Course Levy & Grant (Capital)	877,700	877,700	0
101390 Topographic Mapping of Flooding KMC	Unexpended Grants	14,700	14,700	0
Seven Little Australians Park & 100566 - Walking	Infrastructure & Facilities Reserve	11,800	11,800	0
Echo Point & Moores Creek Walking 100567 - Track	Infrastructure & Facilities Reserve	28,400	28,400	0
100785 - Two Creeks Wellington Upgrade	Infrastructure & Facilities Reserve	30,000	30,000	0
101081 - Turramurra Memorial Park	Revenue Funded Works Reserve & Sec 94 - 2004/09 LGA Wide Embellishment Work	386,300	386,300	0
101085 - Two Turner Reserve, Lindfield	Sec 94 - 2004/09 Southern Area Embellishment Works	132,100	132,100	0
Swain Gardens Landscape Master Plan 101098 - Stage 1	Revenue Funded Works Reserve	1,200	1,200	0
Turramurra Memorial Park Karuah 101100 - Park Masterplan	Infrastructure & Facilities Reserve	37,800	37,800	0
101102 - St Ives Showground	Revenue Funded Works Reserve	73,600	73,600	0
101103 - Bicentennial Park dog off leash area	Infrastructure & Facilities Reserve	84,600	84,600	0

Operations				
Project	Source of Funding	Expense	Income	Net
		\$	\$	\$
St Ives Village Green Skate & Bike 101265 - Park	Sec 94 - 2004/09 LGA Wide Embellishment Work & Infrastructure & Facilities Reserve	539,100	539,100	0
Turramurra Memorial Park and 101266 - Karuah Park fitness circuit	Unexpended Grants	21,000	21,000	0
101375 St Ives Village Green Masterplan	Sec 94 - 2004/09 LGA Wide Embellishment Work	516,400	516,400	0
101376 McKenzie Park	Sec 94 - 2004/09 Northern Area Embellishment	64,700	64,700	0
101377 Archdale Park	Sec 94 - 2004/09 Northern Area Embellishment	31,800	31,800	0
101378 Peewee Park	Infrastructure & Facilities Reserve	13,700	13,700	0
101381 Rofe Park	Sec 94 - 2004/09 Northern Area Embellishment	10,400	10,400	0
101382 Bicentennial Park	Infrastructure & Facilities Reserve	50,600	50,600	0
101383 Gordon Recreation Ground	Sec 94 - 2004/09 Southern Area Embellishment	55,500	55,500	0
100705 - Operational Fleet	Revenue Funded Works Reserve	269,000	269,000	0
100850 - St Ives Showground Playground	Infrastructure & Facilities Reserve	15,200	15,200	0
101084 - Memorial Avenue Reserve	Infrastructure & Facilities Reserve	9,000	9,000	0
101380 Balmaringa Reserve	Infrastructure & Facilities Reserve	165,500	165,500	0
101349 - Burns Road	Unexpended Grants & Capital Grants	639,300	639,300	0
101345 - Stanhope Road	Infrastructure & Facilities Reserve & Capital Grant	250,000	250,000	0
various - Rehabilitation Program	Infrastructure Facilities Reserve	420,700	420,700	0
100835 - Sir David Martin Reserve Park	Infrastructure & Facilities Reserve	580,300	580,300	0
101070 - Koola Park Upgrade	Sec 94 - 2000/03 Park Upgrade - Koola Park & Sec 94 2004/09 Sportsground/Park Upgrade	1,429,500	1,429,500	0
Golden Jubilee Sports Field (Back 101071 - Oval)	Sec 94 - 2004/09 Sportsground/Park Upgrade	68,600	68,600	0
101072 - Roseville Chase Oval (Heritage site)	Infrastructure & Facilities Reserve & Sec 94 - 2004/09 Sportsground/Park Upgrade & Capital Grants	481,000	481,000	0
101180 NTRA - Sewer Mining	Unexpended Grants & Capital Grants & Sec 94 2004/09 Nth Turramurra Sportsground Development & Sec 94 2000/2003 Nth Turramurra Sportsfield	2,684,700	2,684,700	0
101372 Acron Oval	Sec 94 - 2004/09 Sportsground/Park Upgrade	34,600	34,600	0
101373 Cliff Oval No2	Sec 94 - 2004/09 Sportsground/Park Upgrade	35,900	35,900	0
101374 Comenarra Oval	Infrastructure & Facilities Reserve	33,300	33,300	0
100717 - Swimming Pool Stage 5 Refurbishment	Infrastructure & Facilities Reserve	12,000	12,000	0
101117 - Indoor Aquatic Facility	Infrastructure & Facilities Reserve & Sec 94 - 2004/09 West Pymble Pool	593,300	593,300	0
101360 Powell Street	Infrastructure & Facilities Reserve	81,500	81,500	0
100714 Tree Planting	Revenue Funded Works Reserve	42,300	42,300	0
<b>Total Projects</b>		<b>12,763,400</b>	<b>12,763,400</b>	<b>0</b>



## Responsibility Centre Report: Councillor Support

☐

Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1000 - Councillor Support	64,132	46,975	663,019	633,300	-29,719	<input checked="" type="checkbox"/>	0	633,300		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>64,132</b>	<b>46,975</b>	<b>663,019</b>	<b>633,300</b>	<b>(29,719)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>633,300</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	0	0	21	0	-21	<input type="checkbox"/>	0	0	0	0
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>(21)</b>	<input type="checkbox"/>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Employee Costs	16,254	11,850	159,221	151,000	-8,221	<input checked="" type="checkbox"/>	0	151,000	151,000	0
Materials & Contracts	10,019	1,162	82,122	40,300	-41,822	<input checked="" type="checkbox"/>	0	40,300	40,300	0
Operating Expense	29,837	25,450	318,746	339,800	21,054	<input checked="" type="checkbox"/>	0	339,800	339,800	0
Capital Costs	-495	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>55,615</b>	<b>38,462</b>	<b>560,089</b>	<b>531,100</b>	<b>(28,989)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>531,100</b>	<b>531,100</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(55,615)</b>	<b>(38,462)</b>	<b>(560,068)</b>	<b>(531,100)</b>	<b>28,968</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(531,100)</b>	<b>(531,100)</b>	<b>0</b>
Internal Services	8,517	8,513	102,952	102,200	-752	<input type="checkbox"/>	0	102,200	102,200	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(8,517)</b>	<b>(8,513)</b>	<b>(102,952)</b>	<b>(102,200)</b>	<b>752</b>	<input type="checkbox"/>	<b>0</b>	<b>(102,200)</b>	<b>(102,200)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(64,132)</b>	<b>(46,975)</b>	<b>(663,019)</b>	<b>(633,300)</b>	<b>29,719</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(633,300)</b>	<b>(633,300)</b>	<b>0</b>

Overrun due to legal costs associated with an on-going Code of Conduct matter.

Underrun due mainly to savings in catering costs.







## Responsibility Centre Report: Council Services



Review: Q4-10(JUN)


Budget Change [%] 0.0%

Financial Year: 2009/10		Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2101 - Governance	22,910	26,502	262,720	308,700	45,980	✓	0	308,700		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>22,910</b>	<b>26,502</b>	<b>262,720</b>	<b>308,700</b>	<b>45,980</b>	✓	<b>0</b>	<b>308,700</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	19	87	4,699	1,000	-3,699	✓	0	1,000	1,000	0
<b>TOTAL REVENUE</b>	<b>19</b>	<b>87</b>	<b>4,699</b>	<b>1,000</b>	<b>(3,699)</b>	✓	<b>0</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>
Employee Costs	19,360	19,000	205,044	220,000	14,956	✓	0	220,000	220,000	0
Materials & Contracts	0	4,788	29,962	54,700	24,738	✓	0	54,700	54,700	0
Operating Expense	2,999	1,263	15,263	16,500	1,237	✓	0	16,500	16,500	0
Capital Costs	-705	0	0	0	0	□	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>21,654</b>	<b>25,051</b>	<b>250,268</b>	<b>291,200</b>	<b>40,932</b>	✓	<b>0</b>	<b>291,200</b>	<b>291,200</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(21,635)</b>	<b>(24,964)</b>	<b>(245,569)</b>	<b>(290,200)</b>	<b>(44,631)</b>	✓	<b>0</b>	<b>(290,200)</b>	<b>(290,200)</b>	<b>0</b>
Internal Services	1,275	1,538	17,151	18,500	1,349	✓	0	18,500	18,500	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(1,275)</b>	<b>(1,538)</b>	<b>(17,151)</b>	<b>(18,500)</b>	<b>(1,349)</b>	✓	<b>0</b>	<b>(18,500)</b>	<b>(18,500)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(22,910)</b>	<b>(26,502)</b>	<b>(262,720)</b>	<b>(308,700)</b>	<b>(45,980)</b>	✓	<b>0</b>	<b>(308,700)</b>	<b>(308,700)</b>	<b>0</b>

Underrun due to a staff vacancy.  
Underrun due to less use of consultants than expected



## Responsibility Centre Report: Corporate Accounts

				Financial Year: 2009/10		<input checked="" type="checkbox"/>		Review: Q4-10(JUN)		Budget Change (%) 0.0%	
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
2050 - Corporate Accounts	-11,844,192	-8,082,638	-64,267,847	-59,116,400	5,151,447	<input checked="" type="checkbox"/>	884	-59,116,400			
9001 - 2004-09 Sec 94 Plan	-3,630,090	0	-13,725,977	-8,500,000	5,225,977	<input checked="" type="checkbox"/>	0	-8,500,000			
9002 - Sec 94 Town Centres Plan	0	0	0	0	0	<input type="checkbox"/>	0	0			
9000 - Section 94	990,288	-91,775	-2,004,321	-1,101,300	903,021	<input checked="" type="checkbox"/>	0	-1,101,300			
2075 - Statutory Levies	0	14,500	2,274,589	2,274,200	-389	<input type="checkbox"/>	0	2,274,200			
NET EXPENDITURE / (REVENUE)	(14,483,994)	(8,159,913)	(77,723,556)	(66,443,500)	11,280,056	<input checked="" type="checkbox"/>	884	(66,443,500)			
NET OPERATING RESULT BY RESOURCE GROUPS											
Rates	6,434	0	39,138,763	39,127,900	-10,863	<input checked="" type="checkbox"/>	0	39,127,900	39,127,900	0	
Environmental Levy	516	0	2,192,664	2,192,000	-664	<input type="checkbox"/>	0	2,192,000	2,192,000	0	
Infrastructure Levy	2,910	0	5,844,020	5,840,200	-3,820	<input checked="" type="checkbox"/>	0	5,840,200	5,840,200	0	
New Facilities Rate	336	0	1,425,494	1,420,000	-5,494	<input checked="" type="checkbox"/>	0	1,420,000	1,420,000	0	
Pension Rebates	-2,637	0	-1,002,601	-998,600	4,001	<input checked="" type="checkbox"/>	0	-998,600	-998,600	0	
Annual DWM & Stormwater Charge	434	0	923,393	920,600	-2,793	<input checked="" type="checkbox"/>	0	920,600	920,600	0	
User Fees	36,697	4,925	68,660	59,100	-9,560	<input checked="" type="checkbox"/>	0	59,100	59,100	0	
Interest	-1,008,107	72,624	3,117,492	1,618,300	-1,499,192	<input checked="" type="checkbox"/>	0	1,618,300	1,618,300	0	Additional interest on investments due to better returns that anticipated and higher reserve balances that budgeted for.
Other Revenue	11,941	8,500	102,619	102,000	-619	<input type="checkbox"/>	0	102,000	102,000	0	
Grants	772,735	547,700	3,304,163	2,524,500	-779,663	<input checked="" type="checkbox"/>	0	2,524,500	2,524,500	0	Financial Assistance Grant 2010/11 received in advance.
TOTAL REVENUE	(178,741)	633,749	55,114,668	52,806,000	(2,308,668)	<input checked="" type="checkbox"/>	0	52,806,000	52,806,000	0	
Employee Costs	600,703	199,500	600,703	199,500	-401,203	<input checked="" type="checkbox"/>	0	199,500	199,500	0	Increase in Corporate Labour on-cost relating to Long Service Leave, Workers Compensation premium and Gratuities paid.
Materials & Contracts	26,561	8,587	115,612	105,200	-10,412	<input checked="" type="checkbox"/>	0	105,200	105,200	0	Urgent Name and Address Data Cleansing not process implemented but not budgeted for.
Operating Expense	52,174	75,436	323,182	421,100	97,918	<input checked="" type="checkbox"/>	0	421,100	421,100	0	Savings in Bad and Doubtful debts (\$44k), interest expense relating to bond refunds (\$15k) and costs associated with payment of rates (\$21k).
Statutory Levies	0	14,500	2,274,589	2,274,200	-389	<input type="checkbox"/>	0	2,274,200	2,274,200	0	
Interest Expense	41,133	43,900	506,515	523,500	16,985	<input checked="" type="checkbox"/>	0	523,500	523,500	0	Savings in interest on loan repayments.
TOTAL OPERATING EXPENSE	720,571	341,923	3,820,601	3,523,500	(297,101)	<input checked="" type="checkbox"/>	0	3,523,500	3,523,500	0	
Surplus/ (Deficit) - Direct Control	(899,312)	291,826	51,294,068	49,282,500	(2,011,568)	<input checked="" type="checkbox"/>	0	49,282,500	49,282,500	0	
s94 Contributions	-3,630,090	0	-13,725,977	-8,500,000	5,225,977	<input checked="" type="checkbox"/>	0	-8,500,000	-8,500,000	0	Additional Section 94 developer contributions over budget
Profit on Asset Sales	-11,681,133	-7,796,000	-11,838,511	-7,796,000	4,042,511	<input checked="" type="checkbox"/>	0	-7,796,000	-7,796,000	0	Profit on sale of Depot Carlotta St.
Internal Services	-72,083	-72,087	-865,000	-865,000	-0	<input type="checkbox"/>	0	-865,000	-865,000	0	
Surplus/(Deficit) -Indirect Control	15,383,306	7,868,087	26,429,489	17,161,000	(9,268,489)	<input checked="" type="checkbox"/>	0	17,161,000	17,161,000	0	
NET SURPLUS/ (DEFICIT)	14,483,994	8,159,913	77,723,556	66,443,500	(11,280,056)	<input checked="" type="checkbox"/>	0	66,443,500	66,443,500	0	

Additional interest on investments due to better returns that anticipated and higher reserve balances that budgeted for.

Financial Assistance Grant 2010/11 received in advance.

Increase in Corporate Labour on-cost relating to Long Service Leave, Workers Compensation premium and Gratuities paid.  
Urgent Name and Address Data Cleansing not process implemented but not budgeted for.


Savings in Bad and Doubtful debts (\$44k), interest expense relating to bond refunds (\$15k) and costs associated with payment of rates (\$21k).

Savings in interest on loan repayments.

Additional Section 94 developer contributions over budget  
Profit on sale of Depot Carlotta St.



## Responsibility Centre Report: Financial Management


										Review: Q4-10(JUN)		
				Financial Year: 2009/10						Budget Change (%) 0.0%		
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE			
RESULTS BY COST CENTRE		Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
2150 - Financial Management		77,094	69,349	756,958	750,600	-6,358	❌	0	750,600		Additional income relating to Section 603 Certificate Fees.  Increased Employee costs offset by savings in consultants. Under-expenditure relating to Legal fees Rates and Debtors (\$29K), Savings in consultants offset by increased employee costs	
2151 - Rates & Debtors		35,944	23,950	421,413	467,900	46,487	✅	0	467,900			
NET EXPENDITURE / (REVENUE)		113,038	93,299	1,178,371	1,218,500	40,129	✅	0	1,218,500			
NET OPERATING RESULT BY RESOURCE GROUPS												
User Fees		13,590	10,600	166,910	150,000	-16,910	✅	0	150,000	150,000		0
Other Revenue		0	5,600	63,800	71,900	8,100	❌	0	71,900	71,900		0
TOTAL REVENUE		13,590	16,200	230,710	221,900	(8,810)	✅	0	221,900	221,900		0
Employee Costs		95,069	78,399	938,547	927,000	-11,547	❌	0	927,000	927,000		0
Materials & Contracts		16,888	16,326	147,954	187,700	39,746	✅	0	187,700	187,700		0
Operating Expense		14,673	9,612	262,629	263,800	1,171	✅	0	263,800	263,800		0
Capital Costs		-4,785	0	0	0	0	❑	0	0	0	0	
TOTAL OPERATING EXPENSE		121,845	104,337	1,349,130	1,378,500	29,370	✅	0	1,378,500	1,378,500	0	
Surplus/ (Deficit) - Direct Control		(108,255)	(88,137)	(1,118,420)	(1,156,600)	(38,180)	✅	0	(1,156,600)	(1,156,600)	0	
Internal Services		4,783	5,162	59,951	61,900	1,949	✅	0	61,900	61,900	0	
Surplus/(Deficit) -Indirect Control		(4,783)	(5,162)	(59,951)	(61,900)	(1,949)	✅	0	(61,900)	(61,900)	0	
NET SURPLUS/ (DEFICIT)		(113,038)	(93,299)	(1,178,371)	(1,218,500)	(40,129)	✅	0	(1,218,500)	(1,218,500)	0	





## Responsibility Centre Report: Human Resource Management

Review: Q4-10(JUN)  
Budget Change (%) 0.0%

				Financial Year: 2009/10				Review: Q4-10(JUN)		Budget Change (%)		0.0%	
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE				
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action			
1101 - Payroll Processing	14,318	13,353	163,131	168,200	5,069	✓	0	168,200					
1103 - Workforce Management	130,874	74,438	722,651	713,800	-8,851	✗	0	713,800					
1100 - Occupational, Health and Safety	23,326	17,323	238,282	235,300	-2,982	✗	0	235,300					
1102 - Staff Training and Development	4,714	6,949	57,402	83,300	25,898	✓	0	83,300					
NET EXPENDITURE / (REVENUE)	173,232	112,063	1,181,467	1,200,600	19,133	✓	0	1,200,600					
NET OPERATING RESULT BY RESOURCE GROUPS													
User Fees	1,398	0	2,614	0	-2,614	✓	0	0	0	0	Overrun in income for uniform reimbursements. The budget was previously reduced as it was not anticipated that the new uniform range would be available this financial year.		
Other Revenue	4,410	0	10,977	0	-10,977	✓	0	0	0	0			
TOTAL REVENUE	5,808	0	13,592	0	(13,592)	✓	0	0	0	0			
Employee Costs	178,297	64,316	935,601	835,900	-99,701	✗	0	835,900	835,900	0			Overrun in employee costs predominantly due to a redundancy payment. Under budget due to less use of consultants. Under budget due to savings in recruitment advertising as a result of low turnover rates.
Materials & Contracts	8,813	12,087	98,562	136,200	37,638	✓	0	136,200	136,200	0			
Operating Expense	13,324	32,573	125,605	191,500	65,895	✓	0	191,500	191,500	0			
Capital Costs	-24,583	0	0	0	0	□	0	0	0	0	0		
TOTAL OPERATING EXPENSE	175,850	108,976	1,159,768	1,163,600	3,832	✓	0	1,163,600	1,163,600	0			
Surplus/ (Deficit) - Direct Control	(170,042)	(108,976)	(1,146,176)	(1,163,600)	(17,424)	✓	0	(1,163,600)	(1,163,600)	0			
Depreciation	150	0	1,835	0	-1,835	✗	0	0	0	0			
Internal Services	3,039	3,087	33,456	37,000	3,544	✓	0	37,000	37,000	0			
Surplus/(Deficit) -Indirect Control	(3,190)	(3,087)	(35,291)	(37,000)	(1,709)	✓	0	(37,000)	(37,000)	0			
NET SURPLUS/ (DEFICIT)	(173,232)	(112,063)	(1,181,467)	(1,200,600)	(19,133)	✓	0	(1,200,600)	(1,200,600)	0			



## Responsibility Centre Report: Information Tech

☐

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE			
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2325 - IT Support	199,417	151,187	2,172,130	2,190,000	17,870	☑	0	2,190,000		
NET EXPENDITURE / (REVENUE)	199,417	151,187	2,172,130	2,190,000	17,870	☑	0	2,190,000		
NET OPERATING RESULT BY RESOURCE GROUPS										
Other Revenue	950	0	2,133	0	-2,133	☑	0	0	0	0
TOTAL REVENUE	950	0	2,133	0	(2,133)	☑	0	0	0	0
Employee Costs	60,718	50,100	650,344	610,200	-40,144	☒	0	610,200	610,200	0
Materials & Contracts	91,120	58,413	705,593	727,300	21,707	☑	0	727,300	727,300	0
Operating Expense	37,980	32,637	690,835	732,100	41,265	☑	0	732,100	732,100	0
Capital Costs	-1,525	0	0	0	0	☐	0	0	0	0
TOTAL OPERATING EXPENSE	188,293	141,150	2,046,772	2,069,600	22,828	☑	0	2,069,600	2,069,600	0
Surplus/ (Deficit) - Direct Control	(187,343)	(141,150)	(2,044,640)	(2,069,600)	(24,960)	☑	0	(2,069,600)	(2,069,600)	0
Depreciation	9,882	7,838	100,885	94,100	-6,785	☒	0	94,100	94,100	0
Internal Services	2,192	2,199	26,605	26,300	-305	☐	0	26,300	26,300	0
Surplus/(Deficit) -Indirect Control	(12,074)	(10,037)	(127,490)	(120,400)	7,090	☒	0	(120,400)	(120,400)	0
NET SURPLUS/ (DEFICIT)	(199,417)	(151,187)	(2,172,130)	(2,190,000)	(17,870)	☑	0	(2,190,000)	(2,190,000)	0

Overrun in salaries manily due to full entitlement of leave not being taken by all staff and overtime payments.  
Underrun due to savings realised through the consolidation of leases.  
Underruns in communication links costs and PABX costs.

Overrun in salaries manily due to full entitlement of leave not being taken by all staff and overtime payments.  
Underrun due to savings realised through the consolidation of leases.  
Underruns in communication links costs and PABX costs.



## Responsibility Centre Report: Insurance & Risk

☐

Financial Year: 2009/10

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2000 - Insurance and Risk	23,325	16,786	727,256	801,100	73,844	☑	0	801,100		
NET EXPENDITURE / (REVENUE)	23,325	16,786	727,256	801,100	73,844	☑	0	801,100		
NET OPERATING RESULT BY RESOURCE GROUPS										
Other Revenue	0	0	53,677	50,000	-3,677	☑	0	50,000	50,000	0
TOTAL REVENUE	0	0	53,677	50,000	(3,677)	☑	0	50,000	50,000	0
Employee Costs	7,580	6,300	71,090	72,300	1,210	☑	0	72,300	72,300	0
Materials & Contracts	2,385	3,724	23,740	37,200	13,460	☑	0	37,200	37,200	0
Operating Expense	13,361	6,762	686,103	741,600	55,497	☑	0	741,600	741,600	0
TOTAL OPERATING EXPENSE	23,325	16,786	780,933	851,100	70,167	☑	0	851,100	851,100	0
Surplus/ (Deficit) - Direct Control	(23,325)	(16,786)	(727,256)	(801,100)	(73,844)	☑	0	(801,100)	(801,100)	0
Surplus/(Deficit) -Indirect Control	0	0	0	0	0	☐	0	0	0	0
NET SURPLUS/ (DEFICIT)	(23,325)	(16,786)	(727,256)	(801,100)	(73,844)	☑	0	(801,100)	(801,100)	0

Under-expenditure in Legal Fees relating to insurance

Under-expenditure in Insurance excess payments.



## Responsibility Centre Report: Land Information

✓✓✓✓✓

Financial Year: 2009/10

Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June	Year To Date to June
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### OPERATING BUDGET PERFORMANCE

RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2800 - Land Information	12,529	9,137	-10,371	-5,700	4,670	✓	0	-5,700		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>12,529</b>	<b>9,137</b>	<b>(10,371)</b>	<b>(5,700)</b>	<b>4,670</b>	✓	<b>0</b>	<b>(5,700)</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	12,883	13,412	287,060	275,100	-11,960	✓	0	275,100	275,100	0
Other Revenue	62	12	350	100	-250	□	0	100	100	0
<b>TOTAL REVENUE</b>	<b>12,945</b>	<b>13,424</b>	<b>287,409</b>	<b>275,200</b>	<b>(12,209)</b>	✓	<b>0</b>	<b>275,200</b>	<b>275,200</b>	<b>0</b>
Employee Costs	23,927	20,500	254,502	244,900	-9,602	✗	0	244,900	244,900	0
Materials & Contracts	0	187	777	2,200	1,423	✓	0	2,200	2,200	0
Operating Expense	333	337	4,000	4,000	0	□	0	4,000	4,000	0
Capital Costs	-263	0	0	0	0	□	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>23,997</b>	<b>21,024</b>	<b>259,279</b>	<b>251,100</b>	<b>(8,179)</b>	✗	<b>0</b>	<b>251,100</b>	<b>251,100</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(11,053)</b>	<b>(7,600)</b>	<b>28,131</b>	<b>24,100</b>	<b>(4,031)</b>	✓	<b>0</b>	<b>24,100</b>	<b>24,100</b>	<b>0</b>
Depreciation	235	250	2,860	3,000	140	□	0	3,000	3,000	0
Internal Services	1,242	1,287	14,900	15,400	500	□	0	15,400	15,400	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(1,477)</b>	<b>(1,537)</b>	<b>(17,760)</b>	<b>(18,400)</b>	<b>(640)</b>	□	<b>0</b>	<b>(18,400)</b>	<b>(18,400)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(12,529)</b>	<b>(9,137)</b>	<b>10,371</b>	<b>5,700</b>	<b>(4,670)</b>	✓	<b>0</b>	<b>5,700</b>	<b>5,700</b>	<b>0</b>

Increased income due to more S149 Certificate applications than anticipated.



## Responsibility Centre Report: Mgmt Sup Fin & Bus



Review: Q4-10(JUN)

Budget Change (%) 0.0%

Financial Year: 2009/10		Month: June		Year To Date to June		OPERATING BUDGET PERFORMANCE				
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1900 - Management Support - Finance &	41,778	27,013	352,285	321,700	-30,585	☒	0	321,700		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>41,778</b>	<b>27,013</b>	<b>352,285</b>	<b>321,700</b>	<b>(30,585)</b>	☒	<b>0</b>	<b>321,700</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Employee Costs	29,431	23,300	284,029	276,300	-7,729	☒	0	276,300	276,300	0
Materials & Contracts	2,077	0	11,098	0	-11,098	☒	0	0	0	0
Operating Expense	10,829	2,013	34,802	25,000	-9,802	☒	0	25,000	25,000	0
Capital Costs	-2,258	0	0	0	0	☐	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>40,078</b>	<b>25,313</b>	<b>329,929</b>	<b>301,300</b>	<b>(28,629)</b>	☒	<b>0</b>	<b>301,300</b>	<b>301,300</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(40,078)</b>	<b>(25,313)</b>	<b>(329,929)</b>	<b>(301,300)</b>	<b>28,629</b>	☒	<b>0</b>	<b>(301,300)</b>	<b>(301,300)</b>	<b>0</b>
Internal Services	1,700	1,700	22,356	20,400	-1,956	☒	0	20,400	20,400	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(1,700)</b>	<b>(1,700)</b>	<b>(22,356)</b>	<b>(20,400)</b>	<b>1,956</b>	☒	<b>0</b>	<b>(20,400)</b>	<b>(20,400)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(41,778)</b>	<b>(27,013)</b>	<b>(352,285)</b>	<b>(321,700)</b>	<b>30,585</b>	☒	<b>0</b>	<b>(321,700)</b>	<b>(321,700)</b>	<b>0</b>

Minor overruns in office equipment, legal consultants and sundry expenses.





## Responsibility Centre Report: Print Room

✓✓✓✓

Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2200 - Print Room	3,423	2,487	19,158	35,700	16,542	✓	0	35,700		
NET EXPENDITURE / (REVENUE)	3,423	2,487	19,158	35,700	16,542	✓	0	35,700		
NET OPERATING RESULT BY RESOURCE GROUPS										
Other Revenue	109	0	1,314	0	-1,314	✓	0	0	0	0
TOTAL REVENUE	109	0	1,314	0	(1,314)	✓	0	0	0	0
Employee Costs	10,928	9,800	121,638	120,900	-738	□	0	120,900	120,900	0
Materials & Contracts	12,943	9,063	112,897	111,400	-1,497	✗	0	111,400	111,400	0
Operating Expense	83	87	1,000	1,000	0	□	0	1,000	1,000	0
Capital Costs	-875	0	0	0	0	□	0	0	0	0
TOTAL OPERATING EXPENSE	23,078	18,950	235,535	233,300	(2,235)	✗	0	233,300	233,300	0
Surplus/ (Deficit) - Direct Control	(22,969)	(18,950)	(234,221)	(233,300)	921	□	0	(233,300)	(233,300)	0
Depreciation	188	200	2,286	2,400	115	□	0	2,400	2,400	0
Internal Services	-19,734	-16,663	-217,349	-200,000	17,349	✓	0	-200,000	-200,000	0
Surplus/(Deficit) -Indirect Control	19,546	16,463	215,063	197,600	(17,463)	✓	0	197,600	197,600	0
NET SURPLUS/ (DEFICIT)	(3,423)	(2,487)	(19,158)	(35,700)	(16,542)	✓	0	(35,700)	(35,700)	0

More income than expected

More income than expected



## Responsibility Centre Report: Records

☐

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1550 - Records Management	56,092	61,837	707,724	743,100	35,376	<input checked="" type="checkbox"/>	0	743,100		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>56,092</b>	<b>61,837</b>	<b>707,724</b>	<b>743,100</b>	<b>35,376</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>743,100</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	8,195	7,500	86,913	90,000	3,087	<input checked="" type="checkbox"/>	0	90,000	90,000	0
<b>TOTAL REVENUE</b>	<b>8,195</b>	<b>7,500</b>	<b>86,913</b>	<b>90,000</b>	<b>3,087</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>90,000</b>	<b>90,000</b>	<b>0</b>
Employee Costs	44,245	44,600	507,891	527,500	19,609	<input checked="" type="checkbox"/>	0	527,500	527,500	0
Materials & Contracts	5,912	13,136	157,360	159,700	2,340	<input checked="" type="checkbox"/>	0	159,700	159,700	0
Operating Expense	20,087	11,350	122,990	142,800	19,810	<input checked="" type="checkbox"/>	0	142,800	142,800	0
Capital Costs	-6,041	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>64,201</b>	<b>69,086</b>	<b>788,241</b>	<b>830,000</b>	<b>41,759</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>830,000</b>	<b>830,000</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(56,007)</b>	<b>(61,586)</b>	<b>(701,328)</b>	<b>(740,000)</b>	<b>(38,672)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(740,000)</b>	<b>(740,000)</b>	<b>0</b>
Depreciation	85	76	1,035	1,000	-35	<input type="checkbox"/>	0	1,000	1,000	0
Internal Services	0	175	5,361	2,100	-3,261	<input checked="" type="checkbox"/>	0	2,100	2,100	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(85)</b>	<b>(251)</b>	<b>(6,396)</b>	<b>(3,100)</b>	<b>3,296</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(3,100)</b>	<b>(3,100)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(56,092)</b>	<b>(61,837)</b>	<b>(707,724)</b>	<b>(743,100)</b>	<b>(35,376)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(743,100)</b>	<b>(743,100)</b>	<b>0</b>

Underrun in Employee costs due to staff vacancies throughout the year.

Underrun in postage costs for the year.



## Responsibility Centre Report: Supply

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Financial Year: 2009/10

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June	Year To Date to June
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### OPERATING BUDGET PERFORMANCE


RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2300 - Accounts Payable	13,157	12,600	141,338	144,600	3,262	<input checked="" type="checkbox"/>	0	144,600		
2301 - Purchasing / Supply	32,590	25,071	309,089	308,400	-689	<input type="checkbox"/>	0	308,400		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>45,747</b>	<b>37,671</b>	<b>450,427</b>	<b>453,000</b>	<b>2,573</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>453,000</b>		

### NET OPERATING RESULT BY RESOURCE GROUPS

Other Revenue	0	0	3,254	0	-3,254	<input checked="" type="checkbox"/>	0	0	0	0
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>3,254</b>	<b>0</b>	<b>(3,254)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Employee Costs	41,044	33,500	400,410	403,300	2,890	<input checked="" type="checkbox"/>	0	403,300	403,300	0
Materials & Contracts	1,828	925	13,439	11,100	-2,339	<input checked="" type="checkbox"/>	0	11,100	11,100	0
Operating Expense	2,047	1,835	23,131	21,800	-1,331	<input checked="" type="checkbox"/>	0	21,800	21,800	0
Capital Costs	-564	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>44,355</b>	<b>36,260</b>	<b>436,981</b>	<b>436,200</b>	<b>(781)</b>	<input type="checkbox"/>	<b>0</b>	<b>436,200</b>	<b>436,200</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(44,355)</b>	<b>(36,260)</b>	<b>(433,727)</b>	<b>(436,200)</b>	<b>(2,473)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(436,200)</b>	<b>(436,200)</b>	<b>0</b>
Internal Services	1,392	1,411	16,700	16,800	100	<input type="checkbox"/>	0	16,800	16,800	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(1,392)</b>	<b>(1,411)</b>	<b>(16,700)</b>	<b>(16,800)</b>	<b>(100)</b>	<input type="checkbox"/>	<b>0</b>	<b>(16,800)</b>	<b>(16,800)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(45,747)</b>	<b>(37,671)</b>	<b>(450,427)</b>	<b>(453,000)</b>	<b>(2,573)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(453,000)</b>	<b>(453,000)</b>	<b>0</b>



## Responsibility Centre Report: Community Development

									Review: Q4-10(JUN)		
			Financial Year: 2009/10						Budget Change (%) 0.0%		
Month: June			Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
1200 - Aged Services	40,350	29,934	72,779	137,300	64,521	✓	0	137,300			
1201 - Children Services Development	53,662	30,114	175,979	223,100	47,121	✓	0	223,100			
1202 - Family Day Care	23,803	18,699	238,977	259,500	20,523	✓	0	259,500			
1204 - Thomas Carlyle Children's Centre	6,087	12,713	32,923	24,800	-8,123	✗	0	24,800			
1203 - Service Planning and Development	20,672	25,473	295,560	317,200	21,640	✓	0	317,200			
1205 - Youth Services	28,617	32,413	251,037	251,800	763	□	0	251,800			
1206 - Immunisation	17	824	4,686	9,800	5,114	✓	0	9,800			
NET EXPENDITURE / (REVENUE)	173,207	150,170	1,071,941	1,223,500	151,559	✓	0	1,223,500			
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees	-182,530	70,212	1,773,633	1,768,700	-4,933	✓	0	1,768,700	1,768,700	0	Variance relates to Child Care Benefit calculations
Other Revenue	3	1,463	20,950	17,600	-3,350	✓	0	17,600	17,600	0	
Grants	13,371	45,174	406,553	440,500	33,947	✗	0	440,500	440,500	0	
TOTAL REVENUE	(169,156)	116,849	2,201,136	2,226,800	25,664	✗	0	2,226,800	2,226,800	0	
Employee Costs	154,596	135,625	1,615,905	1,616,700	795	□	0	1,616,700	1,616,700	0	
Materials & Contracts	33,081	53,920	217,264	272,400	55,136	✓	0	272,400	272,400	0	
Operating Expense	-227,197	44,699	1,080,325	1,168,300	87,975	✓	0	1,168,300	1,168,300	0	
Capital Costs	-6,951	0	0	0	0	□	0	0	0	0	
TOTAL OPERATING EXPENSE	(46,471)	234,244	2,913,494	3,057,400	143,906	✓	0	3,057,400	3,057,400	0	
Surplus/ (Deficit) - Direct Control	(122,685)	(117,395)	(712,357)	(830,600)	(118,243)	✓	0	(830,600)	(830,600)	0	
Depreciation	17,791	17,788	216,457	213,500	-2,957	✗	0	213,500	213,500	0	
Internal Services	32,731	14,987	143,127	179,400	36,273	✓	0	179,400	179,400	0	
Surplus/(Deficit) -Indirect Control	(50,522)	(32,775)	(359,583)	(392,900)	(33,317)	✓	0	(392,900)	(392,900)	0	
NET SURPLUS/ (DEFICIT)	(173,207)	(150,170)	(1,071,941)	(1,223,500)	(151,559)	✓	0	(1,223,500)	(1,223,500)	0	

Variance relates to Child Care Benefit calculations

Variance relates to savings in cleaning costs and other associated expenses throughout the Community Development Responsibility Centre.

The variance relates to rental rebates and Family Day Care Child Care Benefit payments. This is primarily offset by the reduction in rental income and a reduction of Child Care Benefit income.


Less than anticipated expenditure in scheduled building maintenance on community facilities aged and children services.



## Responsibility Centre Report: Community & Recreation Property Unit

Review: Q4-10(JUN)

Budget Change (%) 0.0%

			Financial Year: 2009/10		<div></div>		Review: Q4-10(JUN)		Budget Change [%] 0.0%	
Month: June			Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1250 - Community Facilities Unit	65,672	42,013	557,662	412,300	-145,362	<div></div>	0	412,300		
1251 - Community Halls	39,281	7,879	95,348	67,100	-28,248	<div></div>	0	67,100		
1252 - Meeting Rooms	10,999	13,687	-61,034	91,500	152,534	<div></div>	0	91,500		
1254 - Park Revenue	11,355	-925	-17,902	-28,500	-10,598	<div></div>	0	-28,500		
1255 - Nth Turramurra Golf - Revenue	-80,189	-54,900	-771,630	-698,100	73,530	<div></div>	0	-698,100		
1256 - Tennis - Revenue	-7,659	-9,362	-287,374	-283,500	3,874	<div></div>	0	-283,500		
1253 - Gordon Golf Course - Revenue	-33,384	-55,612	-643,071	-675,300	-32,229	<div></div>	0	-675,300		
1257 - Sportsground - Revenue	-6,553	-133,750	-637,180	-722,600	-85,420	<div></div>	0	-722,600		
1258 - St Ives Showground Revenue	40	-6,038	-253,947	-282,300	-28,353	<div></div>	0	-282,300		
NET EXPENDITURE / (REVENUE)	(438)	(197,008)	(2,019,128)	(2,119,400)	(100,272)	<div></div>	0	(2,119,400)		
NET OPERATING RESULT BY RESOURCE GROUPS										
User Fees	-55,895	294,187	3,957,922	4,055,700	97,778	<div></div>	0	4,055,700	4,055,700	User fees below budget particularly sportsgrounds with 6 under renovation and unavailable for use Program revenue, particularly Active Ku-ring-gai over achieved budget and forecasted registration numbers.  Savings due to vacancies in full time postitions  Increased casual staff due to vacancies and costs in renewing long term leases and licences being renewed in 2010. Implementation of new policy will improve cost recovery.  Some increased costs in programs offset by income and rental rebates. Annual rental and rebate invoicing has improved accrual monitoring.
Other Revenue	691	850	65,328	37,900	-27,428	<div></div>	0	37,900	37,900	
TOTAL REVENUE	(55,205)	295,037	4,023,250	4,093,600	70,350	<div></div>	0	4,093,600	4,093,600	
Employee Costs	39,097	34,467	414,623	430,500	15,877	<div></div>	0	430,500	430,500	
Materials & Contracts	36,564	4,224	193,187	50,600	-142,587	<div></div>	0	50,600	50,600	
Operating Expense	-144,628	24,450	1,145,625	1,074,400	-71,225	<div></div>	0	1,074,400	1,074,400	
Capital Costs	-6,380	0	0	0	0	<div></div>	0	0	0	
TOTAL OPERATING EXPENSE	(75,347)	63,141	1,753,435	1,555,500	(197,935)	<div></div>	0	1,555,500	1,555,500	
Surplus/ (Deficit) - Direct Control	20,143	231,896	2,269,816	2,538,100	268,284	<div></div>	0	2,538,100	2,538,100	
Depreciation	16,571	27,700	201,616	332,400	130,784	<div></div>	0	332,400	332,400	
Internal Services	3,133	7,188	49,072	86,300	37,228	<div></div>	0	86,300	86,300	
Surplus/(Deficit) -Indirect Control	(19,704)	(34,888)	(250,687)	(418,700)	(168,013)	<div></div>	0	(418,700)	(418,700)	
NET SURPLUS/ (DEFICIT)	438	197,008	2,019,128	2,119,400	100,272	<div></div>	0	2,119,400	2,119,400	0





## Responsibility Centre Report: Communications

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Review: Q4-10(JUN)

Budget Change [%] 0.0%


Financial Year: 2009/10		Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1400 - Communications	19,746	19,038	254,577	245,100	-9,477	<input checked="" type="checkbox"/>	0	245,100		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>19,746</b>	<b>19,038</b>	<b>254,577</b>	<b>245,100</b>	<b>(9,477)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>245,100</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Employee Costs	19,791	15,712	199,364	179,700	-19,664	<input checked="" type="checkbox"/>	0	179,700	179,700	0
Materials & Contracts	-899	688	23,618	33,700	10,082	<input checked="" type="checkbox"/>	0	33,700	33,700	0
Operating Expense	1,813	2,288	26,886	27,500	614	<input type="checkbox"/>	0	27,500	27,500	0
Capital Costs	-1,190	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>19,514</b>	<b>18,688</b>	<b>249,868</b>	<b>240,900</b>	<b>(8,968)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>240,900</b>	<b>240,900</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(19,514)</b>	<b>(18,688)</b>	<b>(249,868)</b>	<b>(240,900)</b>	<b>8,968</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(240,900)</b>	<b>(240,900)</b>	<b>0</b>
Internal Services	232	350	4,709	4,200	-509	<input type="checkbox"/>	0	4,200	4,200	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(232)</b>	<b>(350)</b>	<b>(4,709)</b>	<b>(4,200)</b>	<b>509</b>	<input type="checkbox"/>	<b>0</b>	<b>(4,200)</b>	<b>(4,200)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(19,746)</b>	<b>(19,038)</b>	<b>(254,577)</b>	<b>(245,100)</b>	<b>9,477</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(245,100)</b>	<b>(245,100)</b>	<b>0</b>

Variance due to casual salaries and increase in sick leave  
Variance due to January edition of Ku-ring-gai Update not required, and savings in office furniture costs



## Responsibility Centre Report: Leisure and Cultural Services

Review: Q4-10(JUN)  
Budget Change (%) 0.0%

			Financial Year: 2009/10				Review: Q4-10(JUN)		Budget Change (%)		0.0%			
	Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE						
	RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action			
1301 - Community Programs	-3,371	-1,883	75,439	85,100	9,661	✓	0	85,100						
1302 - Arts & Cultural Development	23,742	22,725	279,397	280,500	1,103	✓	0	280,500						
2407 - Wildflower Gardens	25,039	24,523	353,219	327,600	-25,619	✗	0	327,600						
1300 - Art Centre	57,928	27,486	179,171	152,100	-27,071	✗	0	152,100						
1303 - Community Functions	13,362	10,838	137,752	140,500	2,748	✓	0	140,500						
NET EXPENDITURE / (REVENUE)	116,700	83,689	1,024,978	985,800	(39,178)	✗	0	985,800						
NET OPERATING RESULT BY RESOURCE GROUPS														
User Fees	19,316	28,938	743,536	705,300	-38,236	✓	0	705,300				705,300	0	Increase in fees due to additional participants in community programs Increase in revenue due to additional participants in community programs
Other Revenue	8,881	3,000	90,361	78,600	-11,761	✓	0	78,600				78,600	0	
Grants	-3,619	0	54,547	49,100	-5,447	✓	0	49,100				49,100	0	
TOTAL REVENUE	24,578	31,938	888,444	833,000	(55,444)	✓	0	833,000	833,000	0	Increase employee cost due to increase in participants in programs - offset by additional income Increase in contractors and cleaning			
Employee Costs	99,783	77,865	1,330,235	1,242,600	-87,635	✗	0	1,242,600	1,242,600	0				
Materials & Contracts	20,489	22,214	353,472	332,700	-20,772	✗	0	332,700	332,700	0				
Operating Expense	15,995	4,973	120,289	116,200	-4,089	✗	0	116,200	116,200	0				
Interest Expense	0	0	0	0	-0	□	0	0	0	0				
Capital Costs	-2,772	0	0	0	0	□	0	0	0	0				
TOTAL OPERATING EXPENSE	133,495	105,052	1,803,996	1,691,500	(112,496)	✗	0	1,691,500	1,691,500	0	Maintenance at Art Centre - internal cost			
Surplus/ (Deficit) - Direct Control	(108,917)	(73,114)	(915,552)	(858,500)	57,052	✗	0	(858,500)	(858,500)	0				
Depreciation	4,869	5,437	60,249	65,200	4,951	✓	0	65,200	65,200	0				
Internal Services	2,914	5,138	49,177	62,100	12,923	✓	0	62,100	62,100	0				
Surplus/(Deficit) -Indirect Control	(7,783)	(10,575)	(109,426)	(127,300)	(17,874)	✓	0	(127,300)	(127,300)	0				
NET SURPLUS/ (DEFICIT)	(116,700)	(83,689)	(1,024,978)	(985,800)	39,178	✗	0	(985,800)	(985,800)	0				



## Responsibility Centre Report: Customer Services

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Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1450 - Customer Services	101,005	89,162	1,031,141	1,079,800	48,659	☑	0	1,079,800		
NET EXPENDITURE / (REVENUE)	101,005	89,162	1,031,141	1,079,800	48,659	☑	0	1,079,800		
NET OPERATING RESULT BY RESOURCE GROUPS										
User Fees	1,345	875	12,689	10,500	-2,189	☑	0	10,500	10,500	0
Other Revenue	432	663	4,754	8,000	3,246	☒	0	8,000	8,000	0
TOTAL REVENUE	1,778	1,538	17,442	18,500	1,058	☒	0	18,500	18,500	0
Employee Costs	94,471	83,400	961,287	1,010,700	49,413	☑	0	1,010,700	1,010,700	0
Materials & Contracts	5,867	3,926	48,661	47,200	-1,461	☒	0	47,200	47,200	0
Operating Expense	3,037	3,149	36,351	37,700	1,349	☑	0	37,700	37,700	0
Capital Costs	-969	0	0	0	0	☐	0	0	0	0
TOTAL OPERATING EXPENSE	102,406	90,475	1,046,299	1,095,600	49,301	☑	0	1,095,600	1,095,600	0
Surplus/ (Deficit) - Direct Control	(100,628)	(88,937)	(1,028,857)	(1,077,100)	(48,243)	☑	0	(1,077,100)	(1,077,100)	0
Depreciation	15	13	181	200	19	☐	0	200	200	0
Internal Services	362	212	2,103	2,500	397	☐	0	2,500	2,500	0
Surplus/(Deficit) -Indirect Control	(377)	(225)	(2,285)	(2,700)	(415)	☐	0	(2,700)	(2,700)	0
NET SURPLUS/ (DEFICIT)	(101,005)	(89,162)	(1,031,141)	(1,079,800)	(48,659)	☑	0	(1,079,800)	(1,079,800)	0

Savings in employee costs due to staff vacancies

Savings in employee costs due to staff vacancies



## Responsibility Centre Report: Library Services

☐

Review: Q4-10(JUN)

Budget Change (%) 0.0%

		Financial Year: 2009/10						OPERATING BUDGET PERFORMANCE		
		Month: June		Year To Date to June				30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget			
1350 - Management Support - Library Se	286,068	271,474	3,104,213	3,069,900	-34,313	☒	0	3,069,900		
1351 - Gordon Library	57,458	18,172	352,699	258,300	-94,399	☒	0	258,300		
1353 - Lindfield Library	7,603	4,798	36,633	38,700	2,067	☑	0	38,700		
1355 - St. Ives Library	6,613	3,675	43,179	44,300	1,121	☑	0	44,300		
1357 - Turramurra Library	7,211	7,474	53,588	69,200	15,612	☑	0	69,200		
1352 - Information Services	23,840	6,987	77,925	83,800	5,875	☑	0	83,800		
1354 - Special Library Services	53	125	518	1,500	982	☐	0	1,500		
1358 - Young Adult and Childrens Service	-2,413	338	-6,110	4,100	10,210	☑	0	4,100		
1356 - Technical Services	7,471	2,700	22,111	26,900	4,789	☑	0	26,900		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>393,904</b>	<b>315,743</b>	<b>3,684,757</b>	<b>3,596,700</b>	<b>(88,057)</b>	☒	<b>0</b>	<b>3,596,700</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	1,555	7,013	97,977	90,800	-7,177	☑	0	90,800	90,800	0
Other Revenue	4,929	288	23,167	3,500	-19,667	☑	0	3,500	3,500	0
Grants	0	0	200,050	197,600	-2,450	☑	0	197,600	197,600	0
<b>TOTAL REVENUE</b>	<b>6,484</b>	<b>7,301</b>	<b>321,195</b>	<b>291,900</b>	<b>(29,295)</b>	☑	<b>0</b>	<b>291,900</b>	<b>291,900</b>	<b>0</b>
Employee Costs	270,188	225,738	2,735,189	2,718,800	-16,389	☒	0	2,718,800	2,718,800	0
Materials & Contracts	47,220	11,774	168,587	173,400	4,813	☑	0	173,400	173,400	0
Operating Expense	53,975	33,260	331,095	369,000	37,905	☑	0	369,000	369,000	0
Capital Costs	-33,210	0	0	0	0	☐	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>338,173</b>	<b>270,772</b>	<b>3,234,872</b>	<b>3,261,200</b>	<b>26,328</b>	☑	<b>0</b>	<b>3,261,200</b>	<b>3,261,200</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(331,689)</b>	<b>(263,471)</b>	<b>(2,913,677)</b>	<b>(2,969,300)</b>	<b>(55,623)</b>	☑	<b>0</b>	<b>(2,969,300)</b>	<b>(2,969,300)</b>	<b>0</b>
Depreciation	55,619	44,013	661,702	528,200	-133,502	☒	0	528,200	528,200	0
Internal Services	6,595	8,259	109,378	99,200	-10,178	☒	0	99,200	99,200	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(62,215)</b>	<b>(52,272)</b>	<b>(771,080)</b>	<b>(627,400)</b>	<b>143,680</b>	☒	<b>0</b>	<b>(627,400)</b>	<b>(627,400)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(393,904)</b>	<b>(315,743)</b>	<b>(3,684,757)</b>	<b>(3,596,700)</b>	<b>88,057</b>	☒	<b>0</b>	<b>(3,596,700)</b>	<b>(3,596,700)</b>	<b>0</b>

Variance due to increase in fees including overdue fees

Variance in Employee Costs due to sick leave and other leave provisions


Variance in Operating Expense due to strata fees outstanding and discount of rental of KYDS area

More than anticipated depreciation on library buildings

Greater than anticipated building maintenance costs



## Responsibility Centre Report: Mgmt Sup Community

			Financial Year: 2009/10				Review: Q4-10(JUN)		Budget Change (%) 0.0%		
	Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE			
	RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1150 - Management Support - Communi	79,643	51,737	649,653	623,600	-26,053	☒	0	623,600			
NET EXPENDITURE / (REVENUE)	79,643	51,737	649,653	623,600	(26,053)	☒	0	623,600			
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees	0	0	1,612	0	-1,612	☑	0	0	0	0	
Other Revenue	23	0	1,471	0	-1,471	☑	0	0	0	0	
TOTAL REVENUE	23	0	3,083	0	(3,083)	☑	0	0	0	0	
Employee Costs	53,410	42,300	539,284	513,500	-25,784	☒	0	513,500	513,500	0	Increased costs due to untaken annunal leave
Materials & Contracts	4,403	1,287	28,288	15,400	-12,888	☒	0	15,400	15,400	0	Increased costs for office supplies
Operating Expense	19,848	6,137	61,030	70,500	9,470	☑	0	70,500	70,500	0	
TOTAL OPERATING EXPENSE	77,660	49,724	628,602	599,400	(29,202)	☒	0	599,400	599,400	0	
Surplus/ (Deficit) - Direct Control	(77,637)	(49,724)	(625,519)	(599,400)	26,119	☒	0	(599,400)	(599,400)	0	
Depreciation	131	138	1,592	1,700	108	☐	0	1,700	1,700	0	
Internal Services	1,875	1,875	22,542	22,500	-42	☐	0	22,500	22,500	0	
Surplus/(Deficit) -Indirect Control	(2,006)	(2,013)	(24,134)	(24,200)	(66)	☐	0	(24,200)	(24,200)	0	
NET SURPLUS/ (DEFICIT)	(79,643)	(51,737)	(649,653)	(623,600)	26,053	☒	0	(623,600)	(623,600)	0	






## Responsibility Centre Report: Building Unit

XXXXXX

Review: Q4-10(JUN)

Budget Change (%) 0.0%

		Financial Year: 2009/10				Budget Change (%)		0.0%			
		Month: June		Year To Date to June			OPERATING BUDGET PERFORMANCE				
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
1651 - Building Unit	21,693	3,638	155,868	100,300	-55,568	☒	0	100,300			
NET EXPENDITURE / (REVENUE)	21,693	3,638	155,868	100,300	(55,568)	☒	0	100,300			
NET OPERATING RESULT BY RESOURCE GROUPS											
										Demand for services within building unit less than anticipated due to general slow down in building and real estate market and increased competition from private certifying authorities.	
User Fees	19,569	32,200	274,536	310,500	35,964	☒	0	310,500	310,500		0
Other Revenue	0	1,000	23,588	28,000	4,412	☒	0	28,000	28,000		0
TOTAL REVENUE	19,569	33,200	298,124	338,500	40,376	☒	0	338,500	338,500	0	
										Variance due to accumulation of untaken leave by employees which is currently being addressed.	
Employee Costs	39,486	33,100	409,213	393,900	-15,313	☒	0	393,900	393,900		0
Materials & Contracts	0	0	145	0	-145	☐	0	0	0		0
Operating Expense	278	263	2,926	3,200	274	☐	0	3,200	3,200		0
Capital Costs	-1,977	0	0	0	0	☐	0	0	0		0
TOTAL OPERATING EXPENSE	37,787	33,363	412,284	397,100	(15,184)	☒	0	397,100	397,100	0	
Surplus/ (Deficit) - Direct Control										COMMENTS	
Internal Services	3,475	3,475	41,707	41,700	-7	☐	0	41,700	41,700		0
Surplus/(Deficit) -Indirect Control	(3,475)	(3,475)	(41,707)	(41,700)	7	☐	0	(41,700)	(41,700)		0
NET SURPLUS/ (DEFICIT)	(21,693)	(3,638)	(155,868)	(100,300)	55,568	☒	0	(100,300)	(100,300)	0	



## Responsibility Centre Report: Compliance & Health Services

☒☒

Review: Q4-10(JUN)

Budget Change [%] 0.0%

		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
1700 - Development Compliance	13,000	9,524	233,805	162,800	-71,005	<input checked="" type="checkbox"/>	0	162,800			
1702 - Public Health Services	41,592	24,636	398,318	343,400	-54,918	<input checked="" type="checkbox"/>	0	343,400			
NET EXPENDITURE / (REVENUE)	54,593	34,160	632,123	506,200	(125,923)	<input checked="" type="checkbox"/>	0	506,200			
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees	4,032	10,776	86,750	111,000	24,250	<input checked="" type="checkbox"/>	0	111,000	111,000	0	
Other Revenue	51,670	17,800	285,110	280,000	-5,110	<input checked="" type="checkbox"/>	0	280,000	280,000	0	
TOTAL REVENUE	55,702	28,576	371,860	391,000	19,140	<input checked="" type="checkbox"/>	0	391,000	391,000	0	
Employee Costs	64,970	49,400	649,525	602,700	-46,825	<input checked="" type="checkbox"/>	0	602,700	602,700	0	
Materials & Contracts	41,736	4,586	251,714	189,500	-62,214	<input checked="" type="checkbox"/>	0	189,500	189,500	0	
Operating Expense	1,431	1,189	12,159	14,400	2,241	<input checked="" type="checkbox"/>	0	14,400	14,400	0	
Capital Costs	-5,391	0	0	0	0	<input type="checkbox"/>	0	0	0	0	
TOTAL OPERATING EXPENSE	102,746	55,175	913,399	806,600	(106,799)	<input checked="" type="checkbox"/>	0	806,600	806,600	0	
Surplus/ (Deficit) - Direct Control	(47,044)	(26,599)	(541,539)	(415,600)	125,939	<input checked="" type="checkbox"/>	0	(415,600)	(415,600)	0	
Depreciation	23	25	285	300	15	<input type="checkbox"/>	0	300	300	0	
Internal Services	7,525	7,536	90,300	90,300	0	<input type="checkbox"/>	0	90,300	90,300	0	
Surplus/(Deficit) -Indirect Control	(7,548)	(7,561)	(90,585)	(90,600)	(15)	<input type="checkbox"/>	0	(90,600)	(90,600)	0	
NET SURPLUS/ (DEFICIT)	(54,593)	(34,160)	(632,123)	(506,200)	125,923	<input checked="" type="checkbox"/>	0	(506,200)	(506,200)	0	

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Variance due to untaken leave by employees which is currently being addressed.  
Variance due to increased legal costs associated with challenges and actions upon unauthorised works.

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Variance due to untaken leave by employees which is currently being addressed.  
Variance due to increased legal costs associated with challenges and actions upon unauthorised works.



## Responsibility Centre Report: Administration

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Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1601 - Administration	35,044	32,139	290,167	258,600	-31,567	<input checked="" type="checkbox"/>	0	258,600		
1600 - Mgt Support - Development & Reg	40,734	39,799	402,138	483,000	80,862	<input checked="" type="checkbox"/>	0	483,000		
1602 - Word Processing NOW 1601	0	0	0	0	0	<input type="checkbox"/>	0	0		
NET EXPENDITURE / (REVENUE)	75,778	71,938	692,306	741,600	49,294	<input checked="" type="checkbox"/>	0	741,600		
NET OPERATING RESULT BY RESOURCE GROUPS										
User Fees	15,610	5,337	236,592	189,000	-47,592	<input checked="" type="checkbox"/>	0	189,000	189,000	0
Other Revenue	828	1,000	9,666	12,000	2,334	<input checked="" type="checkbox"/>	0	12,000	12,000	0
TOTAL REVENUE	16,438	6,337	246,258	201,000	(45,258)	<input checked="" type="checkbox"/>	0	201,000	201,000	0
Employee Costs	85,986	69,037	836,845	835,500	-1,345	<input checked="" type="checkbox"/>	0	835,500	835,500	0
Materials & Contracts	3,841	2,552	40,597	30,800	-9,797	<input checked="" type="checkbox"/>	0	30,800	30,800	0
Operating Expense	3,737	3,412	35,713	37,100	1,387	<input checked="" type="checkbox"/>	0	37,100	37,100	0
Capital Costs	-4,498	0	0	0	0	<input type="checkbox"/>	0	0	0	0
TOTAL OPERATING EXPENSE	89,066	75,001	913,155	903,400	(9,755)	<input checked="" type="checkbox"/>	0	903,400	903,400	0
Surplus/ (Deficit) - Direct Control	(72,627)	(68,664)	(666,897)	(702,400)	(35,503)	<input checked="" type="checkbox"/>	0	(702,400)	(702,400)	0
Internal Services	3,150	3,274	25,409	39,200	13,791	<input checked="" type="checkbox"/>	0	39,200	39,200	0
Surplus/(Deficit) -Indirect Control	(3,150)	(3,274)	(25,409)	(39,200)	(13,791)	<input checked="" type="checkbox"/>	0	(39,200)	(39,200)	0
NET SURPLUS/ (DEFICIT)	(75,778)	(71,938)	(692,306)	(741,600)	(49,294)	<input checked="" type="checkbox"/>	0	(741,600)	(741,600)	0




## Responsibility Centre Report: Development Assesment

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Review: Q4-10(JUN)

Budget Change (%) 0.0%


				Financial Year: 2009/10				Budget Change (%)		0.0%	
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
1750 - Development Assessment	324,566	-42,076	3,073,103	2,318,500	-754,603	☒	0	2,318,500			
NET EXPENDITURE / (REVENUE)	324,566	(42,076)	3,073,103	2,318,500	(754,603)	☒	0	2,318,500			
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees	110,153	95,500	1,173,578	1,240,000	66,422	☒	0	1,240,000	1,240,000	0	Variance due to reduced fee income as a result of diminished development activity Variance is due to delays in the recovery of legal costs and is largely beyond Council's control
Other Revenue	58,500	260,000	63,546	260,000	196,454	☒	0	260,000	260,000	0	
TOTAL REVENUE	168,653	355,500	1,237,124	1,500,000	262,876	☒	0	1,500,000	1,500,000	0	
Employee Costs	222,880	182,100	2,328,177	2,186,300	-141,877	☒	0	2,186,300	2,186,300	0	Variances in this cost centre are offset by salary savings in other cost centres (1850 & 2600). Remaining variances are due to excess accrued leave and are being addressed. Variance is due to the nature of development activity and legal matters which are largely beyond Council's control
Materials & Contracts	242,612	97,800	1,601,060	1,250,000	-351,060	☒	0	1,250,000	1,250,000	0	
Operating Expense	21,189	8,261	76,480	79,000	2,520	☑	0	79,000	79,000	0	
Capital Costs	-18,728	0	0	0	0	☐	0	0	0	0	
TOTAL OPERATING EXPENSE	467,952	288,161	4,005,717	3,515,300	(490,417)	☒	0	3,515,300	3,515,300	0	
Surplus/ (Deficit) - Direct Control	(299,299)	67,339	(2,768,593)	(2,015,300)	753,293	☒	0	(2,015,300)	(2,015,300)	0	
Depreciation	17	13	207	200	-7	☐	0	200	200	0	
Internal Services	25,250	25,250	304,303	303,000	-1,303	☒	0	303,000	303,000	0	
Surplus/(Deficit) -Indirect Control	(25,267)	(25,263)	(304,510)	(303,200)	1,310	☒	0	(303,200)	(303,200)	0	
NET SURPLUS/ (DEFICIT)	(324,566)	42,076	(3,073,103)	(2,318,500)	754,603	☒	0	(2,318,500)	(2,318,500)	0	

Variance due to reduced fee income as a result of diminished development activity  
Variance is due to delays in the recovery of legal costs and is largely beyond Council's control

Variances in this cost centre are offset by salary savings in other cost centres (1850 & 2600). Remaining variances are due to excess accrued leave and are being addressed.  
Variance is due to the nature of development activity and legal matters which are largely beyond Council's control



## Responsibility Centre Report: Landscape Assessment

										Review: Q4-10(JUN)	
				Financial Year: 2009/10						Budget Change (%) 0.0%	
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE		Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2600 - Landscape Assessment		52,326	44,213	516,450	535,000	18,550	☑	0	535,000		
NET EXPENDITURE / (REVENUE)		52,326	44,213	516,450	535,000	18,550	☑	0	535,000		
NET OPERATING RESULT BY RESOURCE GROUPS											
Other Revenue		0	0	1,500	0	-1,500	☑	0	0	0	0
TOTAL REVENUE		0	0	1,500	0	(1,500)	☑	0	0	0	0
Employee Costs		50,414	41,400	484,150	501,200	17,050	☑	0	501,200	501,200	0
Materials & Contracts		0	0	115	0	-115	☐	0	0	0	0
Operating Expense		457	463	5,485	5,600	115	☐	0	5,600	5,600	0
Capital Costs		-895	0	0	0	0	☐	0	0	0	0
TOTAL OPERATING EXPENSE		49,976	41,863	489,750	506,800	17,050	☑	0	506,800	506,800	0
Surplus/ (Deficit) - Direct Control		(49,976)	(41,863)	(488,250)	(506,800)	(18,550)	☑	0	(506,800)	(506,800)	0
Internal Services		2,350	2,350	28,200	28,200	0	☐	0	28,200	28,200	0
Surplus/(Deficit) -Indirect Control		(2,350)	(2,350)	(28,200)	(28,200)	0	☐	0	(28,200)	(28,200)	0
NET SURPLUS/ (DEFICIT)		(52,326)	(44,213)	(516,450)	(535,000)	(18,550)	☑	0	(535,000)	(535,000)	0

Variance in this cost centre is offset by a salary over run in development assessment cost centre (1750)





## Responsibility Centre Report: Regulation

✓✓

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
1800 - Animal Control	-8,788	5,062	106,207	85,300	-20,907	✗	0	85,300		
1801 - Parking & Traffic	-181,007	-66,287	-1,019,707	-883,200	136,507	✓	0	-883,200		
1802 - Area Rangers	42,393	40,064	481,868	464,900	-16,968	✗	0	464,900		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>(147,403)</b>	<b>(21,161)</b>	<b>(431,633)</b>	<b>(333,000)</b>	<b>98,633</b>	✓	<b>0</b>	<b>(333,000)</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	12,745	12,800	117,801	130,000	12,199	✗	0	130,000	130,000	0
Other Revenue	267,649	106,462	1,689,395	1,502,300	-187,095	✓	0	1,502,300	1,502,300	0
<b>TOTAL REVENUE</b>	<b>280,393</b>	<b>119,262</b>	<b>1,807,196</b>	<b>1,632,300</b>	<b>(174,896)</b>	✓	<b>0</b>	<b>1,632,300</b>	<b>1,632,300</b>	<b>0</b>
Employee Costs	87,678	82,213	908,241	884,000	-24,241	✗	0	884,000	884,000	0
Materials & Contracts	3,055	5,999	91,653	76,500	-15,153	✗	0	76,500	76,500	0
Operating Expense	33,650	76	258,214	221,000	-37,214	✗	0	221,000	221,000	0
Capital Costs	-1,168	0	0	0	0	□	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>123,216</b>	<b>88,288</b>	<b>1,258,107</b>	<b>1,181,500</b>	<b>(76,607)</b>	✗	<b>0</b>	<b>1,181,500</b>	<b>1,181,500</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>157,178</b>	<b>30,974</b>	<b>549,089</b>	<b>450,800</b>	<b>(98,289)</b>	✓	<b>0</b>	<b>450,800</b>	<b>450,800</b>	<b>0</b>
Internal Services	9,775	9,813	117,456	117,800	344	□	0	117,800	117,800	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(9,775)</b>	<b>(9,813)</b>	<b>(117,456)</b>	<b>(117,800)</b>	<b>(344)</b>	□	<b>0</b>	<b>(117,800)</b>	<b>(117,800)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>147,403</b>	<b>21,161</b>	<b>431,633</b>	<b>333,000</b>	<b>(98,633)</b>	✓	<b>0</b>	<b>333,000</b>	<b>333,000</b>	<b>0</b>

Decrease demand for regulatory permits due to down tune in development sector.

Increase in number of regulatory fines issued as a result of increased staffing levels and non compliance with traffic and development issues.

Variance due to untaken leave entitlements, this is currently being addressed and increase salary costs as a result of recent recruitment of new employees and need to offer current market rate. Variance due to increased legal fees for prosecutions and challenges in respect of dangerous dogs, traffic and non compliance with environmental conditions of DA consents. Increased payments to SDR0 required as a result of increased regulatory activity via issue of penalty infringement notices.




## Responsibility Centre Report: Development Engineers

✓✓✓✓✓

Review: Q4-10(JUN)

Budget Change (%) 0.0%

		Financial Year: 2009/10				Budget Change (%)		0.0%				
		Month: June		Year To Date to June			OPERATING BUDGET PERFORMANCE					
RESULTS BY COST CENTRE		Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
1850 - Development Assessment Engine		31,957	27,948	320,441	318,500	-1,941	<input checked="" type="checkbox"/>	0	318,500			
1851 - Infrastructure Restoration		-92,329	-23,000	-593,237	-500,000	93,237	<input checked="" type="checkbox"/>	0	-500,000			
NET EXPENDITURE / (REVENUE)		(60,371)	4,948	(272,795)	(181,500)	91,295	<input checked="" type="checkbox"/>	0	(181,500)			
NET OPERATING RESULT BY RESOURCE GROUPS												
User Fees		95,667	26,163	662,164	558,000	-104,164	<input checked="" type="checkbox"/>	0	558,000	558,000	0	Variance is due to a resurgence of construction activity in this quarter
TOTAL REVENUE		95,667	26,163	662,164	558,000	(104,164)	<input checked="" type="checkbox"/>	0	558,000	558,000	0	
Employee Costs		34,818	28,500	342,837	345,300	2,463	<input checked="" type="checkbox"/>	0	345,300	345,300	0	Variance is due to unbudgeted infrastructure restoration costs and is beyond Council's control
Materials & Contracts		808	0	16,069	0	-16,069	<input checked="" type="checkbox"/>	0	0	0	0	
Operating Expense		320	337	3,262	4,000	738	<input type="checkbox"/>	0	4,000	4,000	0	
Capital Costs		-2,916	0	0	0	0	<input type="checkbox"/>	0	0	0	0	
TOTAL OPERATING EXPENSE		33,029	28,837	362,168	349,300	(12,868)	<input checked="" type="checkbox"/>	0	349,300	349,300	0	
Surplus/ (Deficit) - Direct Control		62,638	(2,674)	299,995	208,700	(91,295)	<input checked="" type="checkbox"/>	0	208,700	208,700	0	
Internal Services		2,267	2,274	27,200	27,200	-0	<input type="checkbox"/>	0	27,200	27,200	0	
Surplus/(Deficit) -Indirect Control		(2,267)	(2,274)	(27,200)	(27,200)	0	<input type="checkbox"/>	0	(27,200)	(27,200)	0	
NET SURPLUS/ (DEFICIT)		60,371	(4,948)	272,795	181,500	(91,295)	<input checked="" type="checkbox"/>	0	181,500	181,500	0	



## Responsibility Centre Report: Bush & Nat Resources

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Review: Q4-10(JUN)

Budget Change (%) 0.0%

Financial Year: 2009/10		Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2404 - Bushland Maintenance	172,803	161,710	1,106,106	1,222,300	116,194	<input checked="" type="checkbox"/>	0	1,222,300		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>172,803</b>	<b>161,710</b>	<b>1,106,106</b>	<b>1,222,300</b>	<b>116,194</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>1,222,300</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Other Revenue	0	0	918	0	-918	<input type="checkbox"/>	0	0	0	0
Grants	0	0	5,000	0	-5,000	<input checked="" type="checkbox"/>	0	0	0	0
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>5,918</b>	<b>0</b>	<b>(5,918)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Employee Costs	60,931	117,738	657,711	826,900	169,189	<input checked="" type="checkbox"/>	0	826,900	826,900	0
Materials & Contracts	93,299	27,899	266,326	199,100	-67,226	<input checked="" type="checkbox"/>	0	199,100	199,100	0
Operating Expense	7,803	1,962	21,097	27,100	6,003	<input checked="" type="checkbox"/>	0	27,100	27,100	0
Capital Costs	-2,811	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>159,223</b>	<b>147,599</b>	<b>945,134</b>	<b>1,053,100</b>	<b>107,966</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>1,053,100</b>	<b>1,053,100</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(159,223)</b>	<b>(147,599)</b>	<b>(939,217)</b>	<b>(1,053,100)</b>	<b>(113,883)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(1,053,100)</b>	<b>(1,053,100)</b>	<b>0</b>
Depreciation	189	25	2,219	300	-1,919	<input checked="" type="checkbox"/>	0	300	300	0
Internal Services	13,392	14,086	164,670	168,900	4,230	<input checked="" type="checkbox"/>	0	168,900	168,900	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(13,580)</b>	<b>(14,111)</b>	<b>(166,889)</b>	<b>(169,200)</b>	<b>(2,311)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(169,200)</b>	<b>(169,200)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(172,803)</b>	<b>(161,710)</b>	<b>(1,106,106)</b>	<b>(1,222,300)</b>	<b>(116,194)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(1,222,300)</b>	<b>(1,222,300)</b>	<b>0</b>

Lower than expected actual costs due to staff vacancies.  
Higher costs due to the use of contractors to cover for staff vacancies.




## Responsibility Centre Report: Depot Support Service

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Review: Q4-10(JUN)

Budget Change (%) 0.0%


				Financial Year: 2009/10				Budget Change (%)		0.0%	
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE		Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
3100 - Management Support - Depot Ser		41,094	-250,302	238,954	98,400	-140,554	⊗	0	98,400		
NET EXPENDITURE / (REVENUE)		41,094	(250,302)	238,954	98,400	(140,554)	⊗	0	98,400		
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees		0	288,500	135,487	288,500	153,013	⊗	0	288,500	288,500	0
Other Revenue		1,135	0	14,765	11,000	-3,765	✓	0	11,000	11,000	0
TOTAL REVENUE		1,135	288,500	150,252	299,500	149,248	⊗	0	299,500	299,500	0
Employee Costs		25,865	31,813	266,987	295,500	28,513	✓	0	295,500	295,500	0
Materials & Contracts		3,254	798	6,852	9,400	2,548	✓	0	9,400	9,400	0
Operating Expense		6,420	2,525	58,046	56,300	-1,746	⊗	0	56,300	56,300	0
Capital Costs		-1,727	0	0	0	0	□	0	0	0	0
TOTAL OPERATING EXPENSE		33,812	35,136	331,885	361,200	29,315	✓	0	361,200	361,200	0
Surplus/ (Deficit) - Direct Control		(32,678)	253,364	(181,633)	(61,700)	119,933	⊗	0	(61,700)	(61,700)	0
Internal Services		8,416	3,062	57,321	36,700	-20,621	⊗	0	36,700	36,700	0
Surplus/(Deficit) -Indirect Control		(8,416)	(3,062)	(57,321)	(36,700)	20,621	⊗	0	(36,700)	(36,700)	0
NET SURPLUS/ (DEFICIT)		(41,094)	250,302	(238,954)	(98,400)	140,554	⊗	0	(98,400)	(98,400)	0

Lower actual costs due to part payment of bus shelter advertising revenue.

Lower actual costs due to staff vacancies.



## Responsibility Centre Report: Fleet Operations

				Financial Year: 2009/10				Review: Q4-10(JUN)		Budget Change (%) 0.0%	
		Month: June		Year To Date to June			OPERATING BUDGET PERFORMANCE				
RESULTS BY COST CENTRE		Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
3254 - Workshop		34,218	30,514	360,971	356,100	-4,871	☒	0	356,100		
3250 - Management Support - Fleet Ope		17,851	12,762	154,626	152,000	-2,626	☒	0	152,000		
3251 - Operational Fleet		-29,703	64,736	-444,403	-483,200	-38,797	☒	0	-483,200		
3252 - Passenger Fleet		5,190	12,875	-525,648	-552,000	-26,352	☒	0	-552,000		
3253 - Small Plant & Equipment		6,233	4,624	47,012	55,400	8,388	☑	0	55,400		
NET EXPENDITURE / (REVENUE)		33,789	125,511	(407,442)	(471,700)	(64,258)	☒	0	(471,700)		
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees		32,389	27,600	327,828	320,000	-7,828	☑	0	320,000	320,000	0
Other Revenue		1,155	2,000	18,943	24,000	5,057	☒	0	24,000	24,000	0
TOTAL REVENUE		33,544	29,600	346,771	344,000	(2,771)	☑	0	344,000	344,000	0
Employee Costs		88,479	53,714	620,643	566,400	-54,243	☒	0	566,400	566,400	0
Materials & Contracts		130,699	60,612	928,419	814,500	-113,919	☒	0	814,500	814,500	0
Operating Expense		16,368	205,262	360,360	465,300	104,940	☑	0	465,300	465,300	0
Capital Costs		-2,036	0	0	0	0	☐	0	0	0	0
TOTAL OPERATING EXPENSE		233,510	319,588	1,909,421	1,846,200	(63,221)	☒	0	1,846,200	1,846,200	0
Surplus/ (Deficit) - Direct Control		(199,966)	(289,988)	(1,562,650)	(1,502,200)	60,450	☒	0	(1,502,200)	(1,502,200)	0
Depreciation		122,422	124,112	1,492,599	1,489,300	-3,299	☒	0	1,489,300	1,489,300	0
Internal Services		-288,600	-288,589	-3,462,690	-3,463,200	-510	☐	0	-3,463,200	-3,463,200	0
Surplus/(Deficit) -Indirect Control		166,178	164,477	1,970,092	1,973,900	3,808	☒	0	1,973,900	1,973,900	0
NET SURPLUS/ (DEFICIT)		(33,789)	(125,511)	407,442	471,700	64,258	☒	0	471,700	471,700	0

Higher than expected repair and servicing costs for operational plant and fleet and increased fuel costs.

Lower than expected insurance premium costs.

Higher than expected repair and servicing costs for operational plant and fleet and increased fuel costs.  
Lower than expected insurance premium costs.





## Responsibility Centre Report: Maint & Construction

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Review: Q4-10(JUN)

Budget Change [%] 0.0%

Financial Year: 2009/10		Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
3150 - Mgt Support - Maintenance & Cor	21,280	19,126	280,578	280,000	-578	<input type="checkbox"/>	0	280,000		
3153 - Footpath Maintenance	96,670	83,175	931,429	900,800	-30,629	<input checked="" type="checkbox"/>	0	900,800		
3154 - Kerb & Gutter Maintenance	59,719	26,923	194,705	194,400	-305	<input type="checkbox"/>	0	194,400		
3155 - Patching	42,205	19,560	181,255	176,900	-4,355	<input checked="" type="checkbox"/>	0	176,900		
3157 - Road Maintenance	430,140	338,061	3,638,861	3,838,100	199,239	<input checked="" type="checkbox"/>	0	3,838,100		
3158 - Road Maintenance - Road Should	111,658	42,413	364,869	343,000	-21,869	<input checked="" type="checkbox"/>	0	343,000		
3159 - Car Parks	15,926	17,673	196,603	212,000	15,397	<input checked="" type="checkbox"/>	0	212,000		
3151 - Access Crossings	2,829	-9,103	-23,326	-41,100	-17,774	<input checked="" type="checkbox"/>	0	-41,100		
3156 - Restorations	-77,485	-116,737	-541,881	-581,400	-39,519	<input checked="" type="checkbox"/>	0	-581,400		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>702,941</b>	<b>421,091</b>	<b>5,223,091</b>	<b>5,322,700</b>	<b>99,609</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>5,322,700</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	153,740	172,363	1,600,338	1,498,400	-101,938	<input checked="" type="checkbox"/>	0	1,498,400	1,498,400	0
Grants	0	16,300	308,000	280,000	-28,000	<input checked="" type="checkbox"/>	0	280,000	280,000	0
<b>TOTAL REVENUE</b>	<b>153,740</b>	<b>188,663</b>	<b>1,908,338</b>	<b>1,778,400</b>	<b>(129,938)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>1,778,400</b>	<b>1,778,400</b>	<b>0</b>
Employee Costs	100,479	164,924	1,306,974	1,466,500	159,526	<input checked="" type="checkbox"/>	0	1,466,500	1,466,500	0
Materials & Contracts	453,843	118,084	2,030,141	1,711,500	-318,641	<input checked="" type="checkbox"/>	0	1,711,500	1,711,500	0
Operating Expense	1,396	2,450	23,571	31,900	8,329	<input checked="" type="checkbox"/>	0	31,900	31,900	0
Capital Costs	-9,627	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>546,091</b>	<b>285,458</b>	<b>3,360,686</b>	<b>3,209,900</b>	<b>(150,786)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>3,209,900</b>	<b>3,209,900</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(392,351)</b>	<b>(96,795)</b>	<b>(1,452,348)</b>	<b>(1,431,500)</b>	<b>20,848</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(1,431,500)</b>	<b>(1,431,500)</b>	<b>0</b>
Depreciation	283,869	297,737	3,453,922	3,572,800	118,878	<input checked="" type="checkbox"/>	0	3,572,800	3,572,800	0
Internal Services	26,722	26,559	316,821	318,400	1,579	<input checked="" type="checkbox"/>	0	318,400	318,400	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(310,590)</b>	<b>(324,296)</b>	<b>(3,770,744)</b>	<b>(3,891,200)</b>	<b>(120,456)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(3,891,200)</b>	<b>(3,891,200)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(702,941)</b>	<b>(421,091)</b>	<b>(5,223,091)</b>	<b>(5,322,700)</b>	<b>(99,609)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(5,322,700)</b>	<b>(5,322,700)</b>	<b>0</b>


Higher than expected restoration revenue from utility companies.  
Re-allocation of grant monies required as some of the funding is for RTA street lighting subsidy and Block Grant.

Lower actual costs due to vacancies.  
Higher costs due to contractors undertaking footpath, roads and kerb and gutter maintenance due to staff shortages.



## Responsibility Centre Report: Mgmt Sup Operations

Review: Q4-10(JUN)  
Budget Change (%) 0.0%

			Financial Year: 2009/10				Review: Q4-10(JUN)		Budget Change (%)		0.0%			
	Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE						
	RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action			
2550 - Open Space Project Management	7,673	10,564	127,284	121,400	-5,884	☒	0	121,400			Still awaiting final RTA grant monies and reconciliation of accounts.			
2900 - Management Support - Operation	44,163	23,813	359,094	296,900	-62,194	☒	0	296,900						
2902 - Rural Fire Brigade Services	19,821	261	165,345	145,000	-20,345	☒	0	145,000						
2903 - SES Services	5,680	6,800	178,917	186,000	7,083	☑	0	186,000						
2901 - Public Lighting	-112,721	-28,875	1,263,328	1,469,500	206,172	☑	0	1,469,500						
NET EXPENDITURE / (REVENUE)	(35,384)	12,563	2,093,968	2,218,800	124,832	☑	0	2,218,800						
NET OPERATING RESULT BY RESOURCE GROUPS														
Other Revenue	0	0	1,751	0	-1,751	☑	0	0				0	0	Higher salaries for management support due to restructure. Payment for temporary staff to complete outstanding correspondence and works due to staff shortages in design and projects. Relates to street lighting charges not being recognised.
Grants	261,000	235,663	297,000	276,000	-21,000	☑	0	276,000				276,000	0	
TOTAL REVENUE	261,000	235,663	298,751	276,000	(22,751)	☑	0	276,000				276,000	0	
Employee Costs	33,155	21,600	303,029	261,400	-41,629	☒	0	261,400	261,400	0				
Materials & Contracts	22,060	4,727	278,320	263,700	-14,620	☒	0	263,700	263,700	0				
Operating Expense	154,810	203,912	1,582,238	1,753,900	171,662	☑	0	1,753,900	1,753,900	0				
Capital Costs	-3,151	0	0	0	0	☐	0	0	0	0				
TOTAL OPERATING EXPENSE	206,874	230,239	2,163,586	2,279,000	115,414	☑	0	2,279,000	2,279,000	0				
Surplus/ (Deficit) - Direct Control	54,126	5,424	(1,864,836)	(2,003,000)	(138,164)	☑	0	(2,003,000)	(2,003,000)	0				
Depreciation	2,949	2,050	35,914	24,600	-11,314	☒	0	24,600	24,600	0				
Internal Services	15,792	15,937	193,219	191,200	-2,019	☒	0	191,200	191,200	0				
Surplus/(Deficit) -Indirect Control	(18,741)	(17,987)	(229,132)	(215,800)	13,332	☒	0	(215,800)	(215,800)	0				
NET SURPLUS/ (DEFICIT)	35,384	(12,563)	(2,093,968)	(2,218,800)	(124,832)	☑	0	(2,218,800)	(2,218,800)	0				

Still awaiting final RTA grant monies and reconciliation of accounts.

Higher salaries for management support due to restructure.  
Payment for temporary staff to complete outstanding correspondence and works due to staff shortages in design and projects.  
Relates to street lighting charges not being recognised.



## Responsibility Centre Report: Plant Nursery

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Review: Q4-10(JUN)

Budget Change (%) 0.0%

Financial Year: 2009/10		Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2500 - Plant Nursery	21,720	5,826	136,288	117,300	-18,988	<input checked="" type="checkbox"/>	0	117,300		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>21,720</b>	<b>5,826</b>	<b>136,288</b>	<b>117,300</b>	<b>(18,988)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>117,300</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	13,819	11,600	95,566	100,000	4,434	<input checked="" type="checkbox"/>	0	100,000	100,000	0
<b>TOTAL REVENUE</b>	<b>13,819</b>	<b>11,600</b>	<b>95,566</b>	<b>100,000</b>	<b>4,434</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>
Employee Costs	16,731	14,837	172,859	168,100	-4,759	<input checked="" type="checkbox"/>	0	168,100	168,100	0
Materials & Contracts	621	3,388	35,547	40,700	5,153	<input checked="" type="checkbox"/>	0	40,700	40,700	0
Operating Expense	18,541	275	40,108	21,300	-18,808	<input checked="" type="checkbox"/>	0	21,300	21,300	0
Statutory Levies	30	0	30	0	-30	<input type="checkbox"/>	0	0	0	0
Capital Costs	-563	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>35,361</b>	<b>18,500</b>	<b>248,544</b>	<b>230,100</b>	<b>(18,444)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>230,100</b>	<b>230,100</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(21,542)</b>	<b>(6,900)</b>	<b>(152,978)</b>	<b>(130,100)</b>	<b>22,878</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(130,100)</b>	<b>(130,100)</b>	<b>0</b>
Depreciation	774	813	9,411	9,800	389	<input type="checkbox"/>	0	9,800	9,800	0
Internal Services	-595	-1,887	-26,101	-22,600	3,501	<input checked="" type="checkbox"/>	0	-22,600	-22,600	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(179)</b>	<b>1,074</b>	<b>16,690</b>	<b>12,800</b>	<b>(3,890)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>12,800</b>	<b>12,800</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(21,720)</b>	<b>(5,826)</b>	<b>(136,288)</b>	<b>(117,300)</b>	<b>18,988</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(117,300)</b>	<b>(117,300)</b>	<b>0</b>

Due to a stocktake variance



## Responsibility Centre Report: Parks

☐

Financial Year: 2009/10

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June Year To Date to June

### OPERATING BUDGET PERFORMANCE

RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2450 - Management Support Open Space	44,924	38,674	435,549	457,400	21,851	<input checked="" type="checkbox"/>	0	457,400		
2457 - Parks Maintenance	198,190	198,942	2,013,921	2,111,100	97,179	<input checked="" type="checkbox"/>	0	2,111,100		
2558 - St Ives Showground	48,768	23,338	296,590	296,500	-90	<input type="checkbox"/>	0	296,500		
2452 - Playground Maintenance	14,488	4,625	87,024	76,300	-10,724	<input checked="" type="checkbox"/>	0	76,300		

NET EXPENDITURE / (REVENUE)	306,371	265,579	2,833,084	2,941,300	108,216	<input checked="" type="checkbox"/>	0	2,941,300		
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### NET OPERATING RESULT BY RESOURCE GROUPS

User Fees	0	0	-83	0	83	<input type="checkbox"/>	0	0	0	0	
Other Revenue	0	0	-37	0	37	<input type="checkbox"/>	0	0	0	0	
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>(121)</b>	<b>0</b>	<b>121</b>	<input type="checkbox"/>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Employee Costs	171,248	148,375	1,660,966	1,683,500	22,534	<input checked="" type="checkbox"/>	0	1,683,500	1,683,500	0	Minor variation due to staff vacancy.
Materials & Contracts	94,113	61,688	576,179	608,700	32,521	<input checked="" type="checkbox"/>	0	608,700	608,700	0	Lower than expected contract works.
Operating Expense	11,428	8,002	87,402	78,800	-8,602	<input checked="" type="checkbox"/>	0	78,800	78,800	0	
Statutory Levies	0	0	5	0	-5	<input type="checkbox"/>	0	0	0	0	
Capital Costs	-8,567	0	0	0	0	<input type="checkbox"/>	0	0	0	0	
<b>TOTAL OPERATING EXPENSE</b>	<b>268,222</b>	<b>218,065</b>	<b>2,324,551</b>	<b>2,371,000</b>	<b>46,449</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>2,371,000</b>	<b>2,371,000</b>	<b>0</b>	
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(268,222)</b>	<b>(218,065)</b>	<b>(2,324,672)</b>	<b>(2,371,000)</b>	<b>(46,328)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(2,371,000)</b>	<b>(2,371,000)</b>	<b>0</b>	
Depreciation	21,322	26,788	259,900	321,500	61,600	<input checked="" type="checkbox"/>	0	321,500	321,500	0	
Internal Services	16,826	20,726	248,512	248,800	288	<input type="checkbox"/>	0	248,800	248,800	0	
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(38,149)</b>	<b>(47,514)</b>	<b>(508,412)</b>	<b>(570,300)</b>	<b>(61,888)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(570,300)</b>	<b>(570,300)</b>	<b>0</b>	
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(306,371)</b>	<b>(265,579)</b>	<b>(2,833,084)</b>	<b>(2,941,300)</b>	<b>(108,216)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(2,941,300)</b>	<b>(2,941,300)</b>	<b>0</b>	



## Responsibility Centre Report: Sport & Recreation

☐

Review: Q4-10(JUN)

Budget Change [%] 0.0%

		Financial Year: 2009/10						OPERATING BUDGET PERFORMANCE		
		Month: June		Year To Date to June				30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget			
2551 - Gordon Golf Course - Expenditure	66,695	57,522	639,560	643,500	3,940	<input checked="" type="checkbox"/>	0	643,500		
2552 - North Turrumurra Golf Course - B	46,527	43,511	596,904	552,100	-44,804	<input checked="" type="checkbox"/>	0	552,100		
2557 - Sportsfield Maintenance	159,288	148,546	1,806,195	1,852,400	46,205	<input checked="" type="checkbox"/>	0	1,852,400		
2553 - West Pymble Pool	9,763	2,711	116,648	39,600	-77,048	<input checked="" type="checkbox"/>	0	39,600		
2555 - Tennis Courts - Expenditure	17,303	10,363	132,897	131,800	-1,097	<input checked="" type="checkbox"/>	0	131,800		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>299,575</b>	<b>262,653</b>	<b>3,292,204</b>	<b>3,219,400</b>	<b>(72,804)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>3,219,400</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	0	0	4,688	0	-4,688	<input checked="" type="checkbox"/>	0	0	0	
Other Revenue	0	0	-17	0	17	<input type="checkbox"/>	0	0	0	
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>4,671</b>	<b>0</b>	<b>(4,671)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>0</b>	<b>0</b>	
Employee Costs	138,365	128,785	1,473,182	1,490,500	17,318	<input checked="" type="checkbox"/>	0	1,490,500	1,490,500	0
Materials & Contracts	79,422	68,237	729,485	823,200	93,715	<input checked="" type="checkbox"/>	0	823,200	823,200	0
Operating Expense	21,152	6,048	276,298	191,100	-85,198	<input checked="" type="checkbox"/>	0	191,100	191,100	0
Capital Costs	-5,268	0	0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>233,671</b>	<b>203,070</b>	<b>2,478,966</b>	<b>2,504,800</b>	<b>25,834</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>2,504,800</b>	<b>2,504,800</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(233,671)</b>	<b>(203,070)</b>	<b>(2,474,295)</b>	<b>(2,504,800)</b>	<b>(30,505)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(2,504,800)</b>	<b>(2,504,800)</b>	<b>0</b>
s94 Contributions	330	0	330	0	-330	<input type="checkbox"/>	0	0	0	0
Depreciation	25,735	18,361	315,144	220,200	-94,944	<input checked="" type="checkbox"/>	0	220,200	220,200	0
Internal Services	39,839	41,222	502,436	494,400	-8,036	<input checked="" type="checkbox"/>	0	494,400	494,400	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(65,904)</b>	<b>(59,583)</b>	<b>(817,909)</b>	<b>(714,600)</b>	<b>103,309</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(714,600)</b>	<b>(714,600)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(299,575)</b>	<b>(262,653)</b>	<b>(3,292,204)</b>	<b>(3,219,400)</b>	<b>72,804</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(3,219,400)</b>	<b>(3,219,400)</b>	<b>0</b>

Due to staff vacancies.  
Lower than expected costs for materials and contractors at Gordon golf Course and sportsfields.  
Higher costs for water and electricity charges.





## Responsibility Centre Report: Street Sweep & Litter

☐

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
3152 - Drainage Maintenance & Repair	107,011	113,348	1,089,440	1,142,700	53,260	<input checked="" type="checkbox"/>	0	1,142,700		
3300 - Litter Control & Clearing	38,679	25,661	379,367	321,700	-57,667	<input checked="" type="checkbox"/>	0	321,700		
3301 - Routine Pit Clearance	16,628	17,524	184,841	197,000	12,159	<input checked="" type="checkbox"/>	0	197,000		
3302 - Street Sweeping	95,474	92,724	858,583	892,800	34,217	<input checked="" type="checkbox"/>	0	892,800		
3303 - Unformed Shoulder Clearing	4,763	14,462	164,542	182,800	18,258	<input checked="" type="checkbox"/>	0	182,800		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>262,555</b>	<b>263,719</b>	<b>2,676,774</b>	<b>2,737,000</b>	<b>60,226</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>2,737,000</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Employee Costs	96,957	128,113	966,006	1,082,300	116,294	<input checked="" type="checkbox"/>	0	1,082,300	1,082,300	0 Lower costs due to staff vacancies.
Materials & Contracts	92,248	56,963	791,528	711,600	-79,928	<input checked="" type="checkbox"/>	0	711,600	711,600	0 Higher costs due to agency staff and contractors.
Operating Expense	267	1,411	9,071	16,800	7,729	<input checked="" type="checkbox"/>	0	16,800	16,800	0
Capital Costs	-3,255	0	-0	0	0	<input type="checkbox"/>	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>186,217</b>	<b>186,487</b>	<b>1,766,605</b>	<b>1,810,700</b>	<b>44,095</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>1,810,700</b>	<b>1,810,700</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(186,217)</b>	<b>(186,487)</b>	<b>(1,766,605)</b>	<b>(1,810,700)</b>	<b>(44,095)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(1,810,700)</b>	<b>(1,810,700)</b>	<b>0</b>
Profit on Asset Sales	922	0	922	0	-922	<input type="checkbox"/>	0	0	0	0
Depreciation	39,937	41,937	485,926	503,200	17,274	<input checked="" type="checkbox"/>	0	503,200	503,200	0
Internal Services	35,479	35,295	423,321	423,100	-221	<input type="checkbox"/>	0	423,100	423,100	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(76,338)</b>	<b>(77,232)</b>	<b>(910,169)</b>	<b>(926,300)</b>	<b>(16,131)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(926,300)</b>	<b>(926,300)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(262,555)</b>	<b>(263,719)</b>	<b>(2,676,774)</b>	<b>(2,737,000)</b>	<b>(60,226)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(2,737,000)</b>	<b>(2,737,000)</b>	<b>0</b>



## Responsibility Centre Report: Trade Services



Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2250 - Cleaning Services	30,667	38,939	220,817	259,400	38,583	✓	0	259,400		
3200 - Management Support - Trade Ser	4,034	19,850	231,602	234,900	3,298	✓	0	234,900		
3201 - Building Management	184,504	155,901	1,374,388	1,345,000	-29,388	✗	0	1,345,000		
2025 - Security Services	18,153	11,361	124,006	136,200	12,194	✓	0	136,200		
NET EXPENDITURE / (REVENUE)	237,358	226,051	1,950,812	1,975,500	24,688	✓	0	1,975,500		
NET OPERATING RESULT BY RESOURCE GROUPS										
Pension Rebates	0	0	0	0	0	□	0	0	0	Lower costs due to staff working on projects.
Other Revenue	0	87	250	1,000	750	□	0	1,000	1,000	
TOTAL REVENUE	0	87	250	1,000	750	□	0	1,000	1,000	
Employee Costs	105,570	101,313	1,067,641	1,068,200	559	□	0	1,068,200	1,068,200	
Materials & Contracts	183,215	122,326	831,828	878,400	46,572	✓	0	878,400	878,400	
Operating Expense	15,392	12,074	138,984	144,800	5,816	✓	0	144,800	144,800	
Capital Costs	-18,365	0	0	0	0	□	0	0	0	
TOTAL OPERATING EXPENSE	285,812	235,713	2,038,453	2,091,400	52,947	✓	0	2,091,400	2,091,400	
Surplus/ (Deficit) - Direct Control	(285,812)	(235,626)	(2,038,203)	(2,090,400)	(52,197)	✓	0	(2,090,400)	(2,090,400)	
s94 Contributions	0	0	66	0	-66	□	0	0	0	
Depreciation	10,218	8,226	123,272	98,800	-24,472	✗	0	98,800	98,800	
Internal Services	-58,672	-17,801	-210,729	-213,700	-2,971	✗	0	-213,700	-213,700	
Surplus/(Deficit) -Indirect Control	48,454	9,575	87,391	114,900	27,509	✗	0	114,900	114,900	
NET SURPLUS/ (DEFICIT)	(237,358)	(226,051)	(1,950,812)	(1,975,500)	(24,688)	✓	0	(1,975,500)	(1,975,500)	0

Lower costs due to staff working on projects.



## Responsibility Centre Report: Traffic & Projects

☐

Financial Year: 2009/10

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June	Year To Date to June
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### OPERATING BUDGET PERFORMANCE

RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2950 - Investigation & Design	631	10,587	229,012	203,900	-25,112	<input checked="" type="checkbox"/>	0	203,900		
2952 - Traffic Management	105,291	42,736	235,497	240,400	4,903	<input checked="" type="checkbox"/>	0	240,400		
2951 - Road Safety	3,750	-2,889	53,665	59,600	5,935	<input checked="" type="checkbox"/>	0	59,600		
2953 - Road Safety Programs	2,338	2,901	6,241	36,500	30,259	<input checked="" type="checkbox"/>	0	36,500		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>112,010</b>	<b>53,335</b>	<b>524,415</b>	<b>540,400</b>	<b>15,985</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>540,400</b>		

### NET OPERATING RESULT BY RESOURCE GROUPS

User Fees	-2,581	2,175	323,159	284,100	-39,059	<input checked="" type="checkbox"/>	0	284,100	284,100	0	Higher than expected income from Works Zones and other traffic related matters.
Other Revenue	3,360	0	39,288	0	-39,288	<input checked="" type="checkbox"/>	0	0	0	0	Unexpected income.
Grants	41,287	21,400	84,699	78,400	-6,299	<input checked="" type="checkbox"/>	0	78,400	78,400	0	
<b>TOTAL REVENUE</b>	<b>42,066</b>	<b>23,575</b>	<b>447,146</b>	<b>362,500</b>	<b>(84,646)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>362,500</b>	<b>362,500</b>	<b>0</b>	
Employee Costs	54,856	55,750	642,165	642,600	435	<input type="checkbox"/>	0	642,600	642,600	0	Costs with expected allowances.
Materials & Contracts	91,958	9,950	188,204	121,600	-66,604	<input checked="" type="checkbox"/>	0	121,600	121,600	0	Increased cost due to replacing rumble bars and other traffic devices because of increased income from work zones.
Operating Expense	6,162	3,036	41,132	40,700	-432	<input type="checkbox"/>	0	40,700	40,700	0	
Capital Costs	-7,051	0	-0	0	0	<input type="checkbox"/>	0	0	0	0	
<b>TOTAL OPERATING EXPENSE</b>	<b>145,924</b>	<b>68,736</b>	<b>871,502</b>	<b>804,900</b>	<b>(66,602)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>804,900</b>	<b>804,900</b>	<b>0</b>	
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(103,858)</b>	<b>(45,161)</b>	<b>(424,356)</b>	<b>(442,400)</b>	<b>(18,044)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(442,400)</b>	<b>(442,400)</b>	<b>0</b>	
Depreciation	160	175	1,947	2,100	153	<input type="checkbox"/>	0	2,100	2,100	0	
Internal Services	7,992	7,999	98,112	95,900	-2,212	<input checked="" type="checkbox"/>	0	95,900	95,900	0	
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(8,152)</b>	<b>(8,174)</b>	<b>(100,060)</b>	<b>(98,000)</b>	<b>2,060</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(98,000)</b>	<b>(98,000)</b>	<b>0</b>	
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(112,010)</b>	<b>(53,335)</b>	<b>(524,415)</b>	<b>(540,400)</b>	<b>(15,985)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(540,400)</b>	<b>(540,400)</b>	<b>0</b>	



## Responsibility Centre Report: Trees

☐

Review: Q4-10(JUN)

Budget Change (%) 0.0%

Month: June		Financial Year: 2009/10		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2601 - Tree Preservation Order	10,859	9,773	110,082	112,700	2,618	<input checked="" type="checkbox"/>	0	112,700		
2652 - Tree Maintenance	224,289	114,184	1,419,640	1,363,300	-56,340	<input checked="" type="checkbox"/>	0	1,363,300		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>235,148</b>	<b>123,957</b>	<b>1,529,722</b>	<b>1,476,000</b>	<b>(53,722)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>1,476,000</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	9,626	9,775	102,221	117,300	15,079	<input checked="" type="checkbox"/>	0	117,300	117,300	Slightly lower than expected income from TPO applications.
Other Revenue	0	0	59	0	-59	<input type="checkbox"/>	0	0	0	
<b>TOTAL REVENUE</b>	<b>9,626</b>	<b>9,775</b>	<b>102,280</b>	<b>117,300</b>	<b>15,020</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>117,300</b>	<b>117,300</b>	
Employee Costs	86,776	73,549	896,492	873,700	-22,792	<input checked="" type="checkbox"/>	0	873,700	873,700	With expected variations following restructure. Due to increased use of contractors.
Materials & Contracts	145,649	41,387	512,596	494,400	-18,196	<input checked="" type="checkbox"/>	0	494,400	494,400	
Operating Expense	780	524	5,137	6,200	1,063	<input checked="" type="checkbox"/>	0	6,200	6,200	
Capital Costs	-6,338	0	0	0	0	<input type="checkbox"/>	0	0	0	
<b>TOTAL OPERATING EXPENSE</b>	<b>226,866</b>	<b>115,460</b>	<b>1,414,225</b>	<b>1,374,300</b>	<b>(39,925)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>1,374,300</b>	<b>1,374,300</b>	
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(217,240)</b>	<b>(105,685)</b>	<b>(1,311,945)</b>	<b>(1,257,000)</b>	<b>54,945</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(1,257,000)</b>	<b>(1,257,000)</b>	
Internal Services	17,908	18,272	217,777	219,000	1,223	<input checked="" type="checkbox"/>	0	219,000	219,000	
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(17,908)</b>	<b>(18,272)</b>	<b>(217,777)</b>	<b>(219,000)</b>	<b>(1,223)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(219,000)</b>	<b>(219,000)</b>	
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(235,148)</b>	<b>(123,957)</b>	<b>(1,529,722)</b>	<b>(1,476,000)</b>	<b>53,722</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(1,476,000)</b>	<b>(1,476,000)</b>	



## Responsibility Centre Report: Mgmt Sup Strategy

☐

Financial Year: 2009/10

Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE				
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2350 - Management Support - Strategy	32,866	32,298	371,073	384,100	13,027	<input checked="" type="checkbox"/>	0	384,100		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>32,866</b>	<b>32,298</b>	<b>371,073</b>	<b>384,100</b>	<b>13,027</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>384,100</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Employee Costs	17,843	25,000	302,807	295,600	-7,207	<input checked="" type="checkbox"/>	0	295,600	295,600	0
Materials & Contracts	5,031	2,311	15,475	27,600	12,125	<input checked="" type="checkbox"/>	0	27,600	27,600	0
Operating Expense	8,254	2,562	31,646	31,800	154	<input type="checkbox"/>	0	31,800	31,800	0
<b>TOTAL OPERATING EXPENSE</b>	<b>31,128</b>	<b>29,873</b>	<b>349,929</b>	<b>355,000</b>	<b>5,071</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>355,000</b>	<b>355,000</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(31,128)</b>	<b>(29,873)</b>	<b>(349,929)</b>	<b>(355,000)</b>	<b>(5,071)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(355,000)</b>	<b>(355,000)</b>	<b>0</b>
Depreciation	88	88	1,083	1,100	17	<input type="checkbox"/>	0	1,100	1,100	0
Internal Services	1,650	2,337	20,062	28,000	7,939	<input checked="" type="checkbox"/>	0	28,000	28,000	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(1,738)</b>	<b>(2,425)</b>	<b>(21,145)</b>	<b>(29,100)</b>	<b>(7,955)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(29,100)</b>	<b>(29,100)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(32,866)</b>	<b>(32,298)</b>	<b>(371,073)</b>	<b>(384,100)</b>	<b>(13,027)</b>	<input checked="" type="checkbox"/>	<b>0</b>	<b>(384,100)</b>	<b>(384,100)</b>	<b>0</b>

Savings in materials and contracts





## Responsibility Centre Report: Corporate Planning & Sustainability

Review: Q4-10(JUN)

Budget Change [%] 0.0%

		Financial Year: 2009/10								
		Month: June		Year To Date to June				OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2355 - Environmental Levy	-1,393	4,486	52,700	53,700	1,000	✓	0	53,700		
2406 - Community Volunteer Programs	18,814	16,263	191,607	188,400	-3,207	✗	0	188,400		
2408 - Environmental Management	39,251	37,802	469,884	446,100	-23,784	✗	0	446,100		
2400 - Corporate Planning	28,995	35,300	373,029	434,000	60,971	✓	0	434,000		
2750 - Open Space Planning	32,823	21,790	325,879	254,000	-71,879	✗	0	254,000		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>118,490</b>	<b>115,641</b>	<b>1,413,099</b>	<b>1,376,200</b>	<b>(36,899)</b>	<b>✗</b>	<b>0</b>	<b>1,376,200</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
User Fees	0	0	1,650	0	-1,650	✓	0	0	0	0
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>1,650</b>	<b>0</b>	<b>(1,650)</b>	<b>✓</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Employee Costs	113,806	97,052	1,184,596	1,144,800	-39,796	✗	0	1,144,800	1,144,800	0
Materials & Contracts	3,859	4,003	35,946	48,300	12,354	✓	0	48,300	48,300	0
Operating Expense	4,528	3,213	39,379	46,800	7,421	✓	0	46,800	46,800	0
Capital Costs	-15,829	0	0	0	0	✗	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>106,364</b>	<b>104,268</b>	<b>1,259,921</b>	<b>1,239,900</b>	<b>(20,021)</b>	<b>✗</b>	<b>0</b>	<b>1,239,900</b>	<b>1,239,900</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(106,364)</b>	<b>(104,268)</b>	<b>(1,258,271)</b>	<b>(1,239,900)</b>	<b>18,371</b>	<b>✗</b>	<b>0</b>	<b>(1,239,900)</b>	<b>(1,239,900)</b>	<b>0</b>
Depreciation	3,971	1,763	48,390	21,200	-27,190	✗	0	21,200	21,200	0
Internal Services	8,155	9,610	106,438	115,100	8,662	✓	0	115,100	115,100	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(12,126)</b>	<b>(11,373)</b>	<b>(154,828)</b>	<b>(136,300)</b>	<b>18,528</b>	<b>✗</b>	<b>0</b>	<b>(136,300)</b>	<b>(136,300)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(118,490)</b>	<b>(115,641)</b>	<b>(1,413,099)</b>	<b>(1,376,200)</b>	<b>36,899</b>	<b>✗</b>	<b>0</b>	<b>(1,376,200)</b>	<b>(1,376,200)</b>	<b>0</b>




## Responsibility Centre Report: Strategic Asset and Property Management

✓✓✓✓✓

Review: Q4-10(JUN)

Budget Change (%) 0.0%

		Financial Year: 2009/10						Budget Change (%)		0.0%	
		Month: June		Year To Date to June					OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action	
2251 - Strategic Asset & Property Manag	229,448	99,115	41,905	109,000	67,095	✓	0	109,000			
NET EXPENDITURE / (REVENUE)	229,448	99,115	41,905	109,000	67,095	✓	0	109,000			
NET OPERATING RESULT BY RESOURCE GROUPS											
User Fees	-38,320	12,400	990,031	993,700	3,669	✗	0	993,700	993,700	0	additional rental income from extended occupancy at St Ives petrol station site.
Other Revenue	-45,282	-24,600	181,730	68,000	-113,730	✓	0	68,000	68,000	0	additional rental income recovered from low impact telecommunications installations
TOTAL REVENUE	(83,602)	(12,200)	1,171,760	1,061,700	(110,060)	✓	0	1,061,700	1,061,700	0	
Employee Costs	44,670	33,912	358,488	403,600	45,112	✓	0	403,600	403,600	0	savings due to staff vacancy during the period
Materials & Contracts	7,091	1,900	19,717	22,800	3,083	✓	0	22,800	22,800	0	a combination of higher costs for electricity & water at Council Chambers, and valuation costs to be funded through s.94
Operating Expense	33,627	15,399	340,658	315,800	-24,858	✗	0	315,800	315,800	0	
Capital Costs	-3,992	0	0	0	0	□	0	0	0	0	
TOTAL OPERATING EXPENSE	81,397	51,211	718,863	742,200	23,337	✓	0	742,200	742,200	0	
Surplus/ (Deficit) - Direct Control	(164,999)	(63,411)	452,897	319,500	(133,397)	✓	0	319,500	319,500	0	
Depreciation	27,112	28,263	329,248	339,200	9,952	✓	0	339,200	339,200	0	
Internal Services	37,337	7,441	165,554	89,300	-76,254	✗	0	89,300	89,300	0	unexpected costs associated with urgent building maintenance works required at Chamber
Surplus/(Deficit) -Indirect Control	(64,449)	(35,704)	(494,803)	(428,500)	66,303	✗	0	(428,500)	(428,500)	0	
NET SURPLUS/ (DEFICIT)	(229,448)	(99,115)	(41,905)	(109,000)	(67,095)	✓	0	(109,000)	(109,000)	0	

additional rental income from extended occupancy at St Ives petrol station site.  
additional rental income recovered from low impact telecommunications installations

savings due to staff vacancy during the period

a combination of higher costs for electricity & water at Council Chambers, and valuation costs to be funded through s.94

unexpected costs associated with urgent building maintenance works required at Chamber



## Responsibility Centre Report: Strategic Projects

XXXXX

Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2260 - Strategic Projects	15,333	5,200	57,996	31,700	-26,296	X	0	31,700		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>15,333</b>	<b>5,200</b>	<b>57,996</b>	<b>31,700</b>	<b>(26,296)</b>	<b>X</b>	<b>0</b>	<b>31,700</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Employee Costs	15,284	5,200	56,731	31,700	-25,031	X	0	31,700	31,700	0
Operating Expense	49	0	1,265	0	-1,265	X	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>15,333</b>	<b>5,200</b>	<b>57,996</b>	<b>31,700</b>	<b>(26,296)</b>	<b>X</b>	<b>0</b>	<b>31,700</b>	<b>31,700</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(15,333)</b>	<b>(5,200)</b>	<b>(57,996)</b>	<b>(31,700)</b>	<b>26,296</b>	<b>X</b>	<b>0</b>	<b>(31,700)</b>	<b>(31,700)</b>	<b>0</b>
<b>Surplus/(Deficit) -Indirect Control</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>□</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(15,333)</b>	<b>(5,200)</b>	<b>(57,996)</b>	<b>(31,700)</b>	<b>26,296</b>	<b>X</b>	<b>0</b>	<b>(31,700)</b>	<b>(31,700)</b>	<b>0</b>

Additional employee costs due to the engagement of the manager Strategic Projects in the third quarter.



## Responsibility Centre Report: Urban & Heritage Planning

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Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
2851 - Urban & Heritage Planning	66,286	87,511	1,005,942	1,039,000	33,058	<input checked="" type="checkbox"/>	0	1,039,000		
NET EXPENDITURE / (REVENUE)	66,286	87,511	1,005,942	1,039,000	33,058	<input checked="" type="checkbox"/>	0	1,039,000		
NET OPERATING RESULT BY RESOURCE GROUPS										
Employee Costs	58,897	75,249	887,175	891,900	4,725	<input checked="" type="checkbox"/>	0	891,900	891,900	0
Materials & Contracts	38	2,938	8,599	35,300	26,701	<input checked="" type="checkbox"/>	0	35,300	35,300	0
Operating Expense	1,689	2,787	21,163	33,400	12,237	<input checked="" type="checkbox"/>	0	33,400	33,400	0
Capital Costs	-6,812	0	0	0	0	<input type="checkbox"/>	0	0	0	0
TOTAL OPERATING EXPENSE	53,812	80,974	916,937	960,600	43,663	<input checked="" type="checkbox"/>	0	960,600	960,600	0
Surplus/ (Deficit) - Direct Control	(53,812)	(80,974)	(916,937)	(960,600)	(43,663)	<input checked="" type="checkbox"/>	0	(960,600)	(960,600)	0
Internal Services	12,474	6,537	89,005	78,400	-10,605	<input checked="" type="checkbox"/>	0	78,400	78,400	0
Surplus/(Deficit) -Indirect Control	(12,474)	(6,537)	(89,005)	(78,400)	10,605	<input checked="" type="checkbox"/>	0	(78,400)	(78,400)	0
NET SURPLUS/ (DEFICIT)	(66,286)	(87,511)	(1,005,942)	(1,039,000)	(33,058)	<input checked="" type="checkbox"/>	0	(1,039,000)	(1,039,000)	0

Savings on Legal Fees and External Printing Costs savings advertising and postage. Heritage item review work deferred to Heritage Conservation Area Review / Principal LEP 2010/2011



## Responsibility Centre Report: Domestic Waste

✓✓✓✓✓

Review: Q4-10(JUN)

Budget Change [%] 0.0%

Month: June		Year To Date to June						OPERATING BUDGET PERFORMANCE		
RESULTS BY COST CENTRE	Actual	Budget	Actual	Budget	Variance	Comit'mts	Full Year Budget	30th June Forecast	Variance	Council Meeting Comments - Variance Explanation & Proposed Recovery Action
3350 - Domestic Waste	481,957	454,516	-6,201,402	-6,048,900	152,502	✓	0	-6,048,900		
3352 - Recycling Service	176,418	180,488	2,090,298	2,171,400	81,102	✓	0	2,171,400		
3351 - Green Waste Service	299,198	308,549	3,618,583	3,667,200	48,617	✓	0	3,667,200		
<b>NET EXPENDITURE / (REVENUE)</b>	<b>957,573</b>	<b>943,553</b>	<b>(492,521)</b>	<b>(210,300)</b>	<b>282,221</b>	✓	<b>0</b>	<b>(210,300)</b>		
<b>NET OPERATING RESULT BY RESOURCE GROUPS</b>										
Pension Rebates	-561	0	-321,878	-313,100	8,778	✗	0	-313,100	-313,100	0
Annual DWM & Stormwater Charge	9,069	0	11,418,423	11,340,000	-78,423	✓	0	11,340,000	11,340,000	0
Interest	5,412	0	19,623	0	-19,623	✓	0	0	0	0
Other Revenue	80,149	53,500	1,057,989	1,034,000	-23,989	✓	0	1,034,000	1,034,000	0
Grants	0	0	122,797	109,700	-13,097	✓	0	109,700	109,700	0
<b>TOTAL REVENUE</b>	<b>94,069</b>	<b>53,500</b>	<b>12,296,954</b>	<b>12,170,600</b>	<b>(126,354)</b>	✓	<b>0</b>	<b>12,170,600</b>	<b>12,170,600</b>	<b>0</b>
Employee Costs	29,649	26,100	291,273	307,400	16,127	✓	0	307,400	307,400	0
Materials & Contracts	939,681	894,178	10,579,348	10,730,400	151,052	✓	0	10,730,400	10,730,400	0
Operating Expense	7,209	2,113	25,640	26,600	960	✗	0	26,600	26,600	0
Capital Costs	-250	0	0	0	0	✗	0	0	0	0
<b>TOTAL OPERATING EXPENSE</b>	<b>976,288</b>	<b>922,391</b>	<b>10,896,261</b>	<b>11,064,400</b>	<b>168,139</b>	✓	<b>0</b>	<b>11,064,400</b>	<b>11,064,400</b>	<b>0</b>
<b>Surplus/ (Deficit) - Direct Control</b>	<b>(882,219)</b>	<b>(868,891)</b>	<b>1,400,693</b>	<b>1,106,200</b>	<b>(294,493)</b>	✓	<b>0</b>	<b>1,106,200</b>	<b>1,106,200</b>	<b>0</b>
Depreciation	946	238	11,506	2,900	-8,606	✗	0	2,900	2,900	0
Internal Services	74,408	74,424	896,666	893,000	-3,666	✗	0	893,000	893,000	0
<b>Surplus/(Deficit) -Indirect Control</b>	<b>(75,354)</b>	<b>(74,662)</b>	<b>(908,172)</b>	<b>(895,900)</b>	<b>12,272</b>	✗	<b>0</b>	<b>(895,900)</b>	<b>(895,900)</b>	<b>0</b>
<b>NET SURPLUS/ (DEFICIT)</b>	<b>(957,573)</b>	<b>(943,553)</b>	<b>492,521</b>	<b>210,300</b>	<b>(282,221)</b>	✓	<b>0</b>	<b>210,300</b>	<b>210,300</b>	<b>0</b>

Higer than expected revenue due to increase in rateable properties.  
Interest not budgeted.  
Due to increase in DECC payments.  
Grants for pensioner rebates.  
  
Lower than expected employee costs.  
Awaiting payment of Veolia's invoice for May 2010





PROJECT PERFORMANCE REPORT to June, 2010	Dept: Civic
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TOTALS >>	57,400	57,400	57,370	0	-30	30	0	0
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Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101197	Wahroonga By-election	57,400	57,400	57,370	0	-30	30	0		100%		Late invoice received and paid. Budget adjusted in September review.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Community
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TOTALS >> 1,395,700 1,395,700 981,555 247,511 -414,145 414,145 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100054	International Women's Day	1,800	1,800	794	1,000	-1,006	1,006	0		100%	30/06/2010	International Women's Day 2010 project has been completed. The event included guest speakers, displays, interactive activities and distribution of information material aimed at highlighting women issues both in Australia and overseas. Project grant has been acquitted as per funding requirements.
100294	I.D. Community Profile	7,000	7,000	8,045	0	1,045	-1,045	0		100%	30/06/2010	Quarterly fee to maintain and update Council's web based demographic profile and Community ATLAS has been processed for the April to June 2010 period.
100589	Community Languages Collection	500	500	0	0	-500	500	0			Ongoing	The purpose of this project is to increase holdings in languages other than English - an ongoing project which continues to be funded through S94 funds.
100665	Backyard Landcare	274,400	274,400	173,289	0	-101,111	101,111	0		25%	03/07/1905	This is a grant from the Enviromental Trust and the money is going to towards the employment of three Greenstyle Advisors as well as materials. This grant will finish in 2011. Carry over funds
100781	Artstart 2009	1,000	1,000	3,094	1,000	2,094	-2,094	0		100%	1/09/2009	Project 100% completed and closed
100869	Intranet	14,100	14,100	12,115	0	-1,985	1,985	0		95%	1/11/2010	Photo Library project - over 20,000 photos imported into library. Software was upgraded. After user testing, there are some technical issues that need to be resolved before launching to the organisation. There delays in relsolving the issues from the contractor Databasics. Funding to be used for minor software changes, once these issues are resolved, training sessions will be conducted for all staff.
100881	State Library Grant Technology	20,600	20,600	5,907	9,000	-14,693	14,693	0		29%	Ongoing	State Library funded project - to date funds have been spent on a microfiche reader/printer, subscription to the Navigator Project, storage units and IT refurbishment of the Local Studies area at Gordon branch. The remaining funds will be used to purchase flat screens for each branch .

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Community
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TOTALS >>		1,395,700	1,395,700	981,555	247,511	-414,145	414,145	0	0			
Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100882	State Library Grant Building	71,600	71,600	28,239	46,669	-43,361	43,361	0		39%	Ongoing	This project is funded annually by the state Library of NSW and funds have been used to supplement the A/C units at Lindfield and Turramurra branches. St Ives Library has had a new electronic after hours chute installed for great protection of the Library's assets and will purchase furniture for adults and children and remodel branches following the Re-branding report outcomes for all branches.
100883	State Library Grant Promotion	35,200	35,200	31,939	12,000	-3,261	3,261	0		90%	Ongoing	State Library funded project to promote and market the library and its activities including the re-branding project. Project is ongoing.
101086	Community Garden	5,000	5,000	0	5,000	-5,000	5,000	0				The garden has commenced and will be spending funds through the next calendar year. Carry over unspent funds
101118	Turramurra Youth Service	0	0	0	3,182	0	0	0		5%	1/12/2010	Service established, additional funds received in June 2010 from the Rotary Club of Turramurra for youth projects to be completed in 2010/2011.
101187	Thomas Carlyle Centre	69,000	69,000	5,460	0	-63,540	63,540	0		30%	30/06/2011	Quotations for the proposed Thomas Carlyle Children's Centre playground upgrade works have been received with works to be staged during 2010/2011. Further work needs to be completed on specifications and playground design prior to commencement of this project.
101188	Crime Prevention DVD Resource	5,000	5,000	4,653	5,000	-347	347	0		100%	30/04/2010	Project 100% completed and closed
101189	JB Seed Public Art	5,000	5,000	4,533	5,000	-467	467	0		100%	Decemebr 20	Project 100% completed and closed
101190	Wildflower Gardens Kitchen Upgrade	50,000	50,000	0	50,000	-50,000	50,000	0		50%	30/08/2010	Project commenced- plans developed, construction to commence August 2010
101191	Refurbishment of Old School Building	21,000	21,000	1,112	21,000	-19,888	19,888	0		30%	30/10/2010	Project commenced plans developed work scheduled for August 2010
101192	Tulkiyan Interpretation Centre	80,000	80,000	0	80,000	-80,000	80,000	0		20%	30/10/2010	Project on schedule architect firm hired and concept plans being developed. Construction expected to commence August 2010.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Community
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TOTALS >>      1,395,700      1,395,700      981,555      247,511      -414,145      414,145      0      0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101193	Community Shed	67,500	67,500	67,518	0	18	-18	0		100%	1/05/2010	Projects funds expended consistent with Council's resolution to establish a Community Shed at The St Ives Showground.
101201	Bookings Software Replacement	29,200	29,200	0	0	-29,200	29,200	0		20%	1/03/2011	Software Developer EVENTPRO has been selected following quotations and review of the current systems on the market.
101211	H.E.A.R.T for Seniors	0	0	0	8,660	0	0	0		100%		Project funds received in June 2010 to implement a Kuring-gai healthy living program for seniors in 2010/2011. Funds need to be carried forward to the 2010/ 2011 financial year. Program will be completed by June 2011
101212	Gordon Library Paperbacks	2,700	2,700	2,662	0	-38	38	0		99%	Recurring	This is a recurring budget and has been expended this financial year.
101213	Lindfield Library Paperbacks	1,600	1,600	1,449	0	-151	151	0		99%	Recurring	This is a recurring budget to be expended this financial year .
101214	St Ives Library Paperbacks	2,900	2,900	2,961	0	61	-61	0		100%	Recurring	This is a recurring budget has been expended this financial year.
101215	Turramurra Library Paperbacks	2,800	2,800	2,795	0	-5	5	0		100%	Recurring	This is a recurring budget has been expended this financial year.
101216	Information Services	527,800	527,800	519,051	0	-8,749	8,749	0		99%	Recurring	This is a recurring budget to be expended this financial year .
101271	Compost Toilet - Wildflower Garden	100,000	100,000	105,939	0	5,939	-5,939	0		100%	16/10/2009	Project completed in October 2009



PROJECT PERFORMANCE  
REPORT to June, 2010

Dept: Corporate

TOTALS >>

987,500

987,500

523,326

57,550

-464,174

464,174

0

0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100511	E-Recruitment	16,500	16,500	4,000	0	-12,500	12,500	0			30/06/2009	E-recruitment project commenced, some delays have been experienced due to security configuration issues and staff vacancies. It is anticipated that go-live will occur by October.
100649	OH&S Procedures	113,800	113,800	40,801	47,500	-72,999	72,999	0			On-going	Under expenditure has occurred in evacuation and emergency procedures, implementation of the TechOne OH&S and Training modules. Also, the additional \$40K from StateCover for completing the self audit of the OHS system was not allocated. All of the unspent funds will be carried over to the 2010/11 financial year and allocated to OH&S initiatives. A detailed program of expenditure for the 2010/11 financial year is currently being prepared.
100710	Works & Assets Stage 1	188,900	188,900	50,146	0	-138,754	138,754	0			30/06/2009	The project for the implementation of a new Customer request system has been brought forward and has utilised some funding from this project. Works and Assets has commenced but the majority of the work is now scheduled for 2010/11. All unexpended funds for IT system replacements will be carried forward and a revised project plan has been developed in conjunction with the new IT Strategy.
100783	Trim Upgrade	7,500	7,500	2,086	0	-5,414	5,414	0			Completed	Project completed, remaining funds to be utilised for add-ons to the EDRMS.
100862	Booking System	5,500	5,500	0	0	-5,500	5,500	0			30/06/2010	Quotations have been assessed and finalised and work to commence in first quarter of 2010/11.
101196	Furniture and other assets	10,000	10,000	0	0	-10,000	10,000	0			On-going	No purchases of furniture occurred this financial year due to ongoing uncertainty about office relocations and refurbishments.
101203	IT Equipment	227,100	227,100	217,672	10,050	-9,428	9,428	0			On-going	UPS batteries replaced completing the IT Equipment replacement project for the financial year.
101205	Business Paper System Replacement	50,000	50,000	25,000	0	-25,000	25,000	0			30/06/2010	Final specifications and requirements document is being finalised, system configuration to commence in September.
101207	E-Payments	25,000	25,000	1,524	0	-23,476	23,476	0				Project commenced last in the financial year and will be completed in the early part of the 2010/11 financial year.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Corporate
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TOTALS >>	987,500	987,500	523,326	57,550	-464,174	464,174	0	0
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Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101208	E-Certificates	25,000	25,000	1,524	0	-23,476	23,476	0				Project commenced last in the financial year and will be completed in the early part of the 2010/11 financial year.
101209	Accounts Payable Automation	110,000	110,000	1,800	0	-108,200	108,200	0				Project commenced last in the financial year and will be completed in the early part of the 2010/11 financial year.
101210	GIS Replacement	208,200	208,200	178,775	0	-29,425	29,425	0			31/05/2010	Configuration and acceptance testing has been finalised with staff training to commence shortly. Total budget for the project is on track to be met.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Development & Regulation
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TOTALS >>	130,000	130,000	130,000	0	0	0	0	0
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Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101195	Handheld Infringment Device	130,000	130,000	130,000	0	0	0	0				The project was activated in July 2009, with all complete by mid August 2009. All infringements now issued by Council are done via electronic application. This allows for efficient issuing and tracking of penalties.

**PROJECT PERFORMANCE  
REPORT to June, 2010**

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100224	Ayres Rd St Ives	0	0	8,018	0	8,018	-8,018	0		100%	11/09/2009	Work completed
100395	Bus Shelter Advertising	0	0	850	0	850	-850	0		100%		Pay for relocations and changes from some advertising shelters to non advertising shelters as per Council's resolutions. All of the relocations are now complete
100566	Seven Little Australians Park & Walking	35,300	35,300	23,518	0	-11,782	11,782	0	85,234	92%	30/05/2010	Signs being fabricated. Need to be installed. Carry forward funds for signage installation.
100567	Echo Point & Moores Creek Walking Track	32,000	32,000	3,592	0	-28,408	28,408	0	137,572	90%	30/05/2010	Interp signage for final approval to AH0.RFS HR burn completed. Samuel Bate track works to do and interp signs. Quotes to be called for completion. Carry forward funds for installation and remaining track works
100596	West Pymble Shopping Centre at Kendall	75,000	75,000	63,046	0	-11,954	11,954	0		80%		Access ramp now installed. Concept being designed by Urban Planners.
100662	Gordon Golf Course - Sewer Mining Plan	2,642,600	2,642,600	1,764,878	166,300	-877,722	877,722	0	17,900	10%		MBR has been installed and construction of the building and storage tanks has commenced
100700	Depot Relocation	500,000	500,000	331,294	0	-168,706	168,706	0		10%		The DA plans and reports have been submitted and currently being assessed by an independent planner. Some further work is required on the landscape plan and the ecology report. When completed a revised plan will be submitted to accommodate the issues raised by the independent ecologist.
100705	Operational Fleet	873,800	873,800	362,938	54,324	-510,862	510,862	0		20%		Purchase of the Flowcon unit has been delayed due to availability of plant to inspect. EOI proceeding to sell Abbi Sky Probe.
100706	Passenger Fleet	1,272,000	1,272,000	1,413,109	750,532	141,109	-141,109	0		100%		As of 3rd Quarter, replacement of 28 vehicles completed (new vehicle received, old vehicle swapped and auctioned), 10 vehicles ordered with delivery pending, and 2 delivered (new vehicle received, old vehicle swapped, but not yet auctioned).

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Operations
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TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100714	Tree Planting	134,000	134,000	91,667	0	-42,333	42,333	0		40%	30/06/2010	All street trees planted. Contractors currently working on the larger palnting areas. Project will not be completed until end July. Commitments of \$52,000 have been made to the budget.
100717	Swimming Pool Stage 5 Refurbishment	48,300	48,300	7,495	0	-40,805	40,805	0		95%	30/09/2010	Practical Completion for Stage 5 works to 50m pool was reached on 7/10/08. The 12 months Defects Liability Period has been completed. Bank Guarantee has been released. Disabled Pool hoist to be installed in July 10.
100774	Boomerang St Turramurra	163,000	163,000	188,613	-185,185	25,613	-25,613	0		100%	1/10/2009	All work is now complete
100784	Memorial Seats Donations	0	0	1,880	2,010	1,880	-1,880	0	1,290	98%	30/06/2009	Ongoing cost centre - continues to be topped up for additional seats by more donations. WP Soccer (Tatt) pending (no reply yet), Denikovitch pending, Fogarty completed.
100785	Two Creeks Wellington Upgrade	81,000	81,000	51,024	0	-29,976	29,976	0		90%	30/05/2010	Stage 1 Wellington works almost completed. Interpretive signage to be ordered. Includes Stage 2 funds. Alternate route track establishment completed.Links with Shot Machine Track scheduled for this next Fin Year. Committment still relevant to be paid before . Carry forwards required to complete project.
100789	Provincial Rd Lindfield	33,000	33,000	6,442	0	-26,558	26,558	0	100,000	30%		Pipe jacking through property rejected by piping contractors, survey of new route to be carried out along road to creek once current projects allow
100790	Alma St/Graham Ave Pymble	56,500	56,500	205,461	0	148,961	-148,961	0	102,000	85%	17/3/2010, 20	Work now complete on drainage and blister island to prevent corner cutting.
100835	Sir David Martin Reserve Park	1,778,400	1,778,400	1,198,104	81,612	-580,296	580,296	0		80%	30/06/2011	Practical Completion for Auluba 1&2 Oval was reached on 17/6/10. Work nearing completion on Auluba Oval 3 and walking tracks.
100846	Lindfield Soldiers Memorial Oval No 2 Sp	178,500	178,500	61,516	26,000	-116,984	116,984	0		25%		Car park complete, rectification work on access still to be addressed. Dish drain completed.
100850	St Ives Showground Playground	16,500	16,500	1,275	0	-15,225	15,225	0		95%	30/09/2010	Practical Completion was reached on 10/10/08. The 12 months Defects Liability Period has been completed. Waiting for final claim.



**PROJECT PERFORMANCE  
REPORT to June, 2010**

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100874	Noxious Weeds 2008/2009	0	0	0	7,000	0	0	0		100%	6/30/2009	project goals completed
100878	State Weeds - Ludwigia Repens	17,300	17,300	10,261	0	-7,039	7,039	0		20%	6/30/2009	additional/remaining funds to be rolled over to spend on can be spent on contract works when the target weed is in growing season.
100887	Wahroonga Traffic & Parking Study	3,900	3,900	9,735	0	5,835	-5,835	0	56,502	100%	30/06/2009	The Arup Wahroonga Traffic & Parking Study report has been considered by Council. Changes to parking restrictions have been made and other follow-up actions undertaken. Final payment has been made.
101015	Lucia Avenue	0	0	33,813	0	33,813	-33,813	0		100%	31/07/2009	Work completed
101021	Tallong Place	0	0	25,081	0	25,081	-25,081	0		100%	20/07/2009	Work completed
101044	Lennox Street	0	0	68,464	0	68,464	-68,464	0		100%	1/11/2009	Work completed
101053	Yarrabung Road	0	0	57,573	0	57,573	-57,573	0		100%	22/07/2009	Work completed
101063	Junction Road	0	0	-0	0	-0	0	0		100%	30/06/2009	Work completed
101070	Koola Park Upgrade	1,443,900	1,443,900	14,328	0	-1,429,572	1,429,572	0		30%	31/12/2010	Topographic survey, geotechnical study, soil testing, floodlight designs and masterplan all completed. Grant application for \$2.2M submitted to Federal Government was announced in June as unsuccessful. Reduced sope of works to be determined in July 2010 followed by community consultation during next quarter.
101071	Golden Jubilee Sports Field (Back Oval)	77,000	77,000	8,420	0	-68,580	68,580	0		20%	31/06/2010	Topographic survey completed and given to Geotechnical engineer for geotechnical investigation. Geotechnical report due in April 2010. Fully Section 94 funded project. Carry forward unspent funds.
101072	Roseville Chase Oval (Heritage site)	519,100	519,100	37,999	0	-481,101	481,101	0		5%		Contract due to commence work on site 3rd May
101073	Bert Oldfield Oval / Killara Park	3,300	3,300	5,267	0	1,967	-1,967	0		100%	30/09/2009	All drainage and cricket table works complete hand over to O.S. Services finalised. Handover to Open Space Services complete.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Operations									
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TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101074	Lofberg Oval Stormwater harvesting	170,400	170,400	340,117	0	169,717	-169,717	0		80%	30/06/2011	Contruction has commenced. Work progressing well.
101076	Loftberg Oval Floodlighting Update	55,600	55,600	57,618	0	2,018	-2,018	0		50%	30/06/2011	Construction has commenced. Footings and conduits installed.
101080	Pleasant Ave - Playground	100	100	876	0	776	-776	0		100%	30/06/2009	Playground upgrade complete. No change.
101081	Turramurra Memorial Park	476,100	476,100	89,771	0	-386,329	386,329	0		45%	30/06/2010	Documentation plans for playground upgrade forwarded to operations for Construction. Equipment ready P059663. UTS student project on-going. Carry forward to continue masterplan delivery
101083	Eldinhope Green Playground	1,400	1,400	0	0	-1,400	1,400	0		100%	30/06/2009	Playground installed. Work now complete. No change.
101084	Memorial Avenue Reserve	64,700	64,700	55,643	0	-9,057	9,057	0		95%	30/09/2010	Playground completed on 7/09/09. Waiting for final claim.
101085	Two Turner Reserve, Lindfield	132,100	132,100	0	0	-132,100	132,100	0		20%	30/06/2010	Section 94 funding. Concept plans on CAD underway. Delayed by other priority projects. Equipment quotes received. Carry forward.
101090	Roseville Park Tennis Courts	227,000	227,000	192,058	2,600	-34,942	34,942	0		95%	30/09/2010	Lighting and fencing complete. Resurfacing of Courts 1-4 complete. Additional netball linemarking and removeable posts to be installed on Court 7. Some defects outstanding.
101093	The Glade Landscape Masterplan	93,400	93,400	0	0	-93,400	93,400	0			31/12/2010	Delayed until 2011/12. Return funding to Section 94 Reserves.
101094	Lofberg Oval Netball Courts	161,200	161,200	164,028	0	2,828	-2,828	0		100%	30/06/2010	Site has been handed over to maintenance.
101098	Swain Gardens Landscape Master Plan Stag	41,800	41,800	40,524	0	-1,276	1,276	0		85%		Establishment phase completed. Handed Over to Operations. Awaiting further designs or from strategy for final works.No change 5/3/2010.
101100	Turramurra Memorial Park Karuah Park Mas	38,500	38,500	647	0	-37,853	37,853	0		45%	30/06/2010	DP&C \$10,000 grant and DVA \$4000 grant provided for war memorial precinct works as part of first stage works. Plaques installed ready for Anzac day. Carry forward unspent funds.

PROJECT PERFORMANCE  
REPORT to June, 2010

Dept: Operations

TOTALS >>

27,326,200

27,326,200

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-12,421,496

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Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101101	Lindfield Soldiers Memorial Pk - 1927 LS	0	0	0	3,636	0	0	0		100%	30/09/2009	The project is completed. I also have no information about the committed funds of \$570. The War Vets Grant to be transferred to PJ 101100 to contribute to War Memorial Works.
101102	St Ives Showground	78,100	78,100	4,500	0	-73,600	73,600	0		37%	30/06/2010	Seek additional funds through grants and when heritage state listing completed. SISG Precinct Report Council resolved to seek classification for state listing and inclusion on schedule 7 of Heritage LEP. Dept of Commerce Plans request for documentation and accurate costing underway. Still relevant and needed works. Carry forward.
101103	Bicentennial Park dog off leash area	98,500	98,500	13,843	0	-84,657	84,657	0		50%	30/06/2011	Construction has commenced and work is progressing well.
101104	Memorial Avenue Reserve	42,500	42,500	43,548	0	1,048	-1,048	0		95%	30/10/2009	See comment for 101084 . No change.
101111	Sale of Carlotta Ave - Old Depot	0	0	169,179	0	169,179	-169,179	0		10%	30/06/2013	Project monies for rental payment of depot site until remediation is completed.
101112	Roseville Park carpark	0	0	1,045	0	1,045	-1,045	0		100%	30/09/2009	Carpark works completed hand over to O.S. Services now finalised.
101117	Indoor Aquatic Facility	698,700	698,700	105,345	0	-593,355	593,355	0		50%	30/06/2010	Council considered second financial plan in March 2010 and resolved to continue design to DA lodgement. Architects have re-commenced work on the project. Guiding principles and tender for facility operation approved by Council in 4th quarter. Tender advertised and closes on 13 July for reporting to Council soon after. Carry forward as part of approved project funding.
101124	The Comenarra Parkway	0	0	6,208	0	6,208	-6,208	0		100%	1/08/2009	Construction complete
101126	Rosedale Road	23,900	23,900	3,907	0	-19,993	19,993	0		100%		Completed at time of adjacent maintenance
101129	Bobbin Head Road	57,400	57,400	13,587	0	-43,813	43,813	0		5%		Design being undertaken. Restoration work in Rushall Street completed.
101132	Lady Game Drive Shared Path	362,700	362,700	318,499	150,000	-44,201	44,201	0		95%	6/05/2010	Work on shoulder widening and guardrail now complete.

PROJECT PERFORMANCE  
REPORT to June, 2010

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101134	Kiparra Street	0	0	13,569	9,000	13,569	-13,569	0		100%	1/12/2009	Completed
101136	7 - 15 Milray Street	0	0	12,140	0	12,140	-12,140	0		100%	1/04/2010	Patching work complete, rest by developer of 20 Tryon
101142	Werona Avenue	38,400	38,400	99,766	25,000	61,366	-61,366	0		95%	18/03/2010	Work completed. Landscaping installed
101144	Grosvenor St & Junction St Road Wahroong	20,000	20,000	9,297	0	-10,703	10,703	0		100%	1/09/2009	Work completed
101145	Victoria Street Roseville	15,000	15,000	12,371	0	-2,630	2,630	0		100%	9/10/2009	Work completed
101146	Koola Ave - Ped fencing	4,600	4,600	404	0	-4,196	4,196	0		100%	1/08/2009	Work completed
101153	Wattle Street	99,500	99,500	13,740	0	-85,760	85,760	0		30%		Survey carried out
101155	Middle Harbour Road	43,600	43,600	59,561	0	15,961	-15,961	0		100%	1/08/2009	Work completed
101156	Minor Drainage Upgrades	59,600	59,600	109,841	0	50,241	-50,241	0		60%		Expenditure higher than expected due to issues associated with February storms.
101164	1A Brentwood Avenue	155,100	155,100	5,082	0	-150,018	150,018	0		20%		Drainage work in association with roadworks is in Design program
101165	Environmental Drainage System Management	152,000	152,000	23,888	0	-128,112	128,112	0		10%		Report adopted by Council and Contractors advised.
101176	Removal of graffiti in Business Centres	9,200	9,200	20,400	0	11,200	-11,200	0		10%		Contractor advised of completion of contract. Lindfield Rotary now on board. Roseville Rotary has also started.
101180	NTRA - Sewer Mining	3,000,000	3,000,000	315,283	400,000	-2,684,717	2,684,717	0				Initial design has been presented to Council for approval under SEPP Infrastructure. Carry forward as part of approved project.
101198	Comennara Fire trail Concrete works	0	0	42,727	42,727	42,727	-42,727	0				Resurfacing and Concreting works have been completed. Funding from catchment management to reduce erosion.
101199	Bedford Fire trail Concrete works	0	0	42,727	42,727	42,727	-42,727	0				Resurfacing and Concreting works have been completed. Funding from catchment management to reduce erosion.

**PROJECT PERFORMANCE  
REPORT to June, 2010**

**Dept: Operations**

**TOTALS >>**    27,326,200    27,326,200    14,904,704    3,303,706    -12,421,496    12,421,496    0    500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101218	Kitchener East Fire trail Concrete works	0	0	30,000	31,818	30,000	-30,000	0				Resurfacing and Concreting works have been completed. Funding from catchment management to reduce erosion.
101220	Council Chambers Building Works	378,100	378,100	178,782	0	-199,318	199,318	0		25%		Human Resources section now complete. Further changes are on hold awaiting outcome of Council's offer for buildings in Bridge Street.
101221	SES Relocation	996,800	996,800	51,968	0	-944,832	944,832	0		10%		Planning for SES internal layout for power and data resolved. Telecommunications Equipment shelter relocated in May. Awaiting advice on whether a DA is required.
101227	31 Bridge Street - Renovations	500,000	500,000	568,637	0	68,637	-68,637	0		100%	1/12/2009	Work is now complete and staff have been relocated. Additional costs due to computer cabling costs and replacement of electrical and air conditioning units.
101251	Lowther Park Road	900	900	877	0	-23	23	0		20%		awaiting completion of development works
101264	Lofberg Road to Latona	180,000	180,000	172,020	321,182	-7,980	7,980	0				Restoration works
101265	St Ives Village Green Skate & Bike Park	553,600	553,600	14,500	0	-539,100	539,100	0		50%	31/12/2009	Council adopted Masterplan in May 2010. This will be followed by detailed design of high priority items including skate & BMX park and construction during 2010/11. Carry forward to 2010/11 new master plan has been adopted.
101266	Turramurra Memorial Park and Karuah Park	21,000	21,000	0	21,000	-21,000	21,000	0		70%	31/03/2010	Detailed design completed for Karuah Park. Exercise circuit and equipment to be installed during 1st quarter 2010/11. Carry forward grant funds.
101273	NSW RFS Catering Facility Upgrade	37,000	37,000	0	36,947	-37,000	37,000	0				Works commenced in May 2010 on the former Hornsby Ku-ring-gai Fire control Centre to be converted to accommodate catering facility. Works coordinated by RFS.
101274	Council Chambers - Storm Damage Operatio	0	0	137,312	137,312	137,312	-137,312	0				Complete
101275	Council Chambers - Storm Damage Capital	0	0	16,550	16,550	16,550	-16,550	0				Complete
101280	Allan Street	27,200	27,200	40,283	0	13,083	-13,083	0		100%	19/11/2009	Levy program works completed



PROJECT PERFORMANCE  
REPORT to June, 2010

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101281	Alvona Avenue	16,400	16,400	17,214	0	814	-814	0		100%	28/07/2009	Levy program works completed
101282	Anatol Place	23,600	23,600	23,760	0	160	-160	0		100%	04/08/2009	Levy program works completed
101283	Billyyard Avenue	80,300	80,300	84,974	0	4,674	-4,674	0		100%	22/07/2009	Levy program works completed
101284	Blytheswood Avenue	149,300	149,300	150,776	0	1,476	-1,476	0		100%	03/08/2009	Levy program works completed
101285	Campbell Drive	140,700	140,700	141,398	0	698	-698	0		100%	24/07/2009	Levy program works completed
101286	Cardigan Road	58,500	58,500	1,042	0	-57,458	57,458	0		10%		Deferred to 10/11 due to oval work
101287	Echo Street	20,500	20,500	31,416	0	10,916	-10,916	0		100%	31/07/2009	Levy program works completed
101288	Forbes Lane	22,600	22,600	50,581	0	27,981	-27,981	0		100%	04/08/2009	Levy program works completed
101289	Garrick Road	149,900	149,900	19,886	0	-130,014	130,014	0		10%		Levy program stabilisation, service lowering & stab in July school holidays
101290	Gilda Avenue	49,300	49,300	31,610	0	-17,690	17,690	0		100%	1/01/2009	Levy ProgramRoad work complete
101291	Gleneagles Avenue	85,200	85,200	73,572	0	-11,628	11,628	0		100%	29/07/2009	Levy program works completed
101292	Glenview Street	97,600	97,600	95,285	0	-2,315	2,315	0		100%	20/4/010	Levy program Fricseal
101293	Highlands Avenue	62,300	62,300	65,986	0	3,686	-3,686	0		100%	28/07/2009	Levy program works completed
101294	Illoura Avenue	71,900	71,900	36,106	0	-35,794	35,794	0		75%		Levy program Fricseal complete. Shoulders left to do
101295	Johore Place	23,600	23,600	27,826	0	4,226	-4,226	0		100%	27/07/2009	Levy program works completed
101296	Koola Avenue	99,600	99,600	118,361	0	18,761	-18,761	0		100%	24/07/2009	Levy program works completed
101297	Larool Avenue	62,600	62,600	54,299	0	-8,301	8,301	0		100%	30/07/2009	Levy program works completed
101298	Lincoln Road	32,900	32,900	54,233	0	21,333	-21,333	0		100%	29/07/2009	Levy program works completed
101299	Mayfair Place	8,900	8,900	19,603	0	10,703	-10,703	0		100%	27/07/2009	Levy program works completed
101300	Mcintosh Street	41,100	41,100	68,257	0	27,157	-27,157	0		100%	22/07/2009	Levy program works completed
101301	Merrival Lane	22,600	22,600	26,208	0	3,608	-3,608	0		100%	13/04/2010	Levy program works completed
101302	Myoora Street	55,500	55,500	41,931	0	-13,569	13,569	0		100%	23/10/2009	Work completed
101303	Narelle Avenue	64,700	64,700	57,294	0	-7,406	7,406	0		100%	31/07/2009	Levy program works completed

PROJECT PERFORMANCE  
REPORT to June, 2010

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101304	Niblick Avenue	19,500	19,500	25,377	0	5,877	-5,877	0		100%	4/06/2010	Levy program Fricseal & shoulders
101305	Onslow Lane	12,800	12,800	10,705	0	-2,095	2,095	0		100%	03/11/2009	Levy program works completed
101306	Park Avenue	19,500	19,500	25,644	0	6,144	-6,144	0		100%	25/07/2009	Levy program works completed
101307	Paul Avenue	29,800	29,800	35,273	0	5,473	-5,473	0		100%	1/12/2009	Levy program works completed
101308	Priestley Close	23,600	23,600	24,821	0	1,221	-1,221	0		100%	30/07/2009	Levy program works completed
101309	Primula Street	55,900	55,900	53,490	0	-2,410	2,410	0		100%	14/08/2009	Levy program works completed
101310	Springdale Road	55,500	55,500	49,134	0	-6,366	6,366	0		100%	31/07/2009	Levy program works completed
101311	Stanhope Road	54,400	54,400	54,299	0	-101	101	0		100%	25/03/2010	Levy program works completed.
101312	Stuart Street	136,600	136,600	14,946	0	-121,654	121,654	0		10%		Levy program stabilisation, nightworks prog July
101313	Sydney Road	57,500	57,500	57,811	0	311	-311	0		100%	23/07/2009	Levy program works completed
101314	Taylor Street	29,000	29,000	5,056	0	-23,944	23,944	0		100%	20/04/2010	Levy program fricseal. Costs included with Glenview
101315	Tryon Road	68,800	68,800	51,113	0	-17,687	17,687	0		100%	24/07/2009	Levy program works completed
101316	Walpole Place	38,000	38,000	32,278	0	-5,722	5,722	0		100%	27/07/2009	Levy program works completed
101317	Warwick Street	22,600	22,600	31,218	0	8,618	-8,618	0		100%	03/08/2009	Levy program works completed
101320	Bolton Place	27,700	27,700	61,648	0	33,948	-33,948	0		100%	19/04/2010	Rehab program Fricseal & patch -also Bristol
101321	Bolwarra Avenue	167,400	167,400	131,034	0	-36,366	36,366	0		90%		Rehab program stabilisation. Stab complete. Ac left to do
101322	Bruce Avenue	216,700	216,700	19,807	0	-196,893	196,893	0		10%		Rehab program stabilisation not possible.Deferred for development/some patching work completed
101323	Burleigh Street	43,300	43,300	30,486	0	-12,814	12,814	0		100%	19/10/2009	Work completed
101324	Calvert Avenue	82,200	82,200	66,672	0	-15,528	15,528	0		100%	22/04/2010	Rehab program fricseal & shoulders.
101325	Denly Lane	90,400	90,400	85,389	0	-5,011	5,011	0		100%		Rehab program works complete.
101326	Fiddens Wharf Road	1,000	1,000	3,403	0	2,403	-2,403	0		100%		Rehab program Now included in 10/11
101327	Livingstone Avenue	2,000	2,000	3,701	0	1,701	-1,701	0		100%		Rehab program Now included in 10/11

**PROJECT PERFORMANCE  
REPORT to June, 2010**

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101328	Luton Place	39,000	39,000	26,039	0	-12,961	12,961	0		100%	30/07/2009	Rehab Program, works completed
101329	Macleay Avenue	122,200	122,200	126,069	0	3,869	-3,869	0		100%	11/06/2010	Rehab program stabilisation done/ ac complete - await invoice
101330	Maranoa Place	17,500	17,500	6,577	0	-10,923	10,923	0		100%	11/06/2010	Rehab program stabilisation done/ ac complete - await invoice
101331	Neringah Avenue North	73,900	73,900	4,235	0	-69,665	69,665	0		10%		Rehab program stabilisation, core hole testing carried out.Deferred development to 10/11
101332	Northcote Avenue	110,900	110,900	118,293	0	7,393	-7,393	0		100%	10/06/2010	Rehab program stabilisation done/ac complete - await invoice
101333	Nulla Nulla Street	80,100	80,100	71,964	0	-8,136	8,136	0		100%	11/06/2010	Rehab program stabilisation done/ ac complete -await invoice
101334	Raymond Avenue	64,700	64,700	55,259	0	-9,441	9,441	0		90%		Rehab program stabilisation done/ac prog July
101335	Shirley Road	92,400	92,400	95,822	0	3,422	-3,422	0		100%	10/06/2010	Rehab program stabilisation done/ac complete -await invoice
101336	Village Green Parade	148,600	148,600	146,902	0	-1,698	1,698	0		100%	1/11/2009	Work completed.
101337	Ulm Avenue	75,000	75,000	738	0	-74,262	74,262	0		10%		Rehab program design required for cul de sac. Now included in 10/11
101338	Wallalong Crescent	97,600	97,600	37,313	0	-60,287	60,287	0		100%	21/04/2010	Rehab program fricseal.
101339	Warrabri Place	91,400	91,400	5,119	0	-86,281	86,281	0		10%		Rehab program Deferred 10/11
101340	Wattle Street	80,100	80,100	5,081	0	-75,019	75,019	0		10%		Rehab program stabilisation, core hole testing carried out. Deferred for desdign to 10/11
101341	Wolsten Avenue	119,100	119,100	145,583	0	26,483	-26,483	0		95%		Rehab program stabilisation done/ac complete-await invoice. Some shoulders to do
101342	Junction Road - Concrete Works	167,000	167,000	167,000	0	0	0	0		100%	04/09/2009	Rehab program, completed
101344	Junction Road	250,000	250,000	265,629	125,000	15,629	-15,629	0		100%	16/10/2009	RTA Program, Work completed
101345	Stanhope Road	250,000	250,000	26	0	-249,974	249,974	0		50%		RTA program. K&G completed. AC now completed.
101348	Werona Road	0	0	261	0	261	-261	0				R2R Program. To be deferred to 10/11 due to Energy Aust upgrade

TOTALS >>

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Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101349	Burns Road	826,000	826,000	186,690	505,000	-639,310	639,310	0		50%		R2R Program. Work underway and due for completion in September 2010.
101350	Kulgoa Road	30,200	30,200	30,230	34,655	30	-30	0		100%	1/02/2010	Energy Australia Restoration Complete
101351	Riddles Lane	26,200	26,200	60,388	26,184	34,188	-34,188	0		100%	25/03/2010	Energy Australia Restoration Complete
101352	Hope Street	106,900	106,900	123,264	44,393	16,364	-16,364	0		100%	13/04/2010	13/4/10 Ac complete.
101353	Station Street	144,900	144,900	147,682	178,211	2,782	-2,782	0		100%	25/03/2010	Energy Australia Restoration Complete
101354	Burubi Avenue	45,200	45,200	45,161	42,398	-39	39	0		100%	25/03/2010	Energy Australia Restoration Complete
101355	Bannockburn Road	26,400	26,400	26,371	25,516	-29	29	0		100%	25/03/2010	Energy Australia Restoration Complete
101356	Rushall Street	22,100	22,100	22,088	22,472	-12	12	0		100%	25/03/2010	Energy Australia Restoration Complete
101357	Bobbin Head Road	7,700	7,700	7,731	17,952	31	-31	0		100%	25/03/2010	Energy Australia Restoration Complete
101358	Berrilee Street	29,400	29,400	30,935	27,245	1,535	-1,535	0		100%	25/03/2010	Energy Australia Restoration Complete
101359	Warrangi Street	20,000	20,000	19,987	22,304	-13	13	0		100%	25/03/2010	Energy Australia Restoration Complete
101360	Powell Street	84,200	84,200	0	0	-84,200	84,200	0				Awaiting design
101361	Yarrabung Road	52,600	52,600	5,582	0	-47,018	47,018	0		5%		Investigating alternatives, KTC comments to come
101365	Neringa-Woniora	343,000	343,000	12,797	0	-330,203	330,203	0				Design underway
101366	Inlet capacity across Maitland Street	7,200	7,200	2,090	0	-5,110	5,110	0				Work allocated to maintenance section
101367	45 Kokoda Avenue	71,900	71,900	3,819	0	-68,081	68,081	0				Design underway
101368	Junction Road	0	0	233,000	0	233,000	-233,000	0		100%	1/10/2009	Work completed
101369	Asset Revaluation- INFRASTRUCTURE	0	0	42,935	0	42,935	-42,935	0				All fair value calculations for 2009/10 completed.
101372	Acron Oval	37,200	37,200	2,567	0	-34,633	34,633	0		50%		Investigation and consultation completed. Construction to commence 1st quarter 2010/11. Section 94 funded to carry forward.
101373	Cliff Oval No. 2	35,900	35,900	0	0	-35,900	35,900	0				Delayed until 2010/11. Section 94 funded to carry forward.

**PROJECT PERFORMANCE  
REPORT to June, 2010**

Dept: Operations

TOTALS >> 27,326,200 27,326,200 14,904,704 3,303,706 -12,421,496 12,421,496 0 500,498

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101374	Comenarra Oval	344,000	344,000	310,666	0	-33,334	33,334	0		30%	30/09/2010	Construction works in progress
101375	St Ives Village Green	516,600	516,600	148	0	-516,452	516,452	0		60%	30/06/2010	Council adopted Masterplan in May 2010. This will be followed by detailed design of high priority items and construction during 2010/11. Fully Section 94 funded.
101376	McKenzie Park	64,700	64,700	0	0	-64,700	64,700	0		30%	30/06/2010	Site research and plans underway
101377	Archdale Park	31,800	31,800	0	0	-31,800	31,800	0		8%	30/06/2010	Due to previous concerns from residents when this project has been proposed in the past, further consultation is planned in 4th quarter. S.94 funding may need to be deferred.
101378	Peewee Park	32,000	32,000	18,250	0	-13,750	13,750	0		95%	30/09/2010	Construction work completed. Some minor defects to be repaired.
101379	Highland Avenue	14,400	14,400	16,343	0	1,943	-1,943	0		100%	30/06/2010	Project completed.
101380	Balmaringa Reserve	170,500	170,500	4,980	0	-165,520	165,520	0		15%	30/06/2010	Design, internal consultation and community consultation completed 4th quarter. Construction documentation almost complete. Project to be handed to Operations for construction in 1st quarter 2010. All funding required to be carried over for construction.
101381	Rofe Park	37,200	37,200	26,750	0	-10,450	10,450	0		100%	31/12/2009	Completed. Invoice paid.
101382	Bicentennial Park	122,200	122,200	71,596	0	-50,604	50,604	0		80%	30/06/2011	Work progressing in association with Lofberg Oval upgrade.
101383	Gordon Recreation Ground	55,500	55,500	0	0	-55,500	55,500	0		50%	30/06/2010	Plans completed and handed to Operations for construction
101385	Malga Avenue	108,300	108,300	66,059	0	-42,241	42,241	0		20%		Work now complete. Funding required to be carried forward to pay for outstanding invoices
101386	Memorial Avenue	33,900	33,900	30,825	0	-3,075	3,075	0		100%	29/01/2010	Construction complete, paid invoices
101387	Grosvenor Road	102,700	102,700	105,310	0	2,610	-2,610	0		50%		Design complete, services locationed, quotes obtained, construction commenced



PROJECT PERFORMANCE REPORT to June, 2010	Dept: Operations
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TOTALS >>

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Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101390	Topographic Mapping of Flooding KMC	17,600	17,600	2,880	17,583	-14,720	14,720	0		10%		Consultant has reviewed and analysed the process for automation. Large datafiles returned to Council to perform preliminary test.
101396	Capital Acquisition - Operations	0	0	46,710	0	46,710	-46,710	0				
101397	Turuga Street	29,500	29,500	29,517	30,291	17	-17	0		100%	25/03/2010	Energy Australia Restoration Complete
101398	Ku-ring-gai Aven	53,400	53,400	53,438	41,408	38	-38	0		100%	25/03/2010	Energy Australia Restoration Complete
101399	Clydesdale Place	1,500	1,500	6,754	0	5,254	-5,254	0		95%	25/03/2010	Work completed on footway after development

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy							
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TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100080	NTRA - Dam, New Course, Sportsfield & Ir	1,241,200	1,241,200	1,153,889	18,961	-87,311	87,311	0		60%	30/06/2010	This project relates to the implementation of the North Turrumurra Recreation Area Master Plan. A capital expenditure review and application for special variation was resubmitted to the Department of Local Government and was subsequently approved in July 2011. The construction on the dam has been delayed due to wet weather and a lack of suitable capping material and is scheduled for completion in August 2010. The design for the sewer mining facility is progressing. The irrigation design and construction to commence late 2010. Geotechnical testing and monitoring on the former tip site has been completed and this will inform the final design of the new section of golf course that is expected to be commissioned mid 2010. Carry forward as part of approved project.
100311	Swales And Bioretention	77,000	77,000	52,762	0	-24,238	24,238	0		100%	30/06/2009	Expenditure to date includes staff salaries covering investigation, design and constructin for stormwater filters at Birubi Avenue Turrumurra and Kalang Avenue Killara. This line has also funded additional weed control around the Allan Small Storm water harvesting scheme.
100312	Integrated Side Entry And Street Tree Pi	26,700	26,700	10,413	0	-16,287	16,287	0		100%	30/06/2009	This has funded the investigation, design and modification to the stormwater inlet at Kalang and Koora Avenue which have detremental impacts on the bushland. A contractor has been engaged to build a stormwater outlet protection structure at Rushall Street, Pymble. The completion of this project has been delayed to work with the local residents as part of a community tree planting day in September 2010 as part of Biodiversity Month.
100313	Sheldon Forest	10,300	10,300	9,091	0	-1,209	1,209	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contract has been complemented by 100329 to accommodate ecological burn, work is on track.
100314	Browns Field And Surrounds	10,300	10,300	8,731	0	-1,569	1,569	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor managed by operations and work on track.
100315	Browns Forest (Bgh)	10,300	10,300	9,194	0	-1,106	1,106	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor work on track. Coordinating work with other adjacent land owners including National Parks and Sydney Water. This site is targeted for the next bush neighbours day.

PROJECT PERFORMANCE  
REPORT to June, 2010

Dept: Strategy

TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100316	St Ives Showground (Duffy's Forest)	10,300	10,300	11,180	0	880	-880	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor work on track. Current focus is on maintaining areas already regenerated managed by the operations staff.
100318	The Glade	5,100	5,100	4,637	0	-463	463	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor work on track. Site was prepared for an approved ecological burn that was to occur in 2009 that has been delayed due to weather. This project compliments Coupes Creek bush regeneration and weed control project PJ100325.
100319	Maddison (BGH)	10,300	10,300	11,260	0	960	-960	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor work on track.
100320	Acron Oval	5,100	5,100	4,545	0	-555	555	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor work on track. Southern Brown Bandicoot interpretive signs have been installed
100321	Turiban Reserve (Bgh)	5,100	5,100	4,550	0	-550	550	0		100%	30/06/2009	Fifth year of a seven year bush regeneration project. Contractor work on track. Awaiting approved hazard reduction burn in the North/East corner of reserve when conditions are appropriate to stimulate regeneration.
100322	Wildlife Promotion And Management	10,300	10,300	9,086	0	-1,214	1,214	0		100%	30/06/2009	This project has supported the purchase of Trigona bee hives, design and installation of Southern Brown Bandicoot sign and support staff for the Wild Things program.
100323	Feral Animal / Noxious Weed Control	15,400	15,400	21,301	0	5,901	-5,901	0		100%	30/06/2009	This project line has funded: noxious weed control at Harry Seidler Reserve Killara; weed control at the stormwater outlet at Maddison Reserve; purchase of weed brochures; and part funding of the rabbit bating at Council's two golf courses and the Ku-ring-gai Wildflower Garden (thought the full implementation of the rabbit control program has been delayed due to weather and reamins a key project of Coucnil's operational staff).
100324	Creek Maintenance	10,300	10,300	6,825	0	-3,475	3,475	0		100%	30/06/2009	Maintenance bush regeneration contract ongoing for Minamurra Avenue Gordon that supports a previous creek restoration and water sensitive urban design project.

<b>PROJECT PERFORMANCE REPORT to June, 2010</b>	<b>Dept: Strategy</b>
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TOTALS >>    11,019,600    11,019,600    7,974,140    454,172    -3,045,460    3,045,460    0    0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100325	Coups Creek (The Glade)	9,200	9,200	7,947	0	-1,253	1,253	0		100%	30/06/2009	This project has funded the stabilisation of riparian vegetation of the upper reaches of Coupes Creek. Contractors undertaking bush regeneration. Compliments bush regeneration works undertaken in PJ 100318 and external grant for creek rehabilitation PJ100415 .
100326	Stoney Creek (Richmond Park)	51,300	51,300	33,282	30,000	-18,018	18,018	0		100%	30/06/2009	The project has funded the weeking of parts of Richmond Park for an ecological burn that is scheduled to be undertaken in 2010 subject to appropriate weather. Once comleted funding has bene allocated for post fire weeding that is expected to substantially improve the condition of vegetation at this stie. Supporting this work, Council was awarded \$30 000 from Sydney Catchment Management Authority to assist in control of vines at the site. This has been completed and was managed by Operational
100327	Middle Harbour	23,800	23,800	16,735	0	-7,065	7,065	0		100%	30/06/2009	This project enables weeding and revegetation to improve native canopy within an area of Blue Gum High Forest as identified by the vegetation mapping in Orana Street Pymble. Expenditure to date includes accrued staff salaries. East Lindfiled Scout planting day at Seven Little Aussie Slade Avenue. Expenditure to date includes staff salaries.
100328	Cowan Creek	20,500	20,500	21,882	0	1,382	-1,382	0		100%	30/06/2009	Maintenance of Darri Track from last year tree planting day and stormwater outlet construction. This line funds Bannockburn Oval surrounding bush regeneration.This line will also fund surveys at Rushall street and Kent Oval for proposed work in the Grosvenor Forest
100329	Lane Cove	31,800	31,800	13,134	0	-18,666	18,666	0		80%	30/06/2009	Funding has been used to prepare the site for an ecological burn along the lower reaches of Sheldon Forest. Approval for the burn will be subject to appropriate weather conditions. This project line has also contributed to the funding of the wheelchair accessable track and adjacent car park at the corner of Lady Game Drive and Grosvenor Streets Lindfield. This track is nearing completion. The design for the car park has been completed with construction scheduled to be undertaken in conjunction with the planned upgrade of the footpath for Grosvenor Road by Operations. Work is anticipated to commence in August 2010

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy							
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				Expended	Grants/Contribs/Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100332	General Sites	20,500	20,500	19,477	0	-1,023	1,023	0		80%	30/06/2009	This project has funded two community tree planting days to complement restorations works along the Darri Track and Kissing Point Park. It has also funded the installation of fencing at Cliff Oval to direct walkers to more appropriate tracks and protect patches of Darwinia biflora, an endangered plant.
100333	Bushcare Site Improvements	56,900	56,900	59,620	0	2,720	-2,720	0		100%	30/06/2009	Funding has been directed at 25 bushcare sites to provide supplementary regeneration and individual site support.
100334	Bushcare	8,200	8,200	10,570	0	2,370	-2,370	0		100%	30/06/2009	Funding has been used to employ additional bushcare trainers to complement the recurrent program. This has enabled more sites to have regular trainers to assist in the community groups. Funding has also enabled the purchase and installation of Bushcare site signs that inform the community of the work and how to become involved in the program.
100335	Urban Landcare	10,900	10,900	9,429	0	-1,471	1,471	0		100%	30/06/2009	This project is complimented by the "Greenstyles"PJ 100665 - an education program across three council areas regarding native plant species on private property. This project is funded by NSW Sustainability Trust.
100336	Community Firewise	8,200	8,200	8,853	0	653	-653	0		100%	30/06/2009	This line funded contractors to manually reduce fuel in the South Turrumurra area around Canoon Road. This site had been identified as a high risk bushfire site that was unable to be controlled with a hazard reduction burn. This line item has also funded the community education days and distribution of firewise kits.
100338	Parkcare	16,400	16,400	20,664	0	4,264	-4,264	0		100%	30/06/2009	Expenditure to date includes staff salaries. Project involved supporting the growing number of volunteers involved in Parkcare and Streetcare. A total of 25 registered groups have been formed to date since the beginning of the Environmental Levy.
100339	Small Grant Projects	87,600	87,600	104,136	0	16,536	-16,536	0		100%	30/06/2009	This project funded round 8 and 9 of the community small grants program.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy
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TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
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100340	Promotions And Initiatives	50,500	50,500	55,611	0	5,111	-5,111	0		100%	30/06/2009	This line has funded: interpretive signs for the stormwater harvesting projects; awareness signs for blue gum high forest ; updates of walking track brochure; a new brush turkey poster; design for an off road cycling facility at Golden Jubilee Oval; an information sheet on the environmental levy; a threatened species booklets for the outdoor staff; and support to the One Stop Shop (Climate Clever Shop) program that is a joint initiative with Mosman, Willoughby and Hunters Hill Councils.
100342	Golden Jubilee Fire Trail	22,700	22,700	28,217	16,667	5,517	-5,517	0		100%	01/12/2008	This project has funded supplementary works to the North Wahroonga to North Turrumurra fire trail via a grant from National Fire Mitigation Fund. Works included the concreting of two sections of the Lister Street trail to meet requirements by NSW Fire Brigade.
100346	Seven Little Australians	8,200	8,200	8,303	0	103	-103	0		100%	30/06/2009	Weed control contract commenced on it's 4th year. Planting Slade Avenue street verge with Lindfield Scouts in Spring with a second education day in February these two elements of management on this site compliments the track repair and gate house refurbishment.completed
100348	Dumping/Encroachment	72,700	72,700	23,517	86	-49,183	49,183	0		100%	30/06/2009	Expenditure to date includes accrued staff salaries, for Community Environment Officers. Their work includes development and implement a dumping program at the urban bushland interface, Walks and Talks program,Interface education through bush neighbours and investigating and developing options to protect degraded bushland areas such as the active rock climbing site at Cliff Oval. This line will also part funded the production of second stage of bushcare



**PROJECT PERFORMANCE  
REPORT to June, 2010**

**Dept: Strategy**

**TOTALS >>**    11,019,600    11,019,600    7,974,140    454,172    -3,045,460    3,045,460    0    0

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100350	Noxious Weed Control	51,400	51,400	39,606	0	-11,794	11,794	0		80%	30/06/2009	Supporting PJ 100348, this line also supports the activities of the two Community Environment Officers. In addition this line has funded regeneration for the degraded bush adjacent to Lady Game Drive (completing the work of the Lane Cove National Park), the control of weeds in Harry Seidler Reserve Killara and weed vines at Tasman Avenue (part of Rocky Creek catchment between Lady Game Drive and Grosvenor Street Lindfield) and the planting and rabbit protection for the post fire weeding and regeneration at Blackbutt Creek
100351	Biodiversity (Macroinvertebrate, Flora, F	25,500	25,500	5,591	0	-19,909	19,909	0		10%	30/06/2009	Funding has been used to review Council's data base recording wildlife sightings and a bird study.
100353	Community Survey	40,500	40,500	24,360	0	-16,140	16,140	0		60%	30/06/2009	This project line funded a community survey on the performance and priorities of the Environmental Levy performance.
100354	Social Research	39,600	39,600	15,586	0	-24,014	24,014	0		90%	30/06/2009	This project line funded the community research into the development of Council's climate change policy and a Council satisfaction survey (that is partially complete).
100355	Program Evaluation	40,500	40,500	35,098	0	-5,402	5,402	0		90%	30/06/2009	This line has funded the assessment of the Pool To Pond program and the purchase of testing and automated monitoring equipment for the stormwater harvesting projects.
100357	Weed Inspectorial (Weed Condition)	50,500	50,500	15,257	0	-35,243	35,243	0		80%	30/06/2009	This has funded the review of the scout hall lease arrangements including GPS of their location and boundaries and a review of permissible uses. It has also funded a review of the weed mapping methodology (still in progress) and an investigation into the use of technology to assist in bushland asset condition assessment.
100358	Quarterly Newsletters	41,100	41,100	11,982	0	-29,118	29,118	0		50%	30/06/2009	Funding has been used for the updating of council and community reports (such as Ku-ring-gai News, Rates notice and other promotions, advertising of small grant programs through newspapers, artwork, posters and radio), web site updates and the design and production of a drinks coaster to promote the water recycling initiatives at Council's two golf

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy
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100359	General Promotion	20,500	20,500	19,698	0	-802	802	0		100%	30/06/2009	Expenditure to date includes staff salaries.This line will cover the cost of promotional material also the cost of training staff in Eucalyptus identification.This line also funds materials for the mural at Auluba Oval
100415	Enviro Trust Glade	7,800	7,800	7,091	0	-709	709	0		85%	01/06/2008	Construction of The Glade Creek completed. This has involved rock and other bank stabilisation and artificially creating barriers to raise creek bed to reduce ongoing erosion. Contractor has also been appointed to remediate the vegetation within the site to compliment PJ100318. The grant project is nearing completion and compliments PJ 100318. Seating and transect surveys to be completed in 2009/10 financial year to monitor level of success of this project. .
100504	Catchment Management	248,100	248,100	248,003	0	-97	97	0		100%	30/06/2009	This line compliments stormwater harvesting at Lofberg Oval Quarry Creek catchment including installation of a trash rack at Quarry Creek. A security fence at the stormwater harvesting tank at Lindfield Soldiers Memorial Oval has been completed. It has also assisted in the stabilising of the steeper sections of the fire trails at Robin Ave and Wallalong Cresent.
100617	WSUD Stormwater Qty & Quality	104,300	104,300	76,595	0	-27,705	27,705	0		60%	30/06/2009	This has funded the design and construction of stormwater outlet protection and riparian work at the end of Kissing Point Road, the stormwater harvesting at Sir David Martin Reserve (Field of Dreams) and the maintenance various WSUD devices following the heavy rains in Feburary 2010.
100620	Water & Catchments Swain Creek	10,300	10,300	13,636	0	3,336	-3,336	0		100%	01/06/2008	This has funded the weed control in bushland at and surrounding Swain Gardens as well as the planning for the access through county open space on Shot Machine Creek connecting this site to Middle Harbour.
100716	Sec 94 Plan - Admin	120,000	120,000	140,674	0	20,674	-20,674	0			On-going	Ongoing.
100782	Open Space Acquisition	0	0	13,148	-639	13,148	-13,148	0		100%	ongoing	Account to be kept open due to rental income being received.
100787	Cliff Oval	58,500	58,500	58,646	0	146	-146	0		90%		This has funded the construction of the stormwater harvesting scheme at Cliff Oval. Complementing this project is the fencing to protect the surrounding vegetation P071605 (divided between this project line and PJ100332).

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy							
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100816	Principal LEP - Traffic & Transport Stud	33,900	33,900	34,273	0	373	-373	0			30/06/2010	Ku-ring-gai Town Centres Project component completed. Integrated transport and traffic plan commenced as part of LGA wide Principal Local Environmental Plan. Carry Forward as part of the Principal LEP
100821	Principal LEP - Urban Design Studies	33,900	33,900	35,850	0	1,950	-1,950	0		10%	30/06/2010	Ku-ring-gai Town Centres Local Environmental Plan and the Development Control Plan Urban Design work completed. Carry Forward as part of the Principal LEP
100822	Simmersion	0	0	1,845	0	1,845	-1,845	0		100%	31/12/2008	Initial Project work for 3D modelling for town centres local environmental plan and development control plan completed.
100825	Reclassification Project	10,000	10,000	12,064	0	2,064	-2,064	0			30/06/2010	Reclassification Project Planning Proposal via the Ku-ring-gai Planning Panel was lodged on 17 June 2010.
100826	Development Public Domain Stage 1	118,800	118,800	109,114	0	-9,686	9,686	0		7%	30/06/2010	Project exhibited as per Council resolution- Report back to Council in August 2010. Additional time required as LEP/DCP needed to be in place and changes to Contributions Planning regime.Carry Forward as part 2 stage of PDP.
100827	Principal LEP - Heritage Items	43,900	43,900	5,260	0	-38,640	38,640	0			30/06/2010	Ku-ring-gai Town centres LEP/DCP heritage component completed - additional Heritage conservation studies and items for Principal LEP underway. Carry Forward as per Council resolution as part of principal LEP.
100828	Heritage Assistance Fund	5,000	5,000	7,500	0	2,500	-2,500	0		5%	31/12/2009	Final grants allocated- project completed.
100863	Energy Performance Contract	115,000	115,000	0	0	-115,000	115,000	0		100%	01/06/2008	Final grants allocated- project completed.
100872	Threatened Species Demonstration Sites P	1,000	1,000	0	0	-1,000	1,000	0		100%	01/06/2008	This is an external grant from the NSW Government Department of Environment, Climate Change and Water to assist in residential education, weed control, minor erosion and track restoration at Browns Forest.
100873	Proclaim Contributions Add On	16,200	16,200	24,900	0	8,700	-8,700	0			30/06/2010	Project completed may be subject to revsion due to changes in the Development contributions legislation

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy
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100888	Riparian Improvement Stormwater Treatmen	51,900	51,900	46,882	12,126	-5,018	5,018	0		90%	30/06/2009	This project complements and relates to the upgrade of Loftberg Oval West Pymble. The external grant from the NSW Government has contributed to the funding of the stormwater treatment and harvesting scheme located within Golden Grove in Bicentennial Park. The scheme is nearing completion. A community information day on the project was held in May with the local sports clubs and Rovers.
100892	Lofberg Quarry Creek Water Quality Imprv	11,400	11,400	11,364	0	-36	36	0		100%	29/12/2009	This is a grant from the NSW Government that has been used to install a trash rack on Quarry Creek within Bicentennial Park. This project compliments PJ 101245.
101087	Bush Regeneration - 102 Rosedale Road St	0	0	0	9,091	0	0	0			04/07/1905	This is a new grant from DECCW for the management of selected conservation areas. Project to commence in 2010/11.
101088	Bush Regeneration - Flying Fox Reserve G	0	0	0	5,880	0	0	0			04/07/1905	This is a new grant from DECCW for the management of selected conservation areas. Project to commence in 2010/11.
101095	Saltmarsh protection and community engag	0	0	0	6,000	0	0	0				This is a new grant from the Sydney Catchment Management Authority for the management of this endangered ecological community. Project to commence in 2010/11 and complements the stormwater treatment and harvesting at Allan Small Oval
101113	Open Space Acquisition- 56 Stanley Stree	0	0	2,128	0	2,128	-2,128	0		10%	ongoing	Balance of project monies to be carried forward into 2010/2011 to complete required access works and any further acoustic attenuation works.
101182	Principal LEP - Vegetation Mapping	33,900	33,900	13,627	0	-20,273	20,273	0		90%		Project completed and reported to Council June 2010. Remaining Funds carry forward for Principal LEP
101183	Community LEP - Community Consultation	33,900	33,900	3,957	0	-29,943	29,943	0				Consultation for Town centres DCP completed. Funds to be carried forward to the new Ku-ring-gai Wide Principal LEP/DCP.

**PROJECT PERFORMANCE  
REPORT to June, 2010**

Dept: Strategy

TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

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101186	Catchment Analysis	197,100	197,100	83,178	4,742	-113,923	113,923	0		60%		This line has funded the installation of water use monitoring devices from the stormwater harvesting schemes and a water quality testing program from the reuse schemes. Funding has been used to develop a feasibility study for the treatment and reuse of leachate from the former tip at Golden Jubilee Oval that is identified in the 2010/11 capital works program.
101217	Climate Change Mitigation Feasibility Study	0	0	19,900	0	19,900	-19,900	0				Funding was used to identify options to reduce energy use and to investigate alternative energy generation projects. This consultancy was completed in 2010 and was used to inform the program of works included in the 2010/11 capital works budget.
101222	Marian Street Theatre Feasibility Study	887,600	887,600	590,352	0	-297,248	297,248	0		75%	30/06/2011	Balance of project monies to be carried forward into 2010/2011 to complete required access works and any further acoustic attenuation works.
101224	LOT 1 Water Street	87,000	87,000	7,962	0	-79,038	79,038	0		50%	30/06/2010	In May 2010 Council resolved to have a report brought back to Council with funding options to possibly use land as bushland rather than parkland.
101225	23 Duff Street, Turramurra	0	0	1,677	0	1,677	-1,677	0		100%	ongoing	Account to be kept open due to rental income being received.
101228	12 Woonona Ave Wahroonga	1,700,000	1,700,000	1,667,813	0	-32,187	32,187	0		50%	ongoing	Initial restoration works completed. Account to be kept open due to park embellishment contribution to be received.
101229	B2 Subdivision Turramurra	80,000	80,000	2,855	0	-77,145	77,145	0				Ministerial changes within the NSW Department of Planning have led to a delay in the securing of Project Delivery Agreement between Council and the Department. In the mean time staff and the Department has been developing a planning proposal related to the rezoning of the unformed roads that occur on the site. This is a priority project identified in the 2010/11 capital and operational works program.
101230	Biodiversity Maintenance	42,100	42,100	36,945	0	-5,155	5,155	0		80%	30/06/2009	Funding has been used to assist in the regeneration of section of bushland near Mona Street, post-fire weeding at Blackbutt Creek, remediation of 102 Rosedale Road and removal of weedy vine control along Little Blue Gum Creek as part of the accessible walking track project.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy									
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101233	Kokoda & Kooloona	26,000	26,000	21,393	0	-4,607	4,607	0		80%	30/06/2009	This project has involved the regeneration bush on two asset protection zones at Kokoda Street and Koolloona Cresent.
101234	Fire Education	4,100	4,100	2,400	0	-1,700	1,700	0		90%	30/06/2009	This project has focused on the conslutation around the development the Hornsby Ku-ring-gai District Bushfire Risk Management Plan. Various community meetings were held with the Rural Fire Service and NSW Fire Brigade at North and South Turramurra Area and St lves Chase. In addition to these general meetings specific site meeting have been held at Richmond Park, Ormonde Road and Lockley Point.
101235	Aerial/satelite canopy mapping	45,900	45,900	43,749	0	-2,151	2,151	0		99%	30/06/2009	This funding was used to assist in the purchase of data layers to inform the mapping of endangered ecological communties (Ordinary Meeting of Council - 22 June 2010). Additional work from the project remains including providing ongoing support and data to DECCW Sydney Metropolitan Vegetation Mapping project and to other land management agencies.
101236	Monitoring	14,400	14,400	10,324	0	-4,076	4,076	0		100%	30/06/2009	This has funded water testing of three water sensitive urban design projects. Results from the monitoring will be reported via industry peer review papers at conferences to validate or otherwise this successful program of Council.This line will also fund the commitment with National Parks to part fund a fauna survey at Browns Forest.
101237	Maintenance	4,100	4,100	2,110	0	-1,990	1,990	0		100%	30/06/2009	This line has funded the maintenance of bushland, creek and WUSD activities funded by the Environmental Levy. Examples include the supplementary planting along the riparian corridor of tributaries to Lovers Jump Creek in Maddison Reserve and the three community tree planting day sites.
101238	Paddy Pallin	35,400	35,400	34,064	0	-1,336	1,336	0		100%	30/06/2009	This project line has funded the construction of a walking track in Paddy Pallin Reserve. Remaining funds compliments external grant to upgrade walking track in Little Blue Gum Creek.PJ 101239



**PROJECT PERFORMANCE  
REPORT to June, 2010**

Dept: Strategy

TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

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101239	Little Blue Gum Creek to GNW	105,500	105,500	127,276	65,000	21,776	-21,776	0		80%	30/06/2009	This line funded the repair and construction of the walking track from Edenborough Oval to Little Blue Gum Creek. Additionally funds have been allocated to purchase a survey and materials for contrsuction of the wheelchair accessible walking track at Little Blue Gum Creek. Construction commenced early January, walking track was completed June Compliments PJ 101370
101241	Interface Education	17,500	17,500	19,331	916	1,831	-1,831	0		80%	30/06/2009	This line has funded: the costs of walks and talks fees; bush neighbours days; rubbish removal, the purchase of a water sensitive urban design model; installation of various education and awareness signs; community survey regarding the management of the Flying Fox Reserve and planned revision to the Plan of Management; communiy film night (21 August); bushdance (20 November) and wages for staff.
101242	Gordon Town Centre	237,200	237,200	43,664	0	-193,536	193,536	0			30/06/2009	Funding has been used for a survey of the properties aquired on Dumersq Street for a park. The balance of funds will be reallocated for various energy efficiency and energy generation projects.
101244	Avondale Creek	20,500	20,500	11,534	0	-8,966	8,966	0		50%	30/06/2009	Contractors engaged and on target for riparian bush regeneration work in the top section of Avondale Creek in Sheldon Forest. Follow up weeding will be required post hazard reduction burn
101245	Lofberg Oval	923,000	923,000	643,693	0	-279,307	279,307	0		70%	30/06/2011	The project relates to the reconstruction and stormwater harvesting of Loftberg Oval at BIC. This project is nearing completion. Salaries from Strategy have been incorrectly costed to this project. \$121,087 after the contract was awarded.
101246	Allan Small Stage 1	157,100	157,100	201,228	0	44,128	-44,128	0		100%		Expenditure to date includes staff salaries. Storm water harvesting to take place collecting stormwater from outlets from Redfield Road for irrigation on the oval next financial year.Stormwater channelling and filtering completed awaiting storage tanks 2010/11
101254	Principal LEP - Open Space Planning	37,900	37,900	36,485	0	-1,415	1,415	0				Report on priorities for Killara catchment adopted in May 2010. Remaining funds carry forward for LGA wide Principal LEP/DCP.

<b>PROJECT PERFORMANCE REPORT to June, 2010</b>	<b>Dept: Strategy</b>
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TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

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101255	Dual Occupancy review	7,000	7,000	0	0	-7,000	7,000	0				Ku-ring-gai Planning Panel function- process finalised via Town centres LEP and part of the Ku-ring-gai Wide Principal LEP/DCP. Funds Carry Forward as part of the Principal LEP.
101259	DCP Peer Review	53,500	53,500	53,465	0	-35	35	0				Project completed as per Council resolution.
101267	From waste water to valuable water - St	488,600	488,600	0	0	-488,600	488,600	0				This is a grant from NSW Government to reuse leachate to irrigate St Ives Showground and nursery. Detailed feasibility study completed and a tender for construction was awarded in June 2010.
101268	A partnership for sharing alternate wate	88,500	88,500	23,536	67,819	-64,964	64,964	0		25%		Security fencing erected construction due to commence 10 May 2010
101269	Water for Life Council Partnership	24,800	24,800	29,550	18,035	4,750	-4,750	0		98%	30/03/2009	Grant to provide funding to promote water savings initiatives. Permission has been granted to use the remaining funds on further promotion and community consultation activities, additional funding and activites weere undertaken from February to May. Final report to be submitted to the Water for Life people.
101270	Strategic Asset Management Project Plan	55,200	55,200	49,050	0	-6,150	6,150	0		90%	30/06/2010	National Asset Management System Training programs undertaken December 2009. Roads Asset Management Plan adopted by Council 2/2/2010. Currently undertaking Fair Valuation assessments Road, Footpaths, Bridges and Drainage. Balance of funds for Bridge audit currently in progress.
101272	E.E.C.E.E - General	134,000	134,000	130,012	129,488	-3,988	3,988	0				This is a three year joint council and DECCW project to enable communities and their council to improve their sustainability practices. Phase 1 of the baseline research has been conducted, involving visits to all partner councils. Phase 2 will be conducted via an online survey. Ku-ring-gai's project will focus in West Pymble as part of the "tanks-a-million" program.
101370	Little Blue Gum (Paddy Pallin)	77,000	77,000	90,019	0	13,019	-13,019	0		80%		This project has funded the wheelchair accessible track along Little Blue Gum Greek. Walking track has been completed and the car park area will be completed as part of the planned upgrade of the footpath along Governer Road.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Strategy
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TOTALS >> 11,019,600 11,019,600 7,974,140 454,172 -3,045,460 3,045,460 0 0

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101371	Auluba Oval 1 & 2	236,200	236,200	121,908	0	-114,292	114,292	0		30%		Expenditure includes salaries. This compliments the capital works program for Sir David Martin Reserve.Any budget which remains will be carried to 2010/11 for storm harvesting from the catchment of development at B2 land.
101384	St Ives Remediation	842,100	842,100	9,133	70,000	-832,967	832,967	0				A tender has been awarded for the construction of the water reuse from the tip to the Showground and nursery site. This is part funded by an NSW Government Grant.
101388	Principal LEP - Housing Studies	33,900	33,900	35,670	0	1,770	-1,770	0				Studies completed for consolidated development contributions planning and the Carry forward the remainder for Principal LEP/DCP work to be carried forward.
101389	Principal LEP - Community Planning	33,900	33,900	23,855	0	-10,045	10,045	0				Studies commenced as part of contributions planning project and into Principal LEP planning. Carry Forward as part of the Principal LEP.
101401	25 Duff Street Turramurra Acquisition of	1,008,000	1,008,000	1,007,433	0	-567	567	0		100%	ongoing	Account to be kept open due to rental income to be received.

PROJECT PERFORMANCE REPORT to June, 2010	Dept: Waste Management
---	------------------------

TOTALS >>		0	0	0	9,000	0	0	0	0			
Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs/ Other				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
101194	Community Sharps Grant	0	0	0	9,000	0	0	0				

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## INVESTMENT REPORT AS AT 30 JULY 2010

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

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

**BACKGROUND:**

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

**COMMENTS:**

The Reserve Bank of Australia (RBA) retained the official cash rate at 4.50% in July 2010.

**RECOMMENDATION:**

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

## PURPOSE OF REPORT

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

## BACKGROUND

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

## COMMENTS

During the month of June, Council had a net cash outflow of \$7,899,948 and a net investment gain (interest and capital) of \$603,541. The net cash outflow was mainly due to higher volume of EFT payments.

Council's total investment portfolio at the end of July 2010 is \$99,919,730. This compares to an opening balance of \$107,819,678 as at 1 July 2010, a decrease of \$7,899,948.

## PERFORMANCE MEASUREMENT

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

- **Management of General Fund Bank Balance**

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

- **Cash**

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

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

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

- **Allocation of Surplus Funds**

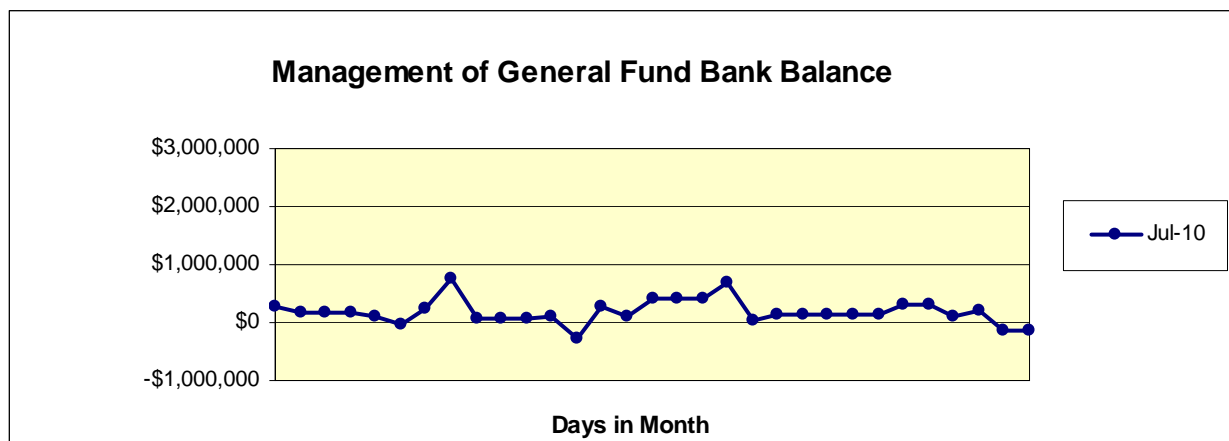
This represents the mix or allocation of surplus funds in appropriate investments that maximise returns and minimise risk.



## Item 8

S05273  
13 August 2010**Management of General Fund Bank Balance**

During July Council had a net outflow of funds of \$7,899,948.

**Investment Portfolio**

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

**1. Floating Rate Notes (FRN)**

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

The following investments are classified as FRNs

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

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

1. Term Deposits
2. Senior Debt
3. Subordinated Debt
4. Hybrids
5. Preference shares
6. Equity holders

Item 8

S05273  
13 August 2010

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

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

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

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

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

Westpac Fixed sub-debt AA-	purchased 25/02/08 at discount
Investec Bank Term Deposit BBB	purchased 03/09/08 at par
St George Bank Term Deposit (11 Months) AA	purchased 02/09/09 at par
National Australia Bank Term Deposit (11 Months) AA	purchased 02/09/09 at par
Westpac Term Deposit (1 Year) AA	purchased 03/12/09 at par
National Australia Bank Term Deposit (1 Year) AA	purchased 04/12/09 at par
Westpac Bank Term Deposit (5 Year) AA	purchased 12/01/10 at par
St George Bank Term Deposit (3 Year) AA	purchased 18/02/10 at par
Bendigo Bank (1 Year) BBB+	purchased 01/03/10 at par
Commonwealth Bank Term Deposit (3 Year) AA	purchased 05/03/10 at par
AMP Credit Union Term Deposit (1 Year) AAA	purchased 17/03/10 at par
SGE Credit Union Term Deposit (13 Months) AAA	purchased 19/03/10 at par
HUE Credit Union Term Deposit (1 Year) AAA	purchased 22/03/10 at par
Rural Bank Term Deposit (18 Months) BBB	purchased 22/03/10 at par
Bank of Queensland Term Deposit (3 Years) BBB+	purchased 31/05/10 at par
Southern Cross Credit Union Term Deposit (1 Year) AAA	purchased 01/06/10 at par
Wide Bay Australia Ltd Term Deposit (1 Year) BBB	purchased 01/06/10 at par
AMP Credit Union Term Deposit (1 Year) Unrated	purchased 01/06/10 at par
Suncorp Bank Term Deposit (3 Year) A+	purchased 04/06/10 at par
Wide Bay Australia Ltd Term Deposit (13 Months) BBB	purchased 16/06/10 at par
Rural Bank Term Deposit (13 Months) BBB	purchased 16/06/10 at par
Rural Bank Term Deposit (2 Year) BBB	purchased 16/06/10 at par
Community First Credit Union Term Deposit (13 Months) AAA	purchased 17/06/10 at par
Bank of Queensland Term Deposit (8 Months) BBB+	purchased 18/06/10 at par
AMP Bank Term Deposit (13 Months) A	purchased 18/06/10 at par
AMP Bank Term Deposit (13 Months) A	purchased 18/06/10 at par
St George Bank Term Deposit (3 Year) AA	purchased 28/06/10 at par

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

Item 8

**S05273**  
**13 August 2010**

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

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

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

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

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

### 3. Collateralised Debt Obligations (CDO)

The following investments are classified as CDOs:

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

[Please refer to comments on Individual Investment Performance section for details.]

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

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

### 4. Constant Proportion Debt Obligations (CPDO)

The following investment is classified as a CPDO:

ABN AMRO CPDO PP AA-	purchased at par
----------------------	------------------

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

## 5. Growth Investments

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

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

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

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

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

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

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

## Item 8

S05273  
13 August 2010

## Cash Performance against the 11am Cash Rate

Issuer	Investment Name	Investment Rating	Invested @ 31st July 2010 \$'000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
<b>Working Capital (0-3 Months)</b>									
Westpac Bank	Council Westpac Business Cheque Plus Account	AA	6,190	0.38	4.60	*	6.20	M	0-3 mths
<b>TOTAL /WEIGHTED AVERAGE</b>			<b>6,190</b>		<b>4.60</b>		<b>6.20</b>		
Weighted Average Overall Return Year To Date (%)					4.60				
11am Cash Rate (%)					4.59				
Variance From Benchmark (%)					0.01				

The weighted average return for Cash year to date was 4.60% compared to the benchmark 11am Cash Rate of 4.59%.

## Funds Performance against the UBS Bank Bill Index

Issuer	Investment Name	Investment Rating	Invested @ 31st July 2010 \$'000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
<b>Working Capital (0-3 Months)</b>									
BlackRock Investment	BlackRock Diversified Credit	A	962	0.68	8.53	*	0.96	M	0-3 mths
<b>Short Term (3-12 mths)</b>									
St. George Bank	St. George Bank 11 Months Term Deposit	AA	3,000	0.42	5.20	*	3.00	M	3-12 mths
National Australia Bank	National Australia Bank 11 Months Term Deposit	AA	3,000	0.42	5.20	*	3.00	M	3-12 mths
Westpac Bank	Westpac Bank 1 Year Term Deposit	AA	2,500	0.55	6.80	*	2.50	M	3-12 mths
National Australia Bank	National Australia Bank 1 Year Term Deposit	AA	2,500	0.55	6.80	*	2.50	M	3-12 mths
Select Access Investments	Titanium AAA	A+	2,000	0.48	5.88	6.68	2.00	H	3-12 mths
Bank of Queensland	Bank of Queensland Bond	BBB+	1,988	0.67	8.30	8.29	1.99	H	3-12 mths
Bank of Queensland	Bank of Queensland FRN	BBB+	1,994	0.51	6.26	5.63	2.00	H	3-12 mths
Bank of Queensland	Bank of Queensland 8 Months Term Deposit	BBB+	3,000	0.51	6.30	*	3.00	M	3-12 mths
Bendigo Bank	Bendigo Bank Term Deposit	BBB+	500	0.51	6.30	*	0.50	M	3-12 mths
AMP Credit Union	AMP Credit Union 1 Year Term Deposit	AAA	1,000	0.55	6.75	*	1.00	M	3-12 mths
Hunter United Employees Credit Union	HUE Credit Union 1 Year Term Deposit	AAA	1,000	0.53	6.59	*	1.00	M	3-12 mths
State Government Employees Credit Union	SGE Credit Union 13 Month Term Deposit	AAA	1,000	0.57	7.00	*	1.00	M	3-12 mths
Suncorp Metway	Suncorp Metway Bond	A+	2,012	0.65	8.06	8.05	2.01	H	3-12 mths
Southern Cross Credit Union	Southern Cross Credit Union 1 Year Term Deposit	AAA	1,000	0.52	6.45	*	1.00	M	3-12 mths
Wide Bay Australia Ltd	Wide Bay Australia 1 Year Term Deposit	BBB-	1,000	0.52	6.40	*	1.00	M	3-12 mths
AMP Credit Union	AMP Credit Union Term Deposit 1 Year	UNRATED	1,000	0.55	6.75	*	1.00	M	3-12 mths
<b>Short - Medium Term (1-2 Years)</b>									
Community First Credit Union	Community First Credit Union 13 Months Term Deposit	AAA	1,000	0.53	6.50	*	1.00	M	1-2 yrs
Wide Bay Australia Ltd	Wide Bay Ltd 13 Months Term Deposit	BBB-	2,000	0.51	6.35	*	2.00	M	1-2 yrs
AMP Bank	AMP Bank 13 Months Term Deposit	A	1,000	0.51	6.31	*	1.00	M	1-2 yrs
AMP Bank	AMP Bank Term Deposit 13 Months	A	1,000	0.51	6.31	*	1.00	M	1-2 yrs
Rural Bank	Rural Bank 13 Month Term Deposit	BBB	2,000	0.53	6.53	*	2.00	M	1-2 yrs
Rural Bank	Rural Bank 18 Month Term Deposit	BBB	1,000	0.57	7.10	*	1.00	M	1-2 yrs

## Item 8

S05273  
13 August 2010

NSW Treasury Corp	KRGC Tcorp LTGF	UNRATED	1,923	2.64	36.81	3.61	1.92	M	1-2 yrs
St. George Bank	St. George Bank FRN	AA	3,733	0.45	5.54	4.70	3.74	H	1-2 yrs
ABN AMRO/Nomura	Phoenix Notes	A	2,000	0.58	7.12	7.77	2.00	H	1-2 yrs
UBS AG London	Longreach STIRM	A+	1,170	3.16	45.21	4.97	1.17	M	1-2 yrs
ANZ Bank	ANZ Sub FRN	AA-	2,971	0.49	5.97	6.22	2.97	H	1-2 yrs
Commonwealth Bank	Commonwealth Bank TCD FRN	AA	2,023	0.43	5.27	4.73	2.02	H	1-2 yrs
Westpac Bank	Westpac Subdebt	AA-	964	0.79	9.78	9.78	0.96	H	1-2 yrs
Rural Bank	Rural Bank 2 Year Term Deposit	BBB	2,000	0.55	6.82	*	2.00	M	1-2 yrs
<b>Medium Term (2-5 Years)</b>									
HSBC Australia	HSBC MTN (Medium Term Notes)	AA-	4,000	0.59	7.30	7.52	4.00	H	2-5 yrs
ANZ Bank	ANZ Transferable Deposit	AA-	2,000	0.49	5.99	6.29	2.00	H	2-5 yrs
Investec Bank	Investec Term Deposit	BBB	3,000	0.61	7.51	6.98	3.00	H	2-5 yrs
Deutsche Bank	Deutsche Bank TCD FRN	A+	1,966	0.50	6.12	5.51	1.97	H	2-5 yrs
CBA/Helix Capital Jersey	Oasis Portfolio Note	CCC-	546	0.47	5.75	-12.44	0.55	H	2-5 yrs
HSBC Bank	Maple Hill 11	CCC-	3,000	0.54	6.65	7.87	3.00	H	2-5 yrs
St. George Bank	St. George Bank 3 Year Term Deposit	AA	3,000	0.57	7.10	*	3.00	M	2-5 yrs
Commonwealth Bank	Commonwealth Bank 3 Year Term Deposit	AA	3,000	0.57	7.00	*	3.00	M	2-5 yrs
Bank of Queensland	Bank of Queensland 3 Year Term Deposit	BBB+	1,000	0.57	7.00	*	1.00	M	2-5 yrs
Suncorp Bank	Suncorp Bank 3 Year Term Deposit	A+	1,000	0.60	7.40	*	1.00	M	2-5 yrs
St. George Bank	St George Bank Term Deposit 3 Year	AA	1,502	0.53	6.50	*	1.50	M	2-5 yrs
Westpac Bank	Westpac Bank 5 Year Term Deposit	AA	5,000	0.64	8.00	*	5.00	M	2-5 yrs
<b>Long Term (5 Years+)</b>									
Bendigo Bank	Bendigo Bank FRN	BBB+	500	0.50	6.19	6.59	0.50	H	5 yrs +
ANZ Bank	ANZ Sub FRN	AA-	2,976	0.46	5.65	6.22	2.98	H	5 yrs +
ANZ Bank	ANZ Subdebt 2018	AA-	1,000	0.48	5.94	6.44	1.00	H	5 yrs +
ABN AMRO Bank London	CPDO PP	AA-	6,000	0.46	5.66	5.74	6.00	H	5 yrs +
<b>TOTAL /WEIGHTED AVERAGE</b>			<b>93,730</b>	<b>7.33</b>	<b>7.62</b>		<b>93.80</b>		

Matured/Traded Investments - Weighted YTD Average Return (%)	0.00
Weighted Average Overall Return Year To Date (%)	7.62
Benchmark Return: UBSWA Bank Bill Index(%)	5.06
Variance From Benchmark (%)	2.56

\* Cannot be calculated with 100% accuracy

The weighted average return for the total portfolio (except Cash) year to date was 7.62% compared to the benchmark of the UBS Bank Bill Index of 5.06%.

### Comments on Individual Investment Performance

**Longreach Series 23 STIRM:** This investment is a capital protected note with exposure to a short term interest rate yield enhancement strategy. The redeemable NAV of the notes is estimated at \$117.04 whereas at the end of last month it was \$113.39. An annualised year to date return on the investment is 45.21% and 4.97% since inception. General information on the fund is included in the monthly Noteholder Performance Report **attached**.

**NSW Treasury Corporation:** The investment was made in October 2006. This is a fund managed by the NSW Treasury Corporation which invests in a range of Australian shares 31%, international shares 31%, bonds, listed property and cash 38%. The fund's annualised return is 36.81% and is 3.61% since purchase.

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



Item 8

S05273  
13 August 2010

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

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

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

There was no distribution during July 2010 and the balance of funds in Blackrock at the end of the month was \$962,361.

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

**CDOs:**

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

**Maple Hill 11**

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

- Losses absorbed: 2.37%
- Losses remaining: 3.37%
- Recovery: Floating
- Portfolio: 139 (unequal weight)
- Credit events to date: 5 (Lehman Brothers, Fannie Mae, Freddie Mac, Idearc & CIT Group)
- Credit events supported: 11.5 average sized, assuming average 33% recovery
- Credit events remaining: 7 average sized, assuming average 33% recovery. The note can withstand 5% of the portfolio defaulting, resulting in 3.3% loss after recovery.
- Maturity: 20 December 2014

**Oasis Portfolio Note**

## Item 8

S05273  
13 August 2010

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

- Losses absorbed: 3.17%
- Losses remaining: For the AAA tranche 1.13%
- Recovery: Fixed Rate at 40%
- Portfolio: 118 reference entities (unequal weight and started with 120)
- Credit events to date: Lehman Brothers, Fannie Mae, Washington Mutual, Kaupthing Bank & CIT Group
- Credit events supported: Variable = 14 minimum sized; 8.5 average weightings; 4 maximum sized
- Credit events remaining: Depends on the weighting of the credit event, 1 maximum size (1.5% exposure) or 2 more minimum size (0.5% exposure). The note can withstand 1.9% of the portfolio defaulting, 2% before recoveries
- Maturity: 04 September 2014

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

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

### Titanium

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

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

There were no credit events in Council's CDOs during the month.

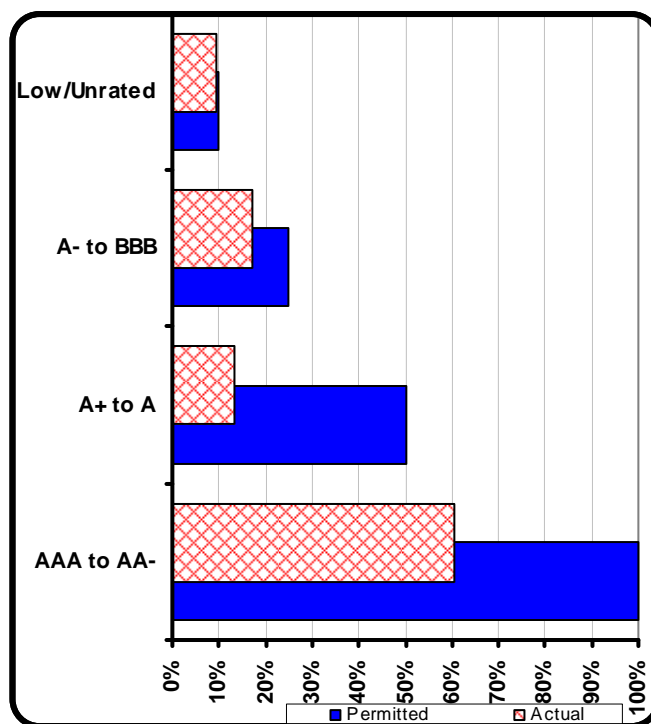
## Item 8

S05273  
13 August 2010

## Allocation of funds

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

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



Investment Rating	Proportion
-------------------	------------

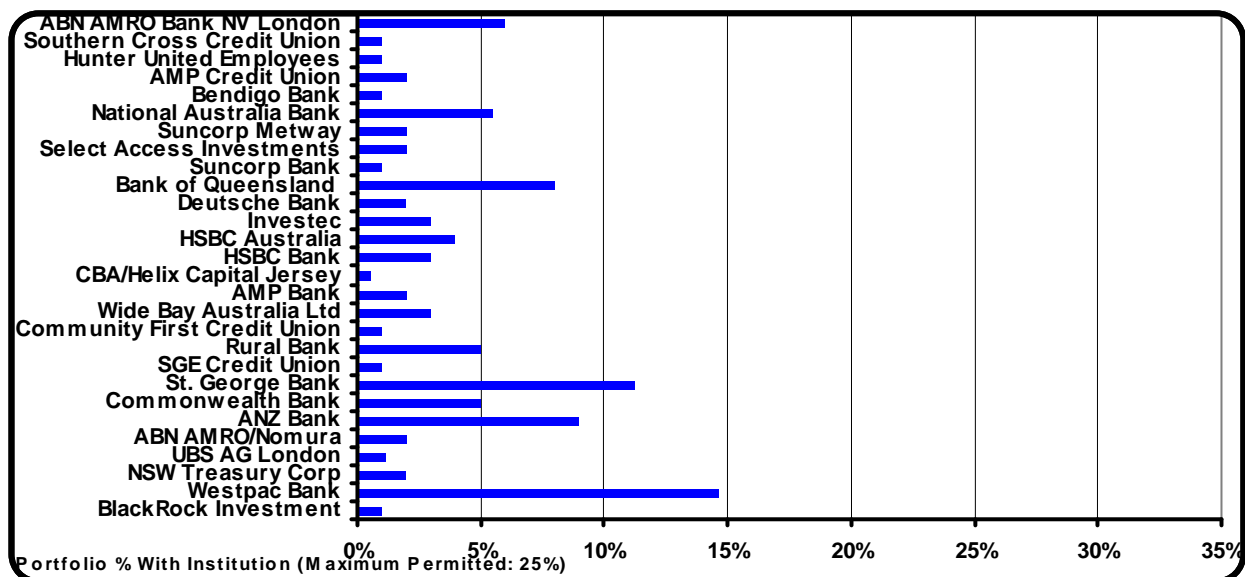
AAA to AA-	60.40%
A+ to A	13.12%
A- to BBB	17.00%
Less than BBB	9.48%

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

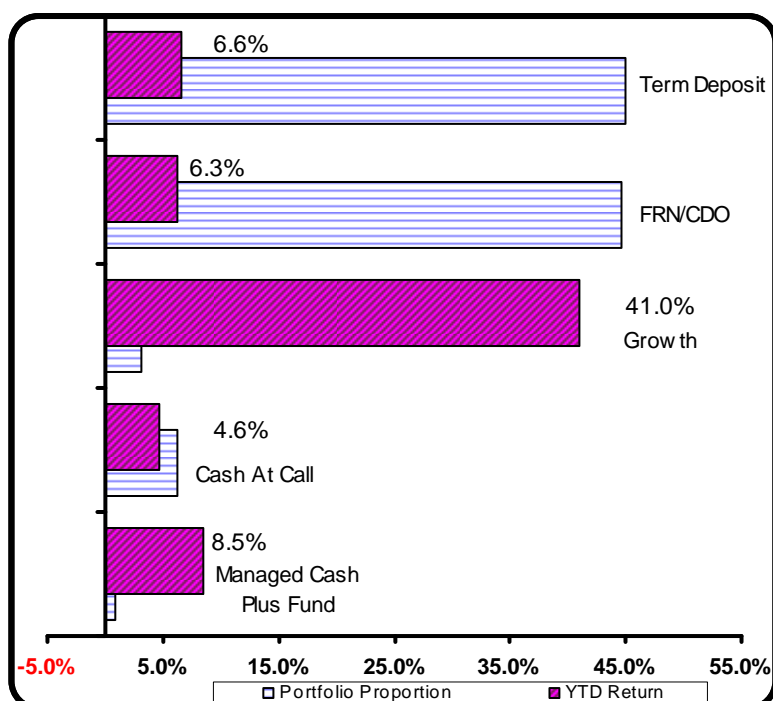
Council's Investment Policy requires that the maximum proportion of its portfolio invested with any individual financial institution is 25%.

Item 8

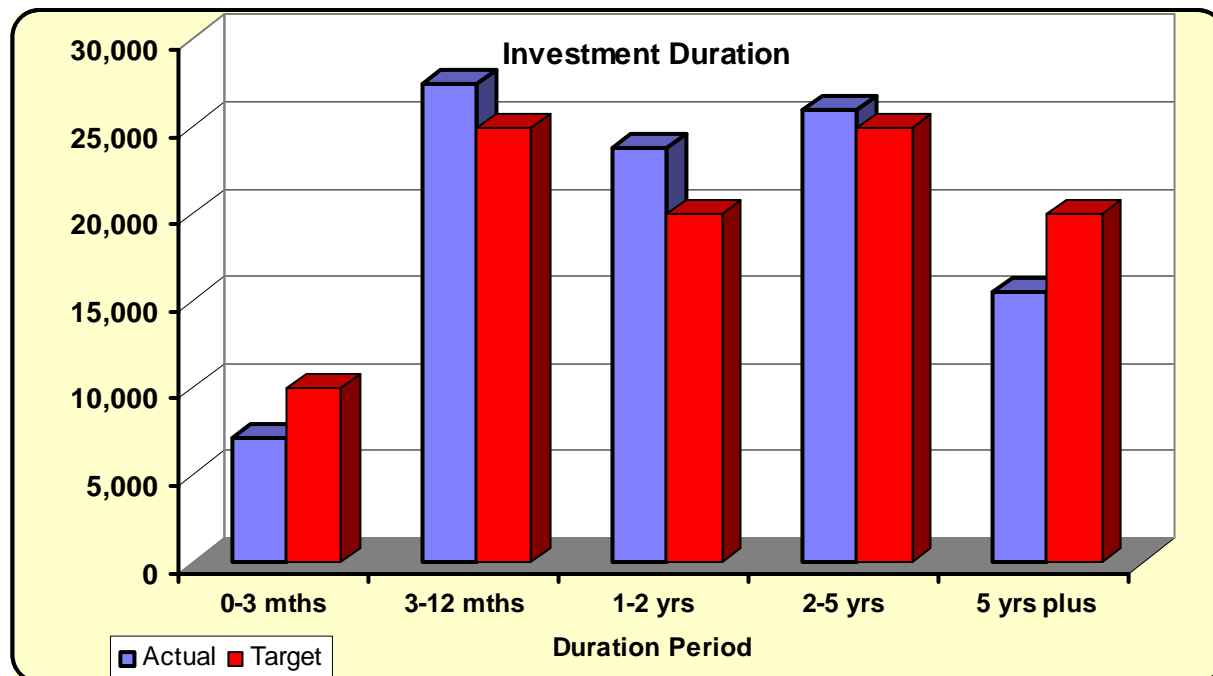
S05273  
13 August 2010



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



## Item 8

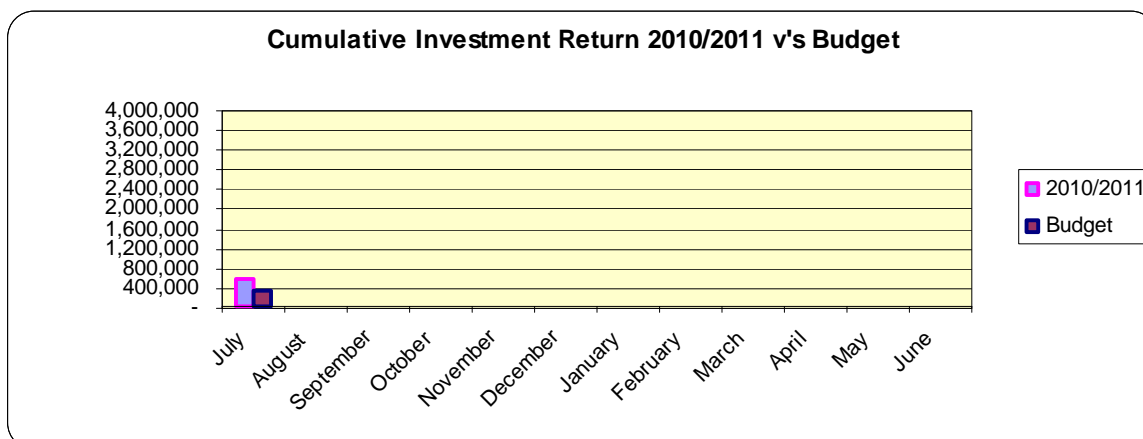
S05273  
13 August 20104) **Duration:** Strategic allocation of investments by duration.**Cumulative Investment Return**

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

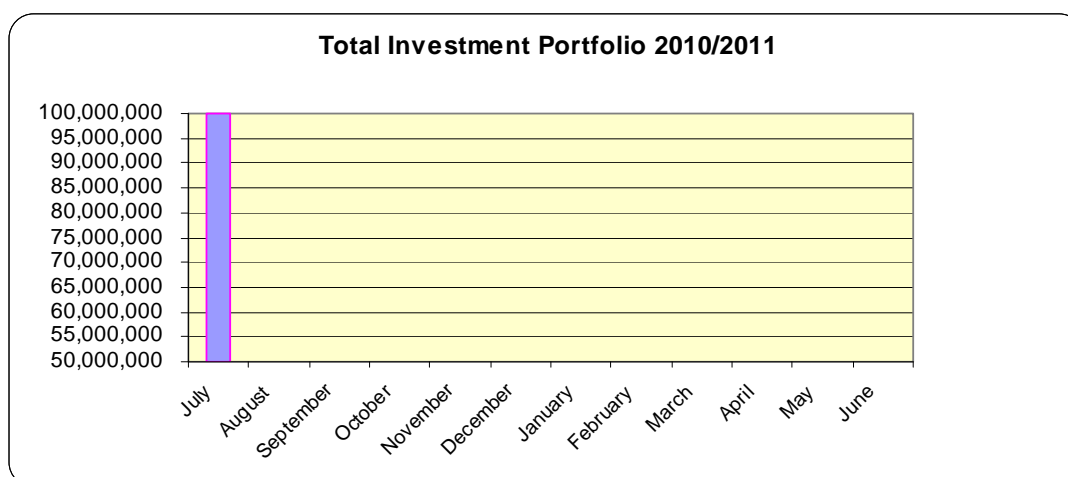
\$000's	Month	Financial YTD
Interest	502	502
Cap Gain	104	104
Cap Loss	-2	-2
Net Return	604	604
Budget	358	358
<b>Variance</b>	<b>246</b>	<b>246</b>

At the end of July 2010, the net return on investments totalled \$604,000 against a budget of \$358,000, giving a positive variance for the year of \$246,000.

## Item 8

S05273  
13 August 2010**Total Investment Portfolio**

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



During July 2010 Council's investment portfolio decreased by \$7,899,948.

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

- The US grew at an annualised +2.4% in Quarter 2 (April, May & June 2010) (from +3.7% p.a. in Quarter1).
- Over 30% of US existing home sales are "distressed" (foreclosure, sale below mortgage balance etc.), a statistic that has not improved since April 2009.
- US CPI keeps slowing, to just +0.9% year-on-year in June – this is close to official deflation and lower even than the European Union's +1.4%. US retail sales fell for the second month in a row, by -0.5% in June.



Item 8

**S05273**  
**13 August 2010**

- US unemployment fell from 9.7% to 9.5% but only due to a large fall in the participation rate; with the end of the Census a lot of temporary jobs ended. European unemployment was remained at 10%.

**Domestic Market**

- Official interest rates were unchanged at 4.5%, there seems little inclination to raise rates again until at least October after an acceptable CPI figure this month.
- The Australian dollar was much stronger against the US dollar, soaring from 86c to 90c.
- A strong Australian dollar helped keep CPI at a lower level. The headline rate rose to 3.1% due to the massive tax increase on tobacco, but the RBA's trimmed mean fell from 3.0% to 2.7% year-on-year.
- Unemployment was unchanged at 5.1%, with higher participation absorbing the strong 45,900 new jobs.

**CONSULTATION**

Not applicable.

**FINANCIAL CONSIDERATIONS**

The budget for interest on investments for 2010/2011 is \$4,296,700. Of this amount approximately \$2,851,100 is restricted for the benefit of future expenditure relating to developers' contributions, \$702,300 transferred to the internally restricted Infrastructure & Facility Reserve, and the remainder of \$743,300 is available for operations.

At the end of July 2010, the net return on investments totalled \$604,000 against a year to date budget of \$358,000 giving a positive variance of \$246,000.

**CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

None undertaken or required.

**SUMMARY**

As at 31st July 2010:

- Council's total investment portfolio is \$99,919,730. This compares to an opening balance of \$107,819,678 as at 1 July 2010, a decrease of \$7,899,948.
- Council's year to date net return on investments (interest and capital) totals \$604,000. This compares to the year to date budget of \$358,000, giving a positive variance of \$246,000

## **RECOMMENDATION**

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

Tony Ly  
**Financial Accounting Officer**

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

John Clark  
**Director Corporate**

**Attachments:**      **Investments arranged by Longreach Capital Markets and held by Ku-ring-gai Council - Valuation 31 July 2010 - 2010/153661**

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

Investments arranged by Longreach Capital Markets and held by  
 Ku-ring-gai Council  
 Valuation Date 02-Aug-10



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

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

Series 23 5 year Capital Protected Short Term Interest Rate Model (STIRM)	10-Feb-12	UBS AG, London Branch  UBS AG, London Branch	A+/Stable	\$1,000,000	117.04000 Hold to Maturity	Exposed to Active asset class	100	Hold to Maturity NAV. Exit price available upon request
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### **Important Information**

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

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

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

This monthly report has been prepared by Longreach Global Capital Pty Limited (ABN 27 080 373 765, AFSL 247015) exclusively for use by wholesale clients (within the meaning of section 761G of the Corporations Act 2001) of Longreach CP Limited, Longreach Capital Markets Pty Limited and Longreach Global Capital Pty Limited and may not be distributed to external parties without the prior written consent. The report has been prepared solely for informational purposes and includes certain information that has been obtained from independent sources that Longreach considers to be both accurate and reliable. To the maximum extent permitted by law, neither Longreach Capital Markets Pty Limited nor Longreach Global Capital Pty Limited will be liable in any way for any loss or damage suffered by you through use or reliance on this information. Our liability for negligence, breach of contract or contravention of any law, which can not be lawfully excluded, is limited, at our option and to the maximum extent permitted by law, to resupplying this information or any part of it to you, or to paying for the resupply of this information or any part of it to you.

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## **ANALYSIS OF LAND & ENVIRONMENT COURT COSTS - 4TH QUARTER, 2009 TO 2010**

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### **EXECUTIVE SUMMARY**

**PURPOSE OF REPORT:**

To report legal costs in relation to planning matters in the Land & Environment Court for the quarter ended June 2010.

**BACKGROUND:**

A person may commence proceedings in the Land & Environment Court in relation to a development application which has either been refused by Council or is deemed to have been refused. An appeal may also be commenced in relation to conditions of development consent and the issue of building certificates and orders.

**COMMENTS:**

For the year ended 30 June 2010, Council's legal costs and associated expenses in relation to Land & Environment Court planning matters were \$1,445,394. This compares with the annual budget of \$1,150,000.

**RECOMMENDATION:**

That the analysis of Land & Environment Court costs as at end of the fourth quarter 30 June 2010 be received and noted.

## PURPOSE OF REPORT

To report legal costs in relation to planning matters in the Land & Environment Court for the quarter ended June 2010.

## BACKGROUND

A person may commence proceedings in the Land and Environment Court in relation to a development application which has either been refused by Council or is deemed to have been refused (a development application is deemed to have been refused if it has not been determined within a period of 40 days or such longer period that may be calculated in accordance with the Act). An appeal may also be commenced in relation to conditions of development consent and the issue of building certificates and orders. Council is a respondent to such proceedings.

Under Section 428 of the Local Government Act 1993, Council is required to report legal costs, and the outcome of each case in its Annual Report.

## COMMENTS

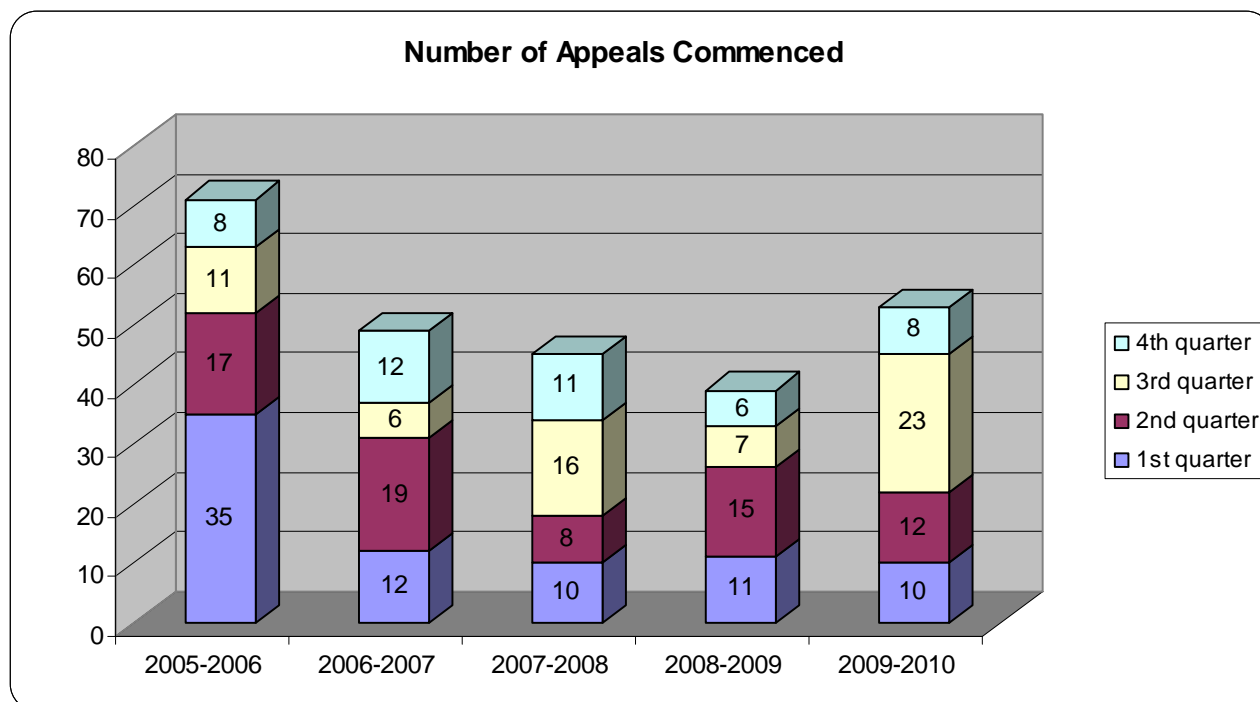
### APPEALS LODGED

In the three months ended June 2010, there were 8 new appeals lodged with the Land and Environment Court. The number of appeals received in prior years is as follows:

Financial year	Number of appeals received (whole year)
2005/2006	71
2006/2007	49
2007/2008	45
2008/2009	39
2009/2010	54

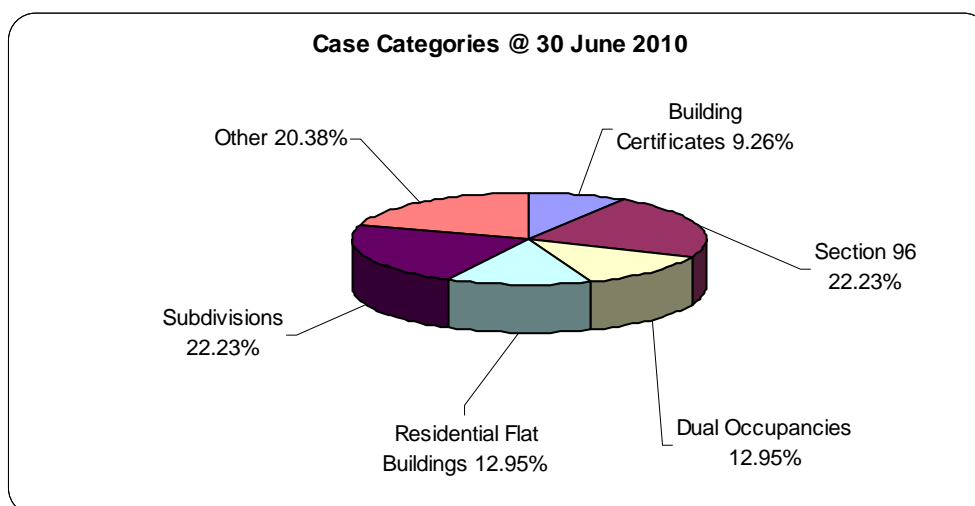
Item 9

S02466  
13 August 2010



Of the 54 appeals commenced during 2009/2010, 7 were in respect of deemed refusal. Accordingly, the proportion of deemed refusal appeals to actual refusals was 13%. The percentage of deemed refusal appeals in 2008-2009 was 5%; and before that, 22% in 2007-2008 and 43% in 2006-2007. A low proportion of deemed refusal appeals is consistent with timely determination of development applications.

Appeals commenced during 2009/2010 are made up of the following development categories:



The "Other" category includes proposals for a single dwelling, additions and alterations, tennis court lighting, childcare centres, brothels and appeals against orders.



## Item 9

S02466  
13 August 2010**COSTS**

For the year ended 30 June 2010, Council had expenditure of \$1,445,394 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to the annual budget of \$1,150,000.

For the same period, receipts of legal costs recovered totalled \$248,546.00 compared to a budget of \$60,000. However, the budget outcome in relation to legal costs recovered is affected by non-receipt of amounts accrued in the previous financial year totalling \$126,500. Additionally, the third quarter budget review revised the budget for costs recovered to \$260,000. The net outcome for legal costs recovered in 2009/2010 is therefore a negative variation of \$137,954.

It may be noted that costs recovered have tended to increase since the favourable decision obtained by Council in *Council at Futurespace* in relation to the interpretation of Section 97B of the *Environmental Planning & Assessment Act*, which provides for payment of costs in the event of amendment of proposals for development in certain circumstances.

These costs are made up of legal costs, fees charged by any consultants retained as expert witnesses and other costs incurred as a result of Council's role in the proceedings. In addition to expenditure on appeals, a further amount of \$45,869 was spent in the obtaining of expert advice regarding development assessment matters.

<b>Land &amp; Environment Court Costs 2004/2005 - 2009/2010</b>					
<i>Financial Year</i>	<i>Total Costs</i>	<i>1st quarter September</i>	<i>2nd quarter December</i>	<i>3rd quarter March</i>	<i>4th quarter June</i>
<b>2004/2005</b> (135 appeals lodged)	<b>\$1,867,000</b>	\$274,000	\$562,000	\$314,000	\$717,000
<b>2005/2006</b> (71 appeals lodged)	<b>\$1,239,900</b>	\$338,350	\$362,950	\$329,300	\$209,300
<b>2006/2007</b> (49 appeals lodged)	<b>\$1,195,900</b>	\$141,950	\$148,520	\$350,730	\$554,700
<b>2007/2008</b> (45 appeals lodged)	<b>\$1,136,648</b>	\$7,800	\$336,600	\$381,300	\$410,948
<b>2008/2009</b> (39 appeals lodged)	<b>\$1,332,350</b>	\$134,409	\$345,551	\$291,985	\$510,443
<b>2009/2010</b> (54 appeals lodged)	<b>\$1,445,394</b>	\$217,726	\$368,642	\$264,137	\$594,899

## Item 9

S02466  
13 August 2010

The following comments are made about factors affecting the budget outcome:

- There has been an increase in the number of appeals received by Council compared to recent years.
- There has been a trend towards an increasing proportion of appeals of a complex nature. In previous years, a greater proportion of appeals arose from relatively minor forms of development such as additions and alterations to single dwellings and dual occupancies. Developments such as residential flat buildings tend to involve impacts that require involvement of a wider range of expert evidence, such as urban design, ecologist, arborist, hydrologist, and heritage and this can increase total costs substantially.
- A growing proportion of appeals arise not from the assessment of new development proposals, but from attempts to complete and subdivide developments that have not been built in accordance with a development approval. The process of requiring suitable rectification of non-compliant buildings through a modification process is complex and involved, and has accounted for some of the most costly proceedings. In particular:
  - 3-13 Bundarra Avenue, Wahroonga (Filadelfia Projects Pty Limited) involved a Construction Certificate issued by private certifier that was inconsistent with the original Court approval - \$92,898; and
  - 3-5 Clydesdale Place, Pymble (Anthony Todarello) involved a Construction Certificate issued by private certifier that was inconsistent with the original development approval - \$49,596.
- Other significant matters active during the period were;
  - 35 Water Street, Wahroonga (Murlan Consulting Pty Limited – seniors living proposal) involving the setting aside of a merits determination by commissioners of the Land & Environment Court - \$145,727;
  - 1574-1578 Pacific Highway, Wahroonga (De Stoop – seniors living proposal) involving an approval by the Land & Environment Court that is being appealed by Council on grounds of legal error – \$100,643; and
  - 6A-8 Buckingham Road, Killara (Globe Capital Properties Pty Limited – residential apartment building) was a protracted appeal involving amendments (a costs order in favour of Council is currently outstanding) - \$175,416.

## SUMMARY BY WARD

A summary of the above Land & Environment Court costs by Ward for the year ended 30 June 2010 is shown in the following table:

Land & Environment Court Costs by Ward 2009/2010		
Commenara	\$74,872	5.3%
Gordon	\$421,145	29.1%
Roseville	\$45,110	3.1%
St Ives	\$265,829	18.4%
Wahroonga	\$638,438	44.1%
<b>Total Costs</b>	<b>\$1,445,394</b>	<b>100%</b>

## OUTCOMES

At an early stage of each appeal, Council as respondent, is required to file with the Court a Statement of Facts and Contentions outlining the grounds which Council asserts as warranting refusal of a development, or alternatively, that may be addressed by way of conditions of consent.

In cases where issues raised by Council are capable of resolution by the provision by the applicant of additional information or amendment of the proposal, it is the Court's expectation that this should occur. The Court's current practice of listing appeals for a preliminary mediation conference before a Commissioner of the Court pursuant to section 34 of the *Land & Environment Court Act*, strongly encourages this.

In this context, any of three outcomes can be regarded as favorable, namely:

1. If the appeal is in relation to a deemed refusal of an application which, upon assessment, is appropriate for approval: that the development is determined by Council, allowing the appeal to be discontinued by the applicant and avoiding as much as is practicable the incurring of unnecessary legal costs;
2. If the issues raised by Council are capable of resolution by the applicant providing further information, or amending the proposal: that this occurs, so that development consent should be granted, either by Council or the Court;
3. If the issues raised by Council are either not capable of resolution, or the applicant declines to take the steps that are necessary to resolve them: that the appeal is either discontinued by the applicant, or dismissed (refused) by the Court.

Eighteen matters were concluded in fourth quarter. In all but one appeal, a wholly or substantially favorable outcome was achieved:

- Two appeals were discontinued by the applicant;
- Three appeals were dismissed by the Court outright;
- Seven appeals were resolved by consent in circumstances where amendments to a proposal had satisfied objections raised by Council;
- Five appeals were upheld in circumstances where the Court required modifications or additional works that satisfied objections raised by Council;
- One appeal was upheld by the Court in relation to an amended proposal, which although representing an improvement over the original proposal, was still not supported by Council. This matter (*De Stoop v Ku-ring-gai Council*) is currently subject to an appeal lodged by Council.

## CONSULTATION

Not applicable.

## FINANCIAL CONSIDERATIONS

Land & Environment Court legal costs form part of Council's recurrent operating budget.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has been developed with input from Council's Corporate Lawyer, Director Corporate and Director Development & Regulation.

## SUMMARY

For the year ended 30 June 2010, Council had expenditure of \$1,445,394 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to an annual budget for the same period of \$1,150,000.

For the same period, receipts of legal costs recovered totalled \$248,546.00 compared to a budget of \$60,000. However, the budget outcome in relation to legal costs recovered is affected by non-receipt of amounts accrued in the previous financial year totalling \$126,500. Additionally, the third quarter budget review revised the budget for costs recovered to \$260,000. The net outcome for legal costs recovered in 2009/2010 is therefore a negative variation of \$137,954.

## RECOMMENDATION

That the analysis of Land & Environment Court costs for the year ended 30 June 2010 be received and noted.

Jamie Taylor  
Corporate Lawyer

Tony Ly  
Financial Accounting Officer

John Clark  
Director Corporate

Michael Miocic  
Director Development & Regulation

**Attachments:** Individual Case Summary June 2010 Quarter - 2010/154772

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
1	September 10, 2007	10887 of 2007	Rafat George Wassef	21 Rothwell Road Turramurra	DA1717/01	Appeal against conditions imposed in determination of s96 application in relation to approval for dwelling	Deacons	December 3, 2007	December 5, 2007	Tuor	Dismissed (excepting minor amendment)	5,752
2	February 27, 2008	10168 of 2008	AL & AMV Attard	37 Burns Road Wahroonga	N/A	Appeal against order to remove unauthorised works	Deacons	N/A	N/A	N/A	Discontinued (as order complied with)	(168)
3	February 27, 2009	10126 of 2009	Nadeem Kaldas (D G Briggs & Assoc	2A-2B Killara Avenue	DA1163/08	Appeal against conditions of consent for residential flat building	DLA Phillips Fox	N/A	N/A	Taylor	Amended proposal approved by agreement reached at s34 conference - 17 April 2008	121
4	June 17, 2005	40607 of 2005	David McGovern & Roslyn McGovern	49 Telegraph Road Pymble	DA1417/04	Class 4 Challenge to validity of consent. (M Allan is second Respondent)	Deacons	4,5 & 6 September 2006	February 20, 2007	Pain J	Dismissed. subject to appeal in Court of Appeal heard on 30 June & 1 July 2008 and dismissed on 1 September 2008. Application to High Court for leave to appeal refused on 13 March 2009. \$58,500 costs recovered.	35,376
5	July 6, 2005	10721-10729/2005	BCE Investments (Aust) Pty Ltd	4 Munderah Street Wahroonga	DA0532/02A & DA0395-0402/05	Deemed refusal of proposals for dual occupancies and subdivision	Deacons	March 28, 2006	April 7, 2006	Murrell	Consent Orders in relation to amended proposal. 2009/2010 activity in relation to enforcement of orders.	942
6	May 10, 2006	10611 of 2005	Arkibuilt Pty Ltd	2-8 Milray Street & 10 Havilah Lane Lindfield	DA0282/05	Deemed refusal of section 96 application to reduce s94 contribution	DLA Phillips Fox	August 7, 2006	August 28, 2006	Jagot J	Applicant successful in small part only - Condition amended	820
7	December 11, 2006	11193 of 2006	Murlan Consulting Pty Ltd	35 Water Street & 64 Billyard Avenue Wahroonga	DA0855/06	Deemed refusal of adaptive reuse of heritage building and seniors living resort.	Deacons	30 April, 1, 2 & 28 May 2007	26 June 2007	Watts & Taylor	Dismissed. Applicant's S56A appeal dismissed by Pain J on 29 Oct 2007. Court of Appeal on 6 Oct 2009 set aside refusal of Pain J to set aside judgment - matter remitted to L& E Court for redetermination (decision currently reserved). Costs of application to Court of Appeal awarded against Council. Costs of S56A Appeal awarded in favour of Council.	145,727

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
8	March 26, 2010	10220 of 2010	Lee Maree Taylor & Philip Thomas Taylor	12 King Street Turramurra	DA0003/09	Refusal of subdivision of one lot to create two additional lots	Wilshire Webb Staunton Beattie	N/A	N/A	N/A	S34 conference before Commissioner Murrell on 28 May 2010. Applicant to provide amended plans. Adjourned to 27 August 2010.	7,898
9	February 18, 2008	10145 of 2008	Margaret Kennedy	22 Konda Place Turramurra	DA1428/06	Refusal of detached dual occupancy	DLA Phillips Fox	April 23, 2008	April 23, 2008	Acting Commissioner Watts	Consent Orders	1,682
10	April 4, 2008	10320 of 2008	Nelson Silva	27 Miowera Road North Turramurra	DA0994/07	Refusal of stormwater pipe in drainage channel	Deacons				discontinued by applicant	(839)
11	April 11, 2008	10352 of 2008	Lindy de Stoop	1574-1578 Pacific Hwy Wahroonga	DA0652/07	Refusal of SEPP (Seniors Living) development	HWL Ebsworth	11,12 & 14 August & 7 October 2009	April 27, 2010	Murrell	Applicant amended proposal during hearing. Decision on 27 April 2010 upholding appeal and approving development. Applicant to pay costs of Council up to time of amendment. Council has resolved to appeal decision pursuant to s56A.	100,643
12	April 23, 2008	10418 of 2008	Cedric Milner	2-4 Sturt Place, St Ives	DA0962/06	Deemed refusal of amendment of section 94 contribution	DLA Phillips Fox	N/A	N/A	N/A	discontinued by applicant	512
13	August 4, 2008	10752 of 2008	Ecology Development Pty Ltd	37-41 Millewa Avenue Wahroonga	DA0556/08	Deemed refusal of demolition of existing dwelling and construction of five-storey residential building comprising 22 strata units and associated carparking and landscaping	DLA Phillips Fox	N/A	N/A	Roseth	Resolved by consent at section 34 conference - 13 November 2008	8,580
14	July 9, 2008	10667 of 2008	Dugald MacKenzie	220-222 Mona Vale Road Street Ives	DA0991/07	Refusal of demolition of existing dwellings and construction of 45 residential units	HWL Ebsworth				Resolved by consent (amended proposal) - 12 December 2008	54
15	September 1, 2008	10880 of 2008	Mark Allaby & Susan Allaby (Maddocks)	29 Allard Avenue Roseville	DA0578/08	Refusal of new dwelling	HWL Ebsworth	16 & 17 February 2009	12 May 2009	Hussey	Resolved by consent according to amended plans. Approval subsequently modified by Court by consent on 18 August 2009.	3,620
16	September 23, 2008	10955 of 2008	Steve Donnellan/ Marian Street Pty Ltd (Lindsay Taylor Lawyers)	26-30 Marian Street Killara	DA0820/07	Refusal of modification to court-granted consent (amend s94 contribution)	DLA Phillips Fox	N/A	November 19, 2008	Hussey	Resolved by consent - 19 November 2008. Applicant to pay costs of \$11,500 to Council	16,174



No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
17	October 16, 2008	41039 of 2008	Joseph Banek & Sally Anne Banek (Steven Klinger)	14 Alma & 20 Station St Pymble	DA0404/08	Challenge to validity of consent (alterations and additions to dwelling)	Deacons				Discontinued	8,175
18	June 16, 2008	10578 of 2008	Alfred Attard	37 Burns Rd Wahroonga (10578/08)	DA0409/08	Deemed refusal of tennis court, swimming pool, additional garage, media room, attic conversion & studio split into gymnasium and music room	Deacons	2 December 2008 & 26 & 27 February 2009	10 March 2009	Moore & Taylor	Refusal in part; amended plans required.	2,980
19	December 23, 2008	11312 of 2008	Ridong Kinwei Pty Ltd (Storey & Gough)	6-14 Dumaresq Street Gordon	DA0847/08	Refusal of residential flat building containing 60 units	DLA Phillips Fox	N/A	26 June 2009	Brown (for s34 conf)	Approved in accordance with amendments agreed at S34 conference	714
20	Feb 2, 2009	40060 of 2009	Hogan & Lipman (Sydney Property Lawyers)	9-23 Bruce Ave Killara	DA0983/05	Class 4 challenge to validity of consent for residential flat building	DLA Phillips Fox	26, 27 & 28 October 2009	N/A	N/A	Dismissed by consent - 23 October 2009	52,583
21	February 5, 2009	10073 of 2009	Carrington Turramurra Two Pty Limited	20-28 Turramurra Ave Turramurra	DA0402/06	Deemed refusal of s96 application seeking to modify s94 contribution	DLA Phillips Fox	May 6, 2009	6 May 2009	Bly	Consent Orders	4,603
22	Feb 17, 2009	10100 of 2009	Vaughn Blackwood and Christine Blackwood (Robertson Saxton Primrose Dunn)	106 Kissing Point Road Turramurra	DA1082/08	Refusal of change of use from dwelling house to place of worship	Wilshire Webb Staunton Beattie	N/A	N/A	N/A	Discontinued by applicant 20 July 2009	1,876
23	February 2, 2009	10059 of 2009	MacKenzie Architects Pty Ltd (Grahame Jackson & Assoc)	1155-1159 Pacific Highway Pymble	DA1068/08	Refusal of demolition of existing dwellings and construction of 40 residential apartments	Wilshire Webb Staunton Beattie			Tuor (for s34)	Resolved in accordance with amended proposal at s34 conference (16 July 2009)	2
24	February 27, 2009	10113 of 2009	MacKenzie Architects Pty Ltd (Yates Beaggi)	5-7 Telegraph Road Pymble	DA1128/08	Refusal of demolition of two dwellings and construction two buildings containing of 65 residential apartments	Deacons	25 & 26 August and 9 September 2009	22 September 2009	Tuor	Dismissed	45,663
25	April 9, 2009	10238 of 2009	Leonie Joan de Carvalho	97 Douglas St St Ives	DA1768/08	Refusal of Torrens title subdivision into 3 allotments	Deacons			Taylor	Resolved at s34 conference in accordance with amended proposal - 3 July 2009	3,961
26	April 22, 2009	10255/09	Christine Gabb	20 Grosvenor Road Wahroonga	DA1183/07	Refusal of section 96 application to modify approval for two-storey dwelling	Deacons	1 & 2 July 2009	2 July 2009	Murrell	Dismissed (conditions amended)	19,198
27	June 2, 2009	10353 of 2009	Hoi Wan Cheung	1/105 Grandview St Pymble	DA0353/07	Refusal of section 96 application to modify consent for use of premises as a brothel (to extend operation beyond 12 months)	Wilshire Webb Staunton Beattie	November 24, 2009	December 8, 2009	Pearson	Upheld	23,650
28	May 29, 2009	10345 of 2009	Buzrio Pty Ltd	1179 Pacific Hwy & 2 Warrangi St Turramurra	DA0156/09	Deemed refusal of demolition of existing structure and construction of two residential flat buildings containing 45 apartments	DLA Phillips Fox	5, 6, 12 November 2009	December 11, 2009	Bly	Dismissed. Applicant to pay \$15,000 costs to Council	28,966
29	May 4, 2009	10276 of 2009	Vladislav Fikh & Linda Finch	57 Highfield Road, Lindfield	N/A	Appeal against Order to remove unauthorised works	Deacons	N/A	N/A	Taylor	Resolved by agreement at s34 conference (29 June 2009)	1,698
30	July 3, 2009	10448 of 2009	Peter J & Karen M Tate (Pikes)	19 Eden Avenue, Turramurra	DA1064/07	Refusal of new garage, deck and two-story extension	Deacons	N/A	N/A	Pearson	Resolved at s34 conference according to amended proposal - 12 October 2009	16,421

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
31	July 24, 2009	10496 of 2009	Rachel Emma Mitchell (Maddocks)	5 & 7 Lonsdale Avenue Pymble	DA0328/09	Deemed refusal of demolition of existing dwellings, consolidation of two lots into one and construction of a two-storey dwelling	DLA Phillips Fox	N/A	N/A	Dixon	Resolved at s34 conference according to amended proposal - 27 November 2009. Applicant to pay 15,000 costs	24,585
32	July 23, 2009	10495 of 2009	Globe Capital Properties Pty Ltd (Veritas Legal)	6A-8 Buckingham Road Killara	DA0074/09	Refusal of demolition of two existing dwellings, construction of two residential flat buildings comprising 32 units, basement car parking and associated landscaping	HWL Ebsworth	27-29 January 2010	May 7, 2010	Tuor & Dixon	Dismissed. Applicant to pay costs pursuant to s97B to Council.	175,416
33	July 30, 2009	10513 of 2009	Futurespace Pty Ltd (Hones la Hood)	7-11 Turramurra Avenue Turramurra	DA0283/09	Deemed refusal of demolition of existing structures and construction of a residential flat building containing 27 units with basement car parking and associated works	Deacons	19 & 20 November 2009	November 25, 2009	N/A	Upheld in relation to amended proposal.	81,778
34	August 19, 2009	10571 of 2009	Maged Giris-Dowoud & Nicholas Murdocca (Storey & Gough)	1211-1213 Pacific Hwy, Turramurra	DA0351/09	Deemed refusal of demolition of existing dwellings and construction of a residential flat building comprising 27 units and basement carparking	DLA Phillips Fox/ Sparke Helmore	N/A	N/A	N/A	Resolved at s34 conference according to amended proposal - 18 February 2010. Applicant to pay \$9651 costs to Council.	17,091
35	September 10, 2009	10643 of 2009	Peter G & Celia A Lillywhite (Maddocks)	9 Stapleton Place, Pymble	DA0087/09	Refusal of \$96 application to modify consent (delete consolidation of lots)	DLA Phillips Fox	N/A	N/A	N/A	Resolved at s34 conference according to amended proposal - 16 December 2009	11,907
36	July 29, 2009	10511 of 2009	Greg Willis (Maddocks)	83 Merrivale Road, Pymble	DA0303/09	Appeal against conditions 1 & 9 in consent for additions and alterations	Wilshire Webb Staunton Beattie	17-Nov-09	17-Nov-09	Hussey	Proposal amended during s34 process. Hearing on remaining issues - appeal upheld.	9,355
37	August 27, 2009	10590 of 2009	Ken & Shirley Scannell (Maddocks)	1 Elegans Ave, St Ives	DA1326/08	Refusal of construction of dual occupancy.	Norton Rose	N/A	N/A	N/A	Resolved at s34 conference according to amended proposal - 12 March 2010. Applicant to pay \$3,500 costs to Council.	16,316
38	Oct 20, 2009	10773 of 2009	Jatinder & Prem Mukhi (Maddocks)	12 Boyd Street, Turramurra	DA0272/09	Refusal of residential flat building and basement carparking	DLA Phillips Fox	N/A	N/A	N/A	Resolved at s34 conference according to amended proposal - 5 March 2010. Applicant to pay s97B costs of \$8,000.	11,027
39	October 12, 2009	10735 of 2009	Gladstone Five Pty Ltd	5, 5A & 7 Gladstone Parade, Lindfield	DA0419/09	Refusal of Section 96 application to modify consent for residential apartment building (conditions relating to hours of truck movements and positioning of airconditioning plant)	DLA Phillips Fox	26 November, 9 & 17 December 2009 (for section 34 conference)	December 24, 2009	Hussey	Resolved by agreement except for airconditioning condition - upheld in relation to that matter.	21,871

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
40	19 March 2010; 5 May 2010	10188 10189, 10190 of 2010	Abby's Real Estate Pty Limited (M E McMahon & Assoc)	23-25 Stanley St, St. Ives	DA0690/05, DA0692/05 and DA0694/05	Failure or issue Part 4A Certificates for subdivision; Refusal of modification of consents	HWL Ebsworth	20, 21 May and 28 June 2010	28 June 2010	Murrell	Council directed to issue subdivision certificate within 3 days of compliance with order requiring work to be carried out to satisfaction of Council's expert witness, Mr Guy Parossien.	21,754
41	Dec 1, 2009	10908 of 2009	Ingham Planning Pty Limited (Makinson & d'Apice)	35-41 Billyard Avenue Wairoonga	DA0381/09	Refusal of subdivision of 1 lot into 6 lots	Wilshire Webb Staunton Beattie	29 & 30 June 2010	N/A	Fakes & Morris	Decision reserved.	28,134
42	Dec 1, 2009	10909 of 2009	Demlakian Consulting Engineers (Bartier Perry)	26 & 26A Wattle Street Killara	MOD0189/09	Refusal of s96 application to modify consent (replacement of heritage fence)	Wilshire Webb Staunton Beattie	February 19, 2010	February 23, 2010	Dixon	Appeal upheld in relation to modified proposal for replacement fence.	12,479
43	Dec 16, 2009	10961 of 2009	Filadelfia Projects Pty Limited (DG Briggs & Assoc)	3-13 & 10 Bundarra & Woonona Ave Wairoonga (10961/09)	DA1136/07	Application to Court to modify Court-granted consent	HWL Ebsworth	March 22, 2010	March 23, 2010	Hussey	Appeal upheld requiring agreed modifications to be made to the building. Applicant to pay costs of \$38,000 to Council.	17,872
44	January 4, 2010	10001 of 2010	Filadelfia Projects Pty Limited (DG Briggs & Assoc)	3-13 & 10 Bundarra & Woonona Ave Wairoonga (10001/10)	DA0708/09	Refusal of strata subdivision of 3 residential flat buildings over basement carparking.	HWL Ebsworth	March 22, 2010	March 23, 2010	Hussey	Appeal upheld requiring agreed modifications to be made to the building. Applicant to pay costs of \$38,000 to Council.	75,026
45	Dec 16, 2009	10969 of 2009	Killara Lawn Tennis Club Ltd (TressCox Lawyers)	8 Arnold Street Killara	DA0494/09	Refusal of tennis court lighting	Wilshire Webb Staunton Beattie	March 30 & 31 and 7 May 2010	N/A	Murrell	Decision reserved	85,771
46	January 13, 2010	10013 of 2010	Anthony Todarello (Storey & Gough)	3-5 Clydesdale Place, Pymble	DA0076/09	Refusal of Strata Subdivision of 36 units.	Sparke Helmore	April 22, 2010	April 22, 2010	Brown	Matter resolved by consent orders - approval according to amended plans, Applicant to enter Deed and consent to caveat on title and covenant, and S96 application to be lodged for modifications to building. Applicant to pay \$20,000 costs to Council.	49,596
47	January 13, 2010	10012 of 2010	Bruce Avenue Pty Limited	9-23 Bruce Avenue Killara	DA0983/05	Refusal of s96 application to modify consent for construction of residential flat building.	Sparke Helmore	N/A	N/A	Dixon	Resolved at s34 conference according to amended proposal - 1 March 2010	5,224

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
48	Oct 19, 2009	10772 of 2009	Alfred Attard	37 Burns Road Wahroonga	DA0471/07	Refusal of s96 application to provide for single storey attached garage, workshop, cellar and pool equipment.	Norton Rose	19 March & 22 April 2010	4 May 2010	Dixon	Dismissed	50,207
49	24 September 2009; 1 October 2009	10686 of 2009; 10712 of 2009	Chi-Hsiung Hung & Hsui-Mei Chang-Chien	178 Bannockburn Road Turramurra	N/A	Appeal against order to remove unauthorised fence and appeal against refusal to issue building certificate	Norton Rose	February 25, 2010	March 16, 2010	Brown	Upheld in part (minor)	16,931
50	Dec 17, 2009	10988 of 2009	Julie Marsden (Guild Lawyers)	32 Chilton Parade Warrawee (10988/09)	DA0092/09	Refusal of s96 application to modify consent by modifying condition to reduce hedge height.	Norton Rose	March 24, 2010	March 24, 2010	Senior Commissioner Moore	Appeal dismissed by consent.	13,821
51	January 21, 2010	10027 of 2010	Gelder Architecture (Pikes Lawyers)	1-5 Yarabah Avenue Gordon	DA0160/09	Refusal of proposed residential flat building of 33 units with basement car parking and landscaping.	Wilshire Webb Staunton Beattie	6 & 7 July 2010	July 19, 2010	Tuor & Morris	Appeal dismissed and development refused.	31,838
52	February 10, 2010	10076 of 2010	Beehive Capital Pty Ltd (Pikes Lawyers)	26 Ridge St Gordon	DA0892/09	DA0892/09 - Deemed refusal of demolition of existing structure and construction of a child care facility	Norton Rose	N/A	N/A	N/A	Matter discontinued by applicant on 23 April 2010 on the basis that applicant to pay Council costs of \$5,500.	19,890
53	February 17, 2010	10096 of 2010	Zlatko Pavlovski (Hones La Hood)	22 Pacific Highway Roseville	DA0773/09	DA0773/09 - refusal of demolition of existing structures and construction of a residential flat building comprising 5 units, basement car parking and associated landscape works.	Wilshire Webb Staunton Beattie	July 20, 2010	July 28, 2010	Hussey	Hearing on 20 July 2010 - all matters agreed except road widening issue and s94 contribution. Judgment on 28 July 2010 - appeal upheld and amended development approved subject to conditions.	12,578
54	February 16, 2010	10092 of 2010	William Leslie Edmonds (Maddocks)	1 Bareena Avenue Wahroonga	DA1095/09	DA1095/08 - Refusal of demolition of existing dwellings and construction of a two storey dwelling with pool and landscaping.	Wilshire Webb Staunton Beattie	N/A	N/A	Murrell	s34 conference on 20 April 2010 before Commissioner Murrell. Matter agreed as a result of changes to proposal agreed to by applicant.	11,418
55	February 11, 2010	10079 & 10080 of 2010	Mount William Apartments Pty Ltd (Pikes Lawyers)	1-5 Mount William Street Gordon	DA0924/09 & DA1427/09	DA0924/09 - Deemed refusal of landscaping and modification of development consent DA1427/05; Deemed refusal of Building Certificate.	Sparke Helmore	N/A	N/A	Pearson	s34 conciliation conference on 26 March and 21 April 2010. Resolved on the basis of amended proposal. Appeal upheld. Applicant to pay Council costs in the sum of \$7001.00	6,201

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
56	February 18, 2010	10100, 10101, 10102 & 10103 of 2010	Jawad Pty Ltd (Maddocks)	7 Fairway Avenue Pymble	DA0629/09, DA0626/09, DA0627/09, DA0628/09	DA0629/09 - refusal of Torrens Title subdivision of a dual occupancy; DA0626/09 - refusal of demolition of existing dwelling and construction of an attached dual occupancy; DA0627/09 - refusal of Torrens Title subdivision of an attached dual occupancy; DA0628/09 - refusal of construction of two dwellings as a dual occupancy.	HWL Ebsworth	N/A	N/A	Fakes	S34 conference before Commissioner Fakes on 6 May 2010. Applicant to file and served amended plans. Hearing before Commissioner Fakes on 2 August 2010. Landscape plan amended. Decision reserved.	30,131
57	March 22, 2010	10193 of 2010	Ante Zdrilic (NA)	62 Koola Avenue East Killara	DA0849/09	DA0849/09 - Refusal of demolition of existing dwelling and construction of a new dwelling house, pool and front fence.	Wilshire Webb Staunton Beattie	N/A	N/A	N/A	Discontinued by applicant on 21 April 2010.	632
58	March 23, 2010	10198 10199, 10200 & 10203 of 2010	Stephanie Devenish Meares & Stephen Devenish-Meares (Hones la Hood)	10A Ivey Street Lindfield	DA0580/09, DA0582/09, DA0583/09, DA0584/09	DA0580/09 - Refusal of demolition of existing dwelling, lot consolidation and construction of a detached Dual Occupancy; DA0582/09 - Refusal of Torrens title subdivision of a Dual Occupancy; DA0583/09 - Refusal of construction of a dwelling to create a Dual Occupancy; DA0584/09 - Refusal of Torrens title subdivision of a Dual Occupancy.	Wilshire Webb Staunton Beattie	N/A	N/A	Fakes	s34 conference on 16 June before Commissioner Fakes. All matters agreed except need to amend driveway which was determined by the Commissioner in favour of applicant. Submissions on s94 contribution on 3 August 2010. Decision reserved.	4,522
59	March 29, 2010	10221 of 2010	Tenacity Investments Pty Limited (Sattler & Associates)	2-4 Everton St & 2 Pymble Ave 10221/2010	DA0657/09	Refusal of s96 application to amend approval for residential apartment building	Sparke Helmore	30 & 31 August 2010	N/A	N/A	Motion by Mr Dobrijevic to joined in the proceeding refused on 5 May 2010. s34 conference before Commissioner Hussey on 28 May 2010 - Applicant to provide additional information. Conference resumed on 28 June. Further application by Dobrijevic for joinder refused on 16 July. Leave to applicant to rely to amended plans granted, costs reserved. Proceedings listed for hearing on 30 & 31 August 2010.	21,158

No	Date Lodged	Appeal #	Appellant (Solicitor)	Property Address	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Commissioner	Result	2009/2010 Costs \$
60	April 14, 2010	10265 of 2010	Suwaporn Poonsup (Storey & Gough)	1/763 Pacific Highway Gordon	DA0423/09	Refusal of change of use to a brothel and associated fit-out.	Norton Rose	4, 5 & 11 August 2010	August 12, 2010	Senior Commissioner Moore and Commissioner Morris	Appeal dismissed.	14,102
61	May 5, 2010	10336, 10338 & 10339 of 2010	Abby's Real Estate Pty Limited (M E McMahon & Assoc)	23-25 Stanley St. St. Ives (10336/10 & 10339/10)	DA0690/05, DA0692/05 and DA0694/05	DA0690/05 - Refusal of s96 application to modify consent ; DA0692/05 - Refusal of s96 application to modify consent ; DA0694/05 - Refusal of s96 application to modify consent	HWL Ebsworth	June 28, 2010	June 28, 2010	Murrell	Appeal upheld, Condition modified.	623
62	May 13, 2010	10359 of 2010	Abby's Real Estate Pty Limited (M E McMahon & Assoc)	23-25 Stanley St. St. Ives (10359/10)	DA0688/05, DA0691 & DA0693/05	Deemed refusal of section 96 application	HWL Ebsworth	June 28, 2010	June 28, 2010	Murrell	Appeal Dismissed and applicant to pay Council costs in sum of \$7000	8,756
<b>Total Legal Costs</b>												<b>1,445,394</b>



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## DEVELOPMENT APPLICATION

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### SUMMARY SHEET

<b>REPORT TITLE:</b>	5 BURRAGA PLACE, LINDFIELD - ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
<b>WARD:</b>	Roseville
<b>DEVELOPMENT APPLICATION N<sup>o</sup>:</b>	0360/10
<b>SUBJECT LAND:</b>	5 Burraga Place, Lindfield
<b>APPLICANT:</b>	Maureen Walsh
<b>OWNER:</b>	Mr P N Walsh and Mrs Maureen P Walsh
<b>DESIGNER:</b>	Romeocad Pty Ltd
<b>PRESENT USE:</b>	Residential Dwelling
<b>ZONING:</b>	Residential 2(a)
<b>HERITAGE:</b>	No
<b>PERMISSIBLE UNDER:</b>	Ku-ring-gai Planning Scheme Ordinance
<b>COUNCIL'S POLICIES APPLICABLE:</b>	KPSO, DCP 38 - Residential Design Manual, DCP 40 - Waste Management, DCP 43 - Car parking, DCP 47 - Water Management, DCP 56 - Notification, Riparian Policy
<b>COMPLIANCE WITH CODES/POLICIES:</b>	No
<b>GOVERNMENT POLICIES APPLICABLE:</b>	SEPP 1 – Development Standards, SEPP 55 – Remediation of Land, SEPP Building Sustainability Index (2004), SREP (Sydney Harbour Catchment) 2005
<b>COMPLIANCE WITH GOVERNMENT POLICIES:</b>	No
<b>DATE LODGED:</b>	1 June 2010
<b>40 DAY PERIOD EXPIRED:</b>	11 July 2010
<b>PROPOSAL:</b>	Alterations and additions to existing dwelling
<b>RECOMMENDATION:</b>	Approval.

Item 10

**DEVELOPMENT APPLICATION N<sup>o</sup>** 0360/10  
**PREMISES:** 5 BURRAGA PLACE, LINDFIELD  
**PROPOSAL:** ALTERATIONS AND ADDITIONS TO EXISTING DWELLING  
**APPLICANT:** MAUREEN WALSH  
**OWNER:** MR P N WALSH AND MRS MAUREEN P WALSH  
**DESIGNER** ROMEOCAD PTY LTD

**PURPOSE FOR REPORT**

To determine Development Application No. 0360/10, which seeks consent for alterations and additions to the existing dwelling.

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

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

The circular requires all development applications which involve a variation greater than 10% under the provisions of SEPP No. 1 to be determined by full Council and not by Council staff under delegation.

**EXECUTIVE SUMMARY**

<b>Issues:</b>	SEPP 1 – height Front and side setback
<b>Submissions:</b>	No
<b>Land &amp; Environment Court Appeal:</b>	No
<b>Recommendation:</b>	Approval

**HISTORY**

**Site history:**

BA85/00867	Building Application for carport was approved on 3 September 1985.
BA87/00430	Building Application for a swimming pool was approved on 25 May 1987.

**Current application history:**

1 June 2010	Application lodged.
4 June – 18 June 2010	Application notified to surrounding properties.

Item 10

29 June 2010 Council officers wrote to the applicant and requested submission of a SEPP 1 objection given the breach of the maximum height development standard.

19 July 2010 A second request for the SEPP 1 objection is made.

26 July 2010 The applicant submits a SEPP 1 objection.

## THE SITE AND SURROUNDING AREA

### The site

Zoning:	Residential 2(a)
Visual Character Study Category:	1945 - 1968
Lot Number:	5
DP Number:	259402
Area:	797.4m <sup>2</sup>
Side of Street:	Western
Cross Fall:	South to North
Stormwater Drainage:	To street
Heritage Affected:	No
Required Setback:	11 metres
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	Yes – Sydney Turpentine Ironbark Forest. No impact.
Urban Bushland:	No
Contaminated Land:	No

## SITE DESCRIPTION

The site is legally described as Lot 5 within DP 259402 and is known as 5 Burraga Place, Lindfield. The site is located on the western side of Burraga Place which is a cul-de-sac. The site is irregular in shape with an area of 797.4m<sup>2</sup>. The site has an irregular street frontage with a partial arc of 17.83 metres. The southern side boundary has a depth of 44.20 metres and the northern boundary has a depth of 37.21 metres. The site is adjoined by Little Blue Gum Creek to the west. The site falls steeply from the street in the south-eastern corner, with a minor cross fall from north to south. Part of the site is identified as a Category 2 corridor under Council's Riparian Policy.

The site presently accommodates a two storey brick dwelling. Vehicular access is provided from Burraga Place at the centre of the site. A detached carport occupies part of the front setback running parallel to the street. A swimming pool is located within the front setback adjacent to the northern side boundary.

### Surrounding development:

The site is adjoined by No. 7 Burraga Place to the south which is a two storey brick dwelling. This dwelling is located approximately 900mm from the side boundary. The adjoining dwelling to the north is No. 3 Burraga Place which is also a two storey brick dwelling.

The property is adjoined to the west by Little Blue Gum Creek.

## THE PROPOSAL

The applicant seeks consent to undertake alterations and additions to the existing dwelling as follows:

- demolition of existing rear timber verandahs and construction of new steel decking at the same level
- infilling of existing balcony creating extension to Bedroom 1 and addition of an ensuite and built in wardrobe
- extension to Bedroom 2 and study
- construction of new steel stairs from the existing doorway to the rear deck and natural ground level along the northern elevation
- new flooring to rear decking and cladding to the southern elevation of the new decking
- new tile roofing to upper level decking
- new swimming pool fencing
- new portico entry structure with minor extension of the existing pedestrian bridge.

## CONSULTATION - COMMUNITY

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

## CONSULTATION – INTERNAL

Part of the site is identified as a Category 2 corridor under Council's Riparian Policy and was referred to Council's Technical Officer, Water and Catchments, who provided the following comments:

*"This property is subject to a Category 2 riparian zone (20m core riparian zone from the top of each bank + 10m buffer) which has the major objective to maintain and restore the natural functions of a stream and its aquatic and terrestrial habitat values. It is acknowledged that the current development is within the nominal riparian zone (20m) and, as such, I have considered the impacts of the proposal on the 'functional riparian zone' present on the lot.*

*The proposal appears to meet the requirements as it has minimal impact on the condition of the current riparian zone, considering that:*

- *there is no proposed change to the stormwater system*
- *the proposed deck extensions and stairs are in areas where there is existing development (retaining walls and paving)*
- *all of the proposed works are along or behind the existing building line (i.e. are no closer to the watercourse)*
- *no new landscaping is proposed for the 'functional' riparian area"*

## STATUORY PROVISIONS

### State Environmental Planning Policy No. 55 - Remediation of Land

The provisions of SEPP 55 require consideration of the potential for a site to be contaminated. The subject site has a history of residential use and, as such, it is unlikely to contain any contamination and further investigation is not warranted in this case.

## Item 10

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

BASIX Certificate No. A84927, dated 24 May 2010, has been submitted with the development application.

## SREP (Sydney Harbour Catchment) 2005

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

## Ku-ring-gai Planning Scheme Ordinance

## Part A: Development Standards

## Permissibility

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

COMPLIANCE TABLE KPSO		
Development Standard	Proposals Numeric Compliance	Complies
Site Area: 797.7m <sup>2</sup>		
Building Height 8m (max)	9.07m	NO REFER TO SEPP 1
Built-Up Areas 60%(478.44m <sup>2</sup> )(max)	46.72% (372.58m <sup>2</sup> )	YES

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

Clause 46(2)C of the KPSO states that the maximum height of a dwelling house should not exceed 8.0 metres. The proposed alterations and additions result in a height of 9.07 metres and exceed the permitted height. Accordingly, a SEPP No. 1 objection has been lodged.

*whether the planning control in question is a development standard*

Clause 46 of the KPSO restricts the height of dwellings to 8 metres. As the KPSO is a statutory planning instrument, this control is identified to be a development standard as defined under Section 4 of the Environmental Planning & Assessment Act, 1979.

*the underlying objective or purpose behind the standard*

There are no specifically stated purposes or objectives expressed in Clause 46 of the KPSO.

Objectives of part 4.2.2 Height of Buildings of Development Control Plan No. 38 include the following:

Item 10

*The intention of this standard is to:*

- *Limit the height of dwelling so that they do not dominate the treed landscape of Ku-ring-gai;*
- *Limit the extent of overshadowing and visual and aural intrusion on the private space of neighbouring properties;*
- *Ensure significant views from neighbouring dwellings are not unduly compromised; and*
- *Maintain the integrity of existing streetscapes.*

The proposal is considered to be consistent with the underlying purpose of the control. The element of the proposal which results in the additional overshadowing impact is compliant with the height requirement. The proposed height will not dominate the landscape character of the streetscape and will not result in a significant visual impact upon adjoining properties.

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

The aim of SEPP 1 is to:

*Provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in Section 5(a) (i) and (ii) of the Act.*

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

*(a) To encourage:*

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

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

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

The applicant submits that strict compliance with the height standard, based on Clause 46(2) of KPSO is unreasonable and unnecessary in the circumstances on the following grounds:



Item 10

*Compliance with this standard is not reasonable in this particular circumstance, due to the steepness of the natural ground throughout the property.*

*Our proposal is to rebuild the dilapidated rear balconies and supports of the existing dwelling. As part of this, the proposal is to include the infilling of the existing balcony to Bedroom No. 1. A new roof over the infill of the balcony will continue from that of the point of the existing gutter and will match the existing pitch and will not be seen from street level.*

*By doing so, the proposed extension of Bedroom No. 1 exceeds the 8 metres building height plane from natural ground level at a height of 9.07metres.*

*The extension of Bedroom No. 1, due to its location at the rear of the property overlooking Little Gum Creek and proximity to the adjacent No. 7 property, will not locate any windows and therefore will not impact on privacy.*

*Considering the circumstances, continuing the tiled roof would be ideal to conform to the aesthetics of the style of the dwelling.*

The proposed height breach occurs as a result of the southern wall of the existing dwelling being extended 1.735 metres in a western direction. The partial enclosure of the existing balcony results in the height breach. Given the existing dwelling's relationship with the site slope and minor nature of the works proposed, the breach is not considered to be unreasonable. The proposal is not considered to result in an excessive bulk and scale and is well articulated along the western elevation with the bedroom extension and balcony. The proposal will not have a detrimental impact upon the streetscape and is consistent with the objectives of the height control contained within DCP 38. It is considered unnecessary in the circumstances of this case to require strict compliance with the development standard.

***whether the objection is well founded***

The SEPP 1 objection is considered to be well founded.

**Aims and Objectives for Residential Zones**

The development is considered to have satisfied the relevant aims and objectives for residential development as outlined by Schedule 9. The proposal is considered to be an appropriate form of development which does not adversely impact adjoining properties, the streetscape or environment and is considered acceptable.

**Aesthetic appearance (cl. 33)**

The subject site is located to the north of a public reserve and the proposed portico will be visible from an oblique angle from the public reserve. The proposed portico is not considered to be excessive in scale and will result in an acceptable visual presentation to the nearby public reserve. The proposed additions are consistent with the character and style of the existing and surrounding built forms. The proposal is therefore considered satisfactory.

## Item 10

**POLICY PROVISIONS**

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

COMPLIANCE TABLE DCP 38		
The site has a <b>land slope</b> more than 20° across the site = Yes		
The <b>Visual Character</b> category for the site is 1945 and 1968		
Section 4: Design Elements		
Development Control	Proposals Numeric Compliance	Complies
<b>4.1 Streetscape:</b>		
<b>Building Setbacks (s.4.1.3)</b>		
<ul style="list-style-type: none"> <li>Front Setback: 11m Ave -75% front elevation 9m (min) – 25% front elevation</li> <li>Side Setback: based on the average width of 20.9m</li> </ul>	5.1m to portico	NO
Ground Floor: 2.5m(min)	2.6m - 2.803m from the southern Balcony 1.8m from northern	YES
First Floor: 3.135m	2.6m – 2.803m from southern Balcony 2.076m from northern	NO
<ul style="list-style-type: none"> <li>Rear Setback: 10.17m(min)</li> </ul>	14mm	YES
<b>4.2 Building Form:</b>		
<b>FSR (s.4.2.1)</b> 0.4:1 (max 318.96m²)	0.375:1 (299.61m²)	YES
<b>Height of Building (s.4.2.2)</b> 2 storey (max) 7m (site <20° slope)	Two storey 9.07m	YES NO
<b>Building Height Plane (s.4.2.3)</b> 45° from horizontal at any point 3m above boundary	Minor breach along southern elevation	NO
<b>First Floor (s.4.2.4)</b> <ul style="list-style-type: none"> <li>FSR: &lt; 40% total FSR</li> </ul>	58.4% (175.1m²/299.61m²)	NO
<b>Roof Line (s.4.2.6)</b> <ul style="list-style-type: none"> <li>Roof Height (5m – single storey) (3m – two+ storey)</li> <li>Roof Pitch 35° (max)</li> </ul>	<3m  <35°	YES  YES
<b>Built-Upon Area (s.4.2.7)</b> 58% (462.6m²) (max)	46.7%(372.58m²)	YES
<b>Unrelieved wall length (s.4.2.8)</b> 12m (min) 8m min if height above 4m	<8m	YES
<b>Additions and alterations (s.4.2.9)</b>		
COMPLIANCE TABLE DCP 38		
Development Control	Proposals Numeric Compliance	Complies

## Item 10

Matching external finishes to existing	Aluminum and weatherboard	YES
<b>Solar Access (4.2.11)</b> 4h solar access to adjoining properties between 9am to 3pm		YES
<b>External Noise Sources (s.4.2.13)</b> 14m Setback to main roads or 40dba compliance		N/A
<b>Slope (s4.2.13)</b> >15% requires geotech	>15% but given nature of works considered acceptable	YES
<b>Cut and Fill (s4.2.14)</b>		
• max cut 900mm	<900mm	YES
• max cut & fill across building area of 1800mm and 900mm		YES
• no cut or fill within side setbacks	Minimal cut for footings only compliant with ground floor setback requirement	YES
<b>External Finishes (4.2.15)</b> Harmonise with natural environment and low reflective finish	Aluminum, tile roof and weatherboard	YES
<b>4.3 Open Space &amp; Landscaping:</b>		
<b>Soft Landscaping Area (4.3.3)</b> 42% (334.9m <sup>2</sup> ) (min)	53% (424.82m <sup>2</sup> )	YES
<b>Tree Replenishment (s.4.3.6)</b> 3 Trees Required	Sufficient existing trees on site	YES
• max cut or fill 500mm relative to natural ground	No change to landscape levels	YES
• no cut & fill within 2m of boundary		YES
<b>Useable Open Space (s.4.3.8)</b> Min depth 5m and min area 50m <sup>2</sup>	Sufficient area with balconies and front of dwelling	YES
<b>4.4 Privacy and Security:</b>		
<b>Visual Privacy (s4.4.1)</b>	Balconies maintain the existing depths and considered to maintain existing relationship with adjoining properties	YES
<b>Acoustic Privacy (s4.4.2)</b>		YES
<b>Safety and Security (s4.4.3)</b>		YES

**Building Setbacks (s.4.1.3)***Front setback*

The proposed portico is to be located over an existing pedestrian bridge between the driveway and dwelling with the swimming pool located beneath. The proposal also includes the expansion of the

**Item 10**

pedestrian bridge and the portico provides for a covered pedestrian area. The portico has a tiled 14° pitched roof to complement the existing dwelling.

The proposed portico is set back 5.1 metres from the front boundary and does not comply with the setback requirement of 11 metres. The proposed portico has a ridge height of RL 51.48. Burraga Place street levels in front of the proposed portico ranges between RL49.79 and RL49.19 resulting in the portico height being only between 1.69 metres and 2.29 metres above street level. The portico is a minor structure having a footprint of approximately 2m<sup>2</sup>.

The proposed portico does not result in a loss of landscape area within the front setback, does not result in any adverse amenity impact upon adjoining properties and does not adversely impact the streetscape character due to the apparent height of the structure. The proposal is considered satisfactory in this regard.

It is also recommended that the portico be lowered to be the same height of the existing roof ridge height (RL51.28). **(Condition 2)**

*Side setback*

The proposed bedroom 1 extension is set back between 2.6 metres and 2.803 metres from the southern side boundary and does not comply with the control requirement of 3.135 metres. However, the proposed setback is considered satisfactory for the following reasons:

- the proposal maintains the existing alignment with the southern boundary of the existing dwelling
- the proposal does not result in any adverse amenity impact upon the adjoining property in terms of solar access or privacy
- the proposed setback is sufficient to provide landscaping along the shared boundary
- the proposal involves an extension of the existing southern wall by 1.735 metres in a western direction and is not considered to result in a significant visual impact upon the adjoining property

**Height of Building (s.4.2.2)**

The proposal results in a height of 9.07 metres and does not comply with the control requirement of 7.0 metres. The proposal has been supported by a SEPP 1 objection, given the breach of the development standard which is considered satisfactory. The proposal in-fills the south-western corner of the balcony to create an extended bedroom area which results in the height breach. The proposal will not be visible from the streetscape and does not result in any adverse impacts upon adjoining properties. The proposal is considered satisfactory for the reasons given in the consideration of the SEPP 1 objection.

**Building Height Plane (s.4.2.3)**

The proposal results in a breach of the building height plane along the southern elevation. The height and setback non-compliances which have been considered satisfactory and these variances contribute to the breach of the building height plane. The proposal does not result in any significant adverse impacts upon the amenity of adjoining properties or the streetscape. The proposal is considered acceptable in this regard.

Item 10

**First Floor (s.4.2.4)**

The existing dwelling contains a lower ground floor and upper ground floor level. This configuration is an appropriate design response to the topography of the site which falls steeply from the street as well as having a cross fall in a northern direction. The existing dwelling has a floor area of 299.61m<sup>2</sup>, with the upper ground floor having an area of 175.1m<sup>2</sup> equating to 58.4% of the floor space and is non-compliant with the 40% control requirement. The variation is acceptable because of the existing dwelling design and relationship with the site slope and streetscape. There is no consequential adverse amenity impact to adjoining properties and the first floor scale is not considered to be excessive.

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

The applicant has submitted a waste management plan and it is considered, through conditions of development consent, the proposal will comply with DCP 40.

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

The proposed car parking arrangement is generally compliant with DCP 43. No issues are raised in this regard.

**Development Control Plan 47 – Water Management**

The proposal has been considered in accordance with DCP 47 and no issues are raised in this regard.

**LIKELY IMPACTS**

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

**SUITABILITY OF THE SITE**

The site is zoned residential and the proposed alterations and additions are considered to be complementary to the existing dwelling and streetscape. The site is considered suitable to accommodate the proposed alterations and additions to the dwelling, and this has been demonstrated in the above assessment.

**PUBLIC INTEREST**

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are minimised. The proposal has been assessed against the relevant environmental planning instruments and is deemed to be acceptable. On this basis, the proposal is not considered to raise any issues that are contrary to the public interest.

## OTHER RELEVANT CONSIDERATIONS

### *Australian Standard for Demolition - Clause 92(1)(b)*

Clause 92(1)(b) of the Environmental Planning & Assessment Regulations 2000 requires the consent authority to consider the provisions of *Australian Standard AS 2601-1991: The demolition of structures*. The demolition of the existing structures will be carried out in accordance with a construction/demolition management plan and this will be required to be submitted prior to the issue of a Construction Certificate. A condition to this effect is included in the recommendation section of this report.

### *Building Code of Australia Upgrade - Clauses 93 and 94*

In accordance with Clause 94 of the Environmental Planning and Assessment Regulation 2000, the proposal will be required to provide adequate fire safety in accordance with the BCA. This is required by condition.

## CONCLUSION

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

The proposal results in a breach of the height development standard. The proposed in-fill of the existing balcony to extend the floor area results in a height of 9.07 metres. The proposal has been supported by a SEPP 1 objection and in this circumstance it is considered unnecessary and unreasonable to comply with the development standard. As a result of the height, the proposal results in a breach of the building height plane.

The proposal does not comply with the required front setback with the portico being located 5.1 metres from the front boundary. The upper ground floor level addition also does not comply with the required side setback. The proposal provides for a 2.6 metres setback from the southern boundary which maintains the existing alignment of the dwelling with the side boundary. The proposal does not result in any adverse amenity impacts upon adjoining properties or the streetscape and the variation to the setback control is considered satisfactory on merit.

The existing dwelling contains a lower ground floor and upper ground floor level which responds to the topography of the site which falls from the street as well as having a cross fall in a northern direction. As a result of the upper ground floor level has a floor area greater than 40% of the total floor space and is non-compliant with the control requirement. Given the site circumstances and relationship with the streetscape and adjoining properties the proposal is considered satisfactory. Accordingly, the application is recommended for approval.

## RECOMMENDATION

That the Council, as the consent authority, is of the opinion that the objection under State Environmental Planning Policy No.1 – Development Standards to clause 46(2) of the Ku-ring-gai Planning Scheme Ordinance in respect of the height development standard is



Item 10

well founded. The Council is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case.

*AND*

That the Council, as the consent authority, being satisfied that the objection under SEPP No. 1 is well founded and also being of the opinion that the granting of consent to DA0360/10 is consistent with the aims of the Policy, grants development consent to DA0360/10 for alterations and additions to the existing dwelling at 5 Burraga Place, Lindfield, for a period of five (5) years from the date of the Notice of Determination, subject to the following conditions:

**CONDITIONS THAT IDENTIFY APPROVED PLANS:**

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

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

Plan no.	Drawn by	Dated
A-01 Revision A - Existing & Proposed Site Plan	Romeocad	27-04-10
A-02 Revision A - Existing & Proposed Lower Ground Floor Plan	Romeocad	27-04-10
A-03 Revision A - Existing & Proposed Ground Floor	Romeocad	27-04-10
A-04 Revision A - Existing & Proposed Roof Plan	Romeocad	27-04-10
A-05 Revision A - Existing & Proposed East & South Elevations	Romeocad	27-04-10
A-06 Revision B - Existing & Proposed North & West Elevations	Romeocad	27-04-10
A-07 Revision A - Existing & Proposed Section	Romeocad	27-04-10
A-08 Revision A - Site Analysis Plan	Romeocad	27-4-10
A-09 Revision A - Proposed Waste Management Plan	Romeocad	27-4-10

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

**2. Design changes**

The height of the proposed entry portico is to be reduced so it does not exceed RL51.28. Amended plans and specifications are to be submitted prior to the issue of a Construction Certificate to the Principal Certifying Authority.

**Reason:** To ensure the portico does not visually dominate the existing dwelling.

**3. Inconsistency between documents**

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

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

**4. No demolition of extra fabric**

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

**Reason:** To ensure compliance with the development consent.

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

**5. Road opening permit**

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

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

**6. Notice of commencement**

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

**Reason:** Statutory requirement.

**7. Notification of builder's details**

Prior to the commencement of any development or excavation works, the Principal

Item 10

Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

**Reason:** Statutory requirement.

**8. Structural adequacy (alterations and additions)**

Prior to commencement of any development or excavation works, the Principal Certifying Authority shall be satisfied that those components of the building to be retained and/or altered will be structurally sound and able to withstand the excavation and demolition process.

**C1. Note:** Evidence from a qualified practising structural engineer, demonstrating compliance with the above and detailing, where relevant, means of support for those parts of the retained building shall be provided to the Principal Certifying Authority.

**Reason:** To ensure that the development can be undertaken in accordance with accepted construction practices as indicated on the endorsed development plans, without the need for modification of the consent.

**9. Sediment controls**

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

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

**Reason:** To preserve and enhance the natural environment.

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

**10. Long service levy**

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

**Reason:** Statutory requirement.

## 11. Builder's indemnity insurance

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

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

**Reason:** Statutory requirement.

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

## 12. Infrastructure restorations fee

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

- a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.
- c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
- d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.

Item 10

e) In this condition:

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

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

**Reason:** To maintain public infrastructure.

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

**13. Prescribed conditions**

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

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

**Reason:** Statutory requirement.

**14. Hours of work**

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

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

Where it is necessary for works to occur outside of these hours (ie) placement of concrete for large floor areas on large residential/commercial developments or

Item 10

where building processes require the use of oversized trucks and/or cranes that are restricted by the RTA from travelling during daylight hours to deliver, erect or remove machinery, tower cranes, pre-cast panels, beams, tanks or service equipment to or from the site, approval for such activities will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

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

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

**15. Approved plans to be on site**

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

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

**16. Engineering fees**

For the purpose of any development related inspections by Ku-ring-gai Council engineers, the corresponding fees set out in Councils adopted Schedule of Fees and Charges are payable to Council. A re-inspection fee per visit may be charged where work is unprepared at the requested time of inspection, or where remedial work is unsatisfactory and a further inspection is required. Engineering fees must be paid in full prior to any final consent from Council.

**Reason:** To protect public infrastructure.

**17. Statement of compliance with Australian Standards**

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

**Reason:** To ensure compliance with the Australian Standards.

**18. Site notice**

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



Item 10

The site notice must:

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

**Reason:** To ensure public safety and public information.

**19. Use of road or footpath**

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

**Reason:** To ensure safety and amenity of the area.

**20. Recycling of building material (general)**

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

**Reason:** To facilitate recycling of materials.

**21. Construction signage**

All construction signs must comply with the following requirements:

- are not to cover any mechanical ventilation inlet or outlet vent
- are not illuminated, self-illuminated or flashing at any time
- are located wholly within a property where construction is being undertaken
- refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken
- are restricted to one such sign per property
- do not exceed 2.5m<sup>2</sup>
- are removed within 14 days of the completion of all construction works

**Reason:** To ensure compliance with Council's controls regarding signage.

## **22. Road reserve safety**

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

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

## **23. Services**

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

**Reason:** Provision of utility services.

## **24. Erosion control**

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

**Reason:** To protect the environment from erosion and sedimentation.

## **25. Drainage to existing system**

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

Item 10

**Reason:** To protect the environment.

**26. No storage of materials beneath trees**

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

**Reason:** To protect existing trees.

**27. Removal of refuse**

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

**Reason:** To protect the environment.

**28. On site retention of waste dockets**

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

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

**Reason:** To protect the environment.

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

**29. Compliance with BASIX Certificate**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. A84927 and dated 24 May 2010 have been complied with.

**Reason:** Statutory requirement.

**30. Infrastructure repair**

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

**Reason:** To protect public infrastructure.

### 31. Swimming pool (part 1)

Prior to the issue of the Occupation Certificate, the Principal Certifying Authority shall be satisfied that:

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1. Access to the pool/spa shall be restricted by a child resistant barrier in accordance with the regulations prescribed in the Swimming Pools Act, 1992:
  - (b) The barrier is to conform to the requirements of AS 1926-1 2007 Fences and Gates for Private Swimming Pools.

**Reason:** To ensure the safety of children.

### CONDITIONS TO BE SATISFIED AT ALL TIMES:

### 32. Swimming pool (part 2)

At all times:

1. Access to the swimming pool must be restricted by fencing or other measures as required by the Swimming Pools Act 1992.
2. Lighting from the swimming pool and other communal facilities shall not detrimentally impact the amenity of other premises and adjacent dwellings.

**Reason:** Health and amenity.

K Munn  
**Executive Assessment Officer**  
**Development Assessment - South**

S Garland  
**Team Leader**  
**Development Assessment - South**

C Swanepoel  
**Manager**  
**Development Assessment Services**

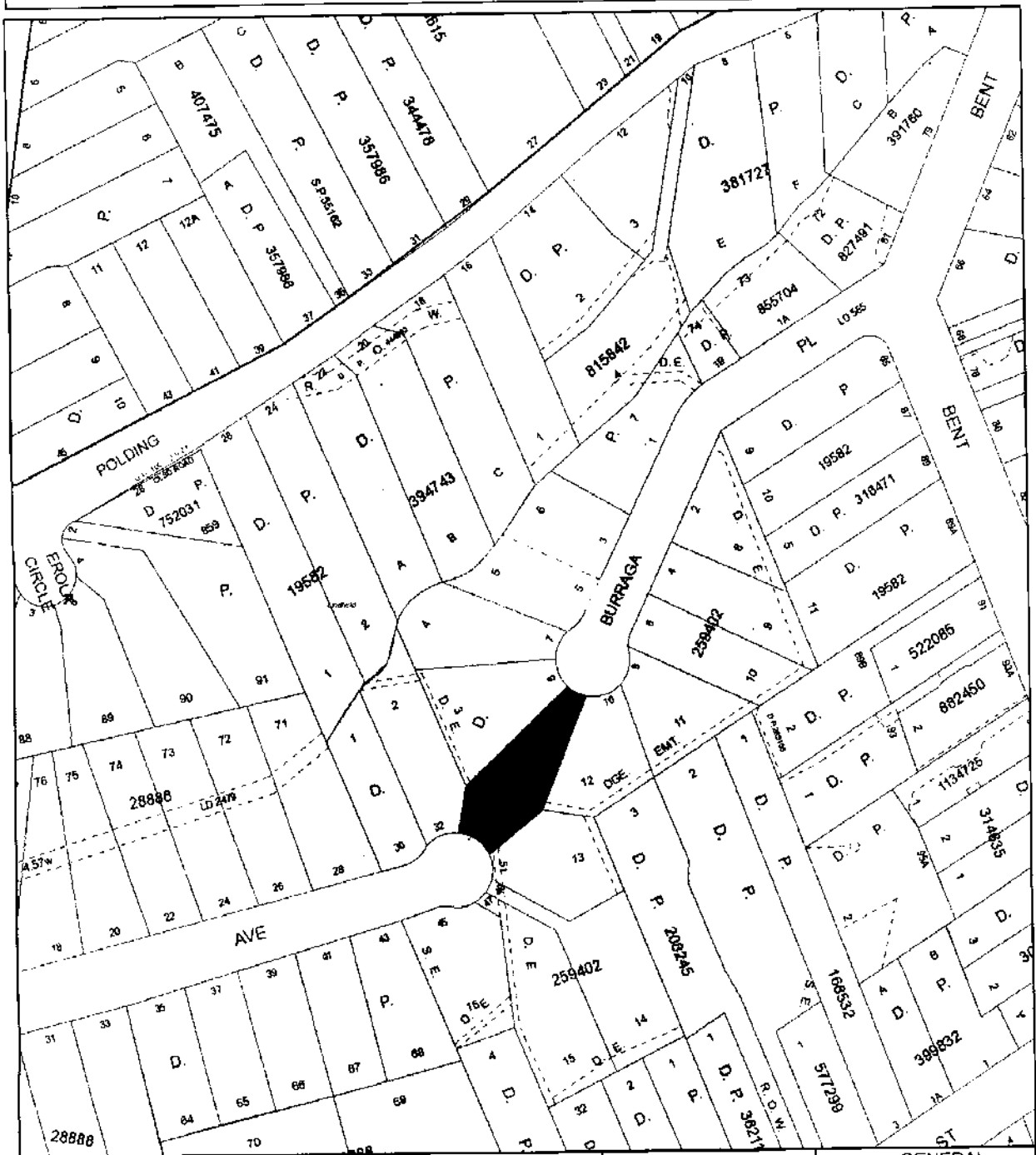
M Miocic  
**Director**  
**Development & Regulation**

**Attachments:**

1. Location sketch - 2010/154047
2. Zoning map - 2010/154049
3. Survey - 2010/154048
4. Site plan - 2010/154046
5. Floor plans - 2010/154042
6. Roof plans - 2010/154043
7. Elevations - 2010/154039
8. Sections - 2010/154045
9. DoP Circular PS08-014 - 2010/010577

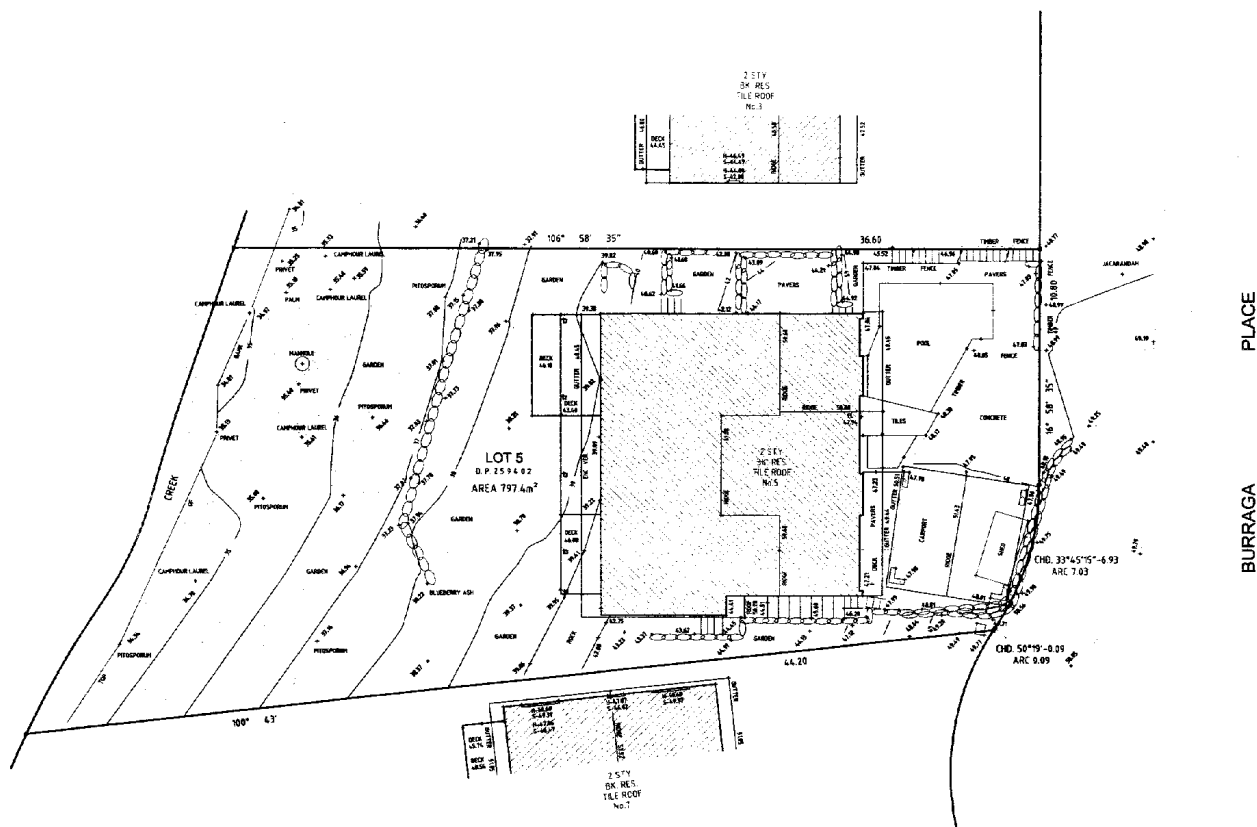


# Ku-ring-gai Planning Scheme Zoning Extract 5 Burruga Place, LINDFIELD



ZONES		RESERVATIONS		GENERAL	
<b>2. RESIDENTIAL</b>		<b>5. SPECIAL USES</b>		<b>OTHER</b>	
(a) RESIDENTIAL A		(a) SPECIAL USES A (SCHOOL SITE)		EXISTING COUNTY ROAD	
(b) RESIDENTIAL B		(b) SPECIAL USES A1		OTHER PLANNING INSTRUMENT	
(c) RESIDENTIAL C		(c) SPECIAL USES (Railway)			
(d) RESIDENTIAL C1		<b>6. OPEN SPACE</b>			
(e) RESIDENTIAL C2		(a) RECREATION EXISTING			
(f) RESIDENTIAL D		(b) RECREATION PRIVATE			
(g) RESIDENTIAL D1		(c) RECREATION PROPOSED			
(h) RESIDENTIAL E					
(i) RESIDENTIAL F					
(j) RESIDENTIAL G					
(k) RESIDENTIAL H					
<b>3. BUSINESS</b>		<b>RESERVATIONS</b>		<b>Scale</b>	
(a) RETAIL SERVICES		<b>OPEN SPACE</b>		<b>1:2000</b>	
<b>FLOOR SPACE RATIOS</b>		(a) OPEN SPACE		<b>Date</b>	
A1 2.0:1		(b) COUNTY OPEN SPACE		<b>28/07/10</b>	
A2 1.0:1		<b>SPECIAL USES</b>			
A3 0.75:1		SPECIAL USES (Parking)			
(d) COMMERCIAL SERVICES		<b>ROADS</b>			
<b>FLOOR SPACE RATIOS</b>		(a) COUNTY ROAD WIDENING			
B1 1.0:1		(b) COUNTY ROAD PROPOSED			
B2 1.0:1		(c) LOCAL ROAD PROPOSED			
		(d) LOCAL ROAD WIDENING			





**NOTES**

- 1) DETAIL IS DIAGRAMMATIC ONLY.
- 2) DIMENSIONS AND AREA FROM D.P. 259402.
- 3) BOUNDARIES SHOULD BE MARKED PRIOR TO CONSTRUCTING ANYTHING ADJACENT TO THE BOUNDARY.
- 4) TREES & SHRUBS UNDER 5m HAVE NOT BEEN INCLUDED IN THIS SURVEY.
- 5) SOME MINOR VARIATION TO THE BOUNDARY POSITION SHOWN MAY EXIST.
- 6) REFER TO D.P. 259402 AND RELEVANT TITLES FOR FURTHER DETAILS ON ANY EASEMENTS, COVENANTS AND RESTRICTIONS.
- 7) FENCING IRREGULARITIES HAVE NOT BEEN SURVEYED BY THIS PLAN.
- 8) THIS SURVEY HAS BEEN PREPARED UNDER INSTRUCTION FROM RIGHT ANGLE DRAFTING.
- 9) IT IS INTENDED FOR USE UNDER THE CONDITIONS OF THIS INSTRUCTION ONLY.
- 10) ADDITIONAL INFORMATION HAS BEEN OBTAINED BY INDIRECT METHODS AND IS APPROXIMATE ONLY.
- 11) CONTOURS INDICATE LANDFORM ONLY, AND SHOULD NOT BE USED FOR SPECIFIC DESIGN CRITERIA.

REDUCTION RATIO LEVEL DATE	1:100 AND FROM SSM 163256	SURVEYOR JOHN M. CADDEY DATE: 13/11/2010	REFERENCE 17421
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<b>ROMEOCAD</b>		Client	Peter Welsh 5 Burrage Place Lindfield
DRAWING - QUANTITIES - PLATINGS		Scale (A1) 1:200	Revised (A1) 1:200
ISSUED FOR D.A. APPROVAL		Drawn by	Checked & Approved
Revision		Date	As Issued

Survey Plan	5 Burrage Place Lindfield
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Survey Plan

5 Burrage Place  
Lindfield  
Lot 5, D.P. 259402

S-01

A







BURRAGA PLACE

PLACE

BURRAGA PLACE

EXISTING LOWER GROUND FLOOR PLAN  
SCALE 1:100

PROPOSED LOWER GROUND FLOOR PLAN  
SCALE 1:100

NOT FOR CONSTRUCTION

Component	Assessment criteria (per R 1.10)	Other requirements
suspended floor with open outdoor framed (R0.7)	R0.8 (down) (or R1.20 including construction)	
external wall, framed (weatherboard, fibro, metal cladd)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling R1.45 (up), roof, full barked plank (75 mm)	medium solar absorptance 0.475 - 0.70

Windows and glazed doors glazing requirements						
Window/Door	W	H	D	U	External	Internal
W1	W	2.45	0	0	external doubleblind (fixed)	standard aluminium, single clear (or 3-value: 0.65, SHGC: 0.75)
W2	W	4.1	0	0	external doubleblind (fixed)	standard aluminium, single clear (or 3-value: 0.65, SHGC: 0.75)
W3	W	2.85	0	0	external doubleblind (fixed)	standard aluminium, single clear (or 3-value: 0.65, SHGC: 0.75)
W4	W	3.96	0	0	external doubleblind (fixed)	standard aluminium, single clear (or 3-value: 0.65, SHGC: 0.75)
W5	W	2.7	0	0	external doubleblind (fixed)	standard aluminium, single clear (or 3-value: 0.65, SHGC: 0.75)
W6	W	7.00	0	0	external doubleblind (fixed)	improved aluminium, single pyrolytic clear (or 3-value: 0.45, SHGC: 0.45)

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**ROMEOCAD**

GRAPHIC - COLOURS - PLOTTING

ISSUED FOR DA APPROVAL

27.04.10

DATE OF DA APPROVAL

01.05.10

DATE OF DA APPROVAL

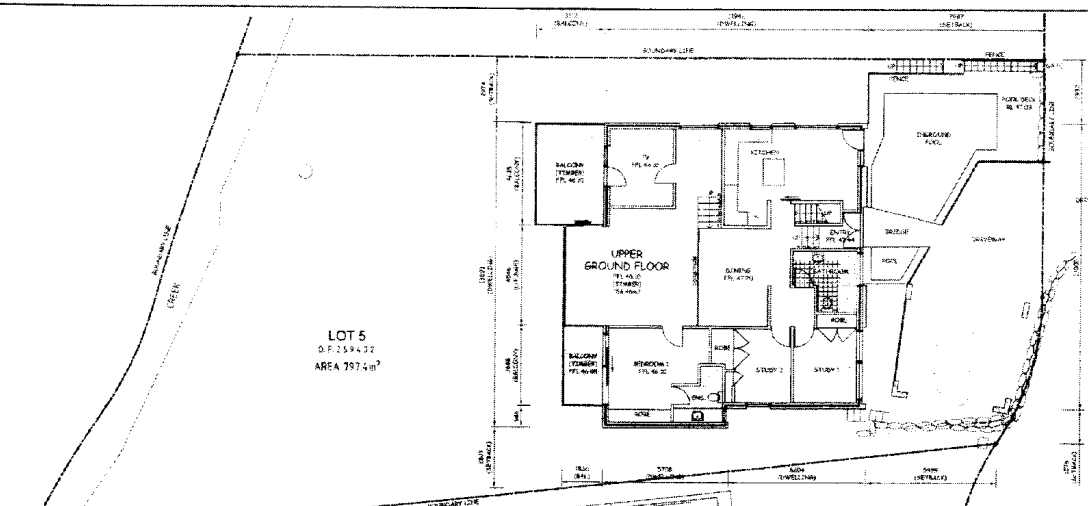
01.05.10

Peter Walsh  
5 Burraga Place  
Lindfield

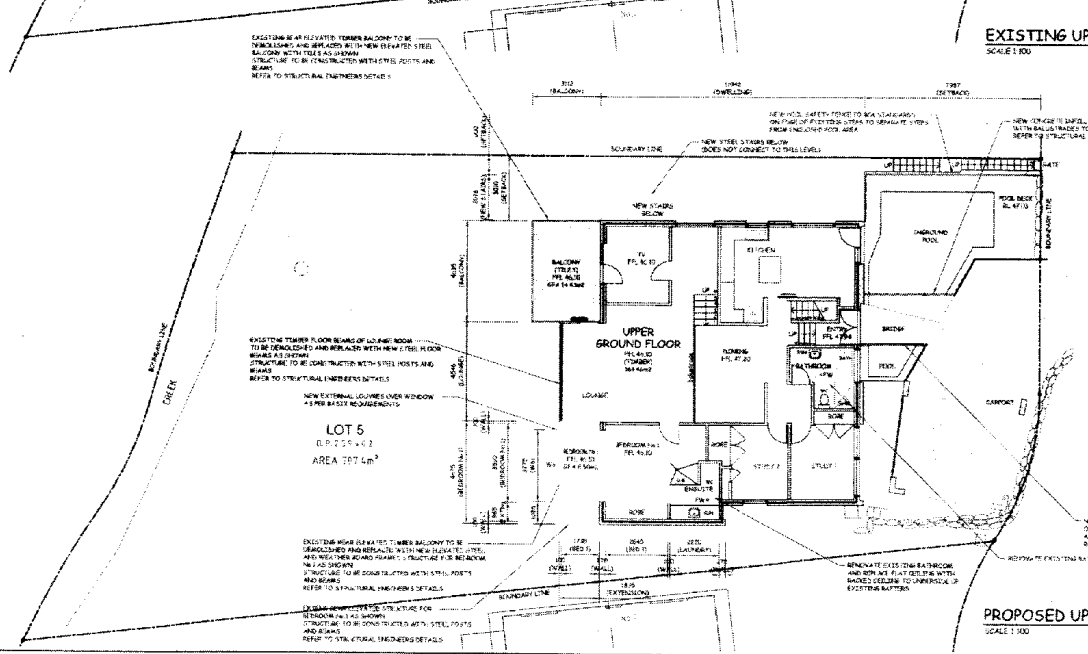
Existing & Proposed  
Lower Ground Floor Plan

5 Burraga Place  
Lindfield  
Lot 5 D.P. 259402

A-02 A



EXISTING UPPER GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED UPPER GROUND FLOOR PLAN  
SCALE 1:100

NOT FOR CONSTRUCTION

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ISSUED FOR DA APPROVAL	27/04/2024
DATE OF DA APPROVAL	27/04/2024

**ROMECAD**  
DRAWING - SHADING - PLOTTED  
P. 007/0111 WWW.ROMECAD.COM

Peter Walsh  
5 Burrella Place  
Lindfield

Client	5 Burrella Place
Project	DA for 5 Burrella Place
Sheet	5 Burrella Place

Existing & Proposed  
Ground Floor Plan

5 Burrella Place  
Lindfield  
Lot 5, D. P. 259402

A-03 A

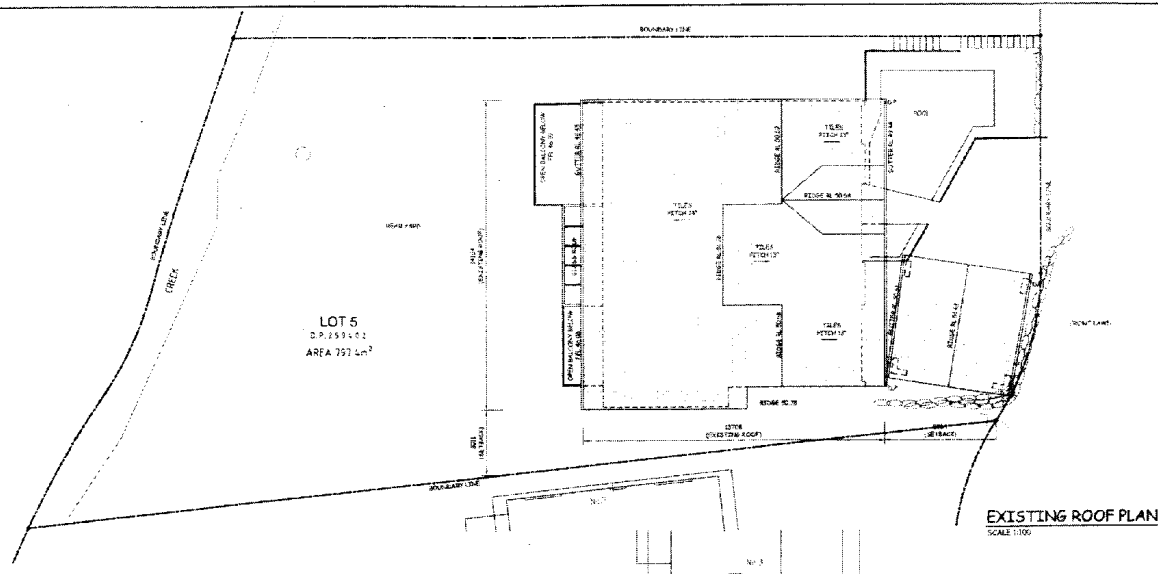


PLACE

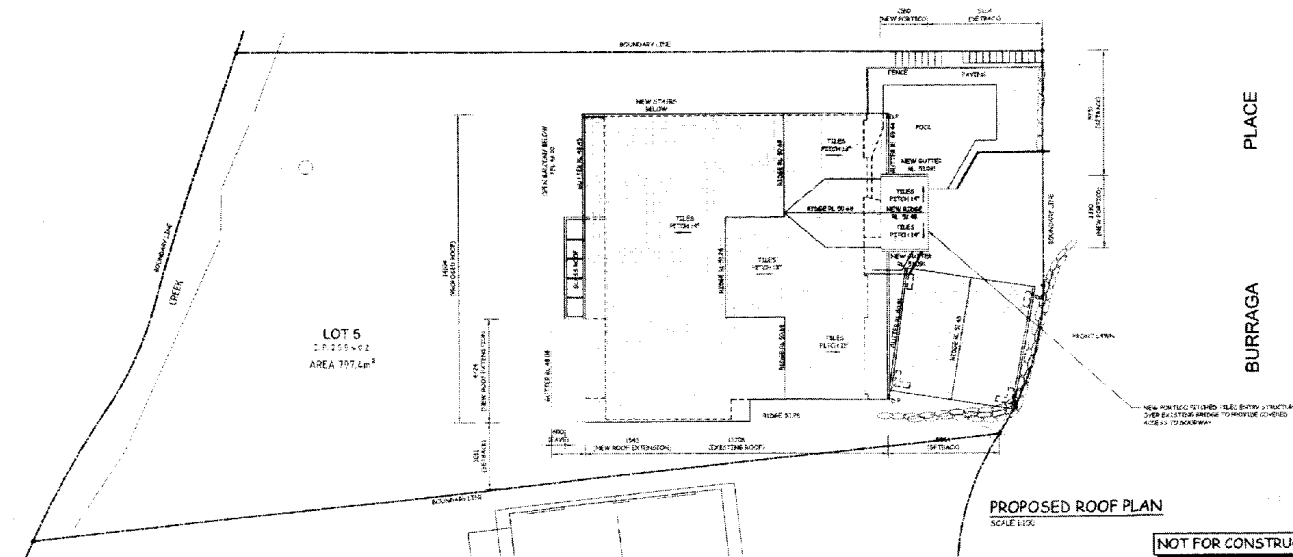
BURRAGA

PLACE

BURRAGA



EXISTING ROOF PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

NOT FOR CONSTRUCTION

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FOR THE CLIENT		FOR THE DESIGNER	
NAME	DATE	NAME	DATE
SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE

**ROMEOCAD**

**DRAFTING - SCANNING - PLOTTING**  
PH. 0422 591 111 WWW.ROMEOCAD.COM

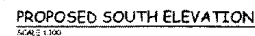
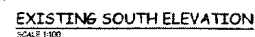
Peter Walsh  
5 Burruga Place  
Lindfield

EXISTING & PROPOSED  
ROOF PLAN

EXISTING & PROPOSED  
ROOF PLAN

5 Burruga Place  
Lindfield  
Lot 5, D.P. 259402

**A-04 A**



Primary No.	Serial
A-05	A







## PLANNING SYSTEM

State environmental planning policies

<b>Circular</b>	PS 08-014
<b>Issued</b>	14 November 2008
<b>Related</b>	PS 08-003 May 2008

## Reporting variations to development Standards

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

### Introduction

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

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

### Reports due 4 weeks from date of this Circular

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

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

Quarterly reports are to be emailed to [developmentstandards@planning.nsw.gov.au](mailto:developmentstandards@planning.nsw.gov.au)

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

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

### Further Requirements

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

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



### Further information

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

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

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

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

### Authorised by:

Sam Haddad,  
Director-General  
NSW Department of Planning

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

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## DEVELOPMENT APPLICATION

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### SUMMARY SHEET

<b>REPORT TITLE:</b>	53 GRIFFITH AVENUE, ROSEVILLE CHASE - ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING
<b>WARD:</b>	Roseville
<b>DEVELOPMENT APPLICATION N<sup>o</sup>:</b>	0366/10
<b>SUBJECT LAND:</b>	53 Griffith Avenue, Roseville Chase
<b>APPLICANT:</b>	Mrs Michela Brady C/- Annabelle Chapman Architect Pty Ltd
<b>OWNER:</b>	Mrs Michela Brady
<b>DESIGNER:</b>	Annabelle Chapman Architect Pty Ltd
<b>PRESENT USE:</b>	Residential
<b>ZONING:</b>	Residential 2(a)
<b>HERITAGE:</b>	No
<b>PERMISSIBLE UNDER:</b>	Ku-ring-gai Planning Scheme Ordinance
<b>COUNCIL'S POLICIES APPLICABLE:</b>	KPSO, DCP 38 - Residential Design Manual, DCP 40 - Waste Management, DCP 43 - Car Parking Code, DCP 47 - Water Management, DCP 56 - Notification
<b>COMPLIANCE WITH CODES/POLICIES:</b>	No
<b>GOVERNMENT POLICIES APPLICABLE:</b>	SEPP 1, SEPP (BASIX), SEPP 55, SREP (Sydney Harbour Catchment)
<b>COMPLIANCE WITH GOVERNMENT POLICIES:</b>	No
<b>DATE LODGED:</b>	3 June 2010
<b>40 DAY PERIOD EXPIRED:</b>	13 July 2010
<b>PROPOSAL:</b>	Alterations and additions to an existing dwelling
<b>RECOMMENDATION:</b>	Approval.

Item 11

**DEVELOPMENT APPLICATION N<sup>o</sup>** 0366/10  
**PREMISES:** 53 GRIFFITH AVENUE ROSEVILLE CHASE  
**PROPOSAL:** ALTERATIONS AND ADDITIONS TO AN  
EXISTING DWELLING  
**APPLICANT:** MRS MICHELA BRADY C/- ANNABELLE  
CHAPMAN ARCHITECT PTY LTD  
**OWNER:** MRS MICHELA BRADY  
**DESIGNER:** ANNABELLE CHAPMAN ARCHITECT PTY  
LTD

## PURPOSE FOR REPORT

To determine development application No. 0366/10, which seeks consent for alterations and additions to the existing dwelling.

The matter is referred to a full Council meeting to consider a variation to a development standard of greater than 10%.

Councillors' attention is directed to Circular PS 08-014 from the NSW Department of Planning concerning the determination by Council of Development Applications where a variation of a development standard is sought under the provisions of SEPP No. 1. The Circular requires all development applications which involve a variation greater than 10% under the provisions of SEPP No. 1 to be determined by full Council and not under Council staff delegation. The proposed variation to the building height development standard of Clause 46 (2) is 13.5%.

## EXECUTIVE SUMMARY

<b>Issues:</b>	Building height.
<b>Submissions:</b>	No submissions received.
<b>Lane &amp; Environment Court Appeal:</b>	N/A
<b>Recommendation:</b>	Approval

## HISTORY

Council records indicate that the site has no recent development application history relevant to the assessment of this application.

## THE SITE AND SURROUNDING AREA

### The site

<b>Zoning:</b>	Residential 2(a)
<b>Visual Character Study Category:</b>	1945-68
<b>Lot Number:</b>	Lot 102
<b>DP Number:</b>	DP 702673

**Item 11**

Area:	1802 m <sup>2</sup>
Side of Street:	Eastern
Cross Fall:	West to east
Stormwater Drainage:	Drainage easement adjacent to southern side boundary
Heritage Affected:	No
Required Setback:	9 metres
Integrated Development:	No
Bush Fire Prone Land:	Yes – part bushfire prone category 1 and part bushfire prone buffer zone
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

## **SITE DESCRIPTION**

The site is located on the eastern side of Griffith Avenue. The site is an irregular shaped allotment comprising an area of 1802m<sup>2</sup>. The site is located on the low side of the street, with a fall of approximately 17m from its northern (front) boundary to its southern (rear) boundary.

Development currently on the site comprises a split level 2 to 3 storey dwelling, with the lower ground storey being an undercroft area due to the fall of the land. There is an existing elevated concrete swimming pool attached to the rear of the dwelling and a tennis court and associated landscaping within the rear yard.

### **Surrounding development:**

To the north of the subject site is a two storey dwelling known as 55 Griffith Avenue. To the south of the site is a two storey dwelling known as 51 Griffith Avenue. Due to the topography of the land, a degree of overlooking occurs between the subject and neighbouring sites.

## **THE PROPOSAL**

The application proposes the following alterations and additions to the existing dwelling:

- enlarging the existing kitchen and family room area within the ground floor of the dwelling
- enlarging the ground floor deck area at the rear of the dwelling, including the construction of a pergola over the deck area
- increasing the height of the roof of the existing ground floor lounge room area
- construction of a deck area to the front (north – western) corner of the dwelling
- construction of an ensuite to the master bedroom
- enlarging Bedroom 2, located within the lower ground floor of the dwelling
- minor internal alterations and additions and the introduction of new windows to the master bedroom, ensuite, lounge room, family room, kitchen and the front of the dwelling
- widening the existing roof parapet overhang at the front of the dwelling
- installation of 3 skylights within the roof over the ground floor entry, bathroom and the

Item 11

- master bedroom.
- rendering of the dwelling to match the proposed additions with an earthy muted tone/colour

## CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP 56, owners of adjoining properties were given notice of the application. No submissions were received.

## CONSULTATION - WITHIN COUNCIL

The application did not require any internal referrals.

## CONSULTATION – OUTSIDE COUNCIL

### Rural Fire Services

In accordance with the provisions of section 79BA of the Environmental Planning and Assessment Act 1979, Council consulted with the Commissioner of the NSW Rural Fire Service, concerning measures to be taken with respect to the protection of persons, property and the environment from danger that may arise from a bush fire. The comments provided by the Rural Fire Service are as follows:

*I refer to your letter dated 12 November 2009 seeking advice regarding bush fire protection for the above Land Use application in accordance with section 79BA of the Environmental Planning and Assessment Act 1979.*

*The service provides the following recommended conditions:*

### ***Asset Protection Zones***

*The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.*

- 1. At the commencement of building works and in perpetuity the property around the building shall be managed as follows as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':*
  - North to the property boundary as an inner protection area;*
  - East for a distance of 15 metres as an inner protection area and 10 metres as an outer protection area;*
  - South to the property boundary as an inner protection area; and*
  - West to the property boundary as an inner protection area.*

Item 11

***Design and Construction***

*The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack.*

- 2. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 'Methods for Fire Tests on Building Materials, Components and Structures – Test for Flammability of Materials'.*
- 3. New construction to the east, north and south elevations shall comply with Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" BAL 29. New construction to the remaining elevation shall comply with Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" BAL 19*

***General advice – consent authority to note***

*Any new fencing shall comply with Development Control Services 'Fast Fact 2/06' for Fences and Gates in Bush Fire Prone Areas.*

**Comment:** No fencing is proposed as part of the proposal, therefore this requirement from the RFS is not applicable.

**STATUTORY PROVISIONS**

**The Environmental Planning & Assessment Amendment Act 1979  
Section 79C**

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

The provisions of SEPP 55 require Council to consider the potential for a site to be contaminated. The subject site has a history of residential use and as such, it is unlikely to contain any contamination and further investigation is not warranted in this case.

**Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005**

Matters for consideration include biodiversity, ecology and environment protection, public access to and scenic qualities of foreshores and waterways, maintenance of views, control of boat facilities and maintenance of a working harbour. The proposed alterations and additions to the existing dwelling are not considered to significantly impact the scenic qualities of the foreshore areas of Roseville Chase, as the minor section of the roof being raised and the relatively minor increase of 11m<sup>2</sup> to the existing rear elevated deck area with the associated pergola are consistent with the existing visual bulk and scale of the dwelling. The proposed works to the dwelling are not considered to significantly impact the existing views of the foreshore areas than what currently exists from the public open spaced areas and the



## Item 11

neighbouring sites located within Griffith Avenue Roseville Chase.

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

A valid BASIX certificate (A85425) has been submitted. The certificate demonstrates compliance with the provisions of the SEPP.

### Ku-ring-gai Planning Scheme Ordinance

#### Part A: Development standards

Development standard	Proposed	Complies
Site area: 1802m <sup>2</sup>		
Building height 8m (max)	9.08m	NO (SEPP 1 objection)
Built upon area 60%(1081.2m <sup>2</sup> )(max)	55.7% (1005m <sup>2</sup> )	YES

Clause 46(2) of the KPSO states that a person shall not erect a dwelling-house with a height in excess of 8 metres.

The proposed raising of a section of the existing roof will result in a total building height of 9.08m metres (13.5% variation). Accordingly, a SEPP No. 1 objection has been lodged which is considered below.

#### Building Height (Clause 46):

Clause 46 of the Ku-ring-gai Planning Scheme Ordinance, a statutory planning instrument, states:

- 1. Notwithstanding the provisions of Part III of this Ordinance, a building shall not be erected to a height, across any point of a site, which is greater than 7 metres without the consent of the Council.*
- 2. A person shall not erect a dwelling-house or dual occupancy building with a height in excess of 8 metres.*
- 3. Subclause (2) does not enable a second dwelling-house erected on an allotment to exceed a height of 3.6 metres in contravention of clause 11 of Sydney Regional Environmental Plan No 12 – Dual Occupancy.*

In relation to this Clause, the KPSO also provides the following definitions:

*"Ground level" means the level of a site before development is carried out on the site under this Ordinance.*

*"Height" in relation to a building, means a distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.*

Item 11

The proposed addition to the existing dwelling incorporates a maximum ceiling height of 9.08m, a 13.5% breach of the prescribed standard. As such, a formal objection made pursuant to the provisions of SEPP1 is required. This objection has been submitted with the Development Application. The ability of the proposal to satisfy the provisions of the SEPP and other relevant criteria is discussed in the following five part test.

**whether the planning control to be varied a development standard**

Clause 46 of the KPSO restricts the height of dwellings to 8 metres. As the KPSO is a statutory planning instrument, this control is identified to be a development standard as defined under Section 4 of the Environmental Planning & Assessment Act, 1979.

**the underlying objective or purpose of the standard**

Clause 46 of the KPSO does not have any specific objectives, however Schedule 9 of the Kuring-gai Planning Scheme Ordinance provides the aims and objectives for residential zones (covering this standard). The general aims of Schedule 9 are as follows:

- *To maintain and, where appropriate, improve the existing amenity and environmental character of residential zone; 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.*

The specific objectives of Schedule 9 are as follows:

- *All new dwelling-houses and additions to dwelling-houses maintain a reasonable level of sunlight to neighbours' living area and recreation space between 9am and 3pm during the winter solstice on 22 June; and*
- *All new dwelling and additions to dwelling-houses are sited and designed so as to minimise overlooking of neighbours' living areas and recreation space; and*
- *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; and*
- *Any building or development work on a site avoids total or near total site utilisation by maintaining a reasonable proportion of the site as a soft landscaping area; and*
- *All new dwelling houses and additions to existing dwelling houses are of a height, size and bulk generally in keeping with that of neighbouring properties and where larger building area proposed, they are designed so as not to dominate and so far as possible to harmonise with neighbouring development; and*
- *In areas where one period, style or genre of architecture predominates, the new dwelling-house reflects either that style of or the main stylistic features such as roof pitch, materials, proportions, setbacks, etc, and additions to existing dwelling-houses reflect the style of and continue the main stylistic features of the existing structure; and*
- *All new dwelling-houses and additions provide reasonable space on the site for the forward entrance and exit of vehicles.*

Item 11

The objectives from section 4.2 (Building Form) of Development Control Plan 38 and the assessment criteria as outlined in clause 4.2.2 (Height of Building) should also be considered. The intention of the two storey height limit and 8m maximum (subject to site slope) height is to:

- *Limit the height of dwellings so that they do not dominate the treed landscape of Kuring-gai.*
- *Limit the extent of overshadowing and visual and aural intrusion on the private open space of neighbouring properties.*
- *Ensure significant views from neighbouring dwellings are not unduly compromised.*
- *Maintain the integrity of existing streetscapes.*

**whether compliance with the development standard is consistent with the aims of the SEPP1 policy and in particular, whether compliance with the development standard hinders the attainment of the objectives specified in Section 5(a)(i) and (ii) of the Environmental Planning and Assessment Act 1979**

The aim of SEPP 1 is to:

*Provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in Section 5(a) (i) and (ii) of the Act.*

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

*(a) To encourage:*

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

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

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

The applicant has put forward the following arguments in support of the variation to the development standard:

Item 11

*"Compliance with the development standard is considered unreasonable and unnecessary in the circumstances with the case as the extent of the breach of the development standard is over a small proportion of the site and has no impact on the living environment of adjoining dwelling houses. The breach is brought about due to the site sloping away in the sub floor area.*

*The proposal will not significantly compromise the existing views from neighbouring properties or significantly impact the levels of solar access that the neighbouring sites receive and it is considered that the proposal will actively improve the integrity of the streetscape."*

It is noted that non-compliance with the prescribed standard is largely manifested by the design of functional additions to the existing dwelling over an area of the site that is substantially constrained in terms of topographical variation. In this particular case, strict compliance with the development standard would unreasonably restrict the opportunity to reasonably extend the dwelling in a manner that is practical and functional. It is further noted that if the additions were to be constructed on a level allotment, the non-compliance would not occur. The dwelling appears as a single storey structure when viewed from Griffith Avenue consequently the visual scale of the dwelling is minimal upon the streetscape of Griffith Avenue Roseville Chase. The objection has satisfactorily demonstrated that the proposed breach is not contradictory to any of the relevant objectives contained within the KPSO or DCP 38.

Therefore, for the reasons raised by the applicant, the topographical constraints and the absence of any material impacts upon the streetscape character or the amenity of neighbouring properties, it is concluded that the proposed breach is reasonable in this instance.

**whether the objection is well founded**

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

**Part B: Aims and objectives for residential zones:**

The development is considered to achieve the aims and objectives of Part B of the KPSO for the following reasons:

- the development provides satisfactory levels of solar access and privacy to surrounding properties
- the development is of a bulk, scale and design, characteristic of the area
- the development maintains adequate levels of soft landscaping
- the development maintains the landscape quality of the municipality

Item 11

Consequently, the aims and objectives for residential development as outlined by Schedule 9 have been satisfied.

POLICY PROVISIONS

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

Development Control	Proposed	Complies
<b>4.1 Streetscape:</b>		
<b>Building setbacks (s.4.1.3)</b>		
Front setback: 9m	Existing setback retained	N/A
Side setback:		
Ground floor: 2.85m(min)	1.92m (northern elevation) Unaltered (southern elevation)	NO N/A
1 <sup>st</sup> floor: 3.56m (min)	1.92m (northern elevation) Unaltered (southern elevation)	NO N/A
Rear setback: 12m(min)	>12m	YES
<b>4.2 Building form:</b>		
<b>FSR (s.4.2.1)</b> 0.30:1 (max)	0.15:1	YES
<b>Height of building (s.4.2.2)</b> 2 storey (max) and 7m (site <20° slope)	3 storey & 9.08m	NO NO
<b>Building height plane (s.4.2.3)</b> 45° from horizontal at any point 3m above boundary	1.1m breach (northern elevation)	NO
<b>First floor (s.4.2.4)</b> FSR: < 40% total FSR	45%	NO
<b>Roof Line (s.4.2.6)</b> Roof height (3m – two+ storey) Roof pitch 35° (max)	2.4m 17°	YES YES
<b>Built-upon area (s.4.2.7)</b> 50% (901m <sup>2</sup> ) (max)	55.7% (1005m <sup>2</sup> )	NO
<b>Unrelieved wall length (s.4.2.8)</b> 8m (max)	6.4m (northern elevation)	YES

## Item 11

Development Control	Proposed	Complies
<b>Solar access (4.2.11)</b> 4h solar access to adjoining properties between 9am to 3pm	Existing retained	N/A
<b>4.3 Open space &amp; landscaping:</b>		
<b>Soft landscaping area (4.3.3)</b> 50% (901m <sup>2</sup> ) (min)	44.3% (797m <sup>2</sup> )	NO
<b>Tree replenishment (s.4.3.6)</b> 10 Trees required	The existing trees within the site are to be retained	YES
<b>Useable open space (s.4.3.8)</b> Min depth 5m and min area 50m <sup>2</sup>	Greater than 5metres depth & 50 m <sup>2</sup> provided.	YES YES
<b>4.4 Privacy &amp; security:</b>		
Refer discussion below.		

**Part 4.1 - Streetscape:****Side setback**

The proposed side setback of the deck area to the rear of the existing dwelling does not comply with Section 4.1.3 of DCP 38 which requires a minimum side setback of 2.85m. The non-complying side setback of the deck area to the rear of the dwelling is supported for the following reasons:

- The relatively minor increase in area to the existing elevated deck will not significantly increase opportunities for overlooking compared to the existing situation. Nevertheless it has been conditioned that a 1.6m high privacy screen is permanently attached to the northern elevation of the deck to reduce opportunities of overlooking. **(Condition 10)**
- The non-complying side setback does not impact the existing levels of solar access that the neighbouring sites currently receive.
- The non-complying side setback will not require the removal of any significant vegetation from within the site.
- Due to the location of the existing dwelling and the steep topography, the proposed deck area facilitates an efficient use of the site without significantly impacting the amenity of the neighbouring sites.

**Part 4.2 - Building form:****Height of building (s.4.2.2)**

Section 4.2.2 of the DCP states that a dwelling must not exceed two storeys in height. However, the DCP states that Council may consider an additional floor on sloping sites where the height is not evident from public areas or adjoining properties and where excavation is not excessive.

Item 11

The site has a significant slope and while the existing dwelling is already three storeys in height, its apparent height from the street is generally that of a single storey structure. This is consistent with the height of the adjoining dwellings. The height non-compliance has been addressed under SEPP 1 discussion and deemed to be satisfactory.

**Building height plane (s.4.2.3)**

Section 4.2.3 of DCP No. 38 states that development should avoid the creation of an overbearing effect upon adjoining development in order to:

- maintain the relative scale relationship between buildings
- ensure that daylight to habitable rooms in adjacent dwellings is not significantly reduced
- ensure that sunlight to the private open spaces of the subject property and adjacent properties is not significantly reduced
- encourage increased setback with increased height

The DCP states that this objective may be achieved by compliance with the building height plane.

The proposed addition results in a minor building height plane non-compliance of 1.1 metres to the northern elevation of the dwelling. The proposed non-compliance is due to the steep topography of the land. The proposed additions are not visible from the street and retain the relative scale relationship between dwellings. The proposed additions will not significantly impact the amenity of the neighbouring properties, as the existing levels of solar access are retained. The dwelling appears as a single storey dwelling when viewed from Griffith Avenue and an elevated two storey dwelling when viewed behind the subject site from Roseville Chase. Furthermore, it is noted that the existing dwelling is also partly non-compliant with the building height plane and that the proposed additions will not exacerbate this non-compliance. Consequently, the considerations raised by this section of the DCP are deemed to be adequately satisfied.

**First floor area (s.4.2.4)**

DCP No. 38 states that the first floor of dwellings should be well integrated into the design of the development to avoid an overbearing bulk/scale relationship with neighbouring properties. The DCP states that this should be achieved by "stepping back" upper levels and ensuring that the first floor does not exceed 40% of total floor space.

Due to the topography of the site, the proposed alterations and additions result in a first floor area non-compliance of 45% of the total floor space. Nonetheless, the proposed works will not result in any adverse privacy, visual bulk or solar access impacts to the neighbouring sites. Furthermore, it is noted that the existing dwelling does not comply with this requirement and that the subject proposal represents a minor increase in first floor area.

**Built-upon area (BUA)**

DCP 38 specifies that sites greater than 1500m<sup>2</sup> with a two (2) storey dwelling are to have a maximum BUA of 50%. The development proposed by the application will result in an overall



Item 11

BUA of 55.7% (1005m<sup>2</sup>), breaching this control. However, this non-compliance is supported for the following reasons:

- i. The property accommodates extensive existing hard surfaced areas such as the swimming pool, tennis court and rock outcrops. The non-compliance is the product of existing development in the site.
- ii. The proposed development will retain an adequate area of space for the introduction of significant trees and screen planting in accordance with the requirements of DCP 38.
- iii. The bulk and scale of the additions to the existing dwelling will not significantly affect the streetscape as majority of the development is within the rear of the site.
- iv. The proposed built upon area complies with Clause 60c of the KPSO which is a higher order planning instrument that measures the same standard but allows a maximum of 60%.

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

#### Part 4.3 - Open space & landscaping:

##### Soft landscaping area

DCP 38 specifies that a property containing a 2 storey dwelling with a site area greater than 1500m<sup>2</sup> will require 50% of the site to be of soft landscaping. The site provides 44.3% (797m<sup>2</sup>) soft landscaping, breaching the prescribed control. However, this non-compliance is supported for the following reasons:

- the site is compliant with the maximum built upon area requirement prescribed under the KPSO
- the site will continue to provide private and open space areas for the amenity and enjoyment of the residents, meeting the intent of the control
- the site will retain and enhance significant shrubs and ground covers
- the site will maintain and enhance the retaining trees upon the site
- the site will continue to maintain its current management of stormwater drainage and run-off

#### Part 4.4 – Privacy

Due to the steep topography of the subject site a degree of overlooking to the neighbouring properties at 51 and 55 Griffith Avenue Roseville Chase is inevitable. The proposed alterations and additions will not unreasonably impact on the amenity levels of the neighbouring properties. The additional area of approximately 11m<sup>2</sup> to the rear elevated deck is minor and will not significantly increase opportunities for overlooking than what currently exists. Nevertheless it has been conditioned that a 1.6m high privacy screen is to be permanently attached to the northern elevation of the deck to reduce overlooking opportunities. **(Condition 10)**

Item 11

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

The key objectives of DCP 40 is to encourage building design and construction techniques which will minimise waste generation, implement the principles of the waste hierarchy of avoiding, re-using and recycling building and construction materials, household-generated waste and industrial/commercial waste. Minimise the environmental impacts of waste and promote the principles of ecologically sustainable development.

As a result of the works within the site of 53 Griffith Avenue Roseville Chase, conditions have been recommended to ensure that the proposed works comply with the objectives of DCP 40.

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

To minimise impacts on adjoining land, stormwater must generally be directed to a public drainage system comprising gutters, streets, pipes, box culverts, trench systems and channels owned and operated by the Council. The proposed works comply with the objectives stated in DCP 47 as the existing and proposed additional drainage will be connected to the existing stormwater drainage system within the site. Conditions have been imposed for the compliance with the objectives of DCP 47.

### **LIKELY IMPACTS**

The proposed development will not result in any significant adverse impacts with regard to visual impact, privacy, solar access, tree removal or stormwater disposal for the reasons given throughout this report.

### **SUITABILITY OF THE SITE**

The site is zoned for residential purposes and is suitable for the proposed development.

### **ANY SUBMISSIONS**

No submissions have been received.

### **PUBLIC INTEREST**

The approval of the application is considered to be contrary to the public interest given the proposals general compliance with the relevant controls. Where there has been a variation suitable justification has been given demonstrating compliance with the underlying objectives of the control.

### **ANY OTHER RELEVANT CONSIDERATIONS**

There are no other relevant matters or considerations.

## Item 11

**CONCLUSION**

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

**RECOMMENDATION**

That the Council, as the consent authority, is of the opinion that the objection under State Environmental Planning Policy No. 1 – Development Standards to the height standard in clause 46 of the Ku-ring-gai Planning Scheme Ordinance is well founded. The Council is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case.

That the Council, as the consent authority, being satisfied that the objection under SEPP No. 1 is well founded and also being of the opinion that the granting of consent to DA0366/10 is consistent with the aims of the Policy, grant development consent to DA0366/10 for alterations and additions on land at No. 53 Griffith Avenue Roseville Chase, for a period of five (5) years from the date of the Notice of Determination, subject to the following conditions:

**CONDITIONS THAT IDENTIFY APPROVED PLANS:****1. Approved architectural plans and documentation (alterations and additions)**

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

<b><i>Plan no.</i></b>	<b><i>Drawn by</i></b>	<b><i>Dated</i></b>
DA 101 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 102 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 103 Issue A	Annabelle Chapman Architect Pty Ltd	
DA 104 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 105 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 106 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 107 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 108 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010

Item 11

<b><i>Plan no.</i></b>	<b><i>Drawn by</i></b>	<b><i>Dated</i></b>
DA 109 Issue A	Annabelle Chapman Architect Pty Ltd	16 July 2010
DA 110 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 111 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
DA 112 Issue A	Annabelle Chapman Architect Pty Ltd	2 June 2010
10013-1.DWG	Brunskill McClenahan & Associates Pty Ltd	11 February 2010

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

**2. Inconsistency between documents**

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

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

**3. No demolition of extra fabric**

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

**Reason:** To ensure compliance with the development consent.

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

**4. Road opening permit**

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

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

**5. Notice of commencement**

At least 48 hours prior to the commencement of any development (including

Item 11

demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

**Reason:** Statutory requirement.

**6. Notification of builder's details**

Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

**Reason:** Statutory requirement.

**7. Structural adequacy (alterations and additions)**

Prior to commencement of any development or excavation works, the Principal Certifying Authority shall be satisfied that those components of the building to be retained and/or altered will be structurally sound and able to withstand the excavation and demolition process.

**C1. Note:** Evidence from a qualified practising structural engineer, demonstrating compliance with the above and detailing, where relevant, means of support for those parts of the retained building shall be provided to the Principal Certifying Authority.

**Reason:** To ensure that the development can be undertaken in accordance with accepted construction practices as indicated on the endorsed development plans, without the need for modification of the consent.

**8. Construction waste management plan**

Prior to the commencement of any works, the Principal Certifying Authority shall be satisfied that a waste management plan, prepared by a suitably qualified person, has been prepared in accordance with Council's DCP 40 – Construction and Demolition Waste Management.

The plan shall address all issues identified in DCP 40, including but not limited to: the estimated volume of waste and method for disposal for the construction and operation phases of the development.

**Note:** The plan shall be provided to the Certifying Authority.

**Reason:** To ensure appropriate management of construction waste.

Item 11

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

**9. Design and Construction**

Prior to the issuing of the Construction Certificate the Principal Certifying is to be satisfied that the roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 'Methods for Fire Tests on Building Materials, Components and Structures – Test for Flammability of Materials'.

Prior to the issuing of the Construction Certificate the Principal Certifying is to be satisfied that the new construction to the east, north and south elevations shall comply with Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" BAL 29. New construction to the remaining elevation shall comply with Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" BAL 19.

**Reason:** To protect against bushfire

**10. Privacy**

To ensure that privacy and visual amenity is maintained to the adjoining property at 55 Griffith Avenue Roseville Chase, the following measure shall be implemented:

- A fixed privacy screen shall be installed for the entire length of the *northern* elevation of the deck area. The privacy screen shall have a height of 1.6 metres above the finished floor level. The privacy screen shall be constructed of a durable material, appropriately integrated and shall be designed so as to prevent direct overlooking of *55 Griffith Avenue Roseville Chase*.

**Reason:** To maintain neighbour amenity.

**11. Long service levy**

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

Item 11

**Reason:** Statutory requirement.

**12. Builder's indemnity insurance**

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

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

**Reason:** Statutory requirement.

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

**13. Infrastructure restorations fee**

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

- a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.
- c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
- d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in



Item 11

(a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.

e) In this condition:

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

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

**Reason:** To maintain public infrastructure.

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

**14. Prescribed conditions**

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

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

**Reason:** Statutory requirement.

**15. Hours of work**

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

Excavation or removal of any materials using machinery of any kind, including

Item 11

compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon 1.00pm.

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

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

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

**16. Approved plans to be on site**

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

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

**17. Statement of compliance with Australian Standards**

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

**Reason:** To ensure compliance with the Australian Standards.

**18. Site notice**

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

Item 11

The site notice must:

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

**Reason:** To ensure public safety and public information.

**19. Dust control**

During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:

- physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust
- earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed
- all materials shall be stored or stockpiled at the best locations
- the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs
- all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust
- all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays
- gates shall be closed between vehicle movements and shall be fitted with shade cloth
- cleaning of footpaths and roadways shall be carried out daily

**Reason:** To protect the environment and amenity of surrounding properties.

**20. Use of road or footpath**

During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean,

Item 11

tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

**Reason:** To ensure safety and amenity of the area.

**21. Toilet facilities**

During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

**Reason:** Statutory requirement.

**22. Protection of public places**

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

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

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

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

**Reason:** To protect public places.

**23. Recycling of building material (general)**

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

**Reason:** To facilitate recycling of materials.

**24. Construction signage**

All construction signs must comply with the following requirements:

- are not to cover any mechanical ventilation inlet or outlet vent
- are not illuminated, self-illuminated or flashing at any time
- are located wholly within a property where construction is being undertaken

Item 11

- refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken
- are restricted to one such sign per property
- do not exceed 2.5m<sup>2</sup>
- are removed within 14 days of the completion of all construction works

**Reason:** To ensure compliance with Council's controls regarding signage.

**25. Road reserve safety**

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

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

**26. Services**

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

**Reason:** Provision of utility services.

**27. Erosion control**

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

**Reason:** To protect the environment from erosion and sedimentation.

Item 11

**28. Drainage to existing system**

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

**Reason:** To protect the environment.

**29. No storage of materials beneath trees**

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

**Reason:** To protect existing trees.

**30. Removal of refuse**

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

**Reason:** To protect the environment.

**31. On site retention of waste dockets**

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

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

**Reason:** To protect the environment.

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

**32. Compliance with BASIX Certificate**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. A85425 have been complied with.

**Reason:** Statutory requirement.

Item 11

**33. Infrastructure repair**

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

**Reason:** To protect public infrastructure.

**CONDITIONS TO BE SATISFIED AT ALL TIMES:**

**34. Asset protection zone**

At the commencement of building works and in perpetuity the property around the building shall be managed as follows as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':

- North to the property boundary as an inner protection area;
- East for a distance of 15 metres as an inner protection area and 10 metres as an outer protection area;
- South to the property boundary as an inner protection area; and
- West to the property boundary as an inner protection area.

**Reason:** To protect against bush fire.

**35. Swimming pool (part 2)**

At all times:

1. Access to the swimming pool must be restricted by fencing or other measures as required by the Swimming Pools Act 1992.
2. Noise levels associated with spa/pool pumping units shall not exceed 5dB(A) at the boundaries of the site.
3. Devices or structures used for heating swimming pool water must not be placed where they are visible from a public place.
4. For the purpose of health and amenity, the disposal of backwash and/or the emptying of a swimming pool into a reserve, watercourse, easement or storm water drainage system is prohibited. These waters are to discharge via a permanent drainage line into Sydney Water's sewer in accordance with Australian Standard AS3500.2 section 10.9. Permission is to be obtained from Sydney Water prior to the emptying of any pool to the sewer.



Item 11

5. Lighting from the swimming pool and other communal facilities shall not detrimentally impact the amenity of other premises and adjacent dwellings.

**Reason:** Health and amenity.

R Edwards  
**Development Assessment Officer**

C Swanepoel  
**Manager**  
**Development Assessment Services**

S Garland  
**Team Leader**  
**Development Assessment - South**

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

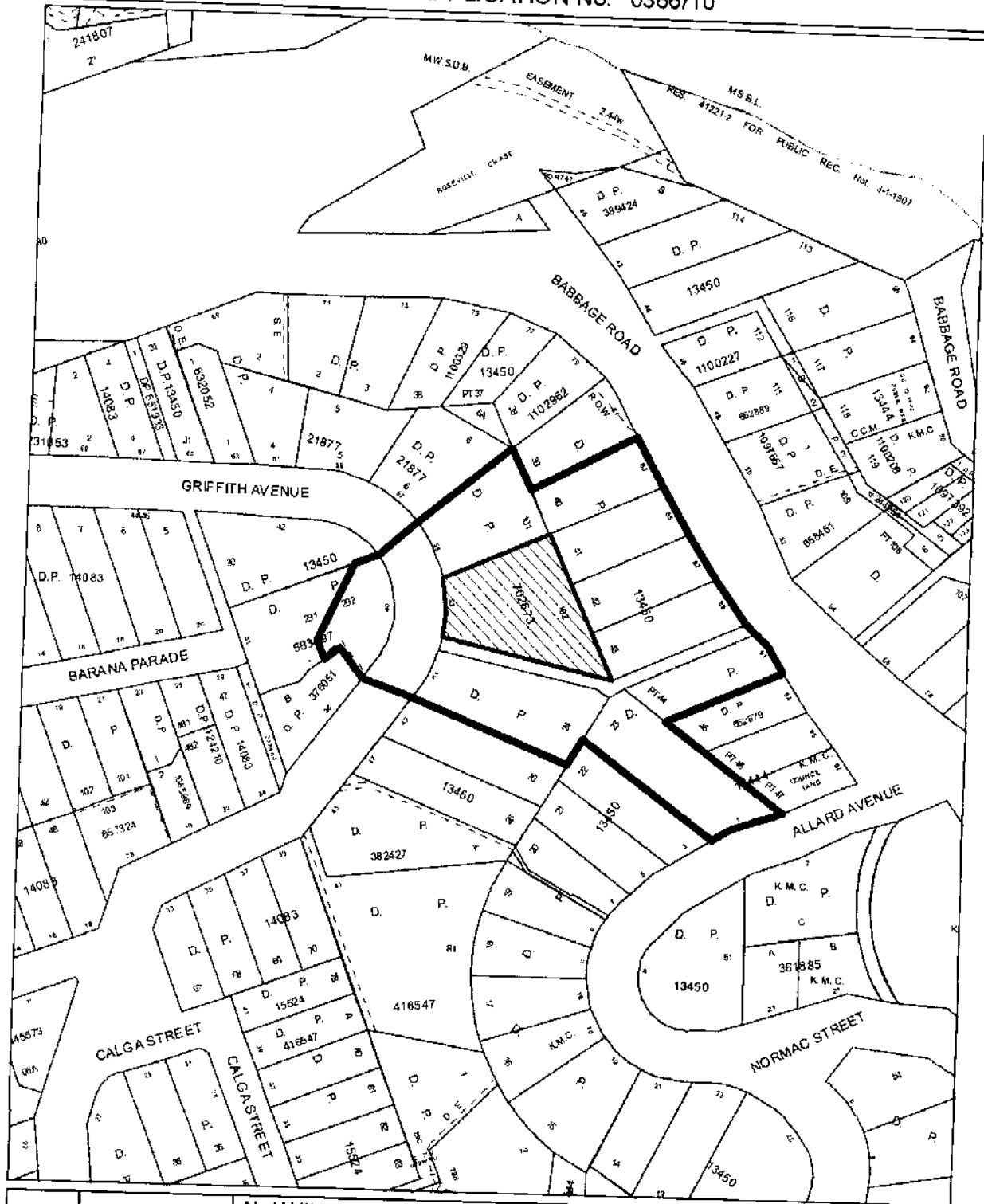
**Attachments:**

1. Location sketch - 2010/154427
2. Zoning extract — 2010/154435
3. SEPP 1 objection - 2010/154431
4. Statement of Environmental Effects - 2010/101096
5. Site plan - 2010/154434
6. Site analysis plan - 2010/154433
7. Elevations - 2010/154425
8. Sections - 2010/154429
9. Floor plans - 2010/154426
10. Roof plan - 2010/154428
11. Shadow Diagrams - 2010/154432
12. Sediment and Erosion Control plan - 2010/154430
13. DoP Circular PS08-014 - 2010/010577

# LOCATION SKETCH

## 53 Griffith Avenue, ROSEVILLE CHASE

### DEVELOPMENT APPLICATION No. 0366/10



**DATE:** 10/08/2010

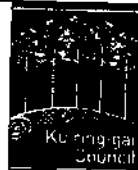
**North**

0 5 10 20 30 40 50 Metres

**No Written Response**

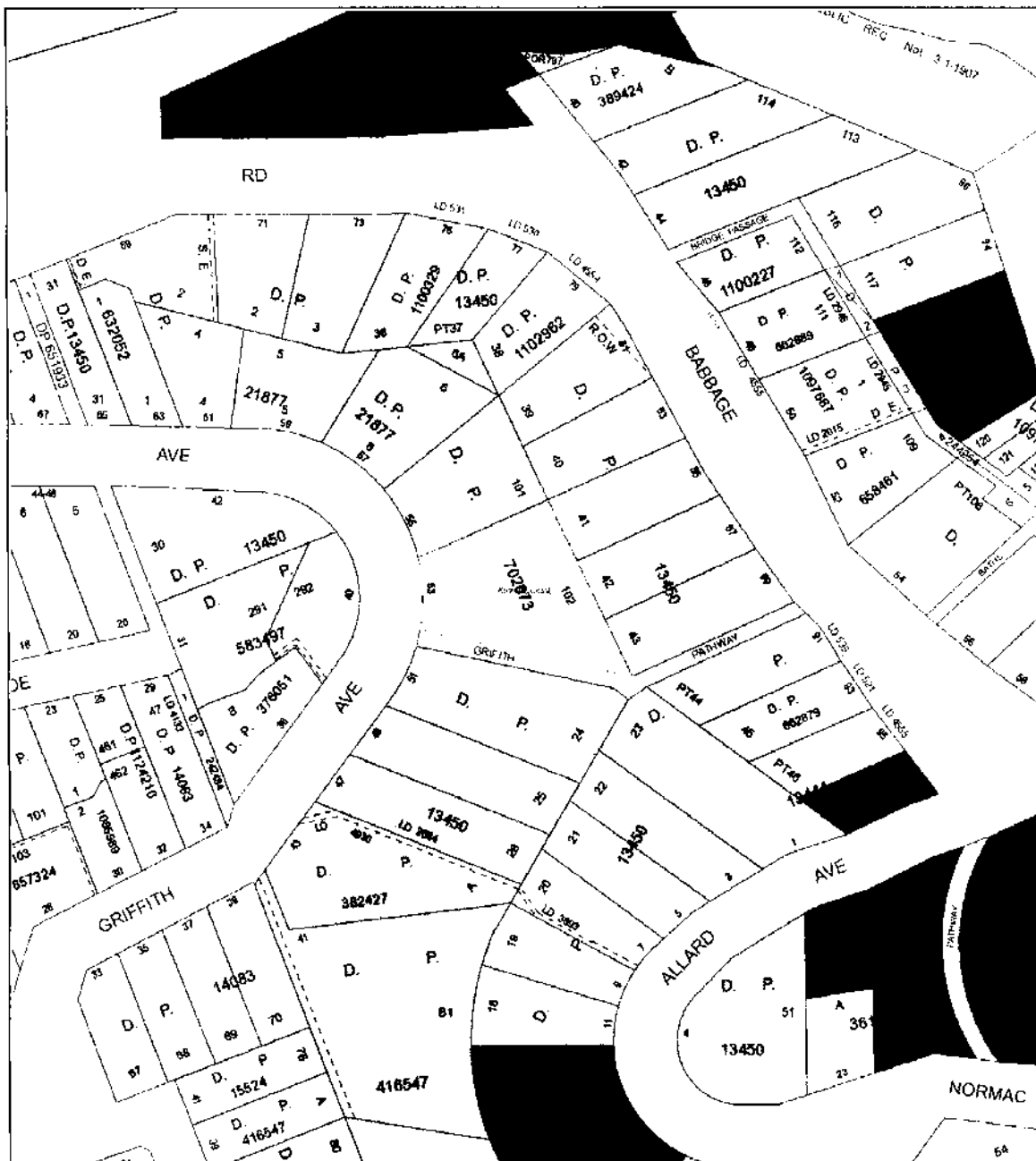
- ▲ AGREEMENT
- OBJECTION
- ▣ PETITION
- SUBMISSION
- ▨ SUBJECT LAND
- ▤ HERITAGE ITEM
- ▭ CIRCULATED AREA

**Ku-ring-gai Council**



# Ku-ring-gai Planning Scheme Zoning Extract

## 53 Griffith Avenue, ROSEVILLE CHASE



ZONES		RESERVATIONS	GENERAL
<b>2. RESIDENTIAL</b> (a) RESIDENTIAL A (b) RESIDENTIAL B (c) RESIDENTIAL C (d) RESIDENTIAL D (e) RESIDENTIAL E (f) RESIDENTIAL F (g) RESIDENTIAL G (h) RESIDENTIAL H		<b>OPEN SPACE</b> (a) OPEN SPACE (Public Parks & Recreation) (b) COUNTY OPEN SPACE <b>SPECIAL USES</b> SPECIAL USES (Parking) <b>ROADS</b> (a) COUNTY ROAD WIDENING (b) COUNTY ROAD PROPOSED (c) LOCAL ROAD PROPOSED (d) LOCAL ROAD WIDENING	<b>OTHER</b> EXISTING COUNTY ROAD OTHER PLANNING INSTRUMENT Scale 1:2000 Date 10/08/10
<b>3. BUSINESS</b> (a) RETAIL SERVICES <b>FLOOR SPACE RATIOS</b> A1 2.0:1 A2 1.0:1 A3 0.75:1 (b) COMMERCIAL SERVICES <b>FLOOR SPACE RATIOS</b> B1 1.0:1 B2 1.0:1		<b>5. SPECIAL USES</b> (a) SPECIAL USES A (Schools and kindergartens) (b) SPECIAL USES A1 (c) SPECIAL USES (Railway) <b>6. OPEN SPACE</b> (a) RECREATION EXISTING (b) RECREATION PRIVATE (c) RECREATION PROPOSED	

# ANNABELLE CHAPMAN ARCHITECT

2 Taunton Street Pymble NSW 2073  
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## SEPP 1 OBJECTION

PROJECT 53 GRIFFITH AVENUE ROSEVILLE CHASE  
DATE 1 JUNE 2010

### KU-RING-GAI PLANNING SCHEME ORDINANCE

#### HEIGHT OF BUILDINGS:

##### CLAUSE 46 (2)

*A person shall not erect a dwelling-house or dual occupancy building with a height in excess of 8 metres.*

*"Height" in relation to a building, means a distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.*

Approximately 50% of the existing dwelling at 53 Griffith Avenue, has a building height in excess of 8 metres. The existing house is built on a very steep slope - a fall of 20 metres from the street level of the site to the rear garden. This steep topography severely limits the area which this site can be developed. For a Site Area in excess of 1800 square metres, the area suitable for development on the site is limited to 80 square metres at the top of the site, close to the road..

The existing house is built 3 metres in front of the front setback line, and the existing house breaches the side setbacks minimally at the North East and South East corners of the building.

Over the existing Living Room, a 6 metre stretch of roof area is proposed to be raised by **approximately 535mm**. This raised roof area is designed to provide improved amenity to the room, by raising the ceiling height at the windows from the current 2030mm to 2700mm, and by proposing new windows that will provide improved sun protection and ventilation to the room. The current windows in the Living Room are all fixed and are of clear, un-tinted glass. The existing width of the dwelling is 23 metres - so the raised roof section only increases the existing breaches to the 8 metre height rule for **26% of the building width**.

The existing ceiling to ground height in the Living Room is **8.545 metres (450mm over the 8 metre height rule)**.

The proposed raised section of roof over the Living Room is **9.080 metres (1080mm over the 8 metre height rule), for an area of 6 metres by 2.5 metres**.

We request a variation to the KPSO requirement's for building height to allow for this minor breach on the east elevation. It is a minor breach and the height does not have any implications on the neighbouring dwelling to the south, there are no shadows cast from this increased roof height and views are not obstructed. There are no implications to the neighbour to the north or west either as a result of this breach on the east of the existing dwelling.

73 JUL 2010

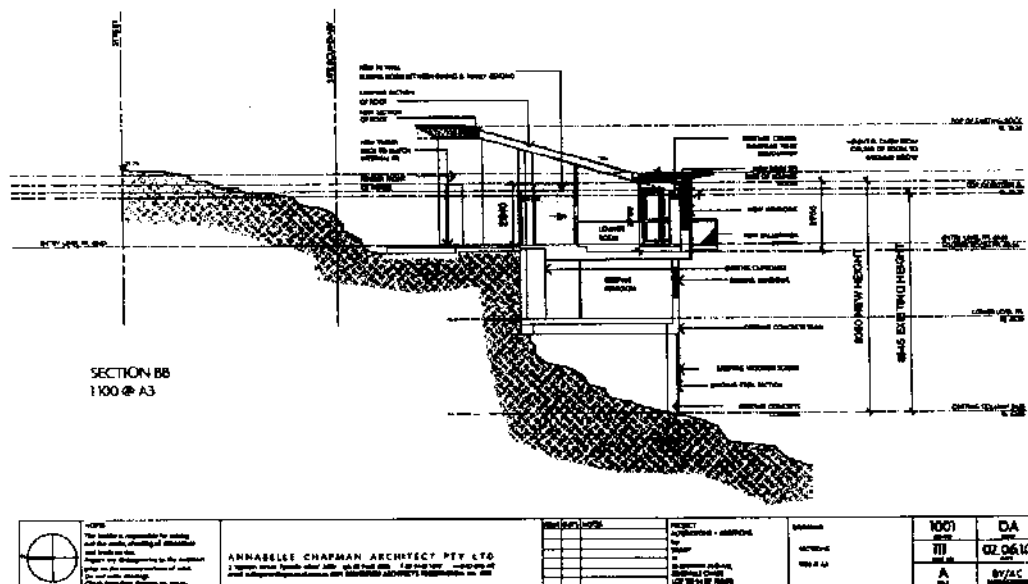


FIGURE 1: Marginal breach to ceiling height plane to East

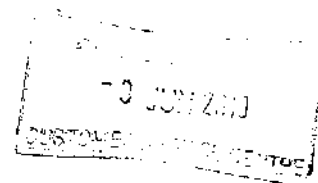
#### KU-RING-GAI PLANNING SCHEME ORDINANCE - HEIGHT SCHEDULE 9 2(e)

*all new dwelling-houses and additions to existing dwelling-houses are of a height, size and bulk generally in keeping with that of neighbouring properties and, where larger buildings are proposed, they are designed so as not to dominate and so far as possible to harmonise with neighbouring development.*

This development application proposes alterations to the existing dwelling that are in keeping with the neighbouring dwellings. As this is in an area of very steep topography, it is extremely difficult to build within the KPSO height restrictions. The neighboring house to the south, is similar height as 53 Griffith Avenue, (roof ridge height is 1.11 metres above 53 Griffith Avenue), it undoubtedly also has existing breaches to the KPSO building height rule, due to the steep fall away of the ground level.

The proposed changes do not make the house appear any higher from the street level, and the changes viewed from neighbouring houses would not be perceivable as the proposed changes to the roof and in the centre of the building – the curved/truncated shape of the house, makes the viewing of this part of the house limited from either neighbour.

Annabelle Chapman  
 Nominated Architect  
 Annabelle Chapman Architect Pty Ltd  
 June 2010



# DEVELOPMENT APPLICATION

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 53 GRIFFITH AVENUE ROSEVILLE CHASE

Lot 102, DP 702673

SITE AREA 1802 SQUARE METRES

LAND ZONING RESIDENTIAL A: DWELLING HOUSE

KU-RING-GAI COUNCIL



RECEIVED  
- 3 JUN 2010  
CUSTOMER SERVICE CENTRE

ANNABELLE CHAPMAN ARCHITECT

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# STATEMENT OF ENVIRONMENTAL EFFECTS

53 GRIFFITH AVENUE ROSEVILLE CHASE

## CONTENTS

1.0	THE SITE
2.0	DESCRIPTION OF PROPOSED DEVELOPMENT
3.0	DCP 38 DEVELOPMENT COMPLIANCE : Site Planning and Environmental Constraints
4.0	DCP 38 DEVELOPMENT COMPLIANCE : Design Elements
5.0	MANAGING CONSTRUCTION
6.0	OVERSHADOWING & VIEWS
KU-RING-GAI PLANNING SCHEME ORDINANCE: SCHEDULE 9	

**Statement of Environmental Effects** prepared by Annabelle Chapman Architect Pty Ltd for 53 Griffith Avenue Roseville Chase, Lot 102, DP 702673, for the owners, Simon and Michela Brady.

This document has been prepared with reference to the:

- Ku-ring-gai Planning Scheme Ordinance, October 2008
- Ku-ring-gai Council DA Guide October 2007
- Ku-ring-gai Council DCP 38 Residential Design Manual, April 2006
- Ku-ring-gai Council DCP 47 Water Management



**Figure A:** the canopy of the Angophora Tree located on the southern boundary of 55 Griffith Avenue, as viewed from the deck off the Family Room at 53 Griffith Avenue.

Prepared by ANNABELLE CHAPMAN ARCHITECT PTY LTD





## 1.0 SITE

53 GRIFFITH AVENUE ROSEVILLE CHASE

LOT 102 DEPOSITED PLAN 702673

SITE AREA 1802 SQUARE METRES

ZONING: 2(a) Residential A: Dwelling House

Figure 1: Aerial photo of site

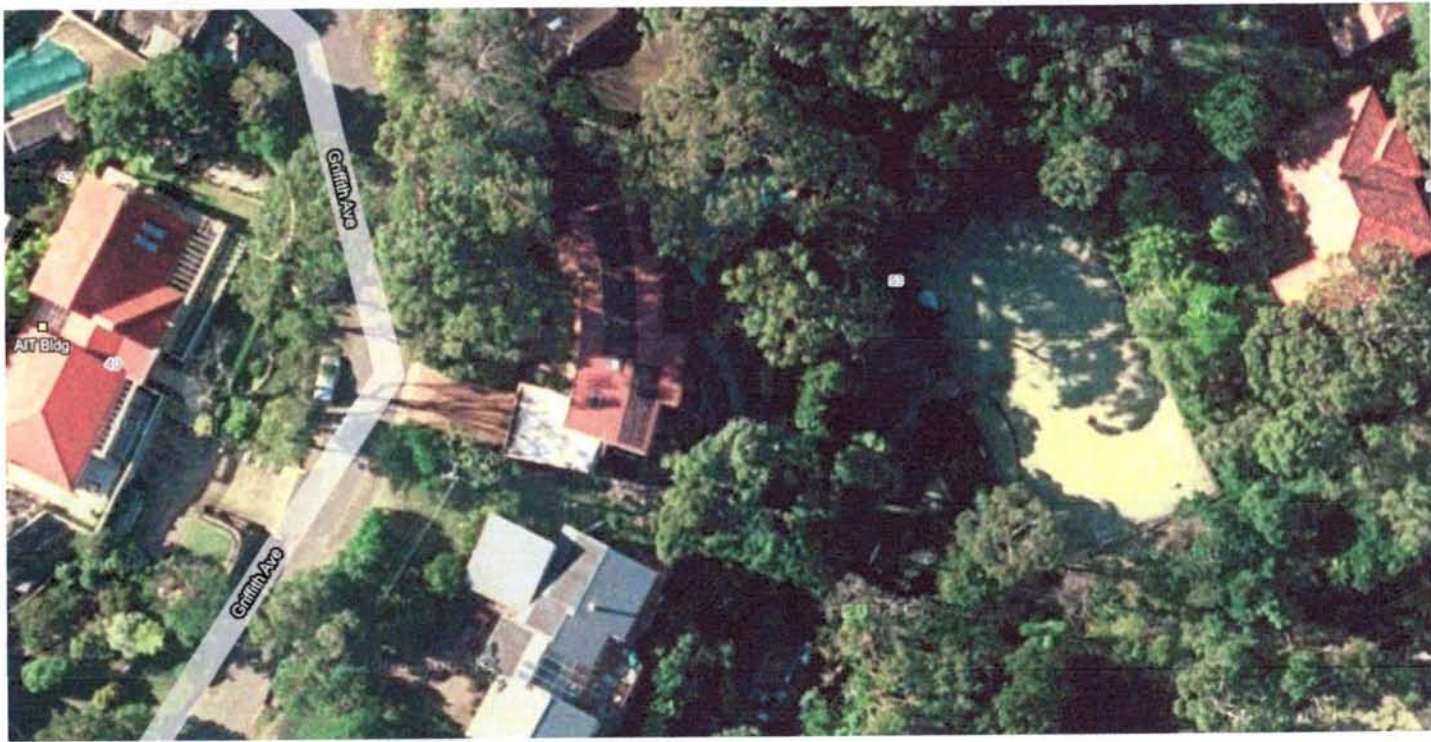


Figure 2: Zoning Map

Prepared by ANNABELLE CHAPMAN ARCHITECT PTY LTD





## 1.1 SITE DESCRIPTION: PRESENT USES

### 53 GRIFFITH AVENUE ROSEVILLE CHASE

This report presents the environmental impacts and likely effects of the proposed alterations and additions at 53 Griffith Avenue, Roseville Chase

The existing property at 53 Griffith Avenue, Roseville Chase is comprised of a wedge shaped block that falls very steeply from the street on the west, dropping approximately 20 metres to the east over the length of the block. The area of the site is 1802 sqm. The site boundaries are: North 48.21 metres; West 23.775 metres; South 68.135 metres and East 45.68 metres.. The back of the house faces east.

The house is on the low side of Griffith Avenue. An easement/non formed pathway, 4.4 metres wide runs the full length of the South boundary and through to Babbage Road below. The house is approximately 20 – 25 years old and is used as a single use dwelling, in compliance with its zoning as: **2(a) Residential A: Dwelling House**. The houses in the vicinity are of similar age. Previous use of the site, would have been undeveloped bushland. There is no indication that the land would have had a previous use that would have caused the land to be contaminated.

The existing house on the site is a two storied exposed face brick house with a mono pitched tiled roof, from the street the house has an appearance of a singled storied house, as the lower level is below the street level. The house is approximately 25 years old and is in reasonable condition. The house is built on a steeply sloped site with a fall of over 20 metres between the street level at the top of the site, to the tennis court at the base of the site (RL 72.78 at the gutter on the street level on the northern boundary, RL 52.55 at the eastern corner of the tennis court). The house also is situated well below the level of the street. The level of the driveway at street level is RL 71.48 AHD (benchmark SSM 164525 in gutter). The finished floor level of the main upper level of the house is RL 68.83 AHD – 2.65 metres below the level of the road.



Figure 3 : Existing house viewed from the street



Even though the site is deep, with side boundaries of 48 and 68 metres, there is only a restricted area on the site for possible development. The existing carport is built virtually on the front boundary line, falling away approximately 1.8 metres from the street. The house is built in an arc plan form, following the site's contours, set back approximately 6 metres from the front boundary. The finished floor level of the upper floor of the house is 2.65 metres below the level of the road. This level houses the kitchen, Family room, Dining, Living Room and the Master Bedroom. The lower level of the house, which includes 3 Children's Bedrooms and a Rumpus room, is 3 metres below the upper level. There is a swimming pool built on the northern side boundary, set back 2 metres from the decks to the upper and lower levels. The swimming pool is 2 metres below the Lower level.

There is a 9.26 and 8.7 metre height difference between the base of the column pictured in **Figure 4** (below) to the gutter lines of the roofs above shown in the photo.



**Fig 4:** View of the house from the existing ground level in the rear garden, looking west



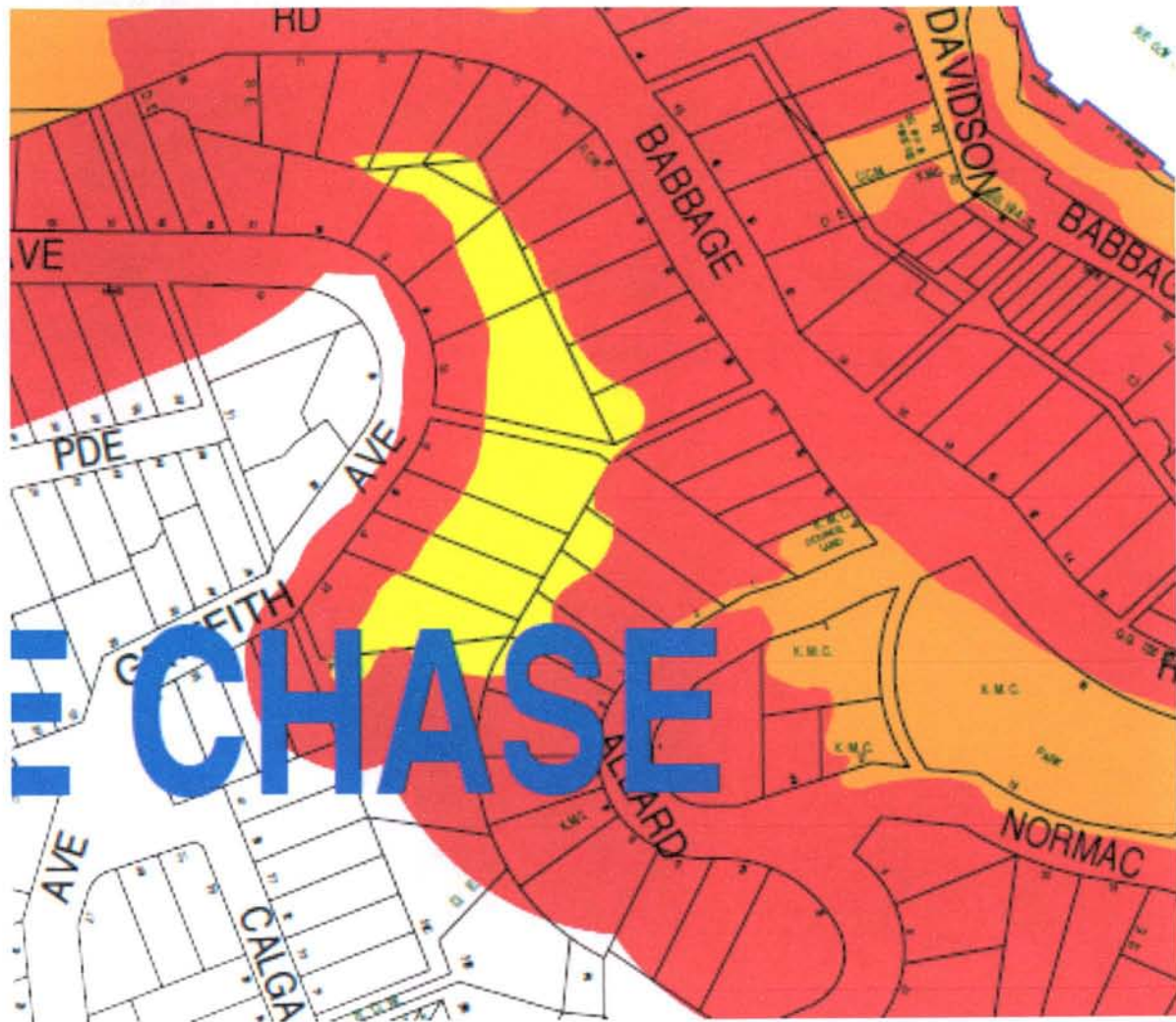
**Fig 5 (a)** – View from the existing timber deck off the family room.



**Fig: 5 (B)**– view of the front of the House at entry level, approx 2.65m below the street level



Fig 6: The site is marked on Ku-ring-gai Council's Bush Fire Prone Land Map



### Legend

-  BUSH FIRE PRONE VEGETATION CATEGORY 1
-  BUSH FIRE PRONE VEGETATION CATEGORY 2
-  BUSH FIRE PRONE VEGETATION BUFFER 100m and 30m
-  SEPP5 EXCLUSION AREA  
(As shown on STATE ENVIRONMENTAL PLANNING POLICY No5 Housing for Older People or People with Disability (Amendment No 6) Bush Fire Evacuation Risk Map)



Figure 6: View of the house looking West, viewed from the tennis court.



Figure 7: the 4.4 metre wide non-trafficable easement between 51 & 53 Griffith Avenue



## 1.2 STREETScape – ADJOINING PROPERTIES

The properties adjoining the site are also occupied as residential dwellings. They are all located on similar irregular shaped blocks, with all the blocks on the lower side of the road falling away steeply. Griffith Avenue is a mix of housing styles. The main style on the higher side of the street is of recently renovated and extended 3-leveled houses, with garages on the lower level and two storied residences above.



Figure 8: 34 Griffith Avenue



Figure 9: 32 Griffith Avenue



Figure 10: 30 Griffith Avenue



Figure 11: 28 Griffith Avenue





Figure 12: 73 Griffith Avenue



Figure 13: 73 Griffith Avenue



Figure 14: 40 Griffith Avenue

The house opposite, 40 Griffith Avenue (ref Fig 14 above) has a ground floor level approximately 5 metres above the road level, and close to 8 metres above the Entry Level of 53 Griffith Avenue. The roof ridge height would be approximately 10.5 metres above the road level.

The houses on the lower side of the street generally appear as single leveled houses from the street.



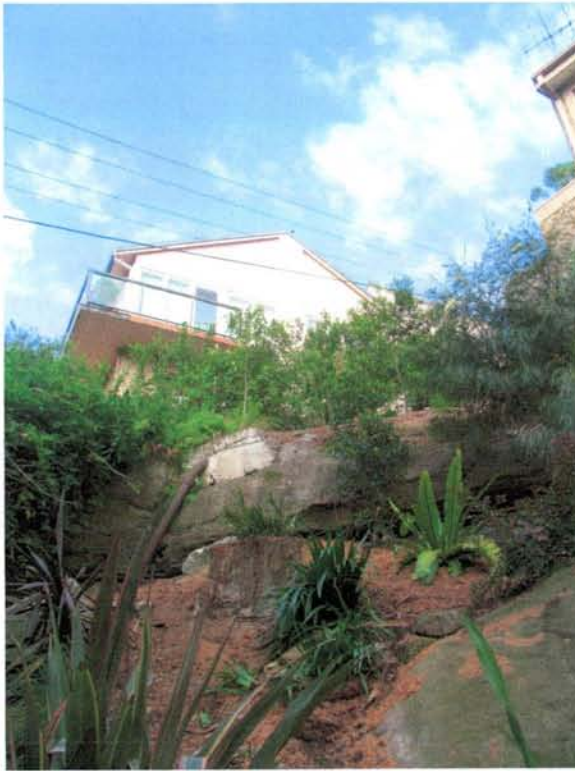


Figure 15: 51 Griffith Avenue viewed from the the Lower garden of 53 Griffith Avenue



Figure 16: 51 Griffith Avenue viewed from Eastern deck of 53 Griffith Ave



Figure 17: 51 Griffith Avenue, from the street

The neighbouring house to the South, **51 Griffith Avenue**, similar to 53 Griffith Avenue, appears to be single storied from the street. It has a lower level below the entry level, that follows the contours of the slope. The house has a narrow terrace to the North East of the house. There is no current privacy issues as the Living Areas of both houses are separated by the 4.4 metre wide easement and the Living Areas to 53 Griffith Avenue are also on the North Eastern corner of the site – so the Master Bedroom and Garage form a barrier between adjoining houses. There is no current issue of overlooking.

The neighbouring house to the North, **55 Griffith Avenue**, is a single storied, split level, face brick house. The roof ridge heights are RL72.15 and RL 75.08.



Fig 18 – 55 Griffith Avenue as viewed from the upper deck of 53 Griffith Avenue



Fig 19 – 55 Griffith as viewed from the upper deck of 53 Griffith

There are only highlight windows or service doors to the neighbouring boundary between 53 and 55 Griffith Avenue, with the living areas to 55 Griffith Avenue oriented to the North. There is no current issue of overlooking.





## 2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal involves minor alterations and additions to the existing two leveled dwelling.

### EXTERNAL WORKS

The existing face brick house is proposed to be cement rendered and painted in a light buff colour. The existing timber deck opening from the existing Family room to the East, is proposed to be extended by approximately 1.4 metres. The existing tiled terrace opening from the Family Room to the West, is proposed to be extended and

### ENTRY LEVEL

The proposal includes the addition of a new Guest WC adjacent to the front door; Extension of the Kitchen/Family area, including the relocation of the kitchen to the northern end of the room and the inclusion of a splashback window on the Northern wall of the new kitchen.; extension of the existing timber deck adjacent to the Kitchen/Family area; raising of part of the existing roof to the Living Room including new windows on the eastern side; new ensuite bathroom and enlarged walk-in-wardrobe to Master Bedroom

### LOWER LEVEL

It is proposed to extend Bedroom 2 within the footprint of the proposed Kitchen/Family Room extension above. New highlight windows to the Northern wall are proposed. To Bedroom 2. The existing laundry will be renovated within the existing laundry space.



Figure 20 Aerial Site Analysis Plan above shows the solar access to the site and an overlay of the proposed design over an aerial photo of the site

### **3.0 DCP38 DEVELOPMENT COMPLIANCE: SITE PLANNING AND ENVIRONMENTAL CONSTRAINTS**

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#### **3.1 ENVIRONMENTAL CONSTRAINTS**

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The proposed additions are largely located within the existing footprint and they are complimentary and sympathetic to the surrounding environment, they do not dominate it. There are no significant flora or fauna concerns on this site, however the existing landscape will remain and will be repaired post construction. Stormwater has been designed to manage drainage and run-off concerns. The visual character of the street will be improved by the updated appearance of the dwelling. The house will better compliment the natural environment as the house will be rendered in an earthy, muted colour rather than the existing face brick.

The proposal is in keeping with Ku-ring-gai Council's Environmental Constraints

##### **3.1.1 TREE PRESERVATION**

---

The proposed alterations and additions have been designed and located so they do not cause any disturbance to trees on site, or their canopies.

The proposal is in keeping with Ku-ring-gai Council's Tree Preservation Order.

##### **3.1.2 BUSHLAND**

---

The site falls under Ku-ring-gai Council's Bushfire Prone Vegetation Buffer 100m and 30m, and the Bushfire Prone Vegetation Category 2. Please refer the Bushfire Hazard Assessment Report. The site is well distanced from neighbouring bushland in Babbage Road below the site. The proposed development has no impact or disturbance on surrounding bushland areas..

The proposal is in keeping with Ku-ring-gai Council's Bushland Controls

##### **3.1.3 BIO-DIVERSITY**

---

The proposed alterations and additions do not affect biodiversity or impact native vegetation or wildlife as there is minimal change proposed to the existing building footprint and landscape. There are no threatened species on the site and none known in the immediate vicinity.

The proposal is in keeping with Ku-ring-gai Council's Bio-diversity Controls

##### **3.1.4 BUSHFIRE HAZARD**

---

The site falls under Ku-ring-gai Council's Bushfire Prone Vegetation Buffer 100m and 30m, and the Bushfire Prone Vegetation Category 2. Please refer the Bushfire Hazard Assessment Report, prepared by *Building Code & Bushfire Hazard Solutions Pty Limited* dated 21 April 2010.

The proposal is in keeping with Ku-ring-gai Council's Bushfire Hazard Controls and is designed to comply with *AS 3959-2009 Construction of buildings in bushfire-prone areas*.

##### **3.1.5 EXISTING SCREEN PLANTING**

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The development preserves existing screen planting in the front and rear yard. The front area between the house and the street, has established rockeries with substantial native shrubs. This existing screening will be maintained. There are no changes to the existing footprint, therefore there will be no excavation.

The proposal is in keeping with Ku-ring-gai Council's Screen Planting Policy

### **3.1.6 NATURAL LANDSCAPE**

The proposed development does not intrude or unreasonably impact upon the natural features in the landscape.

There is a large Angophora Tree located approximately 6.9 metres from the proposed deck extension. The tree is noted on the survey as having a diameter of 800mm, a spread of 18 metres and a height of 16 metres. This tree is located in the rear garden of 55 Griffith Avenue, adjacent to the swimming pool at 53 Griffith Avenue. The canopy can be viewed from the deck opening from the Family Room at 53 Griffith Avenue. Refer Figure A on page 2. The proposed deck extension does not impact upon the existing canopy of this tree.

All other proposed alterations in the DA are within the existing building footprint, and don't impact the Natural Landscape.

The proposal is in keeping with Ku-ring-gai Council's Natural Landscape Controls.

### **3.1.7 HUMAN COMFORT ELEMENTS**

Shading devices and new windows, including highlight windows, skylights and windows to the north, will allow greater solar access and control over solar access and shade.

The proposed new windows to the Living Room, W8, W9 & W10, will add ventilation and improved thermal comfort to the room. The room currently has only fixed clear glass windows. The raised ceiling height will give more light to the room and views from the entry hall through the Living Room to the bushland and water way in the distance. The existing windows are clear glass offering no thermal protection from the direct morning sun. The new windows have been specified with Low-e glass and will provide increased thermal control to the Living Room.

The proposal is in keeping with Ku-ring-gai Council's Human Comfort Elements Controls.

### **3.1.8 HERITAGE ITEMS AND CONSERVATION AREAS**

The subject property is not a heritage item and the surrounding area is not a conservation area.

The proposal is in keeping with Ku-ring-gai Council's Heritage Controls.

## 4.0 DEVELOPMENT COMPLIANCE: DESIGN ELEMENTS

### 4.1 STREETScape

The proposed alterations and additions are sensitive to the landscape setting, environmental conditions and established character of the street and locality. The proposed alterations and additions will actually have a positive impact on the streetscape and improve it, especially seeing as the house will be rendered in an earthy tone which will be less intrusive to the visual landscape, in comparison to the existing face brick.

The proposal is in keeping with Ku-ring-gai Council's Streetscape Policy

#### 4.1.1 VISUAL CHARACTER

The architectural character of 53 Griffith Avenue will be improved by the proposed alterations and additions. Apart from the rendering of the existing face brickwork, the view from the street will remain similar to the existing view. There is no proposed change to the front or side setbacks. The addition to the rear is minor and consistent with the existing house. The landscape themes will not change. The proposed changes do not result in any alterations to the existing Landscape. The front and rear gardens will remain as is, following maintenance and repair works to the landscaping post construction.

The proposal is in keeping with Ku-ring-gai Council's Visual Character

#### 4.1.2 PUBLIC DOMAIN AND COMMUNAL SPACES

There is a public easement (approx 4.5 metres wide) on the southern boundary to 53 Griffith Avenue running West to East. It runs from Griffith Avenue in the West and falls steeply to Babbage Road in the eastern point. The fall from top to bottom is over 25 metres, with a fall of 20 metres within 15 metres setback from Griffith Avenue. It is a non trafficable easement, and serves as a services corridor, housing electrical lines and stormwater pipes.

The proposal has no impact on this Public Domain

#### 4.1.3 BUILDING SETBACKS

The following table details the existing and proposed setbacks and the minimums required by council for a 2 storey dwelling on the low side of the street.

The Site Width is 24.759 metres. The DCP requires 12% of site width as the side setback. 12% of 24.759 metres = 2.97 metres side setback.

	DCP	EXISTING	PROPOSED	DETAILS
Front (West)	9 metres	6 metres	6 metres	<b>3 metre breach</b> to the existing house There is no proposed change to the existing front setback
Rear (East)	12 metres	40 metres	40 metres	<b>COMPLIES</b> No change to the existing rear setback
Side (North)	2.97 metres	<b>2.55 metres</b>	<b>2 metres</b>	Existing – <b>420mm breach</b> Proposed – <b>970mm breach</b>



Side (South)	2.97 metres	0 metres	0 metres	<b>2.97 metre breach</b> to the existing house. There is no proposed change to the existing south side setback
--------------	-------------	----------	----------	--

**FRONT SETBACK** – The existing house breaches the DCP setback of 9 metres by 3 metres. The house has been built close to the street, most probably due to the steep topography of the site. (Ref, Fig 6) . The proposed alterations and additions do not alter the front setback. There is a proposed infill to an existing reveal in the front wall, to house a pantry off the kitchen, but it maintains the existing line of the front of the house.

The proposal breaches Ku-ring-gai Council's front setback, but the existing house is currently in breach and no change is proposed to the existing.

**SIDE SETBACK – NORTH** – The existing house breaches the side setback by 420mm, for a length of 835mm. As the house is built at an angle to the boundary, the breaches are only small and the majority of the side walls are well within the side setback requirements.

#### Existing

- the house breaches the side setback for 835mm
- the deck breached the side setback for 2460mm – the length of the existing deck

#### Proposed

- the house breaches the side setback for 2060mm
- the deck breaches the side setback for 2565mm – the length of the proposed deck

These breaches are minimal and have no impact on the neighbouring house to the north. The house to the north is well setback from the neighbouring boundary (between 3.9 metres and 6 metres)

**SIDE SETBACK – SOUTH** – The existing building is set on the southern boundary, housing the double Carport and a storage room. The proposed Ensuite bathroom for the Master Bedroom is proposed to re-use the existing storage room, drop the floor level and connect it to the Master Bedroom. This is proposed to be all within the existing footprint.

The proposal breaches Ku-ring-gai Council's side (south) setback, but the existing house is currently in breach and no change is proposed to the existing footprint.

#### 4.1.4 BATTLE-AXE BLOCKS

The subject property is not a battle-axe block and no battle-axe block is planned.

#### 4.1.5 FRONT FENCES

There is no front fence to 53 Griffith Avenue (Ref Fig 19 ) and there is none proposed. No changes are proposed to the side or rear fences.



Figure 21 – 53 Griffith Avenue viewed from the Street

#### 4.1.6 VISUALLY PROMINENT SITES

The subject site is not visually prominent as it is located on the low side of the street and appears as single storey. The majority of the house is below the street level. The proposed alterations and additions are sympathetic to the streetscape. The house is prominently visible from the lower portion of the site (Ref Fig 6), and from the 3 blocks that border the site below, in Babbage Road. The proposed changes will not alter the impact of the existing house, as the changes are minimal, and viewed from over 50 metres away, will not be noticed.

#### 4.2 BUILDING FORM

The bulk, scale and height of the existing house will be altered minimally by the proposed changes. There will be minor changes to two sections of the house –

- a 6 metre stretch of roof area over the existing Living Room will be raised by approximately 770mm. This raised roof area is designed to provide improved amenity to the room, by raising the ceiling height at the windows from the current 2030mm to 2700mm, and by proposing new windows that will provide improved sun protection and ventilation to the room. The current windows in the Living Room are all fixed and are of clear, un-tinted glass.
- A proposed *Vergola* shade structure is to replace an existing covered pergola. The existing pergola is sloped, ranging from 2900mm to 2310mm height above the existing deck. The proposed Vergola shade structure is proposed to be 2900mm above the existing deck. The proposed Vergola is 2580mm wide X 5785mm long. The proposed Vergola is only higher than the existing pergola by 590mm at its highest point. This raised height does not impact on the surrounding landscape nor adversely impact the tree canopy vista.



The proposed changes do not change the bulk of the built form, so will have no additional impact on the natural landscape, existing streetscape nor adversely impact the tree canopy vista. The proposed *Vergola* is designed to allow for increased sunlight to the deck area and kitchen/family room in the winter months and increased shade to the deck in summer.

The proposed changes will have no impact on the private open spaces of neighbouring dwellings. The small porch opening from the living areas of 51 Griffith Avenue (ref Fig 23) is well protected visually from the deck of 53 Griffith Avenue, by the existing building mass. (ref Fig 22) and a distance of 30 metres. The proposed extension to the existing deck, will not extend beyond the current line, as shown in Fig 22.



Figure 22: view of 51 Griffith Ave from the Deck of 53 Griffith Ave



Figure 23: 51 Griffith Ave viewed from the easement between 51 & 53 Griffith Ave.

#### 4.2.1 FLOOR SPACE RATIO (FSR)

FSR: 0.3 : 1 For site areas over 1700 square metres. Site Area 1802 square metres

Gross Floor Area (GFA) = 0.3 x (site area)  
= 0.3 x 1802  
= 540.6 square metres

Gross Floor Area

	EXISTING	PROPOSED	COUNCIL MAX	
GFA	292.9 sq m	313.1 sq m	540.6 sq m	COMPLIES
FSR	0.16:1	0.17:1	0.3:1	COMPLIES

The proposed GFA and FSR are **compliant** with Ku-ring-gai Council's DCP.

#### 4.2.2 HEIGHT OF BUILDING

The DCP states that the maximum height of a building shall be 2 storeys and up to 8m on sites with a fall more than 20 degrees.

The existing dwelling has a building height in excess of 8 metres for 50% of the building. The existing Living Room/Dining Room and Kitchen have building heights in excess of 8 metres – 8.745 metres.

The proposed raised roof section over the Living Room – will raise the roof by 770mm (0.7 metres) for a 6 metre section of the roof only. The existing width of the dwelling is 23 metres – so the raised roof section only increases the existing breaches to the 8 metre height rule for **26% of the building width**.

The reasons for the raising the roof height to the Living Room are further noted in 4.2 above.

The DCP also states that the building envelope shall be worked out by projecting planes at 45 degrees from 3m above ground level at the boundary. The elevations detail the Building Envelope. The existing dwelling does not comply with the Building Envelope. The proposed changes make no impact beyond the existing breaches, apart from minor alteration to the existing pergola to the deck opening from the Kitchen/Family Room. This breach is only minor and will have no impact on views from neighbouring houses or on surrounding vegetation.

#### **4.2.3 RELATIONSHIPS WITH ADJOINING BUILDINGS**

The proposed design proposes only minor changes to the existing dwelling. There will be no adverse impact on neighbouring properties. There will be no impact on sunlight to private open spaces to the neighbouring house to the south, 51 Griffith Avenue.

#### **4.2.4 FIRST FLOOR**

The existing dwelling is two storied, but addresses the street as a single storied dwelling, as the second floor is below the entry level. There are no additional levels proposed to this dwelling.

#### **4.2.5 ATTIC ROOMS**

No attic rooms are proposed or currently exist.

#### **4.2.6 ROOF LINE**

There is a minor change proposed to the existing roofline. The current roof is a single pitched tiled roof (approximately 17 degrees) with a bulky soffit at the highest point of the roof, addressing the street (ref Fig 24 below). It is proposed to widen the overhang at the highest point (providing better protection to the full height west facing glazing to the front of the house) and to splay the eaves lining, to create more elegant eaves to the western elevation, lessening the bulky nature of the existing roof. The proposed change to the eaves will enhance the dwelling as viewed from the street.

There is a minor change to the roof over the Living Room, addressed in 4.2 and 4.2.2. This proposed change will not be visible from the street, nor will it be visible from any of the neighbouring houses to 53 Griffith Avenue.





Figure 24: view of the bulky eaves detail to the existing roof

#### 4.2.7 BUILT-UPON AREA

The maximum Built-Upon Area (BUA) is 50% of the Site Area.

Site Area 1802 m<sup>2</sup>

50% of 1802 m<sup>2</sup> = **901 m<sup>2</sup>**

	EXISTING	PROPOSED
HOUSE	131 m <sup>2</sup>	142 m <sup>2</sup>
GARAGE/CARPORT	34 m <sup>2</sup>	34 m <sup>2</sup>
FRONT PORCH	32 m <sup>2</sup>	32.8 m <sup>2</sup>
REAR DECK + STAIRS	30 m <sup>2</sup>	36m <sup>2</sup>
DRIVEWAY + PATHS	50 m <sup>2</sup>	50 m <sup>2</sup>
POOL + DECK	62 m <sup>2</sup>	62 m <sup>2</sup>
GARDEN PATHS + STAIRS	95 m <sup>2</sup>	96.7 m <sup>2</sup>
TENNIS COURT	556 m <sup>2</sup>	556 m <sup>2</sup>
TOTAL	<b>990</b>	<b>1009.5</b>
BUA AS %	<b>54.9%</b>	<b>56%</b>

The existing BUA does not comply with Council's BUA requirements, and is over by 89 square metres, or 4.9%.

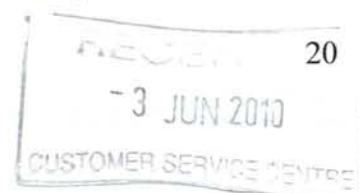
The proposed development also does not comply with Council's BUA requirements, and is over by 108.5 square metres, or 6%. – **an additional 19.5 square metres proposed.**

The proposed development is mainly within the existing Built Upon Area. The increases are primarily the front and rear deck areas (+6.8 square metres), and a small increase in the house area for a pantry to the kitchen (11 square metres).

The pantry is proposed over an existing non-porous tiled front porch, making no difference to the impact on site coverage..

The front and rear deck areas are proposed to be open slatted timber decks that are porous to water and would not pose an additional problem to water run-off.

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#### 4.2.8 DESIGN

The DCP states:

- *No unrelieved walls in excess of 12 metres*
- *Where walls exceed 4 metres in height, no unrelieved walls in excess of 8 metres are permitted.*

The existing dwelling is built in a truncated arc shape, following the contours of the site. The dwelling is divided into 6 angled 'wedges' that curve out from the street. These 'wedges' provide relief to the front façade of the dwelling, as viewed from the street, and modulate the façade avoiding a bulky appearance. Each 'wedge' is between 2.5 metres and 5 metres wide.

The proposed alterations to the house, maintain these truncated angles to the front elevation and the articulation of the front façade.

There are no unrelieved walls in excess of 12 metres

- Where walls are in excess of 4 metres in height, there are no unrelieved walls in excess of 8 metres

#### 4.2.9 ADDITIONS AND ALTERATIONS

The DCP requires that there be architectural unity in the design of alterations /additions with the existing dwelling. The proposed minor alterations to the existing dwelling are designed to match the existing external finishes of the dwelling as well as matching the existing roof pitches.

#### 4.2.10 NEW DWELLINGS

The proposed development is for alterations and additions. No new dwellings are proposed.

#### 4.2.11 SOLAR ACCESS

The existing dwelling internally has abundant solar access. The priority of the design was to include greater shading to the existing windows and to replace some of the single clear glass windows with low-e glass to the windows. The alterations to the living area at the rear include new larger windows with ventilation and a wider eave projection for shading the summer sun. The proposed *Vergola* to the deck area will allow for greater solar penetration to the Kitchen/Family Room in winter and greater sun protection to the outdoor living area in summer.

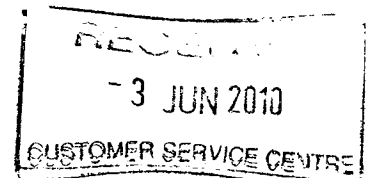
A skylight is proposed over the dressing room in the Master Bedroom, This is an internal space, the skylight providing solar access to the dressing room.

Additional highlight and splashback height windows are proposed to the side elevations of the house. These windows will provide greater controlled solar access to the Master Bedroom, Bedroom 2 and the Kitchen, but the location of the windows minimizes overlooking to and from the neighbouring houses.

The proposed changes to the house will have no impact to the solar access to the neighbouring houses.

#### 4.2.12 EXTERNAL NOISE SOURCES

There are no significant external noise sources that would affect the dwelling anymore as a result of the proposed additions than that which already occur. Nor do any significant external noise





sources even exist. The general usage layout (location of bedrooms and living areas) remains the same as what exists so no new areas of noise should be created.

#### 4.2.13 SLOPE

The house is located on the low side of the street and there is an approximate fall across the site (from front to back) of 20m. This is a significant fall.

There are minimal changes to the existing building envelope. These changes will not require any excavation or any disturbance to the steep slope of the site.

The site is in excess of a 15% degree slope, but due to the fact that no excavation is proposed, a report from a Geotechnical Engineer, will not be required.

#### 4.2.14 CUT AND FILL

Not cut and fill is proposed or required on the site.

#### 4.2.15 EXTERNAL FINISHES

The proposed external finishes have been selected to blend with the natural environment and to minimize the overall visual impact. The existing face bricks will be cement rendered and painted in a muted, earthy, taupe colour. The proposed addition will be rendered to match existing. Refer approximate colour below -



Earthy muted tone proposed for rendered walls

#### 4.2.16 CORNER PROPERTIES

53 Griffith Avenue is not a corner property.

#### 4.2.17 CONSTRUCTION FOR BUSHFIRE HAZARD

53 Griffith Avenue is in a bushfire zone. Refer Bushfire Hazard Report prepared by *Building Code and Bushfire Hazard Solutions Pty Ltd* dated 21 April 2009.

The site was determined to be 'Extreme' and therefore construction recommendations are for **Level 3 under AS 3959 – 1999**. Due to shielding, the front (West) elevation can be downgraded to **Level 2 under AS 3959 – 1999**.

#### 4.2.18 PROTECTION AGAINST TERMITES

Physical controls will be employed to protect the dwelling against termites.

#### 4.2.19 AIR QUALITY

The property is used as a residential dwelling and therefore does not produce harmful fumes or gases. Solar controls are proposed to reduce the need for artificial heating, cooling and lighting.

#### 4.2.20 BUILDING MATERIALS

Materials selected will be chosen from sustainable sources and will be of a high quality to maximize the life cycle of the dwelling. The overall scheme has utilised environmentally sustainable design (solar access and orientation of living areas) and the selection of materials will be consistent with this.

### 4.3 OPEN SPACE AND LANDSCAPE

53 Griffith Avenue has a large rear yard, by comparison with many properties in the Ku-ring-gai Municipality.

There are no risks to native flora and fauna within the site, as existing or as a result of proposed works.

The existing rear yard falls away steeply below the house, leveling out at the rear with a full size tennis court. The rear garden is extremely disconnected from the dwelling in its existing state as the house is so much higher than the NGL at the rear. The minor alterations to the house enlarge the deck areas opening from the Kitchen/Family room to enhance the outdoor usable space at the level of the living areas of the house.

#### 4.3.1 LANDSCAPE REQUIREMENTS

This DA is for minor alterations and additions and therefore no landscape plan is required.

#### 4.3.2 TREE AND LANDSCAPE BONDS

Not required for private residences.

#### 4.3.3 SOFT LANDSCAPING AREA

The only changes to the soft landscaping will involve any repairs which may be necessary post-construction. The DCP requires 50% soft landscaping for a site 1802 square metres and that is 2 storied. The following tables relates to the soft landscaping at 53 Griffith Avenue:

	EXISTING	PROPOSED
SITE AREA	1802 sqm	1802 sqm
BUA	990 sqm	1009.5 sqm
SOFT LANDSCAPING	812 sqm	792.5 sqm
SOFT LANDSCAPING %	45%	44%

The existing house and landscaping do not comply with Council's requirements for soft landscaping for the site and is under by 89 square metres or 5%

The proposed alterations and additions also do not comply with Council's requirements for soft landscaping for the site and is under by 108.5 square metres or 6%

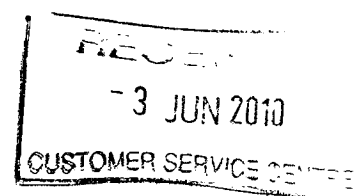
As mentioned in 4.2.7 Built-Up Area, above, the proposed development is mainly within the existing Built Up Area. The increases are primarily the front and rear deck areas (+6.8 square metres), and a small increase in the house area for a pantry to the kitchen (11 square metres).

The pantry is proposed over an existing non-porous tiled front porch, making no difference to the impact on site coverage.

The front and rear deck areas are proposed to be open slatted timber decks that are porous to water and would not pose an additional problem to water run-off.

#### 4.3.4 LANDSCAPE CHARACTER

The existing landscape character is of mixed residential gardens with a large predominance of rock outcrops depending on the location in the street.. The subject property has a number of



large trees to the rear of the site providing privacy to neighbouring dwellings. Along the front boundary there is a sloping natural rock garden, in lieu of a boundary fence. No changes are proposed to the landscape as the garden is already relatively mature and complies with Council's requirements.

#### **4.3.5 TREE PRESERVATION**

Existing trees will be maintained. No significant trees will be affected or removed as a result of the proposed alterations and additions. Trees will be protected during construction.

#### **4.3.6 TREE REPLENISHMENT**

There are enough trees existing on site to comply with Council's requirements for tree replenishment and these will not be affected by the proposed construction.

#### **4.3.7 LANDSCAPING – CUT AND FILL**

Not cut and fill is proposed or required on the site.

#### **4.3.8 USEABLE OPEN SPACE**

Council stipulates that useable open space must:

- be useable and relate to indoor areas
- be a minimum of 5m deep and 50sqm – on steep sites, Council may consider a reduction to the 5 metre minimum depth requirement.
- contain at least one north facing area
- contribute to energy efficiency

The existing outdoor recreation spaces for this dwelling are small in comparison the site area, due to the steep nature of the site

The existing useable rear open space does not relate to the indoor areas at all. The connection between internal and external living spaces has been a priority within the design. As a result of the proposed alterations and additions the usable open space is up to 50m<sup>2</sup> from only 38m<sup>2</sup>.

The deck facing east, has been extended by approximately 1.6 metres, connecting the deck to the adjoining deck space opening from the Dining Room. This deck space has been increased from 28 square metres to the proposed 35 square metres. This deck has a proposed *Vergola* shade structure above part of the deck, to provide shade in summer and access to sunlight in winter.

To the west of the Family Room/Kitchen, the narrow (2.4 metre deep) tiled porch has been widened with a proposed deck 3.5 metres deep and 4.6 metres wide. This deck will receive plenty of afternoon light in winter. The deck is proposed in front of the front setback, but due to the steep site conditions – half of the existing house is already built in front of the front setback line, This proposed deck extension will cause no further impact to the site.

#### **4.3.9 BIODIVERSITY**

There are no changes proposed to the existing landscape at 53 Griffith Avenue and the existing landscape and biodiversity will be protected during construction.

#### **4.3.10 SCREEN PLANTING**

There is significant screen planting around the existing house and this will be retained and protected during construction.

#### 4.3.11 BUSHFIRE HAZARD

The subject property is located in a bushfire prone area. The planting to the majority of the garden are of low lying native species in rockeries and of established native trees. There is no proposed change to the existing planting. The ongoing maintenance of the garden in regard to minimizing potential hazardous shrubs is dealt with in the **Bushfire Hazard Report** prepared by *Building Code and Bushfire Hazard Solutions Pty Ltd*.

#### 4.3.12 WEEDS

The existing landscaping is well maintained and there does not appear to be a risk of weeds on the site. Post construction repairs and maintenance would occur and in addition any issues of weeds would be removed.

### 4.4 PRIVACY AND SECURITY

#### 4.4.1 VISUAL PRIVACY

Overlooking is minimized in the proposed works as the house is to remain two storey (one story as viewed from the street) and the house building footprint remains close to the existing.

Kitchen windows proposed on the side of the house are splashback height windows which allow solar access and ventilation but prevent overlooking.

There are additional highlight windows proposed to the Master Bedroom and Bedroom 2, which also allow solar access and ventilation but prevent overlooking.

#### 4.4.2 ACOUSTICS PRIVACY

The proposed alterations and additions retain the existing general usage layout of the house, therefore noise levels should remain similar to the existing. No issues will occur as a result of the proposed alterations and additions.

#### 4.4.3 SAFETY AND SECURITY

The proposed changes to the rear deck will enlarge the private open spaces to allow larger recreation area at the family/Living Room levels. The proposed new balustrading to the deck will bring the existing non-compliant balustrade to the deck up to a compliant height, which will make the private open spaces of the house more safe than they currently are.

### 4.5 ACCESS AND PARKING

The existing house has driveway access to the existing double carport. There is no change proposed to the existing situation.

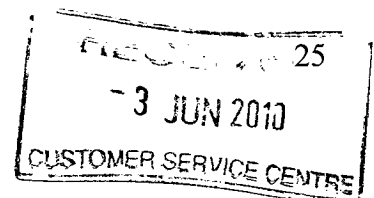
#### 4.5.1 NUMBER OF CAR SPACES

The DCP states:

*Council's Car Parking Code requires the provision of 2 spaces behind the building line for a single occupancy dwelling.*

The existing dwelling contains an existing double carport in front of the building line. There is no change proposed to this.

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#### **4.5.2 SIZE OF CAR SPACES**

Council requires carport spaces need to be a minimum of 2.7m x 5.4m. The existing carport measures 5.5 metres X 5.5 metres internally.

The existing carport complies with Ku-ring-gai Council's minimum car space size.

#### **4.5.3 DESIGN OF CARPORTS AND GARAGES**

There is no change proposed to the existing double carport.

#### **4.5.4 LOCATION OF PARKING STRUCTURES**

There is no change proposed to the existing double carport.

#### **4.5.5 ACCESS**

There is no change proposed to the existing double carport, nor the vehicular movements to and from the site. Access arrangements will remain as existing.

#### **4.5.6 DRIVEWAYS**

There is no change proposed to the existing driveway.

#### **4.6 ANCILLARY FACILITIES**

No additional ancillary spaces are proposed.

##### **4.6.1 SWIMMING POOLS/SPAS & ENCLOSURES**

There is an existing swimming pool on the site with a compliant swimming pool enclosure. There is no alteration to the existing swimming pool proposed.

##### **4.6.2 TENNIS COURTS**

There is an existing tennis court on the site. There is no change proposed to the existing tennis court.

##### **4.6.3 OUT-BUILDINGS**

No out buildings are proposed.

##### **4.6.4 OTHER SITE FACILITIES**

No other site facilities are proposed.



Figure 25: The tennis court and pool (to the right) at 53 Griffith Avenue



## **5 MANAGING CONSTRUCTION**

### **5.1 SITE MANAGEMENT**

The changes to the site as a result of construction are minimal as all proposed alterations and additions are over the existing footprint or over areas of concrete paths. A site management plan is included with the drawing set to show the anticipated staging of the works and areas which will remain undisturbed. There are also details for sediment and erosion control.

#### **5.1.1 MEASURES TO MINIMISE SITE DISTURBANCE**

Heavy machinery cannot access the site due to the lack of access. No excavation is proposed and site storage is confined to specific areas. These measures will ensure minimal site disturbance. A site management plan will also be prepared by the builder to protect existing vegetation and trees.

### **5.2 POLLUTION CONTROL**

The environmental site plan outlines measures to restrict pollution from leaving the site and entering stormwater. An area for council bin storage is located on the site analysis plan.

#### **5.2.1 AIR POLLUTION**

Existing vegetation will be retained, areas of site disturbance are minimal to nil, dusty work will be dampened and machinery will be maintained appropriately which will prevent and control air pollution.

#### **5.2.2 PAINT AND OTHER POLLUTANTS**

All brushes will be washed over soil and never in a sink. Solvents and other cleaners will be appropriately contained and removed from site to be disposed of by special collection centres. Sawdust and stripped paint will also be contained to ensure it doesn't enter the stormwater.

### **5.3 RESOURCE WASTE MANAGEMENT**

Resources will be controlled to minimize waste. A waste management plan has been completed and outlines the specific details.

#### **5.3.1 MEASURES TO SAVE RESOURCES AND MINIMISE WASTE**

The waste management plan outlines the specific procedures however to save resources and minimize waste the following will be carried out:

- Accurate ordering of materials to minimize waste
- Reuse of materials being removed from the existing house, eg bricks will be cleaned and reused, where required.
- Materials which are to be removed and cannot be reused will be taken to a second hand building materials centre.
- Green waste will be composted on site where possible and used in a garden bed.
- Where green waste cannot be composted on site and is too great to simply be removed in council bins it will be taken to a green waste recycling centre.

### **5.4 TREE PROTECTION**

Trees will be appropriately protected to ensure they are not affected by nearby construction.

#### **5.4.1 TREE PROTECTION MEASURES**

The site plan outlines all external landscape and vegetation works, which are minimal with the exception of flattening the back lawn which does not interfere with any trees. Tree protection measures will be adhered to during the construction process.

#### **5.5 NOISE CONTROL**

Noise will be controlled by those working on the building site so as not to cause offence or disturbance to neighbours.

##### **5.5.1 CONSTRUCTION HOURS**

Construction hours will be limited to:

Monday – Friday: 7am – 5.30pm

Saturday: 8am – 12noon

Sunday and Public Holidays: work will not be carried out.

##### **5.5.2 NOISE LIMITS**

Noise limits enforced by council and the EPA will be adhered to.

## 6.1 OVERSHADOWING

The house remains 1 storey as viewed from the street and 2 storied from below - there is no proposed change to the roof height, apart from minimal changes

- Above the Living Room – an area 6 metres wide X 3 metres deep above the existing room – the roof will be heightened by 770mm (0.7 metres) for a 6 metre section of the roof only.
- The western eaves to the existing roof is proposed to be widened by approximately 450mm and raised by approximately 150mm to allow for greater western shading to the windows on the western elevation and to create a more elegant street façade to the house.

The proposed minimal changes to the roofline, have no impact on overshadowing to neighbours.

The house to the south of 53 Griffith Avenue, 51 Griffith Avenue, is separated from the said site, by a 4.4 metre wide easement/no formed pathway. This separation gives further separation between the sites to limit the possibility of any overshadowing.

## 6.2 VIEWS

There are distant views to the east overlooking the upper reaches of Middle Harbour below Roseville Chase and Killarney Heights.

There is nothing in this proposal that affects any views shared by neighbours to 53 Griffith Avenue.



Figure 26: distant views to Middle Harbour as viewed from the road opposite 53 Griffith Avenue



Figure 27: Aerial view of the upper reaches of Middle Harbour below Roseville Chase and Killarney Heights.

*The following addresses compliance with the Ku-ring-gai Planning Scheme Ordinance, specifically Schedule 9 – Aims and Objectives for Residential Zones:*

## **KU-RING-GAI PLANNING SCHEME ORDINANCE: SCHEDULE 9**

1. The subject property is in a **2(a) Residential Zone**

a. The proposed design aims to maintain and improve the existing amenity and environmental character of this residential zone by updating the existing dwelling to contemporary standards and by rendering the existing face brickwork in an earthy tone so as it blends better with the surrounding natural environment.

b. The proposed design is compatible with the existing environmental character of the locality and will actually be more compatible than the existing building. The proposed design is sympathetic and harmonious with adjoining developments. The proposed increase in the roof ridge height with the widening of the eaves on the Western Elevation raises the existing roof ridge height by a maximum of 200mm. This increase will still have the ridge height of 53 Griffith Avenue below the level of the neighbouring houses.

The existing maximum ridge height is lower than both neighbouring buildings.

55 Griffith Avenue to the north, has a ridge height of RL 75.08

**53 Griffith Avenue has a ridge height of RL 73.76 (+ 200mm = RL 73.78)**

51 Griffith Avenue to the south, has a ridge height of RL 74.77

2. a. **Solar Access** - The proposed design maintains the existing level of sunlight to neighbours living areas and recreation space between 9am and 3pm during the winter solstice on June 22.

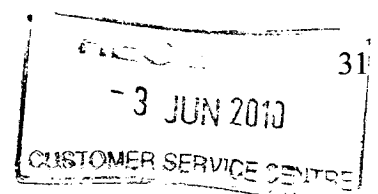
b. **Overlooking** – privacy has been maintained through the use of highlight windows which prevent overlooking. The extension to the timber deck opening from the Kitchen/Family Room does not extend beyond the existing width of the timber deck – maintaining the existing level of privacy from neighbouring houses.

c. **Tree Cover** – no trees will be removed and no new trees are proposed as existing planting currently already exists on site. The existing large native trees on the site and on the nature strip will be preserved and protected during construction.

d. **Soft Landscaping** – the proposed development complies with DCP's requirements for soft landscaping, see 4.3.3 above.

e. **Height, size + bulk** – Refer (b) above, in reference to the proposed building height being in keeping with that of neighbouring properties.

This development application proposes alterations to the existing dwelling that are in keeping with the neighbouring dwellings. As this is in an area of very steep topography, it is extremely difficult to build within the KPSO height restrictions. The neighboring house to the south, is similar height as 53 Griffith Avenue (roof ridge height is 1.11 metres above 53 Griffith Avenue) it undoubtedly also has existing breeches to the KPSO building height rule, due to the steep fall away of the ground level.





The proposed changes do not make the house appear any higher from the street level, and the changes viewed from neighbouring houses would not be perceivable as the proposed changes to the roof are in the centre of the building – the curved/truncated shape of the house, makes the viewing of this part of the house limited from either neighbour.

**f. Period Style Architecture** – the subject dwelling is not a heritage item. However the proposed works have been design to compliment the existing dwelling in terms of proportions, setbacks, roof pitch and materials.

**g. Forward Entrance and Exit of Vehicles** – There are no proposed changes to the existing driveway and carport .

**h. Assessment** – this application has been prepared to be assessed as required by Ku-ring-gai Council.

Annabelle Chapman  
Nominated Architect  
Annabelle Chapman Architect Pty Ltd  
June 2010



MUNICIPALITY OF Ku-ring-gai  
SUBURB OF East RosevilleCopy of Diagram No. 926007

- Manhole
- Chr. Chamber
- L.H. Lamphouse
- Boundary Trap
- Inspection Shaft
- P.I.
- Grease Interceptor

- ⊗ Gully
- ⊗ P.P. Trap
- R. Relief Valve
- Cleaning Eye
- Verr. Vertical Pipe
- V. Vent Pipe
- SV. Soil Vent Pipe

## SYMBOLS AND ABBREVIATIONS

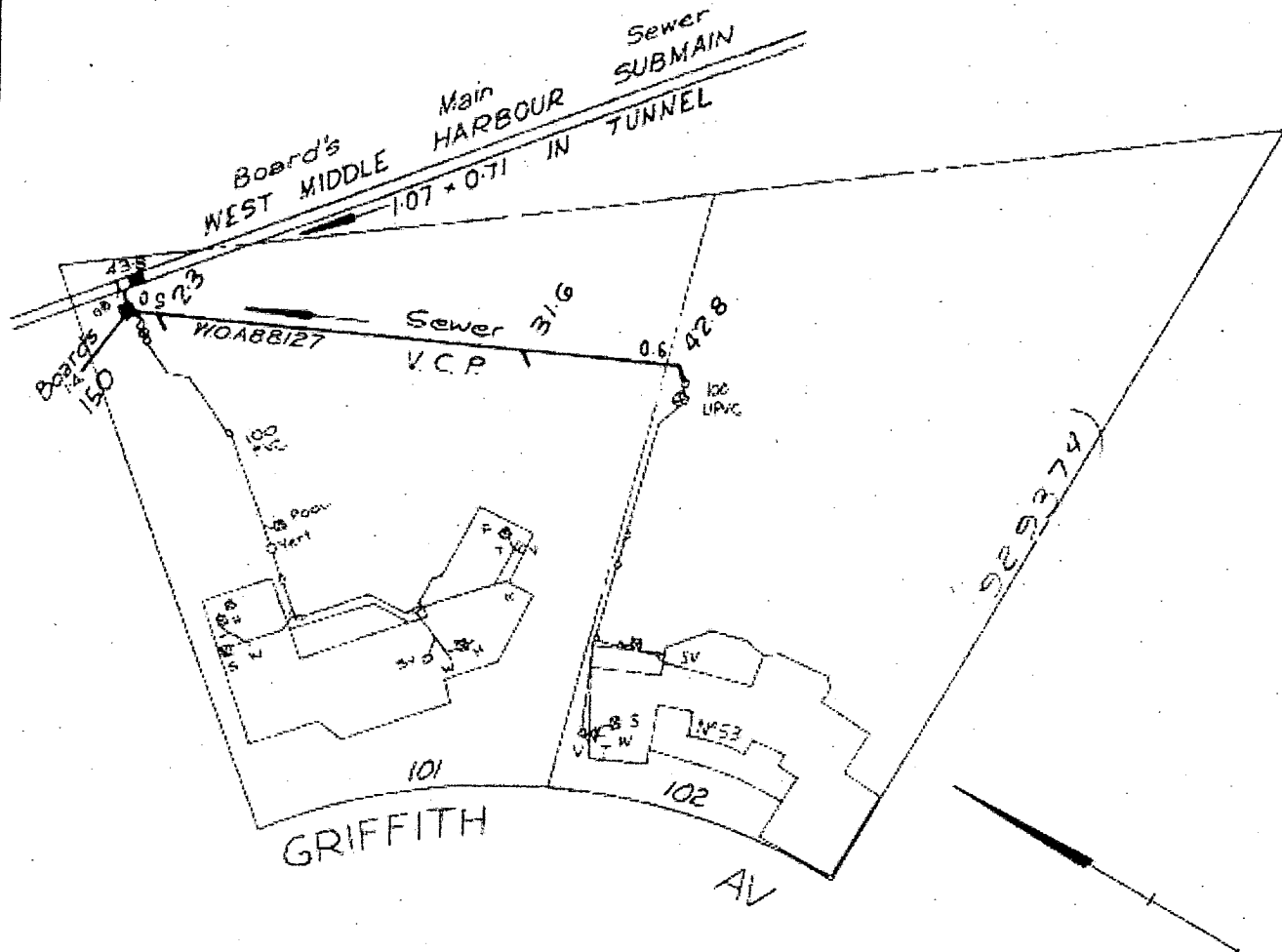
- OWS Waste Stack
- IP Induct Pipe
- MF Mice Flap
- T Tube
- K Kitchen Sink
- W Water Closet
- B Bath Waste

- H Handbasin
- S Shower
- Jn. Junction
- DW. Dishwasher
- F Floor Waste
- M Washing Machine
- BS Bat Sink

## SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's sewer.

**NOTE:** This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records (By-law 8, Clause 3). The existence and position of Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at Board's Head Office or in the case of South Coast District at Board's Wollongong Office (Section 33 of Board's Act). Position of structures, boundaries, sewers and sewerage service shown herein are approximate only.



WOA88127 Coz on 8-11-85

	DRAINAGE	
	Supervised by	
	Inspector	
	Field Diagram Examined by	
SHEET No. 4999		Chief Inspector
Tracing Checked by		

Scale: Approx. 1:500  
Distances/depths in metres  
pipe diameters in millimetres

Date of issue

Outfall NS.

Drainer

Plumber

Boundary Trap is required

PLUMBING	
Supervised by	
Inspector	
for House Services Engineer	

Connection Date: .....

REC-111

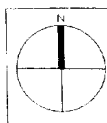
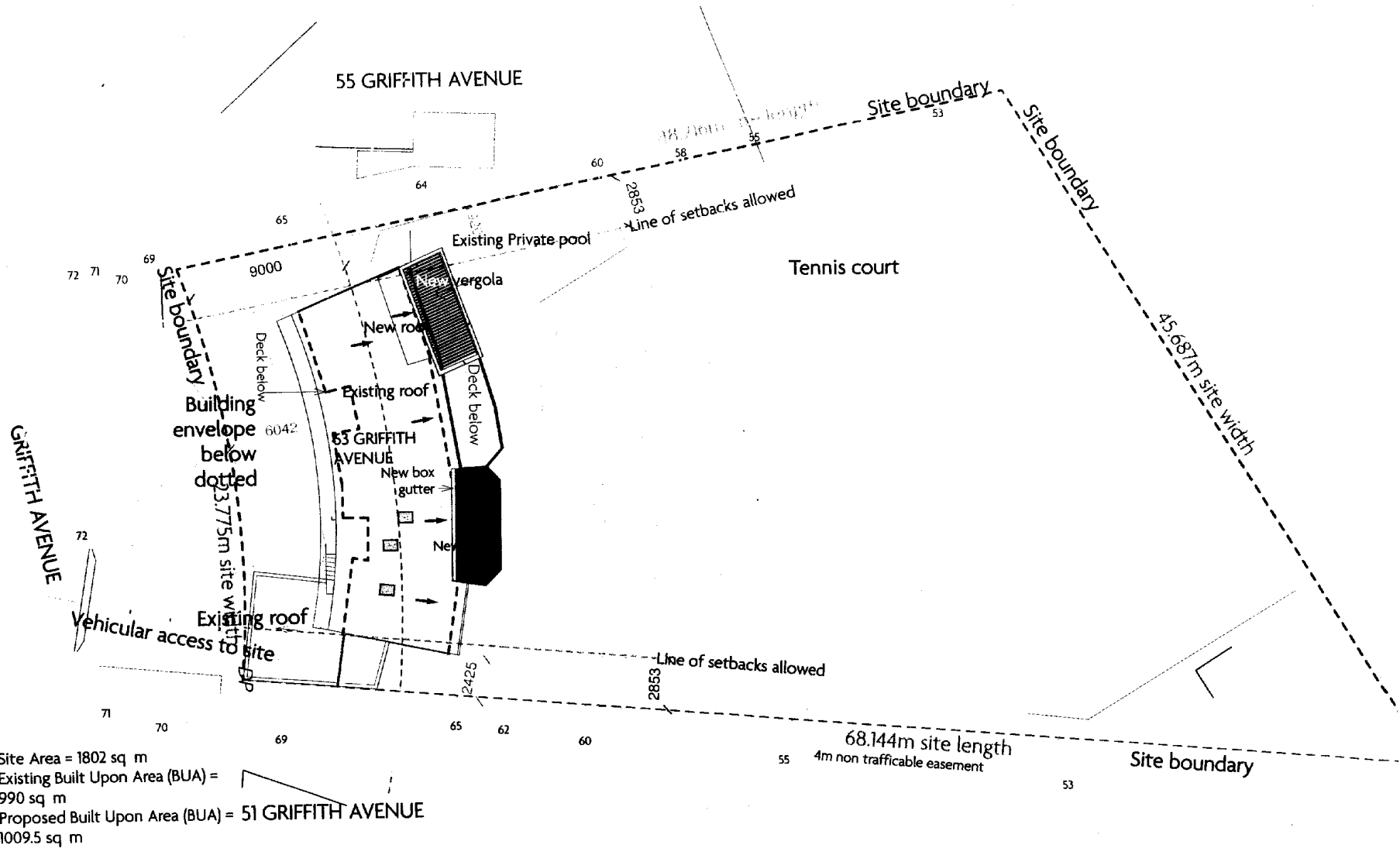
3 JUN 2010

F 77

CUSTOMER SERVICE CENTRE

**NOTE:** This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of





**NOTES**  
 The builder is responsible for setting out the works, checking all dimensions and levels on site.  
 Report any discrepancies to the Architect prior to the commencement of work.  
 Do not scale drawings.  
 Check boundary distance on survey.

**ANNABELLE CHAPMAN ARCHITECT PTY LTD**  
 2 Taunton Street, Pyrmble NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 665 412  
 email a.chapman@optusnet.com.au ABN 65095399518 ARCHITECTS REGISTRAT ON No. 4921

ISSUE	DATE	NOTES

**PROJECT**  
 ALTERATIONS + ADDITIONS  
 for  
 BRADY  
 at  
 53 GRIFFITH AVENUE  
 ROSEVILLE CHASE  
 LOT 102 IN DP 702673

**DRAWING**  
 SITE PLAN  
 1:200 @ A3

1001 JOB NO.	DA STAGE
102 DWG NO.	02.06.10
A ISSUE	BY/AC DRAWN/CHECKED



5. 55 Griffith Avenue



4. Back of the house



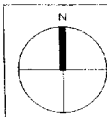
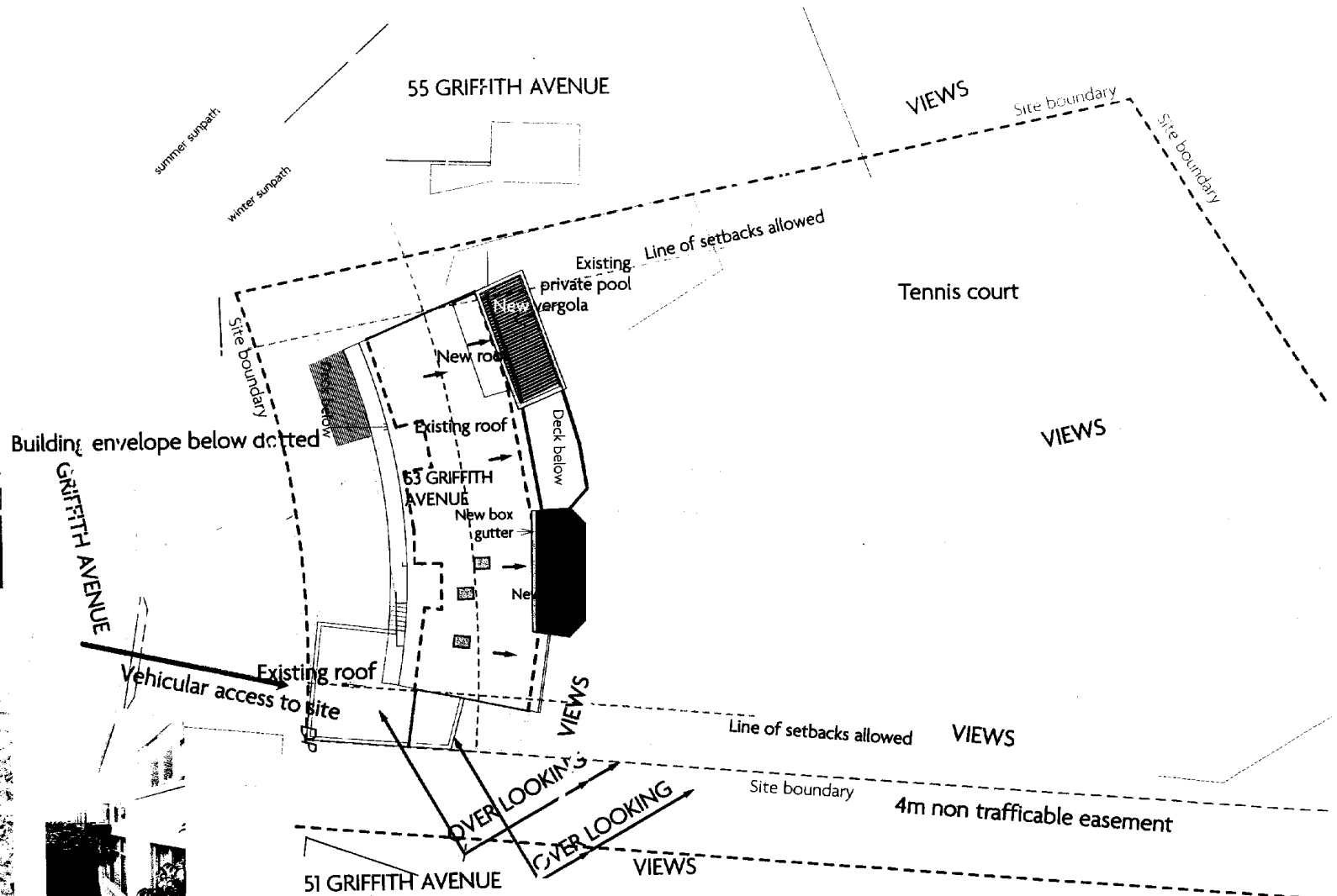
3. Front of the house



2. View of Easement



1. 51 Griffith Avenue



#### NOTES

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ANNABELLE CHAPMAN ARCHITECT PTY LTD  
2 Taunton Street, Pymble NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 565 412  
email a.chapman@optusnet.com.au ABN 66095399518 ARCHITECTS REGISTRATION No. 4921

#### ISSUE DATE NOTES

ISSUE	DATE	NOTES

PROJECT  
ALTERATIONS + ADDITIONS  
for  
BRADY  
at  
53 GRIFFITH AVENUE,  
ROSEVILLE CHASE  
LOT 102 IN DP 702573

#### DRAWING

SITE ANALYSIS PLAN  
1:200 @ A3

1001  
JOB NO.

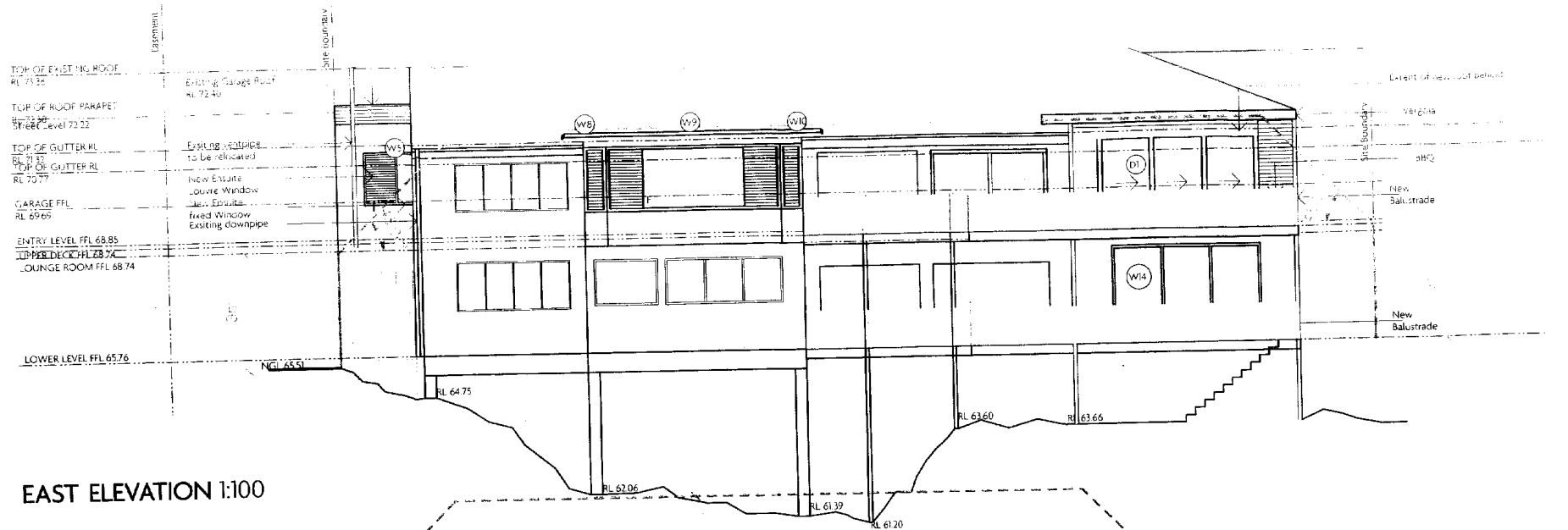
101  
DWG NO.

A  
ISSUE

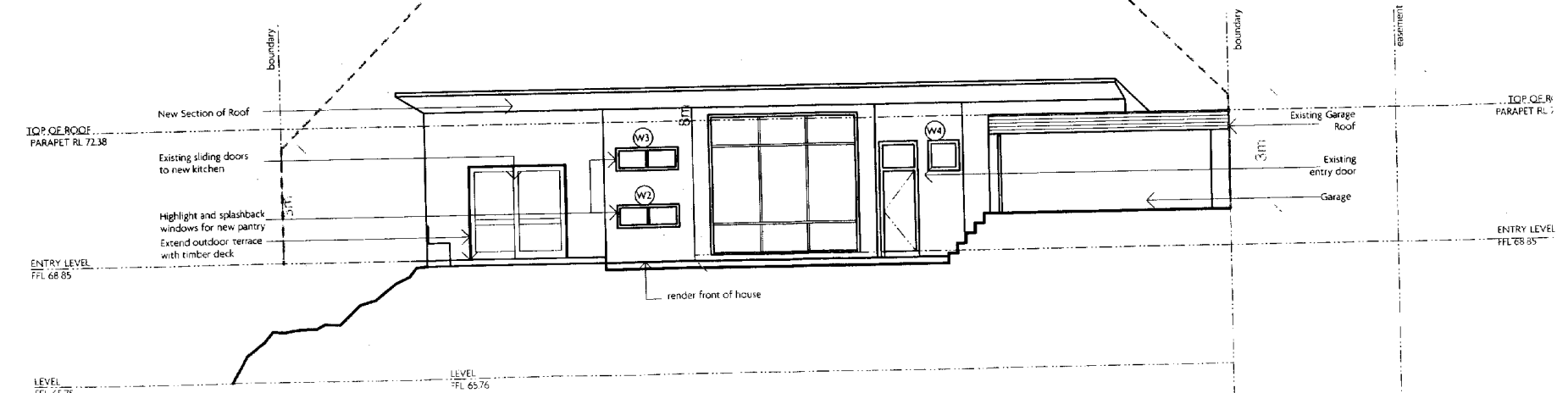
DA  
STAGE

02.06.10  
DATE


BY/AC  
DRAWN/CHECKED

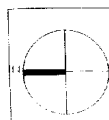
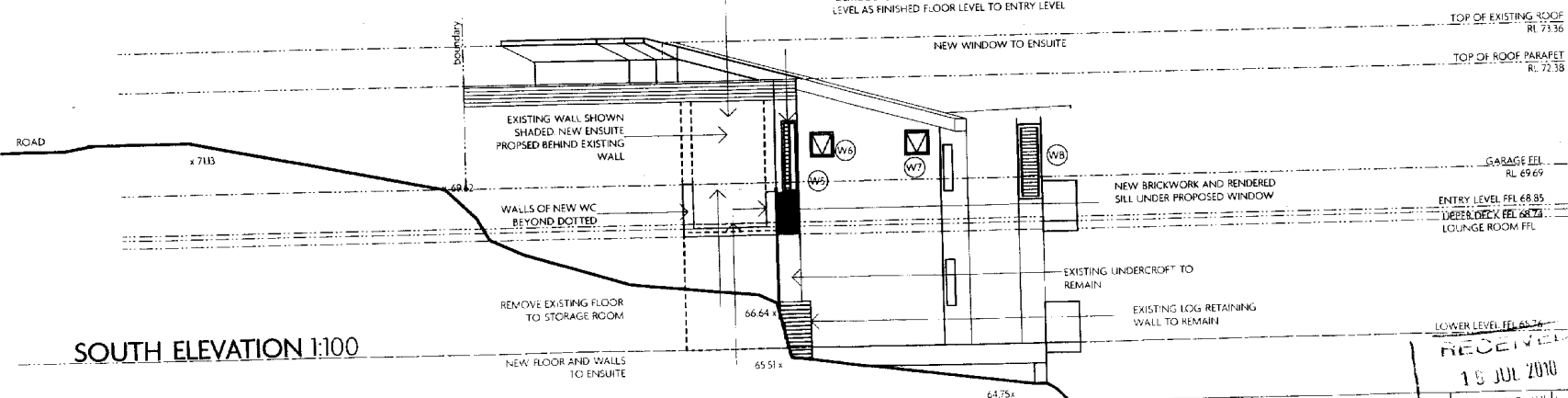
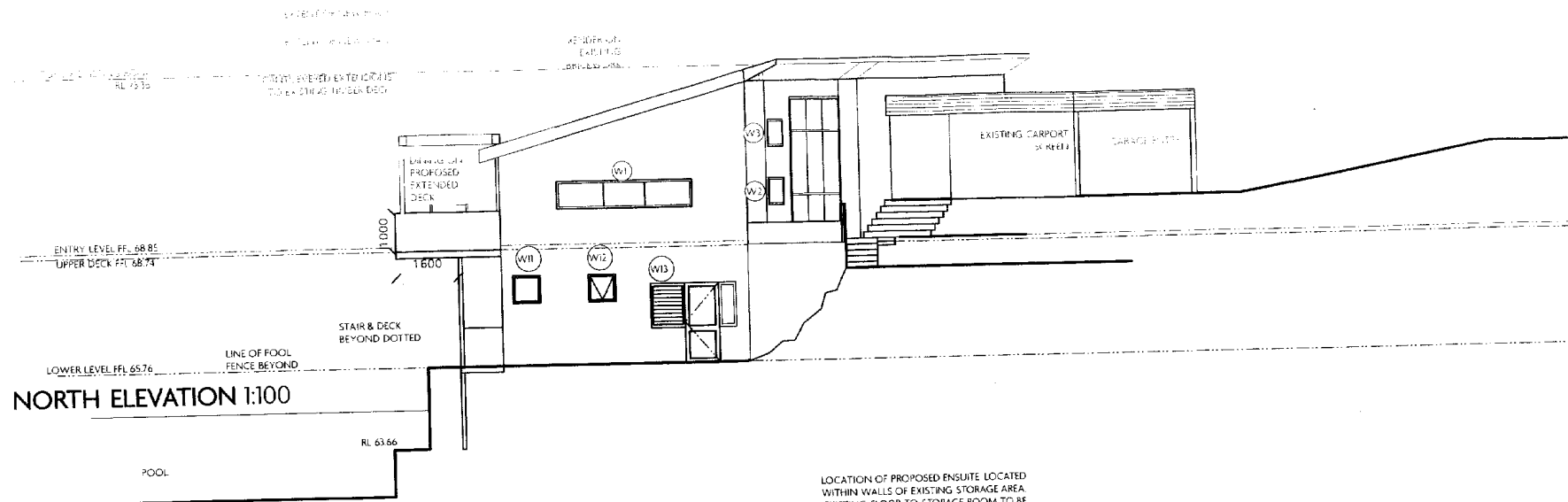


**EAST ELEVATION 1:100**



**WEST ELEVATION 1:100**

	<b>NOTES</b>	<b>ANNABELLE CHAPMAN ARCHITECT PTY LTD</b> 2 Taunton Street Pyrmont NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 605 412 email a.chapman@oputrust.net.au ABN 56095399518 ARCHITECTS REGISTRATION No. 4921	<table><tr><th>ISSUE</th><th>DATE</th><th>NOTES</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	ISSUE	DATE	NOTES																<b>PROJECT</b> ALTERATIONS + ADDITONS for BRADY at 53 GRIFFITH AVENUE ROSEVILLE CHASE LOT 102 (14 DP 702673)	<b>DRAWING</b> ELEVATIONS 1:100 @ A3	<table><tr><td>JOB NO</td><td>STAGE</td></tr><tr><td>108</td><td>02.06.10</td></tr><tr><td>DWG NO</td><td>DATE</td></tr><tr><td>A</td><td>BY/AC</td></tr><tr><td>ISSUE</td><td>DRAWN/CHECKED</td></tr></table>	JOB NO	STAGE	108	02.06.10	DWG NO	DATE	A	BY/AC	ISSUE	DRAWN/CHECKED
	ISSUE			DATE	NOTES																													
JOB NO	STAGE																																	
108	02.06.10																																	
DWG NO	DATE																																	
A	BY/AC																																	
ISSUE	DRAWN/CHECKED																																	
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Report any discrepancies to the Architect prior to the commencement of work.																																		
Do not scale drawings.																																		
Check boundary distance on survey.																																		



#### NOTES

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Check boundary distance on site.

ANNABELLE CHAPMAN ARCHITECT PTY LTD  
2 Tinton Street, Pyrmont NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 565 412  
email a.chapman@apcpi.net.com.au ABN 59 653 295 918 ARCHITECTS REGISTRATION No. 4921

#### ISSUE DATE NOTES

ISSUE	DATE	NOTES

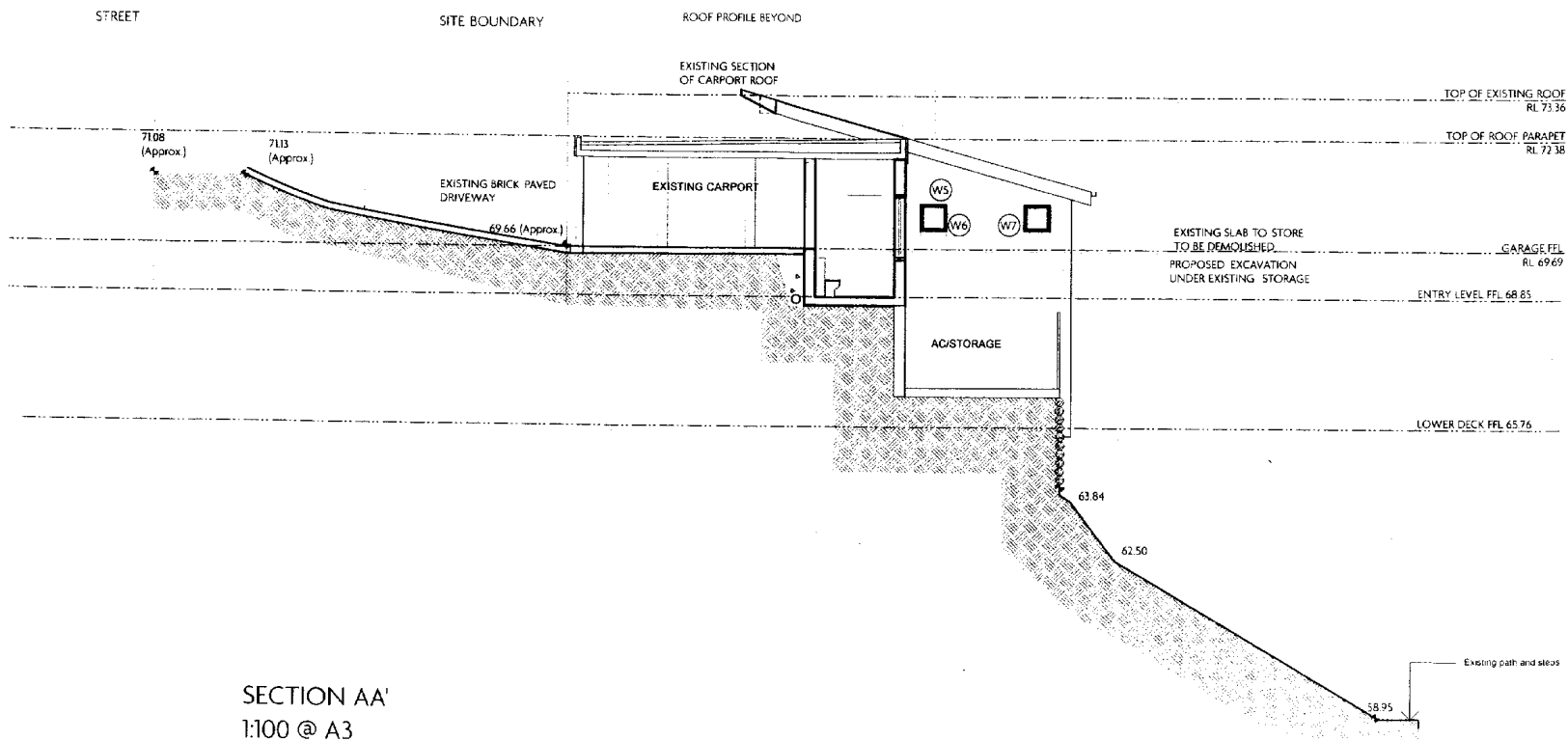
PROJECT ALTERATIONS + ADDITIONS for BRADY at 53 GRIFFIN AVENUE, ROSEVILLE CHASE LOT 102 (H4 DP 732673)

#### DRAWING


ELEVATIONS  
1/50 OF A 1

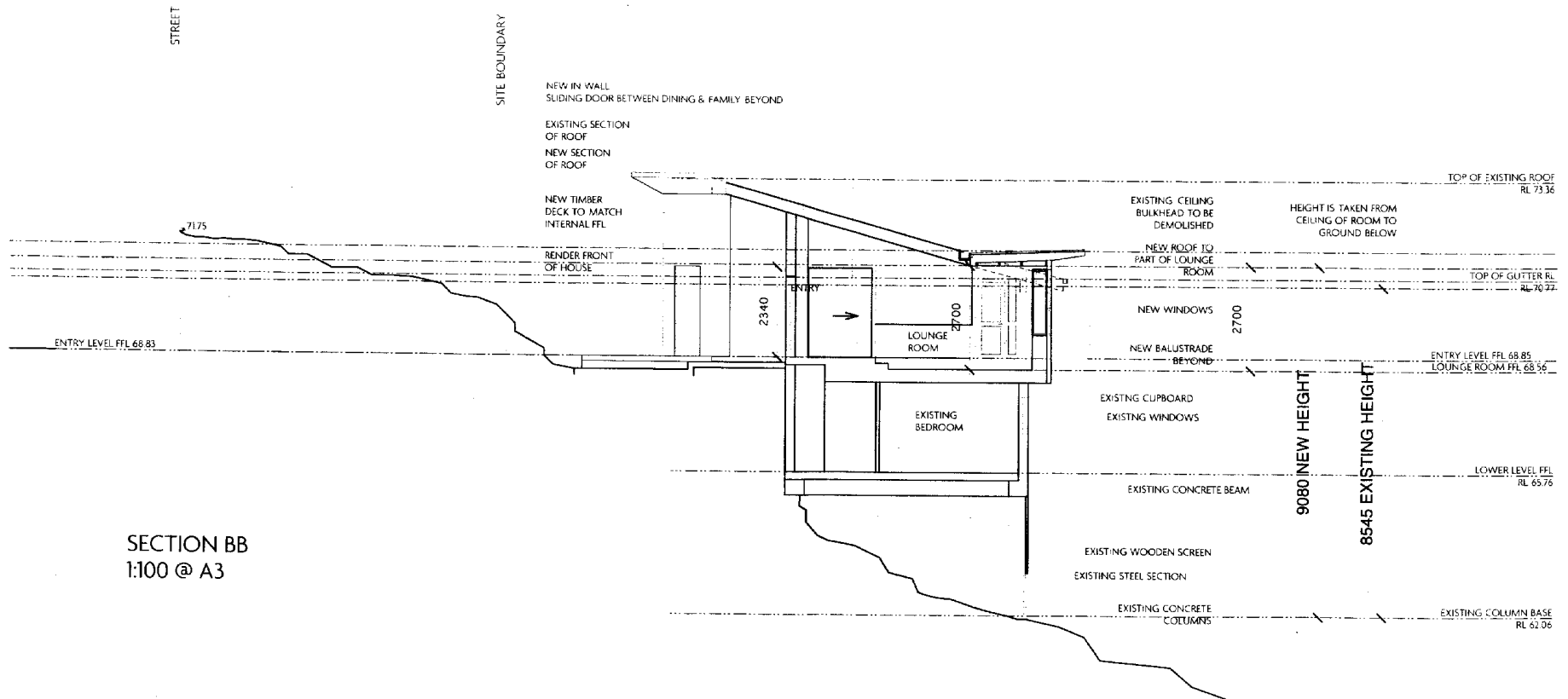
RECEIVED  
18 JUL 2010

1001	DA
109	STAGE
DWG NO.	16.07.10
A	DATE
BY/AC	BY/AC
ISSUE	UNAPPROVED




SECTION AA'  
1:100 @ A3

	<b>NOTES</b> The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.		<b>ANNABELLE CHAPMAN ARCHITECT PTY LTD</b> 2 Taunton Street Pyrmble NSW 2073 ph 02 9449 6523 f 02 9449 3697 m 0412 655 413 email a.chapman@optunet.com.au ABN 66095399518 ARCHITECTS REGISTRATION No. 4921	<b>ISSUE DATE NOTES</b>		<b>PROJECT</b> ALTERATIONS + ADDITIONS for BRADY at 55 CRIFFITH AVENUE, ROSEVILLE CHASE LOT 102 IN DP 702673	<b>DRAWING</b>  SECTIONS  1:100 @ A3	<b>1001</b> JOB NO.  <b>110</b> DWG NO.  <b>A</b> SCALE	<b>DA</b> STAGE  <b>02.06.10</b> DATE  <b>BY/AC</b> DRAWN/CHECKED

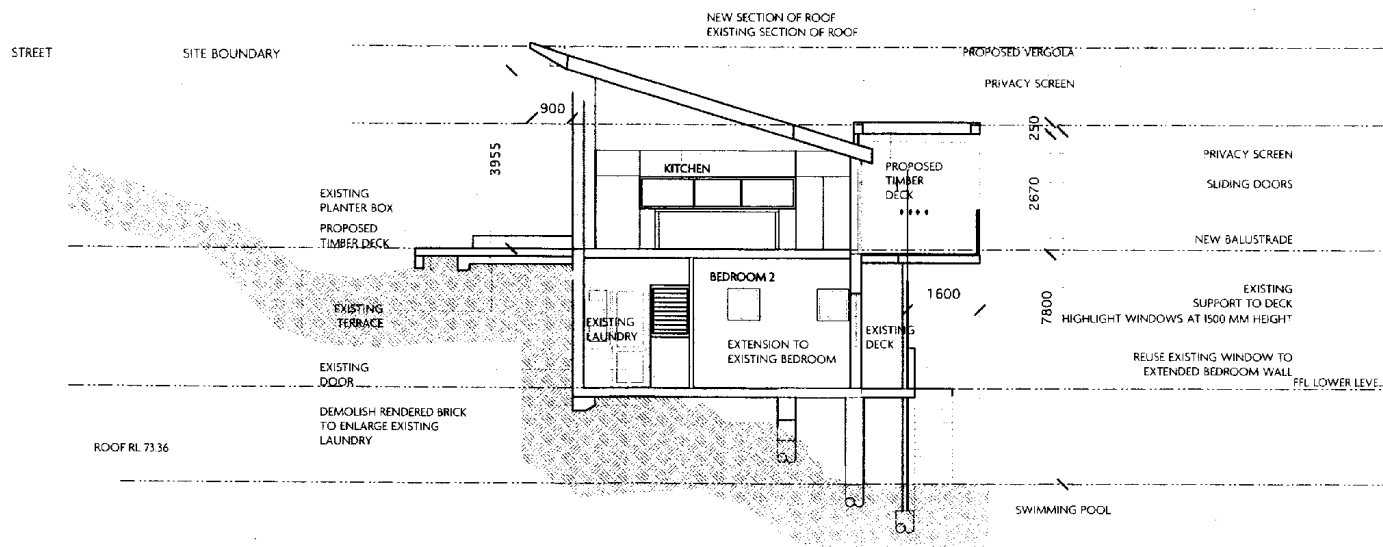


SECTION BB  
1:100 @ A3

	<b>NOTES</b> The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	<b>ANNABELLE CHAPMAN ARCHITECT PTY LTD</b> 2 Taunton Street, Pymble NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 665 412 email a.chapman@optusnet.com.au ABN 66091399518 ARCHITECTS REGISTRATION No. 4921	<b>ISSUE</b>	<b>DATE</b>	<b>NOTES</b>	<b>PROJECT</b> ALTERATIONS + ADDITIONS for BRADY at 53 GRIFFITH AVENUE ROSEVILLE CHASE LOT 102 IN DP 703673	<b>DRAWING</b>  SECTIONS  1:100 @ A3	<b>1001</b> JOB NO.	<b>DA</b> STAGE
								<b>III</b> DWG NO.	<b>02.06.10</b> DATE
								<b>A</b> DRAWN	<b>BY/AC</b> DRAWN/CHECKED



SECTION CC  
1:100 @ A3



NOTES

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Check boundary distance on survey.

**ANNABELLE CHAPMAN ARCHITECT PTY LTD**  
2 Buxton Street, Pyralle NSW 2073 ph 02 9449 5523 f 02 9449 3097 m 0411 665 412  
email a.chapman@optusnet.com.au ABN 66095399818 ARCHITECTS REGISTRATION No. 4921

ISSUE DATE NOTES

ISSUE	DATE	NOTES

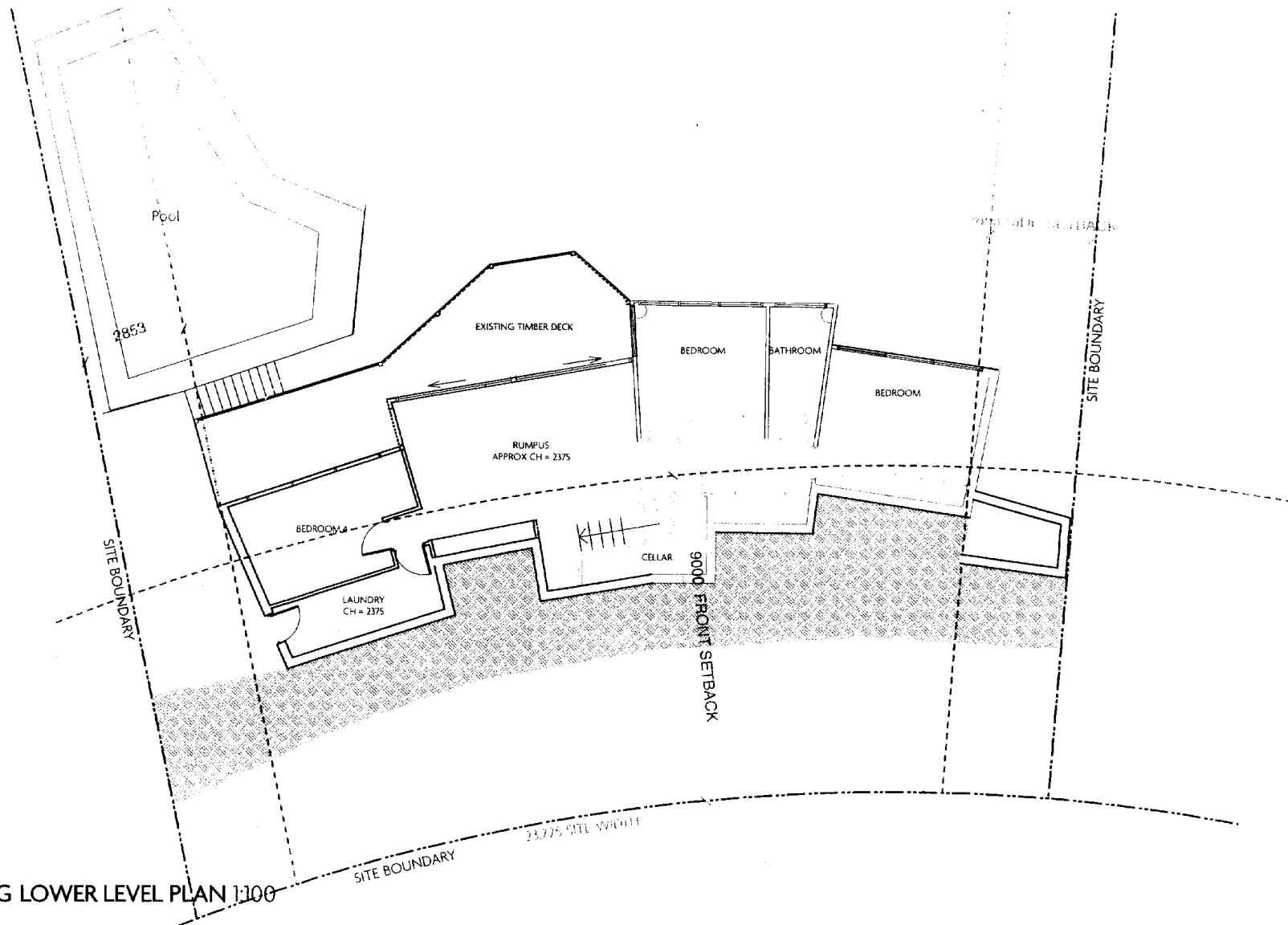
**PROJECT**  
ALTERATIONS + ADDITIONS  
for  
BRADY  
at  
53 GRIFFITH AVENUE  
ROSEVILLE CHASE  
LOT 102 (IN DP 702673)

DRAWING


SECTION CC  
1:100 @ A3

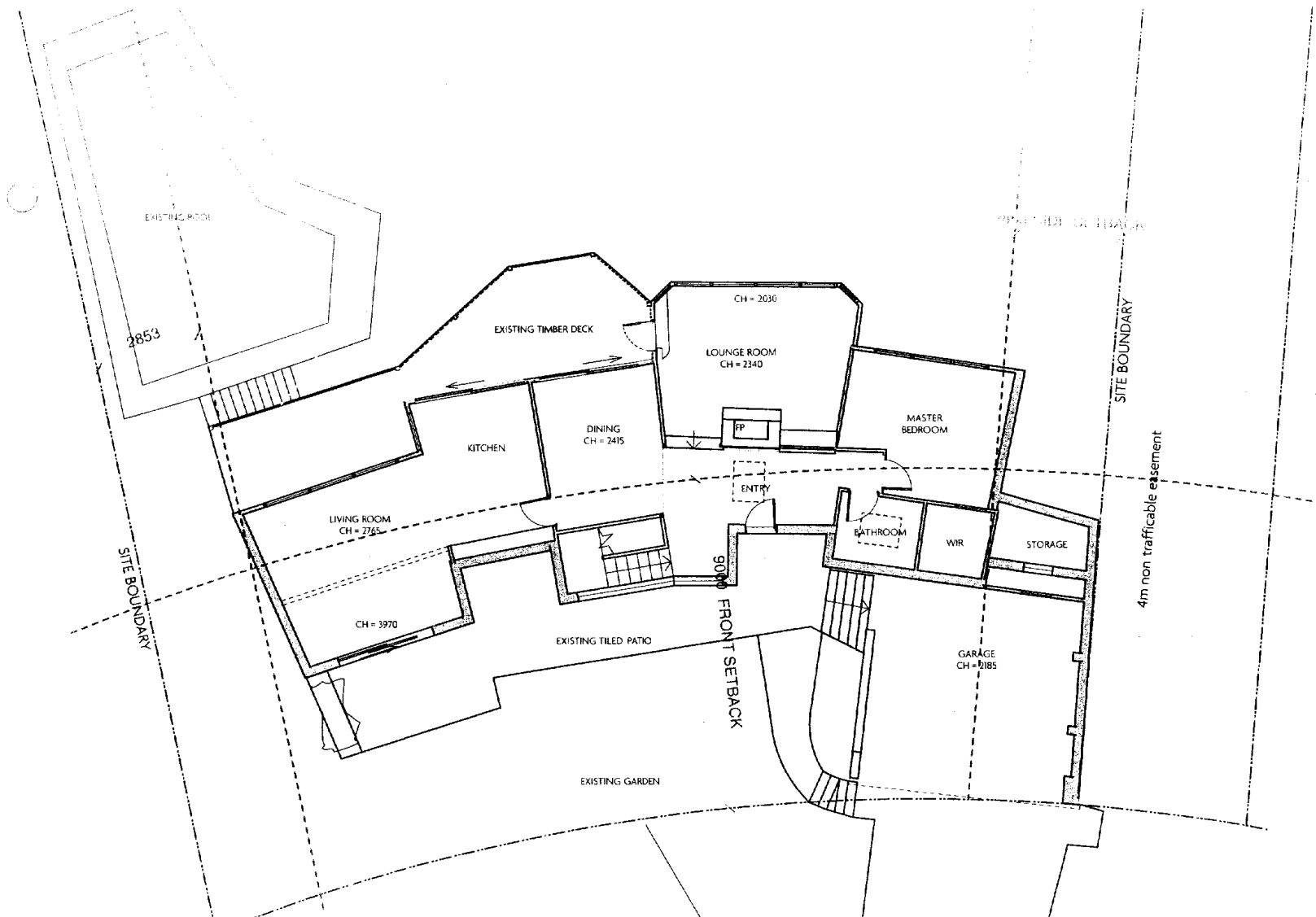
**1001**  
JOB NO.  
**112**  
DWG. NO.  
**A**  
ISSUE

**DA**  
STAGE  
**02.06.10**  
DATE  
**BY/AC**  
DRAWN/CHECKED




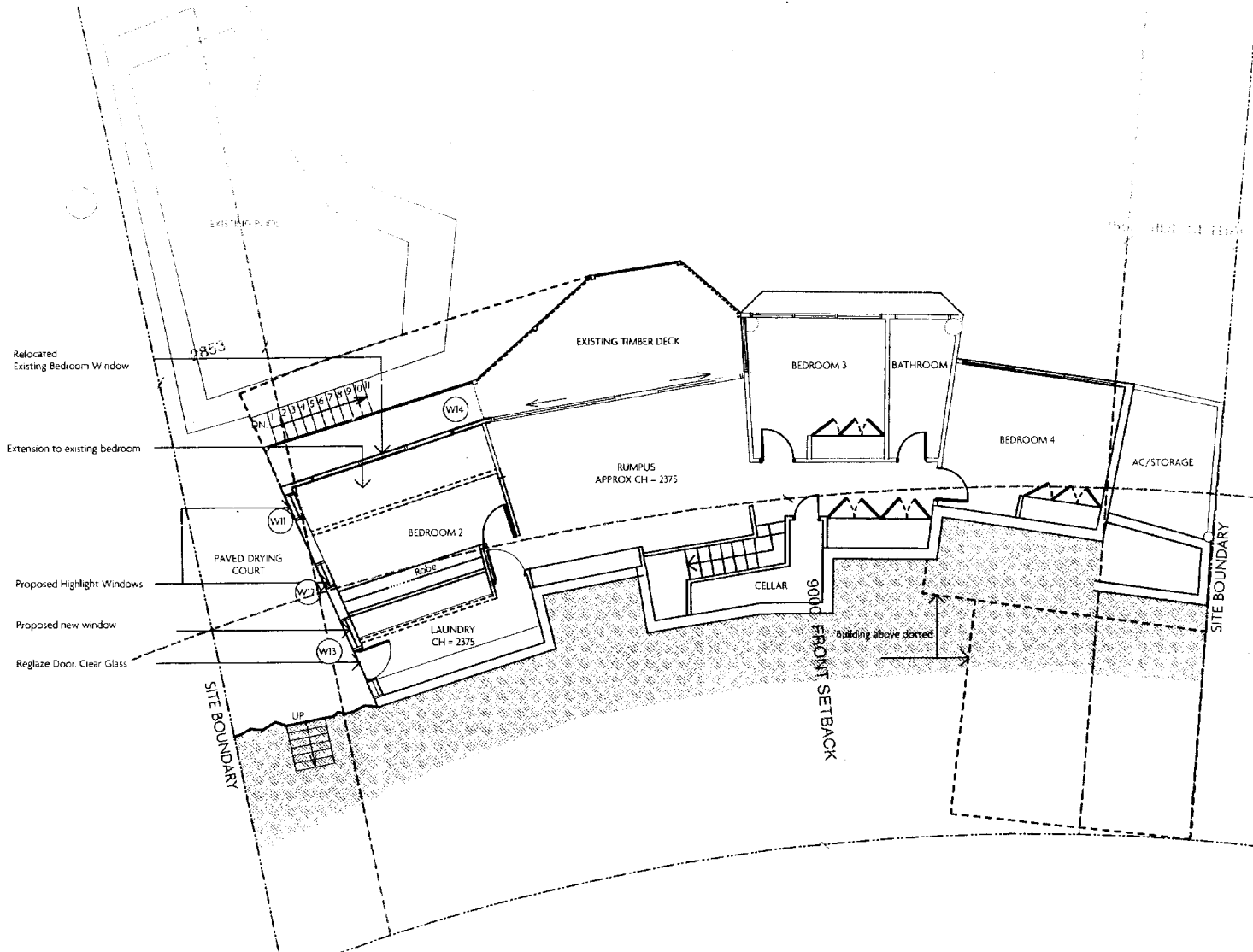
EXISTING LOWER LEVEL PLAN 1:100

	NOTES	ANNABELLE CHAPMAN ARCHITECT PTY LTD 2 Taunton Street Pyrmont NSW 2073 ph 02 9119 6523 f 02 9445 1097 m 0412 665 412 email a.chapman@pcptu.net.com.au ABN 66095399518 ARCHITECTS REGISTRATION No. 4921	ISSUE	DATE	NOTES	PROJECT ALTERATIONS + ADDITIONS for BRADY at 53 GRIFFITH AVENUE ROSEVILLE CHASE LOT 102 IN DP 762673	DRAWING  EXISTING LOWER LEVEL PLAN  1100 & A1	1001 JOB NO.	DA STAGE
	The builder is responsible for setting out the works, checking all dimensions and levels on site.							104 DWS NO.	02.06.10 DATE
	Report any discrepancies to the Architect prior to the commencement of work.							A ISSUE	BY/AC DRAWN/CHECKED
	Do not scale drawings.								
	Check boundary distance on survey.								



**EXISTING ENTRY LEVEL PLAN 1:100**

	<b>NOTES</b>	<b>ANNABELLE CHAPMAN ARCHITECT PTY LTD</b> 2 Taunton Street Pyrmble NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 665 412 email a.chapman@goonumet.com.au ABN 66095399518 ARCHITECTS REGISTRATION No. 4921	<table><tr><th>ISSUE</th><th>DATE</th><th>NOTES</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	ISSUE	DATE	NOTES																<b>PROJECT</b> ALTERATIONS + ADDITIONS for BRADY at 53 GRIFFITH AVENUE ROSEVILLE CHASE LOT 102 IN DP 702673	<b>DRAWING</b>  EXISTING ENTRY LEVEL PLAN  1:100 @ A3	<table><tr><td>1001 JOB NO.</td><td>DA STAGE</td></tr><tr><td>105 DWG. NO.</td><td>02.06.10 DATE</td></tr><tr><td>A ISSUE</td><td>BY/AC DRAWN/CHECKED</td></tr></table>	1001 JOB NO.	DA STAGE	105 DWG. NO.	02.06.10 DATE	A ISSUE	BY/AC DRAWN/CHECKED
	ISSUE			DATE	NOTES																									
1001 JOB NO.	DA STAGE																													
105 DWG. NO.	02.06.10 DATE																													
A ISSUE	BY/AC DRAWN/CHECKED																													
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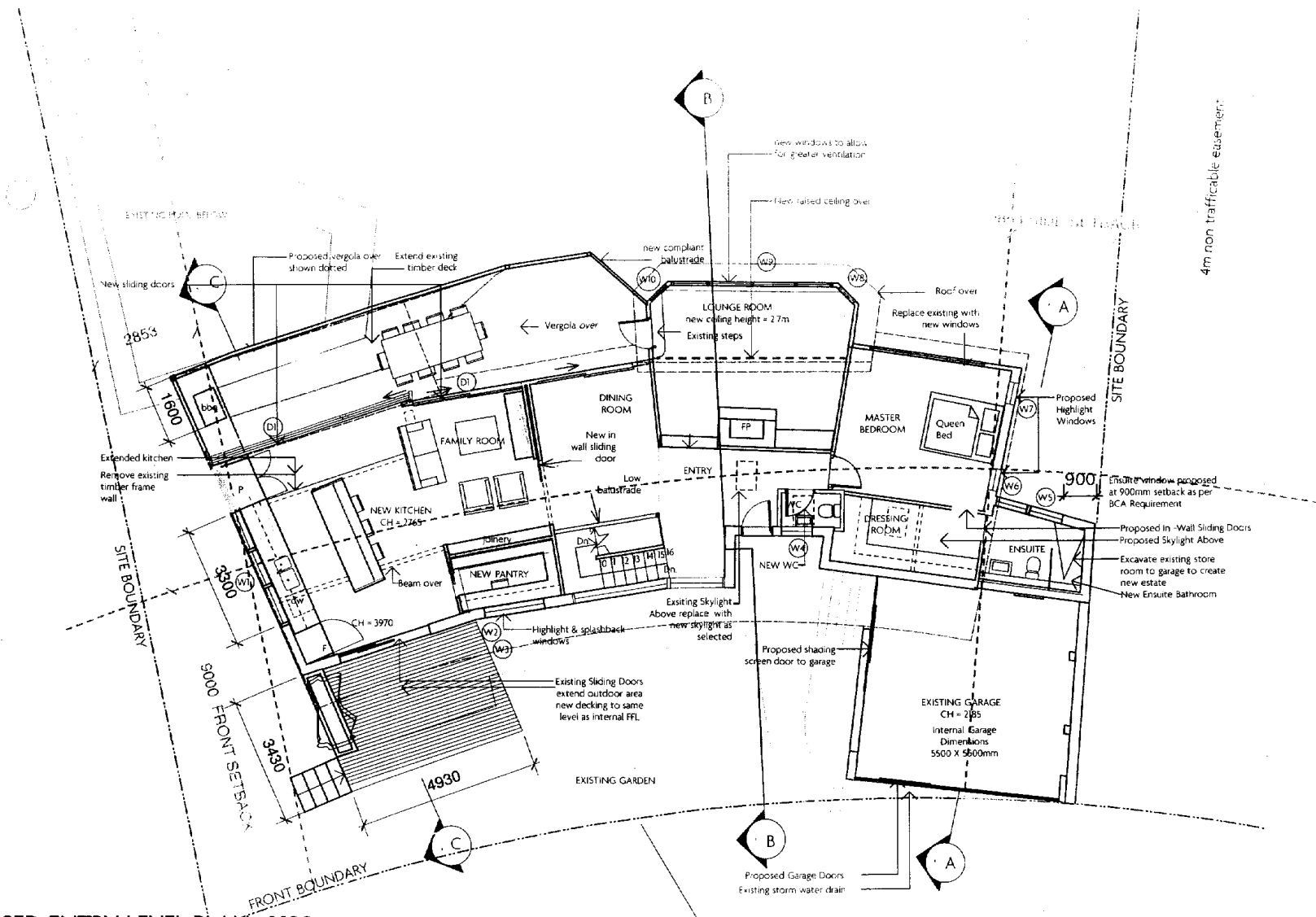
**BASIX REQUIREMENTS**

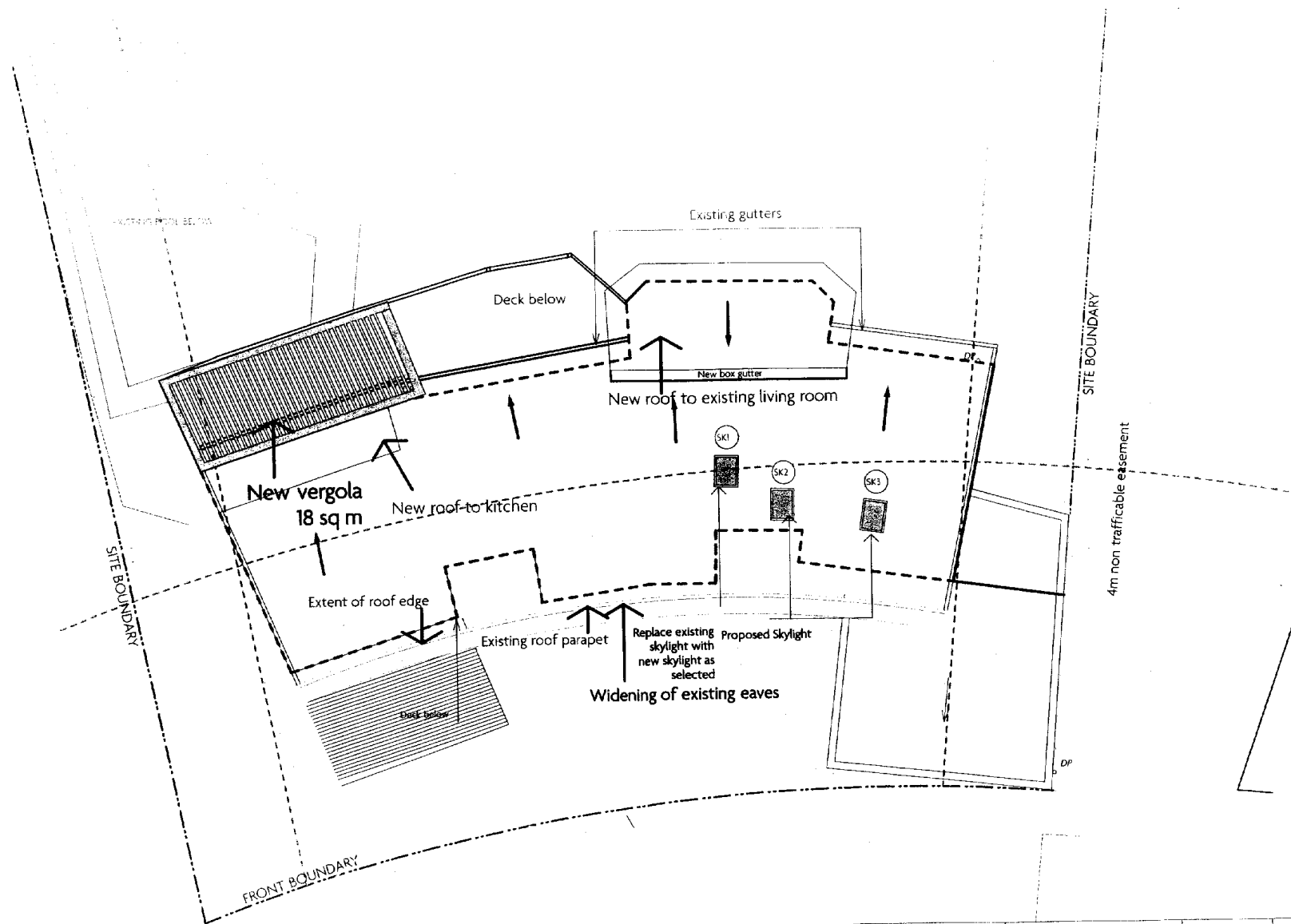
**Insulation requirements**  
 The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table, except that:  
 a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>.  
 b) insulation specified is not required for parts of altered construction where insulation already exists.

**Windows & Glazed doors**  
 The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table.  
 Relevant overshadowing specifications must be satisfied for each window and glazed door.  
 The following requirements must also be satisfied in relation to each window and glazed door:  
 Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.  
 For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
 For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table

**PROPOSED LOWER LEVEL PLAN 1:100**

	<b>NOTES</b> The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	<b>ANNABELLE CHAPMAN ARCHITECT PTY LTD</b> 2 Taunton Street, Pyrmble, NSW 2073 ph 02 9449 5533 f 02 9449 3097 m 0412 565 412 email: a.chapman@optunet.com.au ABN: 66095199518 ARCHITECTS REGISTRATION No. 4921	<table><tr><th>ISSUE</th><th>DATE</th><th>NOTES</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	ISSUE	DATE	NOTES																<b>PROJECT</b> ALTERATIONS - ADDITIONS for BRADY at 53 GRIFFITH AVENUE ROSEVILLE CHASE LOT 102 IN CP 702673	<b>DRAWING</b>  PROPOSED LOWER LEVEL PLAN  1:100 & A3	<table><tr><td>1001 JOB NO.</td><td>DA STAGE</td></tr><tr><td>106 DWG NO.</td><td>02.06.10 DATE</td></tr><tr><td>A ISSUE</td><td>BY/AC (DRAWN/CHECKED)</td></tr></table>	1001 JOB NO.	DA STAGE	106 DWG NO.	02.06.10 DATE	A ISSUE	BY/AC (DRAWN/CHECKED)
	ISSUE		DATE	NOTES																										
1001 JOB NO.	DA STAGE																													
106 DWG NO.	02.06.10 DATE																													
A ISSUE	BY/AC (DRAWN/CHECKED)																													





#### NOTES

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Do not scale drawings.  
Check boundary distances on survey.

**ANNABELLE CHAPMAN ARCHITECT PTY LTD**  
2 Taitton Street, Pyralle NSW 2073 ph 02 9449 5523 f 02 9449 5097 m 0432 665 412  
email a.chapman@optusnet.com.au ABN 66095199516 ARCHITECTS REGISTRATION No. 4927

ISSUE	DATE	NOTES

**PROJECT**  
ALTERATIONS + ADDITIONS  
For  
BRADY  
at  
53 GRIFFITH AVENUE  
ROSEVILLE CHASE  
LOT 102 IN DP 702673

#### DRAWING

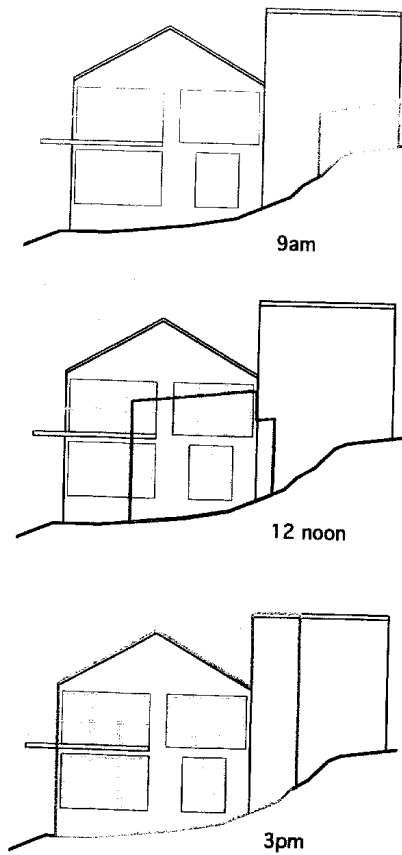
ROOF PLAN  
1:100 @ A3

**1001**  
JOB NO.  
**103**  
DWG NO.  
**A**  
ISSUE

**DA**  
STAGE  
**02.06.10**  
DATE  
**BY/AC**  
DRAWN/CHECKED



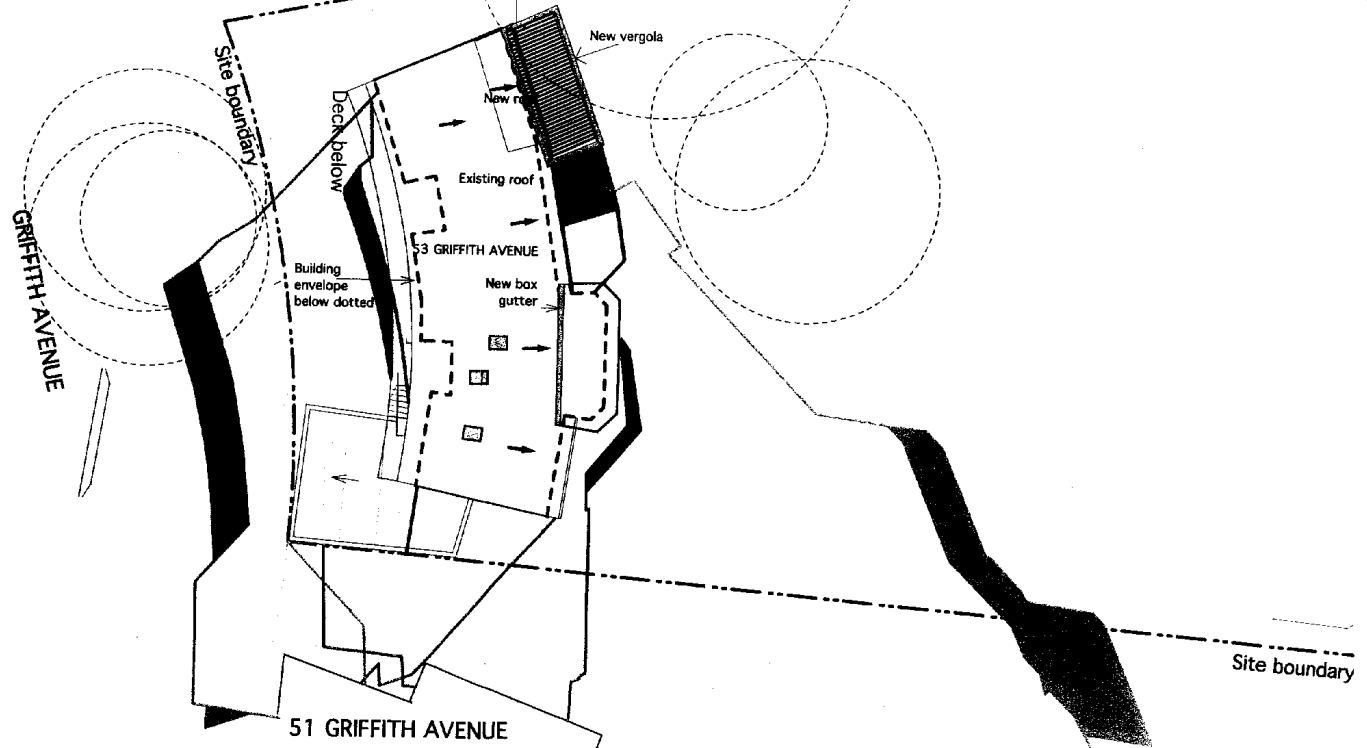
# 51 GRIFFITH AVENUE VERTICAL SHADOW DIAGRAMS



LEGEND

- EXISTING SHADOWS 9AM
- EXISTING SHADOWS 12NOON
- EXISTING SHADOWS 3PM

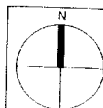
55 GRIFFITH AVENUE



LEGEND

- EXISTING SHADOWS 9AM
- ADDITIONAL SHADOWS 9AM
- EXISTING SHADOWS 12NOON
- ADDITIONAL SHADOWS 12NOON
- EXISTING SHADOWS 3PM
- ADDITIONAL SHADOWS 3PM

SHADOW DIAGRAMS 1:200



## NOTES

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ANNABELLE CHAPMAN ARCHITECT PTY LTD  
2 Taunton Street Pymble NSW 2073 ph 02 9449 6523 f 02 9449 3097 m 0412 695 412  
email a.chapman@optusnet.com.au ABN 56095396518 ARCHITECTS REGISTRATION No 4921

ISSUE	DATE	NOTES
1	22.08.10	As per meeting with client and Council on 22.08.10. All drawings to be updated.
2		
3		
4		
5		

PROJECT  
ALTERATIONS + ADDITIONS  
for  
BRADY  
at  
53 GRIFFITH AVENUE,  
ROSEVILLE CHASE,  
LOT 102 IN DP 702673

DRAWING  
SHADOW DIAGRAMS  
WINTER SOLSTICE  
1:200 @ A3

1001  
JOB NO.

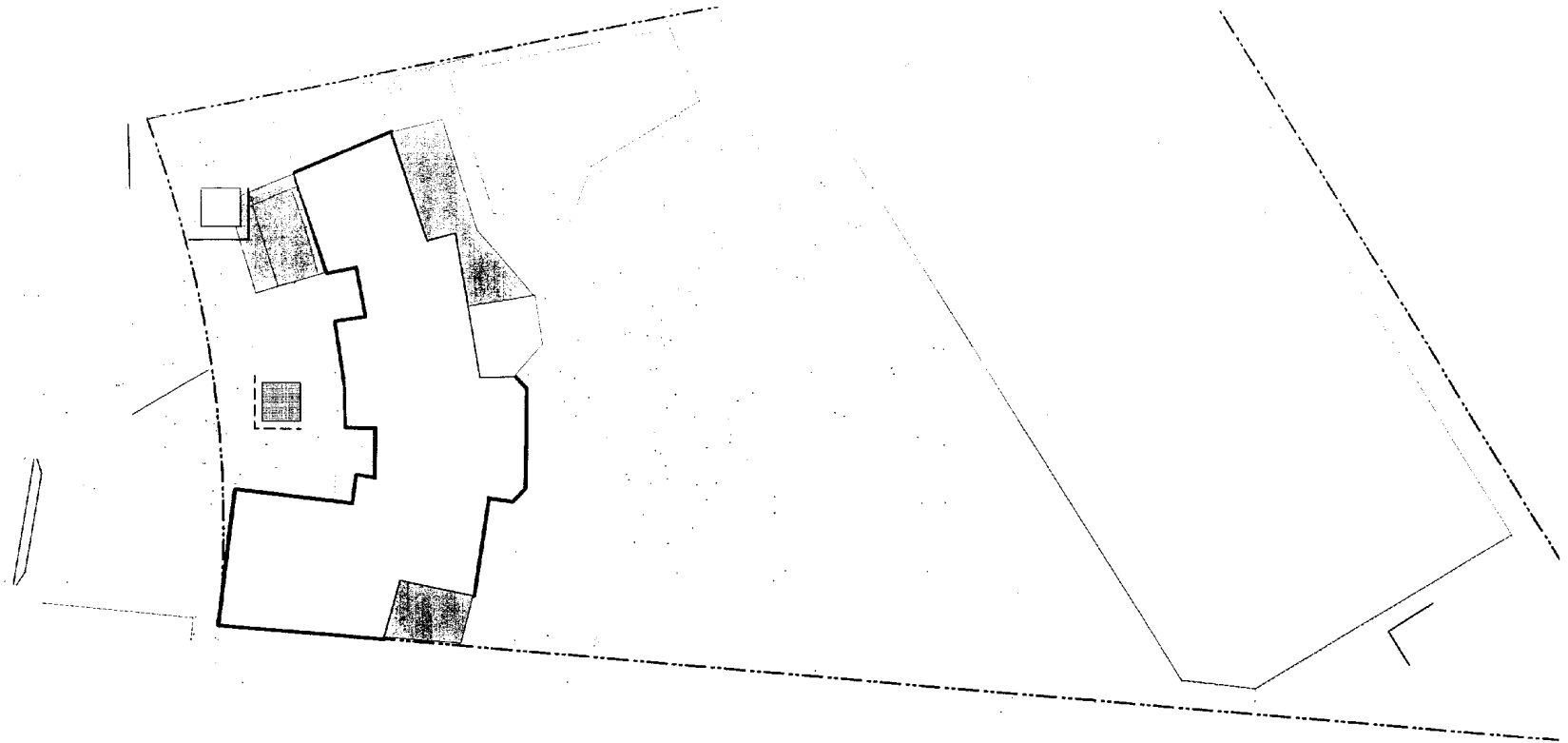
100  
DWG NO.

B  
ISSUE

DA  
STAGE

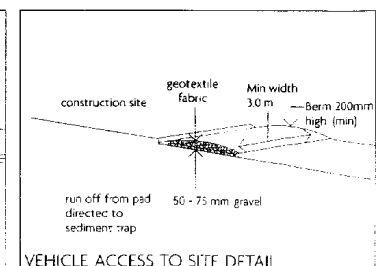
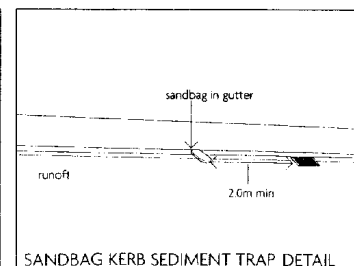
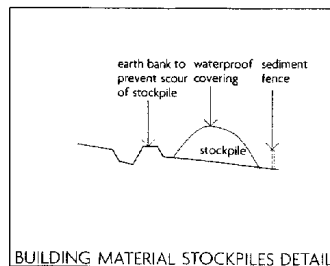
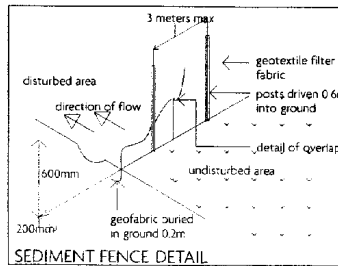
02.08.10


IB/AC  
DRAWN/CHECKED



# LEGEND

- UN-DISTURBED AREA
- DISTURBED AREA
- PRIMARY STORAGE + STOCK PILE AREA
- SECONDARY STORAGE + STOCK PILE AREA
- SILT FENCE



	<b>NOTES</b> The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	<b>ANNABELLE CHAPMAN ARCHITECT PTY LTD</b> 2 Taurillon Street, Pyrmont NSW 2073 ph 02 9449 6513 f 02 9449 3097 m 0412 665 112 email: a.chapman@apcounet.com.au ARI 1609539956 ARCHITECTS REGISTRATION No. 4921	<table><tr><th>ISSUE</th><th>DATE</th><th>NOTES</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	ISSUE	DATE	NOTES																<b>PROJECT</b> ALTERATIONS + ADDITIONS for BRADY at 53 GRIBBITH AVENUE ROSEVILLE CHASE LOT 102 IN DP 702673	<table><tr><td rowspan="2"><b>DRAWING</b>  SEDIMENT &amp; EROSION CONTROL PLAN  1200 @ A3</td><td><b>1001</b> JOB NO</td><td><b>DA</b> STAGE</td></tr><tr><td><b>113</b> DWG NO</td><td><b>02.06.10</b> DATE</td></tr><tr><td></td><td><b>A</b></td><td><b>BY/AC</b></td></tr><tr><td></td><td>ISSUE</td><td>DRAWN/CHECKED</td></tr></table>	<b>DRAWING</b>  SEDIMENT & EROSION CONTROL PLAN  1200 @ A3	<b>1001</b> JOB NO	<b>DA</b> STAGE	<b>113</b> DWG NO	<b>02.06.10</b> DATE		<b>A</b>	<b>BY/AC</b>		ISSUE	DRAWN/CHECKED
	ISSUE		DATE	NOTES																														
<b>DRAWING</b>  SEDIMENT & EROSION CONTROL PLAN  1200 @ A3	<b>1001</b> JOB NO	<b>DA</b> STAGE																																
	<b>113</b> DWG NO	<b>02.06.10</b> DATE																																
	<b>A</b>	<b>BY/AC</b>																																
	ISSUE	DRAWN/CHECKED																																

## PLANNING SYSTEM

State environmental planning policies

<b>Circular</b>	PS 08-014
<b>Issued</b>	14 November 2008
<b>Related</b>	PS 08-003 May 2008

# Reporting variations to development Standards

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

## Introduction

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

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

## Reports due 4 weeks from date of this Circular

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

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

Quarterly reports are to be emailed to [developmentstandards@planning.nsw.gov.au](mailto:developmentstandards@planning.nsw.gov.au)

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

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

## Further Requirements

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

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



### Further information

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

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

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

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### Authorised by:

Sam Haddad,  
Director-General  
NSW Department of Planning

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

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## DEVELOPMENT APPLICATION

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### SUMMARY SHEET

<b>REPORT TITLE:</b>	29 BABBAGE ROAD ROSEVILLE CHASE - FIRST FLOOR ADDITION AND INTERNAL ALTERATIONS TO COMMERCIAL PREMISES
<b>WARD:</b>	Roseville
<b>DEVELOPMENT APPLICATION N<sup>o</sup>:</b>	0390/10
<b>SUBJECT LAND:</b>	29 Babbage Road Roseville Chase
<b>APPLICANT:</b>	Mike George Planning Pty Limited
<b>OWNER:</b>	A and M Ramzy Pty Ltd
<b>DESIGNER:</b>	Kira Robson architect
<b>PRESENT USE:</b>	Commercial
<b>ZONING:</b>	Business 3(a)-(A3) Retail Services
<b>HERITAGE:</b>	No
<b>PERMISSIBLE UNDER:</b>	Ku-ring-gai Planning Scheme Ordinance
<b>COUNCIL'S POLICIES APPLICABLE:</b>	KPS0, DCP14 - Development in Business Zones, DCP31 - Access, DCP40 - Waste Management, DCP43 - Car Parking Code, DCP56 - Notification
<b>COMPLIANCE WITH CODES/POLICIES:</b>	No
<b>GOVERNMENT POLICIES APPLICABLE:</b>	
<b>COMPLIANCE WITH GOVERNMENT POLICIES:</b>	No
<b>DATE LODGED:</b>	15 June 2010
<b>40 DAY PERIOD EXPIRED:</b>	25 July 2010
<b>PROPOSAL:</b>	First floor addition and internal alterations to commercial premises
<b>RECOMMENDATION:</b>	Refusal.



Item 12

**DEVELOPMENT APPLICATION N<sup>o</sup>** 0390/10  
**PREMISES:** 29 BABBAGE ROAD ROSEVILLE CHASE  
**PROPOSAL:** FIRST FLOOR ADDITION AND INTERNAL ALTERATIONS TO COMMERCIAL PREMISES  
**APPLICANT:** MIKE GEORGE PLANNING PTY LIMITED  
**OWNER:** A AND M RAMZY PTY LTD  
**DESIGNER:** KIRA ROBSON ARCHITECT

**PURPOSE FOR REPORT**

To determine development application no.0390/10, which proposes a first floor addition and internal alterations to commercial premises.

This application is before full Council as a consequence of the Department of Planning circular PS08-14 (**attached**) which does not permit Development Applications that propose variations to development standards in excess of 10% to be determined under delegated authority.

**EXECUTIVE SUMMARY**

**Issues:** SEPP 1 Objection, floor space ratio, parking availability, bulk and scale  
**Submissions:** No  
**Land & Environment Court Appeal:** Not applicable  
**Recommendation:** Refusal

**HISTORY**

The following previous development application relates to the subject site:

***DA1765/02 – erection of a unit on top of a commercial premises***

The application was refused by Council on 22 May 2003 for the following reasons:

- 1. The proposed development is prohibited under Clause 29 of the Ku-ring-gai Planning Scheme Ordinance in that a dwelling house is only permissible in the 3(a) Business - Retail services zone only where it is used in conjunction with another activity permitted in that zone.*
- 2. The proposed development is inconsistent with the objectives of the 3(a) Business - Retail services zone contained in Clause 29 of the Ku-ring-gai Planning Scheme Ordinance.*

Item 12

3. *The proposal fails to adequately address Clause 30(c) of the Ku-ring-gai Planning Scheme Ordinance which sets out development considerations to be satisfied before any approval can be granted. In particular the proposal fails to comply with parts (a) - Aims and Objectives for Business Zones, (g) - sufficient car parking to meet the needs generated by the development & (j) - streetscape presentation*
4. *The proposal fails to comply with Clause 30B (2) of the Ku-ring-gai Planning Scheme Ordinance which limits the floor space ratio in the 3(a)-(A3) zone to 0.75:1 and no objection has been submitted pursuant to State Environmental Planning Policy No1 to justify a variation of the standard under the circumstances of this particular application.*
5. *The proposal is inconsistent with the form of development envisaged under Council's Development Control Plan No 14 - Business Zones and Development Control Plan No 43 - Car parking.*
6. *The proposed development would be incompatible with the Business character of the locality and would not have a sympathetic or harmonious relationship with adjoining properties*

Development application history:

15 June 2010	Application lodged.
23 June 2010	Application notified for 14 days.
23 June 2010	Stop the clock letter sent requesting: <ul style="list-style-type: none"><li>• access report</li></ul>
23 June 2010	Comments received from Council's Senior Building Surveyor and Environmental Health Officer.
7 May 2010	Preliminary assessment letter sent to applicant. The applicant was advised that the variation to the FSR development standard would not be supported because it had not been adequately demonstrated why it was unnecessary or unreasonable to comply with the standard in this instance. Other issues raised in the letter related to: <ul style="list-style-type: none"><li>• scale and character of the proposed addition</li><li>• increased demand for car parking which will detrimentally impact on the available parking in the long term</li><li>• further information requested regarding the defined use of the first floor</li><li>• disabled access</li><li>• absence of necessary waste storage areas</li><li>• boundary survey was not provided</li><li>• plans are not to scale</li></ul>

Item 12

- 27 July 2010                      Comments received from Council's Strategic Traffic Engineer.
- 3 August 2010                      Access report provided by the applicant.
- 6 August 2010 &  
9 August 2010                      Response to Council's preliminary assessment letter provided by applicant which included:
- confirmation that the application is not to be withdrawn
  - additional information regarding the use
  - additional brief statement regarding parking
  - amended internal stair location and internal changes
- 11 August 2010                      Comments received from Council's Development Engineer.

## THE SITE AND SURROUNDING AREA

### The site

Zoning:	Business 3(a)-(A3) Retail Services
Visual Character Study Category:	1920-1945
Lot Number:	Pt lot A, Part Lot 1
DP Number:	373442, 650873
Area:	129.3m <sup>2</sup>
Side of Street:	Eastern
Stormwater Drainage:	To the street
Heritage Affected:	No
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

## SITE DESCRIPTION

### Site description:

The site is located on the eastern side of Babbage Road, Roseville Chase and forms part of the East Roseville commercial precinct. The commercial precinct contains 11 commercial buildings accommodating various businesses. These buildings are arranged in a terrace style configuration (Refer **Figure 1**, below).

## Item 12



**Figure 1:** East Roseville commercial precinct containing the subject site.

The site is irregular in shape, with an angled frontage to Babbage Road that is approximately 8 metres wide, 20 metres deep and a total area of 129.3m<sup>2</sup>. The rear boundary of the site backs on to Allan Lane. The northern side boundary of the site fronts Rowe Street.

The site contains a single storey, flat roofed commercial building presently occupied by a pharmacy. The building incorporates a staggered front setback to Babbage Road that has a maximum depth of 3.1 metres, nil setbacks to the northern and southern boundaries of the site and a nil setback to the rear boundary. The site does not provide any on-site parking and is currently reliant on parking provided by the public car park located at No. 1 Rowe Street and the parking available within the surrounding streets.

#### Surrounding development:

Forming part of the East Roseville commercial precinct, the subject site is predominantly surrounded by single and two storey commercial developments, located to the north and south of the property. All of these buildings appear to have been constructed prior to the 1970's. The following is a description of the other commercial developments within the local commercial precinct:

Address	Building description	First floor area coverage of ground floor building footprint	Apparent construction period
11-13 Babbage	Single storey	N/A	Prior to 1970's

## Item 12

Address	Building description	First floor area coverage of ground floor building footprint	Apparent construction period
Road			
15 Babbage Road	Single storey	N/A	Prior to 1970's
17 Babbage Road	Single storey	N/A	Prior to 1970's
19-21 Babbage Road	Two storey building with the ground floor covering approximately 100% of the allotment (includes enclosed car parking at the rear)	Approximately 50%	Prior to 1970's
21A Babbage Road	Two storey building with the ground floor covering approximately 75% of the allotment	Approximately 50%	Prior to 1970's
23 Babbage Road	Single storey	N/A	Prior to 1970's
25 Babbage Road	Two storey building with the ground floor covering approximately 100% of the allotment	Approximately 70%	Prior to 1970's
27A Babbage Road	Two storey building with the ground floor covering approximately 100% of the allotment	Equal to ground floor (100%)	Prior to 1970's
27 Babbage Road	Single storey	N/A	Prior to 1970's
29A-29E Babbage Road (across Rowe Street)	Predominantly single storey building covering approximately 75% of the allotment with a two storey element towards the southern end	Approximately 25%	Prior to 1970's
20-22 Babbage Road (located opposite the subject site)	Single storey (petrol station)	N/A	Unknown

**Table 1:** Description of all developments occupying land zoned for commercial purposes within the vicinity of the subject site.

The land beyond the commercial precinct is zoned for residential purposes, supporting a mixture of single and two storey dwellings. Other land uses within the vicinity of the site include a multi-use community centre, incorporating a child care centre and playground (across Babbage Road), a

Item 12

petrol station (also across Babbage Road) and an open space reserve (natural bushland area) approximately 300 metres to the north.

## THE PROPOSAL

The proposal is for a first floor addition and internal alterations to a commercial premises. The details are as follows:

### Ground floor

- new staircase
- re-configured ground floor shop

### First floor

- a new first floor addition containing general work space, office, store, water closet and terrace

### Other

- reduce roof sheeting to awning (retain structure of awning)

### Operation

The applicant has advised that there is no change to the existing pharmacy. Hours of operation, staff numbers and deliveries would remain unchanged. It is proposed to extend the existing packaging prescription pharmaceutical products operation which currently forms part of the existing chemist shop.

The applicant has stated that:

*"the proposal does not materially affect the intensity of the use. It is intended to provide more space and better amenity for the preparation of Webster Packs of pharmaceuticals, and to enable the ground floor to be used as the retailing area. This will not increase the level of retail activity which is otherwise governed by the stable nature of the sites catchment."*

The applicant adds with regard to the proposed use of the first floor:

*"The filling of Webster packs involves the packaging of prescription medicines for individual people who have multiple prescriptions and require assistance to ensure that their medicines are arranged so that they take what they are supposed to at the right time and any risk of complications due to incorrect taking of medicines is minimised. It is a standard variation on normal pharmacy practice that bears no relation to what the definition of "warehouse" covers."*

## Amended plans received 5 August 2010

The amendments include alteration to the stair configuration, i.e. - location of the external first floor door and internal alterations to the first floor.



Item 12

## CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, owners of adjoining properties were given notice of the application. No submissions were received.

### Amended plans received 5 August 2010

The amended plans were not notified as the proposed amendments do not result in a greater environmental impact than the original proposal.

## CONSULTATION - WITHIN COUNCIL

### Engineering

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

#### *Stormwater disposal*

*In accordance with Council's Water Management Development Control Plan 47, the development is classified as a 'Type 6' 'Location A' property. As the proposal will not increase the existing site coverage, the total stormwater runoff will remain constant, resulting in minimal impact upon the downstream environment.*

*No BASIX Certificate stormwater commitments were required as part of this development.*

#### *Site access/ traffic impacts*

*Currently, no on-site parking is available for employees and customers. A small Council owned, time restricted car park is located at the rear of the site off Allan Lane, which was noted to have a number of available parking spaces during the day. A large number of vehicles were parked along Rowe Street and Allan Street, limiting the available long-term parking spaces surrounding the site.*

*As mentioned in the submitted Statement of Environmental Effects, a shortfall of 5 parking spaces was noted for the proposed increase in floor space area. In addition to this non-compliance, it seems that no parking arrangements had been provided for the existing situation on this site. No formal Traffic and Parking Study by a suitably qualified traffic/civil engineer has been provided with this application.*

*The future development implication on adjoining properties has been discussed by Council's Strategic Traffic Engineer, Joseph Piccoli.*

Item 12

Following the above comments, further clarification was sought from Council's Strategic Traffic Engineer who provided additional comments as follows:

*"A practical approach in these small centres is, that provided the long stay parking can be accommodated on site (and it is not practical or feasible to construct underground parking), then the short term parking needs could be accommodated on-street in time-restricted kerbside parking and public car parks (subject to spare capacity).*

*Under DCP43 (retail), the existing site (120sqm) would require approx 7 parking spaces, which indicatively could be broken down to 2 long stay (employee) spaces and 5 short-stay spaces. However, with up to 9 employees, this particular site currently has a relatively high employee density and clearly the associated parking demands are not being accommodated on-site, but probably on-street.*

*Site inspections reveal daytime on-street parking in Rowe St and Allan St extends for approx 90m on both sides or approx 50 vehicles. Some of these may be resident vehicles, although most dwellings had on-site parking and resident parking on-street is usually relatively low during the middle part of a weekday. There may also be some parking demand related to the Strategic Bus Route along Babbage Rd connecting Brookvale/Dee Why and Chatswood, which is a relatively frequent service. There was some degree of on-street parking in Park Ave and Addison Ave in close proximity to Babbage Rd, although this may be a combination of resident and commuter vehicles.*

*I've estimated that the existing long-stay parking needs for the Roseville Chase neighbourhood centre would be approx 31 spaces. The aerial photo indicates minimal on-site parking, therefore I estimate a shortfall all 31 long stay spaces, which are probably being taken up on-street (or possibly in the Allan Ln Council car park). If the remaining single storey sites in this strip were to redevelop in a similar scale, then it is estimated that there would be additional demand for 21 long stay spaces, which are likely to be taken up on-street in Rowe St and Allan St. Furthermore, if the top floor of the existing 2-storey sites (which currently appear to be ancillary to the ground floor use) were converted to separate office space or professional suites, then demand for long-stay on-street parking would increase even further.*

*From this, my general conclusion is that additional uses are likely to be 1st floor business/commercial uses, which have a high long stay parking requirement, and if additional development does not at least providing some degree of long stay on-site parking, it is likely that long stay parking demand would spread further easterly into Rowe St and Allan St (and possibly into Park Ave and Addison Ave), which I would think would be undesirable, particularly considering this neighbourhood centre is not close to a rail station or large town centre."*

## Building

Council's Senior Building Surveyor provided the following comments:

- *Disable access toilet is required as per BCA Part F2.4;*
- *Main entrance access to be modified by ramp access to comply with AS1428.1 of the BCA.*

Item 12

**Environmental Health**

Council's Environmental Health Officer has considered the proposal with regard to waste management, noise and general amenity. No conditions were recommended.

**STATUTORY PROVISIONS**

This application is deemed to be 'Local Development' under Part 4 of the EP and A Act, 1979 and requires development consent pursuant to the KPSO.

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

Clause 30B(2) of the Ku-ring-gai Planning Scheme Ordinance stipulates a maximum floor space ratio of 0.75:1 for commercial development on land zoned Business 3(a)-(A3) Retail Services. Clause 30B (2) constitutes a development standard which may only be varied by way of an objection made pursuant to SEPP1.

The proposed development would result in a floor space ratio of 1.64:1, breaching the prescribed development standard by 114.78m<sup>2</sup> or 118.7%. An assessment of this breach, having consideration to the SEPP 1 objection submitted by the applicant, is provided below.

**State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55)**

SEPP 55 requires consideration of the potential for a site to be contaminated. Should any evidence exist to suggest a site may be contaminated, Clause 7 of SEPP 55 requires consideration as to whether the land is suitable for the proposed use in its contaminated state.

Council's records indicate the site has a history of commercial use. Nothing in Council's records suggests the site may be contaminated. As a consequence, no further investigation is necessary in this regard.

**State Environmental Planning Policy (Infrastructure) 2007**

The subject site incorporates a frontage to Babbage Road (a Classified Road) which requires consideration in the assessment of new development under the provisions of the SEPP.

The proposed development has been considered against these provisions and has been found to be consistent in all relevant respects. This conclusion notes that vehicular access to the site is available from Rowe Street and as such, vehicular traffic associated with the proposed facility will not be of any material impacts upon the vehicle movements of Babbage Road.

**Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

Matters for consideration include bio-diversity, ecology and environmental protection, public access to and scenic qualities of foreshores and waterways, maintenance of views, control of boat facilities and maintenance of a working harbour.

**Item 12**

The proposal is not in close proximity to, or within, views of Sydney Harbour, Middle Harbour, Lane Cove River or any wetland associated with the catchment. The proposed works are relatively minor in scale and will not result in any material detrimental impacts upon the catchment either environmentally or visually.

Therefore, in respect of the above, the proposed development is assessed as being satisfactory having regard to the matters for consideration set out by this instrument.

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

The proposed development is defined as a shop which is permissible within the Business 3(a)-(A3) Retail Services zoning of the subject site, as per Clause 29 of the KPSO.

Development Standards:

COMPLIANCE TABLE		
Development Standard	Proposed	Complies
<b>Building height (cl.30A-a)</b> 8m (max) and 2 storeys Zone 3(a)-(A3)	6.05m and 2 storeys	YES
<b>Building height plane (BHP) (cl.30A-b)</b> 30° from horizontal measured at any point 1.5m above boundary with any 'Residential' or 'Open Space' zone	Proposed development is contained within defined BHP	YES
<b>FSR (cl.30B-2)</b> 3(a)-(A3) 0.75:1(max) – 198.45m <sup>2</sup>	1.64:1 - 211.76m <sup>2</sup> (114.78m <sup>2</sup> of non- compliant floor area)	NO (SEPP 1 objection provided)
<b>FSR (cl.30B-2)</b> Minimum 50% of total floor space to be used or designed for use as "shops" or "refreshment rooms"	56.6% of the total floor area to be used as a pharmacy. The pharmacy is defined as a "shop" in accordance with the KPSO	YES

**Floor space ratio**

The proposed development has a floor space ratio (FSR) of 1.64:1, breaching the prescribed development standard set out under Clause 30B (2) of the KPSO by 118.7%. The applicant's SEPP 1 objection is considered against the following provisions:

Item 12

**whether the planning control to be varied is a development standard**

Clause 30B (2) prescribes a maximum 0.75:1 FSR for development to be undertaken within a Business 3(a)-(A3) Retail Services zone. The KPSO is a statutory planning instrument and Clause 30(B)(2) is a development standard as defined by Section 4 of the Environmental Planning and Assessment Act, 1979.

**the underlying objective or purpose of the standard**

Clause 30B(1) of the KPSO provides objectives for the FSR control in the various business zones. The relevant objective contained under this clause states in floor space zone A3 the:

*"neighbourhood retail and community service centres within the Municipality to provide a reasonable level of services to the surrounding neighbourhood of each centre..."* and will

*"relate to the existing size, character and level of activity and to the existing and potential infrastructure capacity of individual centres"*

**whether compliance with the standard is consistent with the aims of the policy and whether compliance hinders the attainment of the objectives specified in Section 5(a) (i) and (ii) of the Environmental Planning and Assessment Act, 1979**

The aim of SEPP 1 is to:

*Provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objectives specified in Section 5 (a) (i) and (ii) of the Act.*

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

*(a) To encourage:*

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

Compliance with the development standard is considered to be consistent with SEPP 1 and compliance will not hinder attainment of the objectives set out under Section 5(a) (i) and (ii) of the Environmental Planning and Assessment Act, 1979 for the reasons outlined below.

Item 12

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

The following provides a summary of the arguments provided by the applicant within the submitted SEPP 1 objection seeking support for the variation of the development standard:

- *"The non compliance relates to an increase in gross floor area of 86.9m<sup>2</sup>, which is minor in itself and in context.*
- *The proposed building does not create any precedent or uncharacteristic element in the centre despite its mathematics. The building is consistent with established scale and character in terms of height, set-backs and presentation to the street and rear lane.*
- *A particular circumstance of the case is the nature of the existing use, and the essential service that it provides to the local neighbourhood generally, and to nursing homes and similar uses in its catchment. As such it is arguably the only retail outlet in the centre that provides such a direct and necessary service. It follows that the variation to the standard is necessary to ensure that the site continues to satisfy the objectives of the zone, and of the FSR standard in particular.*
- *The objectives of the standard do not set out to prevent reasonable growth and change. Rather they are directed at change reflecting existing "neighbourhood" building scale service functions. There is no science about the numerical value of the standard, which is necessarily arbitrary. The majority of the existing buildings in this centre would exceed the standard, but that has no bearing on the centre's character or function.*
- *It might be argued that if a use has outgrown its premises then it should relocate to larger premises. The flaw in that argument is that no such alternative is available in the centre, or in any other location that would enable a comparable service to be provided to the local population. In the absence of any available or practical alternative, expansion of the existing premises is clearly in the public interest, despite the non-compliance.*
- *Strict compliance with the standard may have the consequence of forcing the use from the area.*
- *The proposal does not materially affect the intensity of the use of the site. It is intended to provide more space and better amenity for the preparation of Webster Packs of pharmaceuticals, and to enable the ground floor to be used as the retailing area. This will not increase the level of retail activity which is otherwise governed by the stable nature of the sites catchment. There is no increase in current staffing levels.*
- *The building that is the product of the non-compliance has no significant implications for other land. That is, there is no significant shadow, privacy or material visual implications for other land that arise from the non-compliance.*
- *The altered building is designed for use as a single entity, with the access stair to the first floor being internal. This means that the proposal does not allow for independent use of the new space, and any associated potential for increased intensity of activity is avoided.*
- *The circumstances of the case are so specific that variation of the standard in this instance will not create any precedent effect. Any future proposal to use the altered building will depend on a future application.*
- *Variation of the standard in the circumstances would not be inconsistent with the objectives of the standard.*
- *Variation of the standard would be consistent with the objectives of the Act related to the economic use of the built environment. No adverse natural environmental consequences flow from the proposal.*



Item 12

- *The variation of the standard is consistent with the objectives of SEPP No. 1.*

The arguments advanced by the applicant within the submitted SEPP1 objection fail to demonstrate that compliance with the prescribed development standard is either unreasonable or unnecessary in the circumstances of this case. The proposed non-complying floor space as reported by the applicant equates to 86.9m<sup>2</sup>. The proposed non-complying floor space is 114.78m<sup>2</sup> as calculated by Council officers.

As outlined in **Table 1**, the surrounding two storey commercial developments of a comparable size and scale to that of the proposed development are the exceptions within the commercial precinct. In this respect, it is noted that only 2 of the surrounding sites supporting commercial buildings (being No. 25 and 27A Babbage Road) can be considered of a similar scale to that proposed. With the exception of these two developments, as shown in **Table 1**, the existing surrounding two storey commercial developments are of the following character:

- In relation to the building footprint of the proposed development, a reduced / lesser ground floor site coverage with the first floor area contained above the ground floor
- Where the building footprint is similar to that of the proposal, a reduced first floor area (i.e. first floor area less than that provided at the ground floor)

In terms of available infrastructure capacity, Council's Strategic Traffic Engineer notes that the proposal will unreasonably rely on public parking availability as there are no on-site spaces provided for long-stay parking demand (i.e. that needed to accommodate the staff of the development). In the long term, this will likely prove detrimental to the ability of the available public parking to cater for the demand that may be created should the intensity of surrounding individual commercial developments increase to a level similar to that of the proposed development.

In terms of providing a reasonable level of service to the surrounding neighbourhood, it is noted that the applicant has failed to demonstrate that there is a definite need for the proposed extension of the pharmacy. In this respect, the applicant has not provided adequate reporting to demonstrate that there is a specific need for additional service within the surrounding neighbourhood.

Additionally, it is noted that the Ku-ring-gai Local Environmental Plan (Town Centres) 2010 (Town Centres LEP) has recently been gazetted. A specific function of this plan is to allow for an increase of commercial floor area in appropriate locations across Ku-ring-gai, particularly those accessible to public transport. In this respect, the proposed introduction of excessive floor space well in excess of that permissible under an applicable development standard) in an area of low public transport accessibility is considered to be contradictory to the intent of the Town Centres LEP to consolidate commercial precincts within Ku ring gai and will go some way to fragmenting this important objective.

Therefore, for the reasons outlined above, strict compliance with the prescribed FSR development standard is not considered to be unreasonable or unnecessary in the circumstances of this case. This conclusion notes that:

The failure of the development to meet on site parking requirement is a direct consequence of the excessive FSR sought by this proposal. Approval of the application would set an

Item 12

unacceptable precedence contrary to good planning outcomes to a low density residential area that is nearing its street parking capacity. For this reason alone the application fails to meet the requirements prescribed under SEPP 1.

The proposed development is not consistent with the predominant building bulk, scale or character of the surrounding developments within the East Roseville commercial precinct.

The proposed development provides insufficient long-term, on-site parking.

The applicant has failed to demonstrate that there is a specific need for services provided by the proposal within the surrounding neighbourhood.

The proposed introduction of excessive floor area in an area of low public transport accessibility is contradictory to the intent of the Town Centres LEP and will fragment the main town centre precincts recently gazetted by the Minister for Planning.

The site has not been found to be constrained in any manner that would otherwise prevent compliance with the prescribed development standard.

The proposed development will set an undesirable precedent for the future development of the commercial precinct.

**whether the objection is well founded**

For the reasons outlined above, the SEPP1 Objection is not considered to be well founded. The objection has failed to demonstrate that compliance with the development standard is unnecessary or unreasonable in the circumstances of this case. Additionally, the application has failed to demonstrate that the non-complying development satisfies the underlying objective of the standard or that strict compliance would hinder the attainment of the objectives specified in Section 5(a) (i) and (ii) of the Environmental Planning and Assessment Act, 1979.

Objectives for business zones – retail services:

The development is unsatisfactory having regard to the following objectives for development undertaken on land within a Business 3(a)-(A3) Retail Services zone, as outlined by Clause 29 of the KPSO:

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

The applicant has provided several statements from nursing homes in support of the application and the use. The statements do not demonstrate the location of the nursing homes and therefore it is unclear whether the use specifically satisfies the retail and community service demands of the community which the business centre serves. As outlined above, the proposed introduction of

Item 12

excessive floor area is not consistent with the prevailing scale, intensity and character of surrounding commercial development.

Development considerations:

Clause 30C of the KPSO requires the following to be considered in the assessment of development that is to take place on land within a business zone:

*(a) That the carrying out of the development is consistent with the general aims for business zones, the objectives of this Part and any Development Control Plan applying to the land*

**Comment:** For the reasons outlined above, the proposal fails to achieve the general aims and objectives for the business zone. In this respect, the application also fails to satisfy the aims and objectives set out within Development Control Plan No. 14 – Development in Business Zones.

*(b) That any elevation of any building facing land in a residential zone has been designed to be reasonably compatible with the residential development on that land, or is suitably screened*

**Comment:** The proposal is satisfactory in this regard.

*(c) That the development will maintain a reasonable level (taking into consideration the existing level) of solar access to adjoining residential development between the hours of 9.00 am and 3.00 pm during the winter solstice on 22nd June*

**Comment:** The proposal is satisfactory in this regard.

*(d) That noise generation from the development site will be effectively insulated or otherwise minimised*

**Comment:** Should the application be supported suitable conditions may be imposed to ensure the proposed development will not be of any undue impact upon the acoustic amenity of surrounding residential properties.

*(e) That the development will minimise nuisance to adjoining residential development by way of traffic movements, parking, security lighting or the like*

**Comment:** The proposed development will have an impact upon neighbouring residential development in terms of vehicle parking. Approval of the application would set an undesirable precedent that has the potential to create significant parking impacts, as noted by Council's Strategic Traffic Engineer.

*(f) That the development is sited, designed or treated so as to minimise overlooking of adjoining residential living or recreation areas*

**Comment:** The development is satisfactory in this regard.

*(g) That sufficient (as determined by the Council) off-street parking is supplied by the development to meet the demand generated by the development*

Item 12

**Comment:** The proposed development fails to provide sufficient parking spaces to satisfy the requirements of Council's DCP43. For the reasons outlined earlier in this report, the shortfall is not supported.

*(h) That traffic generated by the development is safely accommodated by the road system and does not unreasonably affect the amenity of surrounding localities*

**Comment:** The proposed development will have an impact upon neighbouring residential development in terms of vehicle parking. Approval of the application would set an undesirable precedent that has the potential to create significant parking impacts, as noted by Council's Strategic Traffic Engineer.

*(i) That adequate space and facilities have been provided, wherever site conditions reasonably permit, for the loading and unloading of goods and materials on the development site*

**Comment:** The applicant has advised that no additional deliveries would be required as a result of the proposed development and is satisfactory in this regard.

*(j) That the streetscape of the development is compatible with and enhances the streetscape in which it is situated*

**Comment:** For the reasons outlined above, the proposed introduction of excessive floor area is not consistent with the prevailing scale and character of surrounding commercial development. As such, the proposed development is not considered to either enhance or retain consistency with the surrounding streetscape and is unacceptable.

*(k) That reasonable measures have been taken to make new buildings and major redevelopments energy efficient*

**Comment:** The applicant has not provided details on the development's energy efficiency. Given the proposal is not supported no further information has been requested.

*(l) That an appropriate drainage system is incorporated in the development to minimise the adverse effects of the development on the natural drainage system, other properties and the environment*

**Comment:** Should the application be supported then conditions may be imposed to ensure the proposed development will not be of any undue impact upon the natural drainage system, other properties or the environment.

**Clause 33(a) – Aesthetic appearance**

A classified Road, Babbage Road, is located adjacent to the subject site. The proposed development is not consistent with the predominant building bulk, scale or character of the surrounding developments within the East Roseville commercial precinct and is unacceptable.

## Item 12

**POLICY PROVISIONS****Development Control Plan No. 14 – Development in Business Zones (DCP14)****Part 1: General Aims**

The proposed development fails to achieve the following general aim for the development of land contained within the business zones of the Ku-ring-gai local government area, set out under Clause 4 of DCP14:

*To generally assist the long term improvement of the appearance, amenity and convenience of business zones*

*To improve the supply and convenience of public and private parking and other community services and facilities related to the actual demands created by existing and proposed development*

As outlined earlier under the SEPP 1 consideration, the proposed development fails to provide sufficient, on-site long-stay parking spaces. The parking shortfall and likely future demand for on street parking cannot be adequately absorbed by the local street network, particularly if other properties in the precinct are to be allowed to develop to a similar intensity.

In addition, the proposed development is not considered to either enhance or retain consistency with the surrounding streetscape.

**Part 2: Business Controls and Guidelines**

COMPLIANCE TABLE		
Development Control	Proposals Numeric Compliance	Complies
<b>Site Characteristics</b>		
Site Area = 129.3m <sup>2</sup>		
<b>Controls</b>		
<b>Height of Buildings (Part 12)</b>		
• Building Height: 2 storeys and 8m	2 storeys and 6.05m	YES
• Building Height Plane: 30° from horizontal at any point 1.5m above boundary to land within a res. or open space zone.	Proposed development contained within defined BHP	YES
• Solar Access 3h solar access to adjoining residential properties between 9am to 3pm	Compliant solar access retained	YES

Item 12

COMPLIANCE TABLE		
Development Control	Proposals Numeric Compliance	Complies
<b>FSR (Part 13)</b> Max FSR: 0.75:1	1.64:1 - 211.76m <sup>2</sup> (114.78m <sup>2</sup> of non-compliant floor area)	NO – refer SEPP1 objection
<b>Building Setbacks (Part 14)</b> <ul style="list-style-type: none"> <li>Development to be consistent with the defined building line</li> </ul>	Proposed development consistent with building line defined by adjacent commercial development	YES

Clause 11 – Development considerations

The matters for consideration listed under this Clause have been addressed in the assessment of the proposal against Clause 30C of the KPSO.

Clause 12 – Height of buildings

The proposed development complies with the numerical requirements and objectives set out by this Clause.

Clause 13 – Floor space ratio (FSR)

For the reasons outlined in the assessment of the proposal against the provisions of SEPP 1, the proposed breach of the floor space ratio control is not supported.

Clause 14 – Building setbacks

The proposal is satisfactory in this regard.

Clause 15 – Landscaping

The subject site does not currently provide any landscaping that contributes to the surrounding environment given the 100% building coverage at ground floor. In this respect, it is considered unreasonable to require new landscaping areas to be introduced to the site.

Clause 16 – Alterations and additions to existing premises

Clause 16 of DCP 14 aims to ensure the redevelopment of existing commercial buildings will retain compliance with the applicable building height, setback and privacy controls. The proposed development is satisfactory in this regard.

Clause 17 – Vehicular access and circulation

Refer Development Engineer's comments.

Clause 18 – Car parking

The proposal is unsatisfactory in this regard. Refer Development Engineer's comments and DCP



Item 12

43 compliance table and discussion.

Clause 19 – Developer contributions

Not required – refer below.

Clause 21 – Urban design

For the reasons outlined in the assessment of the application against the provisions of SEPP 1 above, the proposed development fails to comply with the following principles set out under Clause 21.2 (a) of DCP14:

*The appearance of buildings should be consistent with the existing character of each centre*

*While allowance remains available for individual expression in external design and materials, an effort should be made to ensure that development is reasonably sympathetic with existing adjoining development. This is particularly relevant where development adjoins items of environmental significance*

In this respect, the density of the proposed two storey development is inconsistent with the prevailing character of surrounding commercial development within the commercial precinct.

Clause 22 – Colour

A schedule of external materials and colours has been submitted with the application. The proposed colours and finishes are consistent with the surrounding environment.

Clause 24 – Plant

The proposed development does not incorporate any plant associated elements deemed likely to adversely impact upon the visual character of the surrounding environment.

Clause 25 – Open space and pedestrian access

The proposed development retains sufficient pedestrian access and does not remove from any existing open space areas.

Clause 26 – Solar access

The proposed development will not be of any detrimental impact upon solar access to neighbouring residential properties, public open spaces or the public realm in general.

Clause 27 – Facilities for the elderly and disabled

Refer to comments in DCP 31 assessment.

Clause 28 – Facilities for cyclists

Council's Development Engineer is satisfied the provision of facilities for cyclists is not necessary

**Item 12**

or a reasonable expectation in this instance.

Clause 29 – Community facilities

The objective of Clause 29 is:

*To encourage the provision of community facilities in business centres*

The extension of the existing pharmacy may be considered to be a community facility, however for the reasons outlined within this report, the proposed development is unacceptable given its detrimental impacts.

Clause 30 – Services

It is anticipated that the proposed development will utilise the existing services (water, electricity and the like) available to the site.

Clause 31 – Storm water drainage

Council's Development Engineer's has not raised a significant issue in this regard.

Clause 32 – Controls during construction

Should the application be supported, this matter could be addressed by way of consent conditions.

**Development Control Plan No. 31 – Access (DCP 31)**

Matters for consideration under DCP 31 have been taken into account in the assessment of this application against the BCA. The development fails to provide a disabled access toilet at ground floor as required by Part F2.4 of the BCA. In this regard, the ground floor plan would need to be amended is Council was in a position to support the application. Further, Council's Senior Building Surveyor has also advised that the main entrance access would have to be modified by ramp access to comply with AS1428.1 of the BCA.

**Development Control Plan No. 40 - Construction and Demolition Waste Management (DCP 40)**

A waste management plan prepared in accordance with DCP 40 has been submitted with the application and is considered to be satisfactory. The proposal has also been amended to provide adequate area for the storage of waste generated by the use of the premises.

Item 12

Development Control Plan No. 43 – Car Parking (DCP 43)

COMPLIANCE TABLE		
Development Control	Proposals Numeric Compliance	Complies
Total (new) floor area: 100.54m <sup>2</sup>		
Controls:		
Car parking (Part 3.1) First floor: 1 space per 28m <sup>2</sup>		
<ul style="list-style-type: none"> <li>Total required: 5 spaces</li> <li>Car space dimensions (single) 5.4m x 2.5m or (double garage) 5.6m x 5.4m</li> </ul>	0 spaces	NO
		N/A

DCP 43 sets rates for the provision of parking for a number of uses. The DCP also contains assessment criteria for design of parking areas, particularly in terms of parking space sizes and vehicle manoeuvrability.

The parking arrangements proposed by the application have been addressed within the comments provided by Council's Development Engineer and Council's Strategic Traffic Engineer. No on site parking is provided by the proposal. Concern is raised regarding the likely adverse long-term impacts of the proposal upon the availability of public parking and the lack of on-site, long-stay parking spaces.

Development Control Plan No. 47 – Water Management (DCP 47)

The purpose of DCP 47 is to ensure that stormwater run-off associated with the proposed development is appropriately managed so as not to unduly impact upon both the subject site and downstream properties. The proposed development has been assessed against DCP 47 by Council's Development Engineer who is satisfied that the stormwater management measures proposed in the application are consistent with the relevant matters set out by DCP 47.

Development Control Plan No. 56 – Notification (DCP 56)

The application has been notified in accordance with the requirements set out within DCP 56. No submissions were received.

Section 94 Plan

It is recommended that the application be refused. Therefore, the payment of a Section 94 contribution will not be required in this instance.

Item 12

## LIKELY IMPACTS

The impacts of the proposed development have been considered in detail within this report.

## SUITABILITY OF THE SITE

The site is suitable for commercial development. However, the excessive floor space area, the bulk and scale of the development and associated short fall of on-site, long-term parking is unsatisfactory for the reasons stated throughout this report.

## ANY SUBMISSIONS

No submissions have been received.

## PUBLIC INTEREST

The approval of the application is considered not to be in the public interest for the reasons given within this report.

## OTHER CONSIDERATIONS

There are no other matters for consideration.

## CONCLUSION

Upon consideration against Section 79C of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, it is concluded that the proposal is unsatisfactory. Therefore, it is recommended that the application be refused.

## RECOMMENDATION

### **PURSUANT TO SECTION 80(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

That the Ku-ring-gai Council, as the consent authority, refuse development consent to DA No. 0390/10 for first floor addition and internal alterations to commercial premises on land at No. 29 Babbage Road, Roseville Chase for the following reasons:

#### **1. Excessive floor space ratio**

##### **Issue**

The non compliance with the FSR control is intrinsically linked to the failure of the development to be of an appropriate bulk and scale and meet on site parking requirement. As the non compliance will result in such a significant detrimental impact it would be inappropriate to support such a variation to the FSR control. Further, approval of the application would set an unacceptable precedent contrary to

Item 12

good planning outcomes within the low density residential area with its on street parking already nearing its capacity. For this reason alone the application must fail.

**Particulars**

- The proposed 1.64:1 floor space ratio (FSR) of the development breaches the maximum permissible 0.75:1 FSR control prescribed by Clause 30B (2) of the Ku-ring-gai Planning Scheme Ordinance (KPSO).
- The proposal is inconsistent with Clause 33(a) of the KPSO, being inconsistent with the character of the area and of an unacceptable aesthetic appearance from a county road.
- The scale and character of the proposed development, with a building footprint that occupies a large proportion of the allotment and substantial first floor area, is inconsistent with the predominant scale and character of surrounding commercial developments within the East Roseville commercial precinct.
- The proposal fails to satisfy Objective (b) set out under Clause 29 of the KPSO for development undertaken in 3(a) Business – Retail Services zones that seeks to ensure the commercial development is of an appropriate scale and character for the role of the commercial precinct in which it is to be contained.
- The introduction of excessive FSR to a commercial development of low public transport accessibility is contrary to the recently gazetted Ku-ring-gai Local Environmental Plan (Town Centres) 2010 that seeks to allow for an increase of commercial floor area in appropriate locations.
- The approval of the proposed development, that incorporates an excessive FSR, would set a negative and undesirable precedent in relation to the deficiency in long term on site parking. The shortfall would have to be compensated by the local residential street network and will lead to it exceeding capacity if the other commercial development were to develop in a similar manner within the East Roseville commercial precinct.

**2. The SEPP 1 Objection submitted by the applicant is not well founded**

**Issue**

The SEPP 1 Objection is not well found as the applicant has failed to demonstrate the proposal meets the test for acceptability. The non compliance with the standard is directly linked to another unacceptable non compliance to meet Council's on site parking provisions.

**Particulars**

- The SEPP1 Objection has not satisfactorily demonstrated why compliance with the FSR development standard prescribed by Clause 30B (2) of the KPSO is unnecessary or unreasonable in the circumstances of this case.

Item 12

- The SEPP1 objection has failed to demonstrate how the development satisfies the underlying objectives of the development standard set out under Clause 30B (1-c) of the KPSO.
- The application has failed to demonstrate that there is a specific need for the services to be provided by the proposal within the surrounding neighbourhood that is serviced by the East Roseville commercial centre.
- The scale and character of the proposed development, with a building footprint that occupies a large proportion of the allotment and substantial first floor area, is inconsistent with the predominant scale and character of surrounding commercial developments within the East Roseville commercial precinct.
- The additional floor area will result in increased demand for parking spaces. However, the proposal does not provide sufficient, onsite, long-stay parking spaces to accommodate the increased demand that will be generated by the development. This shortfall must be met by the available public parking surrounding the site. However, should the density of adjacent commercial development increase to a level similar to that of the proposal (based on the precedent that may be set through the approval of the application), this shortfall will be of a detrimental impact on the capacity of the available public parking surrounding the commercial precinct in the long term.
- The subject site is not identified to be constrained in any manner that would otherwise unreasonably prevent compliance with the development standard.

**3. Insufficient information**

**Issue**

The proposal fails to provide adequate information.

**Particulars**

- A boundary survey has not been provided and it is unclear as to whether the proposed works are contained entirely within the property boundaries.
- An assessment of the energy efficiency of the building has not been provided.
- A disabled access toilet at ground floor has not been provided in accordance with Part F2.4 of the BCA.

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**Senior Development Assessment Officer**

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**Team Leader**  
**Development Assessment - South**

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M Miocic  
**Director**  
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Item 12

- Attachments:
1. DOP circular PS08-014 – 2010/155057
  2. Location sketch – 2010/155001
  3. Zoning extract – 2010/155003
  4. Statement of environmental effects – 2010/109059
  5. Access report – 2010/154442
  6. Site survey – 2010/154700
  7. Site analysis plan – 2010/154447
  8. Ground floor plan – 2010/154755
  9. First floor plan – 2010/154757
  10. Site/roof plan – 2010/154448
  11. Elevations and sections- 2010/154443
  12. Shadow diagrams – 2010/154446
  13. 3D views – 2010/154441

# PLANNING circular

## PLANNING SYSTEM

State environmental planning policies

<b>Circular</b>	PS 08-014
<b>Issued</b>	14 November 2008
<b>Related</b>	PS 08-003 May 2008

## Reporting variations to development Standards

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

### Introduction

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

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

### Reports due 4 weeks from date of this Circular

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

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

Quarterly reports are to be emailed to [developmentstandards@planning.nsw.gov.au](mailto:developmentstandards@planning.nsw.gov.au)

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

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

### Further Requirements

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

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

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED ALTERATIONS & ADDITIONS, 29 BABBAGE ROAD, ROSEVILLE CHASE

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**June 2010**

# CONTENTS

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 SITE .....</b>	<b>3</b>
2.1 Site Details .....	3
2.2 Zoning.....	3
2.3 Site Context .....	4
<b>3.0 PROPOSED DEVELOPMENT .....</b>	<b>5</b>
<b>4.0 KEY ISSUES.....</b>	<b>8</b>
4.1 Compliance .....	8
4.2 SEPP No 1 Objection – Floor Space Ratio.....	10
4.3 Visual Impact .....	14
4.4 Relationship with Adjoining Land .....	15
4.5 Traffic & Parking .....	15
<b>5.0 SECTION 79C ASSESSMENT.....</b>	<b>17</b>

## APPENDICES

**A – NURSING HOME OPERATORS’ SUPPORT**

**B – STRUCTURAL ENGINEERS ADVICE**

## 1.0 INTRODUCTION

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This report accompanies a development application to Ku-ring-gai Council for alterations and additions to the existing chemist shop at 29 Babbage Road, Roseville Chase, at the corner of Babbage Road and Rowe Street.

The chemist shop is a long established facility that services a substantial local residential area. Over the past 10 years or so a significant new service has developed in preparing Webster packs of prescription pharmaceuticals for an increasing number of nursing homes and private hospitals in the wider catchment area. This has involved employment of additional pharmacists, and the progressive use of increasing areas of the chemist shop. This application seeks the addition of an area of approximately 86.9m<sup>2</sup> at first floor level, to be accessed by an internal stair. The first floor area would be used for the preparation of Webster packs and an office, with the ground level space reverting to the chemist shop use and associated storage.

The proposal requires a SEPP No 1 Objection relating to the resulting non-compliance with the Floor Space Ratio (FSR) standard set out in the Ku-ring-gai Planning Scheme Ordinance. It is argued that the amount of floor space is minor; the resulting building form is not uncharacteristic in the centre; there are no consequences for other land; and that variation of the standard will assist in retaining 2 significant forms of local community service.

A previous application was made to extend the building and was refused. It appears that neither the nature of the extension nor the circumstances surrounding it was adequately presented at the time. The information forming part of this application is intended to redress that.

The report provides information about the site and the proposed development. Key planning issues are discussed which, in combination with a summary assessment of

the proposal against the heads of consideration in s79C of the Act, represents the required statement of environmental effects.



## 2.0 SITE

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### 2.1 SITE DETAILS

The subject site comprises Lot 1 in DP 650873 and Lot A in DP 373442 and is known as 29 Babbage Road, Roseville Chase. The site is situated on the south-eastern corner of the intersection of Babbage Road and Rowe Street, and addresses Rowe Lane and a Council car park at the rear. It is generally regular in shape with an area of 129.3m<sup>2</sup> and a width in the order of 6.5m.

The site is currently occupied by a single storey shop building generally erected to the site boundaries, and used for the purposes of a chemist shop (Millers Pharmacy). The existing gross floor area is approximately 120.56m<sup>2</sup>.

A reduced copy of a survey plan is reproduced at the end of this chapter.

### 2.2 ZONING

The site is zoned 3(a) - (A3) – Business – Retail Services under the Ku-ring-gai Planning Scheme Ordinance. Development for the purposes of a chemist shop is permissible with consent under that zone, however, is subject to a maximum floor space ratio of 0.75:1.

Development on the site is also potentially affected by DCP No 14 – Development in Business Zones, and DCP No 43 – Car Parking. There is no Section 94 Contributions Plan applicable to the centre

Compliance issues are addressed in Chapter 4.1.

## 2.3 SITE CONTEXT

The context of the site is featured by:

- The Roseville Chase group of shops on the eastern side of Babbage Road between Allan Street and Rowe Street, and extending to the North of Rowe Street. The existing shops are roughly half single storey construction and half two storeys, and the subject site and adjoining shop are flanked by 2 storey buildings. Over the years the function of the centre has changed, and apart from the subject chemist shop and liquor shop and 2 restaurants, now predominantly comprises specialised fringe retailing rather than neighbourhood services.
- The Council car parking areas at the rear of the premises off Rowe Street, and on the opposite side of Babbage Road off Park Avenue. The parking area at the rear is zoned 3(a), and that opposite is zoned special uses
- The community hall and child care centre adjoining the Park Avenue car park.
- The service station on the opposite side of Babbage Road, which is also zoned 3(a), and the adjoining town house development on the corner of Park Avenue
- The carriageway of Babbage Road and the traffic carried by it in line with its arterial road functions
- Predominantly single dwelling development of one and two storey construction in the generally surrounding area. The nearest dwelling to the subject site is on the opposite side of Rowe Street, behind the shops, some 40m away and with a different orientation.
- the surrounding road network which performs local distribution functions, as well as the circulation of through traffic

A site analysis plan is incorporated in the DA drawings.

### 3.0 PROPOSED DEVELOPMENT

---

The proposed development is illustrated on the plans prepared by Kira Robson Architect accompanying the application and reproduced in reduced form at the end of this chapter.

The development involves:

- Construction of a first floor addition to the existing building of 86.9m<sup>2</sup>, to be accessed by an internal stair from the ground floor.
- Internal partitioning and fit out of the first floor level to provide work space, office and staff amenities, including an external terrace.
- The use of the first floor for packaging prescription pharmaceutical products as part of the overall chemist shop business.
- The rearrangement of the ground floor back to its former shop configuration.

The proposal would increase the gross floor area on the site to 207.46m<sup>2</sup>, representing an FSR of 1.6:1.

Existing hours of operation (8.30am to 6.00pm Monday to Friday and 8.30am to 1.00pm Saturday), staffing levels (8 full time and 1 part time) and deliveries would remain unchanged. In this context, it is noted that chemists receive daily deliveries of small quantities of product, sorted to their requirements by distribution centres. This typically involves vans or small rigid trucks, with the product packed in containers which are collected following delivery the next day.

The proposal is generally intended to create adequate space to enable the reasonable functioning of the various components of the current use. The design

intent of the proposed alterations and additions is addressed in the following design statement prepared by the project architect –

*The design intent for this project is to create a first floor addition to an existing shop which will contribute to the existing built form of the retail precinct by providing a contemporary landmark on the significant corner block.*

*The proposed addition is composed of simple forms which relate to the external structure of the existing building at Ground Level. The building is staggered in height to reduce the bulk along Rowe Street. The overall height of the building is appropriate to the adjacent two storey buildings in the retail precinct. The internal layout of the addition is simple and fulfils the client requirements for a clear and flexible workspace. A proposed terrace is located at the rear of the building away from the direct traffic noise. This space will be used as a staff amenity.*

*The addition will be constructed in lightweight frame structure. The structure is clad in materials such as zinc and rendered fc to create the effect of a substantial weight building which is appropriate in relation to the brick and masonry two storey buildings to the South of the site.*

*The dominant feature of the building is the folded zinc roof form which is integrated with the external wall. This feature is the anchor of the design and is complimented by large format windows set into a rendered secondary wall. The linear design is broken by splayed pods on the North side of the walls, these pods accommodate necessary workbenches with shelving over. By articulating the length of the building in this way, the building form evolves as it is viewed from different angles and there is a significant variation of light and shade at different times of the day.*

Appendix A contains advice from nursing home operators about the essential service provided from the site.

Appendix B contains advice from a structural engineer relating to the capacity of the existing structure to accommodate the load of the additional floor.

A schedule of finishes is reproduced with the DA drawings on the following pages

## 4.0 KEY ISSUES

### 4.1 COMPLIANCE

The following table summarises the compliance of the proposed development with the relevant provisions of the Ku-ring-gai Council Planning Scheme Ordinance and DCP 14 – Development in Business Zones. The provisions of DCP 43 (Car Parking Code) are addressed in Chapter 4.5 below.

PROVISION	REQUIRED	PROPOSED	COMPLIANCE
<b>1. KU-RING-GAI PLANNING SCHEME ORDINANCE</b>			
Cl.29 Objectives of 3(a) zone	(a) Identify existing centres with principal function to satisfy retail and community service demands of community served	Proposal consistent and necessary to maintain services required by existing community demand	✓
	(b) Permit business and office premises of a scale and character that do not threaten role of centre	Not applicable	NA
	(c) Permit other community facilities, recreation, leisure and general services to meet employee & community needs	Not applicable, except to the extent proposal seeks to improve employee amenity	✓
Cl. 30A Height of Buildings	Objective to retain consistent apparent height of 2 storeys	Consistent	No change
	8m height limit, with height plane at boundary with residential zone	Complies (No common boundary with residential)	✓
Cl. 30B Floor space ratios	Objective in A3 FSR zone to maintain neighbourhood retail & community service role	Proposed building consistent with intent, and maintains established character in centre	✓
	Maximum FSR of 0.75:1	1.6:1	See 4.2
Cl. 30C Development Considerations	(a) consistency with general aims for business zones and any DCP	Complies except for FSR- See 4.2	See 4.2
	(b) building elevation facing residential zone designed to be compatible or screened	No adjoining or facing residential development	✓
	(c) maintain reasonable solar access to adjoining residential development	No shadow impacts on residential	✓
	(d) minimise noise generation	No noise sources	✓
	(e) minimise nuisance through traffic, parking, lighting etc	No apparent nuisance effects. See 4.4 & 4.5	✓
	(f) minimise overlooking of adjoining residential living or recreation areas	No overlooking of residential premises	✓
	(g) sufficient off street parking is provided	See 4.5	See 4.5
	(h) traffic generation accommodated by road system and not affect residential amenity	See 4.5	See 4.5
	(i) where conditions permit,	No change to existing servicing	No change



	adequate loading & unloading facilities	arrangements	
	(j) Development enhances streetscape	Achieved. See 4.3	✓
	(k) achieve energy efficiency in new buildings & major redevelopment	Not applicable. However, energy efficiency achieved in design and materials	✓
	(l) appropriate drainage	No change to existing conditions	No change
Cl.33(a) Aesthetic Appearance	Consideration of aesthetic appearance from public places.	No adverse visual effect – see 4.3.	✓
Cl 38 B Services	Water sewerage and drainage services required before consent to any development	No change	No change
<b>2. DCP 14 – DEVELOPMENT IN THE BUSINESS ZONES</b>			
Cl.4 General Aims	(d) Assist long term improvement in appearance, amenity & convenience (e) maintain & enhance economic viability (f) provide parking to meet demand.	Physical improvement achieved  Proposal primarily concerned with viability of existing business Existing parking more than adequate for demand. See 4.5	✓  ✓ See 4.5
Cl.11 Development considerations	Repeats PSO Cl.30C.	See above comments.	See above
Cl.12 Height of buildings	Repeats PSO Cl.30A	See above comments	See above
Cl.13 Floor Space ratios	Repeats PSO Cl.30B	See 4.2	See 4.2
Cl.14 Set-backs	Objectives to enhance streetscape, and provide landscaping at front where appropriate  Retain predominant building line to street  Side & rear set-backs determined on merit	No conflict. Streetscape improved. Landscaping not appropriate in circumstances.  Consistent  No change	No conflict  ✓  No change
Cl.15 Landscaping	Principles and requirements for landscaping	Landscaping not relevant to site and centre circumstances.	NA
Cl.16 Alterations and additions to existing premises	Provision for flexibility with height controls with changes to existing building	Existing and proposed building complies with height control	✓
Cl.17 Vehicle access & circulation	Provision for on-site vehicle movement & access	Not applicable in circumstances	NA
Cl.18 Car Parking	Parking to be provided in accordance with Council code	Not applicable in circumstances. See 4.5	See 4.5
Cl.19 Developer Contributions	No applicable contributions plan	Not applicable – See 4.5	See 4.5
Cl. 20 Heritage Conservation	Principles for development of or adjoining heritage items	No heritage items identified in general vicinity of site	NA
Cl.21 Urban Design	Objective to enhance physical and social environment.  Principles-	Achieved	✓

	a. appearance of buildings consistent with existing character	Achieved	✓
	b. Facades to follow existing shopfront modulation, including upper level	Achieved	✓
	c. awnings on frontage	Existing awning retained	No change
	d. Consistent set-backs	Achieved	✓
	e. outdoor recreation space in larger developments	Not applicable to proposal, but outdoor staff amenity provided	No conflict
	f. design sympathetic with adjoining	Achieved	✓
	g. 20% max reflectivity	To comply	To comply
	h. attractive rear design	No material change	No change
	i. centre specific controls	Not applicable	NA
Cl.22 Colour	To harmonise with remainder of building and street, and reinforce design	See finishes schedule. Muted colours proposed, to match existing building	✓
Cl. 23 Signs & Advertising structures	Principles for new signage.	No change to existing signage at ground level. No signage proposed at first floor.	No change
Cl.24 Plant	Plant to be visually unobtrusive	Complies	✓
Cl.26 Solar Access	Minimise impact on public spaces	No shadow impact on sensitive public spaces	✓
Cl. 27 Facilities for disabled and elderly	At grade access from street	Existing level access retained	No change
Cl. 30 services	Adequate services available	No material change to demand.	No change
Cl.31 Drainage	Reference to stormwater policy	Proposal does not change existing building footprint or extent of impervious surfaces	No change
Cl. 32 Controls during construction	Principles to reduce nuisance in construction	Intent achieved by need to manage construction around ongoing business operation	No conflict
Cl. 33 Site Consolidation	Required where more than one lot	No change proposed to longstanding situation, but can comply if required	Can comply

As can be seen from the table the proposal complies with the relevant statutory provisions apart from FSR, and positively reinforces a number of the planning objectives and principles. The non-compliance with the FSR standard is addressed in Chapter 4.2 below. While there is no material conflict with DCP provisions relating to parking and servicing, those issues are further addressed in Chapter 4.5 below.

## 4.2 SEPP No 1 OBJECTION – FLOOR SPACE RATIO

An objection under SEPP No 1 to the non-compliance of the proposal with the FSR development standard is set out below

**Relevant Development Standard**

Maximum FSR of 0.75:1 provided by PSO CI 30B.

**Proposal**

FSR of 1.6:1, of which the proposed new floor represents 0.67:1.

**Objectives of Standard**

The objectives of the FSR standard are set out in Clause 30B (1) c) of the Ku-ring-gai Planning Scheme Ordinance as follows :

*( c) in floor space zone A3, the neighbourhood retail and community service centres within the Municipality, to provide a reasonable level of service to the surrounding neighbourhood of each centre,*

**Justification for Variation of Standard**

1. The non-compliance relates to an increase in gross floor area of 86.9m<sup>2</sup>, which is minor in itself and in context.
2. The proposed building does not create any precedent or uncharacteristic element in the centre, despite its mathematics. The building is consistent with established scale and character in terms of height, set-backs and presentation to the street and rear lane..
3. A particular circumstance of the case is the nature of the existing use, and the essential service that it provides to the local neighbourhood generally, and to nursing homes and similar uses in its catchment. As such it is arguably the only retail outlet in the centre that provides such a direct and necessary service. It follows that the variation to the standard is necessary to ensure that the site continues to satisfy the objectives of the zone, and of the FSR standard in particular.
4. The objectives of the standard do not set out to prevent reasonable growth and change. Rather they are directed at change reflecting existing “neighbourhood”

building scale and at maintaining small scale service functions. There is no science about the numerical value of the standard, which is necessarily arbitrary. The majority of existing buildings in this centre would exceed the standard, but that has no bearing on the centre's character or function.

5. It might be argued that if a use has outgrown its premises then it should relocate to larger premises. The flaw in that argument is that no such alternative is available in the centre, or in any other location that would enable a comparable service to be provided to the local population. In the absence of any available or practical alternative, expansion of the existing premises is clearly in the public interest, despite the non-compliance.
6. Strict compliance with the standard may have the consequence of forcing the use from the area
7. The proposal does not materially affect the intensity of the use of the site. It is intended to provide more space and better amenity for the preparation of Webster Packs of pharmaceuticals, and to enable the ground floor to be used as the retailing area. This will not increase the level of retail activity which is otherwise governed by the stable nature of the site's catchment. There is no increase in current staffing levels.
8. The building that is the product of the non-compliance has no significant implications for other land. That is, there is no significant shadow, privacy or material visual implications for other land that arise from the non-compliance.
9. The altered building is designed for use as a single entity, with the access stair to the first floor being internal. This means that the proposal does not allow for independent use of the new space, and any associated potential for increased intensity of activity is avoided.
10. The circumstances of the case are so specific that variation of the standard in this instance will not create any precedent effect. Any future proposal to use the altered building differently will depend on a future application.

11. Variation of the standard in the circumstances would not be inconsistent with the objectives of the standard.

11. Variation of the standard would be consistent with the objectives of the Act related to the economic use of the built environment. No adverse natural environmental consequences flow from the proposal.

12. The variation of the standard is consistent with the Objectives of SEPP No. 1.

### **Draft Amendment to SEPP No 1**

The exhibited draft amendment to SEPP No.1 is not to be pursued, and has no relevance. The Department of Planning has instructed that it is to be ignored.

### **SEPP 1 Tests (As defined by Lloyd J)**

- *Is the planning control a development standard?*

Yes.

- *Underlying purpose of standard.*

As set out above.

- *Is compliance consistent with the aims and objectives of SEPP 1, and does compliance hinder the attainment of objectives set out in 5(a)(i) and (ii) of the Act?*

Variation of the standard would be consistent with the objects of the Policy to provide flexibility in the application of standards. As set out above, strict compliance with the standard would preclude the reasonable development of the site and the maintenance of existing services, in accordance with the objects of the Act.

- *Is compliance unnecessary and unreasonable?*

Yes, as discussed above.

- *Is the objection well founded?*

Yes.

### ***SEPP No. 1 Objection***

In the circumstances of the case, strict compliance with FSR standard is unnecessary and unreasonable.

## **4.3 VISUAL IMPACT**

The proposal will have some visual impact in that the height and bulk of the building is increased, and the building is exposed to significant traffic volumes on Babbage Road. This impact is not significant or adverse because –

- There is nothing visually uncharacteristic about a 2 storey structure in this type of centre generally, or in this centre in particular. There is no sense of visual surprise.
- The design intent has been to visually upgrade the appearance of the site, and to respect its corner location. As discussed in Chapter 3.0, even though the additional structure is small, it has been highly articulated to moderate any visual effect, and has been designed to fit the established building scale in the centre.
- Apart from exposure to traffic, the site is not visually prominent from residential or other sensitive locations. There are no residential buildings that have any direct orientation to the site, noting that the town houses opposite are



designed to screen out Babbage Road traffic, (and the subject site as a consequence).

- The view from traffic on Babbage Road is modified by the fact that the observer is moving. The view to south-bound traffic is influenced by road geometry, which obscures any view of the site until close proximity. The view to northbound traffic will be partly intercepted by existing 2 storey buildings in adjacent parts of the centre
  
- No significant views or vistas are interrupted.

#### **4.4 RELATIONSHIP WITH ADJOINING LAND**

The proposal has no apparent material implications for any other land. The existing use and its operational characteristics do not change, and the external building related effects are limited to the visual impacts which, as discussed above, are limited.

There is no shadow, overlooking, noise, traffic or other potential effect. The shadow diagrams incorporated in the DA drawings demonstrate that the shadows are minor and do not affect any sensitive land.

Residential development in the locality would be disadvantaged if the use was required to relocate.

#### **4.5 TRAFFIC & PARKING**

The proposal does not change the existing use or its operating characteristics, and as a consequence, does not have any implications for traffic generation or parking demand.

The increased floor space would generate a requirement for 5 additional parking spaces under DCP 43. There is currently no parking on site and no capacity to

provide it without demolishing part of the existing building. In practice the centre has parking well in excess of demand, reflected in the fact that there is no applicable s94 Contributions Plan. The proposal does not create any actual demand for additional parking, and in the circumstances no action is necessary.

To the extent that Council is concerned about the theoretical possibility for the space to be used for a different purpose in the future, (even though that is not envisaged or proposed), that contingency can be addressed in conditions.

## 5.0 SECTION 79C ASSESSMENT

---

The following is a summary assessment of the proposed development under the heads of consideration contained in Section 79C(1) of the Environmental Planning and Assessment Act.

### **Section 79C(1)(a)(i) - The provisions of any environmental planning instrument**

The proposal is permissible with consent and, subject to a variation of the FSR standard, conforms with the relevant provisions of the Ku-ring-gai Planning scheme Ordinance.

### **Section 79C(1)(a)(ii) - The provisions of any draft environmental planning instrument**

There are no relevant draft environmental planning instruments applicable to this proposal.

### **Section 79C(1)(a)(iii) - The provisions of any development control plans**

As discussed in Chapter 4.1 the proposed changes are consistent with DCP provisions other than in relation to DCP 14 adoption of the PSO Floor Space Ratio standard, and the particular circumstances relating to parking and DCP 43, discussed in Chapter 4.5.

### **Section 79C(1)(a)(iv) - Matters prescribed by the Regulations**

There are no relevant matters prescribed by the Regulations applicable to this matter.

### **Section 79C(1)(b) - Likely impacts of the development**

The proposal will have no adverse or identifiable impact in terms of:

- context and setting;
- access, transport and traffic;

- the public domain;
- utilities;
- heritage;
- other land resources;
- water;
- soils;
- air and microclimate;
- flora and fauna;
- waste;
- energy;
- noise and vibration;
- natural hazards;
- technological hazards;
- safety, security and crime prevention;
- social impact;
- economic impact;
- site design and internal design;
- construction; or
- cumulative impacts.

**Section 79C(1)(c) - Suitability of the site for the development**

The proposal is suitable for the site in accordance with the requirements of the Kuring-gai Planning Scheme Ordinance.

**Section 79C(1)(d) - Submissions**

Not available at this stage.

**Section 79C(1)(e) - Public interest**

There is no issue of public interest that should preclude the approval of this proposal. There is a public interest that would be served by ensuring that existing services provided by the site can be maintained.

## **APPENDIX A**

### **NURSING HOME OPERATORS' SUPPORT**

## **APPENDIX B**

### **STRUCTURAL ENGINEERS ADVICE**



Level 1 Grafton Bond Store, 60 Hickson Road Sydney NSW 2000

PO Box H171 Australia Square NSW 12315

T (02) 9241 4188 F (02) 9241 4324 E [sydney@northrop.com.au](mailto:sydney@northrop.com.au)

[www.northrop.com.au](http://www.northrop.com.au) ABN 81 094 433 100

9<sup>th</sup> June 2010

Job Ref: 10615

A&M Ramzy Pty Ltd  
29 Babbage Road  
Roseville Chase NSW 2069

## 29 Babbage Road, Roseville Chase NSW

Structural Engineering Certification in relation to the existing building

Dear Mr and Mrs Ramzy,

We confirm having inspected the existing structure at 29 Babbage Road, Roseville Chase NSW that the existing structure is capable of carrying the additional loads resulting from the proposed extensions, provided that the intent of the work shown on the architectural drawings (DA00 to DA 07) is carried out in a competent manner.

Northrop Engineers will be providing consulting structural engineering services for the project which will include providing engineering documentation, carrying out inspection during construction and providing final certification.

We draw your attention to the fact that the existing building is likely to be found on clay. Clay soils by their nature move with variations in their moisture content. Some cracking of existing walls may occur. We recommend that an allowance be made for patching and painting of walls that may crack with foundation movement during the construction work.

Yours faithfully,

Stephen Maher BEng CP Eng MIE Aust NPER  
Principal / Structural Manager



# LOCATION SKETCH

## 29 Babbage Road, ROSEVILLE CHASE

DEVELOPMENT APPLICATION No. 0390/10



DATE: 16/08/2010

Metres  
0 5 10 20 30 40 50

### No Written Response

- ▲ AGREEMENT
- OBJECTION
- ▣ PETITION
- SUBMISSION

- ▨ SUBJECT LAND
- HERITAGE ITEM
- CIRCULATED AREA

**Ku-ring-gai  
Council**

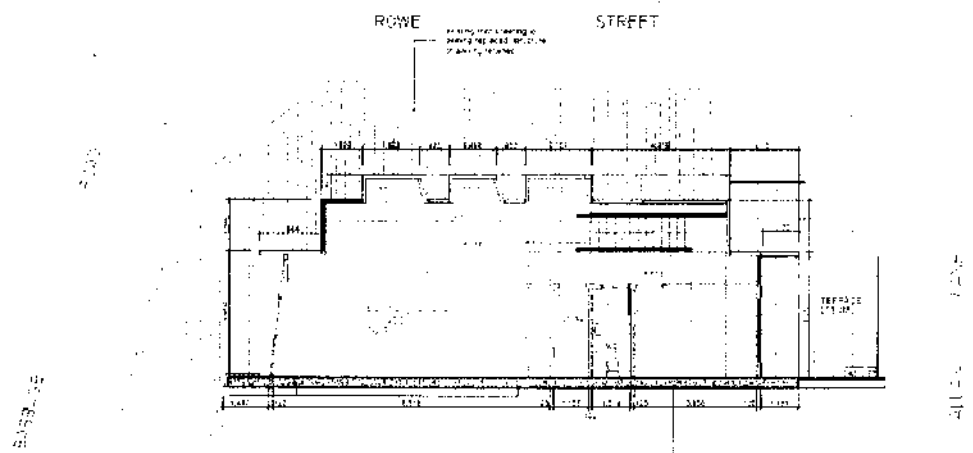
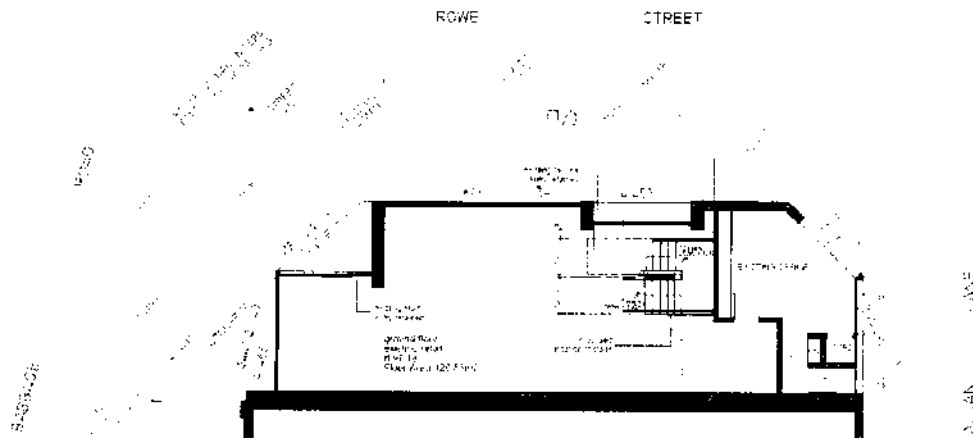
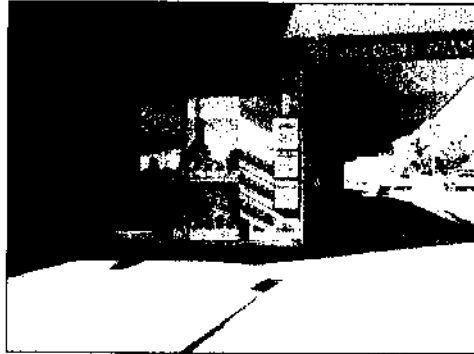




## ACCESS ASSESSMENT

### BCA PARTS D3.2 & D3.3 - ACCESS TO THE BUILDING ENTRANCE

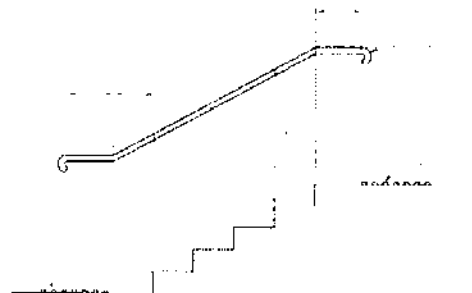
1. **Ground Floor Level** – The existing principal entrance provides reasonable access with a 20mm lip at the doorway threshold which will be modified with a 1:8 threshold ramp access to comply with ASI 428.1 to satisfy Council's Access DCP and Parts D3.2 and D3.3 of the BCA.
2. The plans below illustrate the first floor addition with a stairway adjoining the secondary staff access door adjoining Rowe Street.



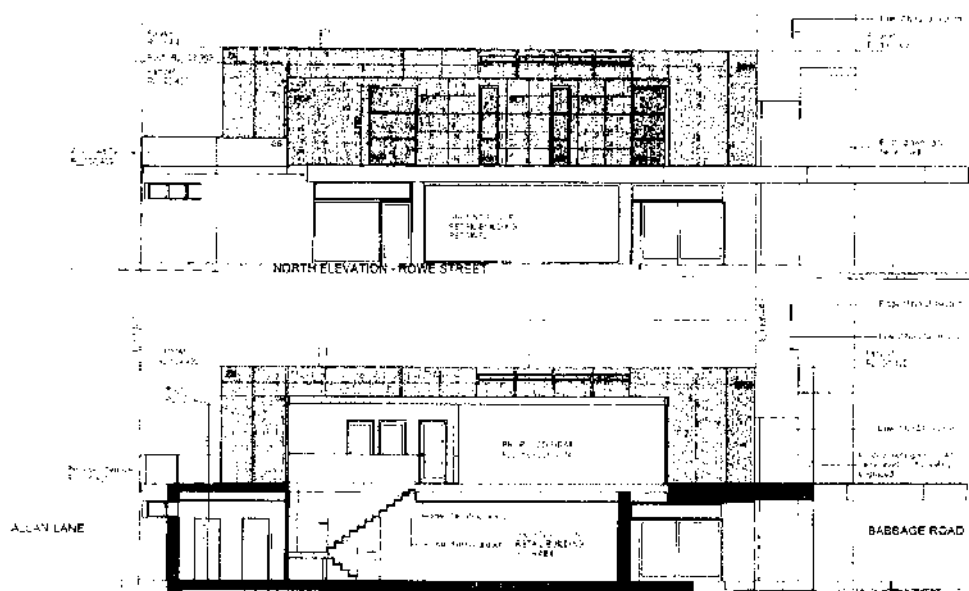


### BCA PART D3.3 – INTERNAL CIRCULATION

3. The addition of a stairway to access the first floor is shown on the plans an in accordance with Part D3.3(a)(ii) of the BCA the stairway design is now designed with handrails on both sides to comply with AS1428.1 and will include 50-75mm width step nosings with 30% luminance contrast to the treads as required by clause 9, figures 6 and 17 of AS1428.1.



4. The design of the first floor addition with stairway access to AS1428.1 complies with Council's DCP 31 and D3 of the BCA.



## DISABILITY DISCRIMINATION ACT AND DDA ACCESS CODE

5. With respect to Council's concern that there is no access to the first floor for people who use a wheelchair nor a unisex accessible toilet we provide the following commentary.
6. Part D3 and Table D3.2 of the BCA 2010 do not require lift access to the first floor areas of retail premises, especially small "staff-only" areas of less than 100 M<sup>2</sup>.
7. It is noted that the draft BCA 2011 and DDA Access Code 2010 provide a modified Part D3.3 as show below, will require lift or ramp access to the first floor of a two storey development, WHERE THE FIRST FLOOR AREA EXCEEDS 200 square metres.
8. However, in the case of this proposal the first floor is less than 100 square metres, which illustrates that the development will comply with the existing BCA, proposed BCA and the DDA Access Code.

### D3.3 Parts of buildings to be accessible

- (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—
- (i) containing not more than 3 storeys; and
  - (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup>.

- (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building—
- (i) containing not more than 3 *storeys*; and
  - (ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m<sup>2</sup>.

9. Therefore given the provisions of the above it is obvious that the proposed toilet on the first floor is also not required to be wheelchair accessible.
10. In summary, it is evident from the above assessment that the accessibility of the proposed development which relies upon stairway access to a small first floor area of less than 100 square metres will comply with all aspects of the BCA, DCP 31 and the proposed DDA Access Code.



Mark Relf,  
Access Consultant (ACAA)

## Appendix A –

# accessibility solutions

## CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

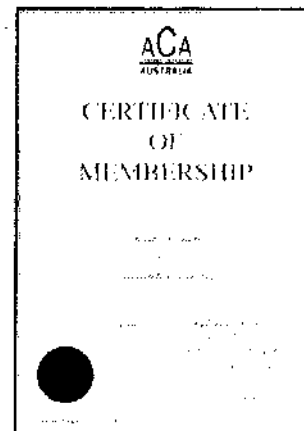
The services consider issues concerning people with all types of disability including: physical; vision; hearing; intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

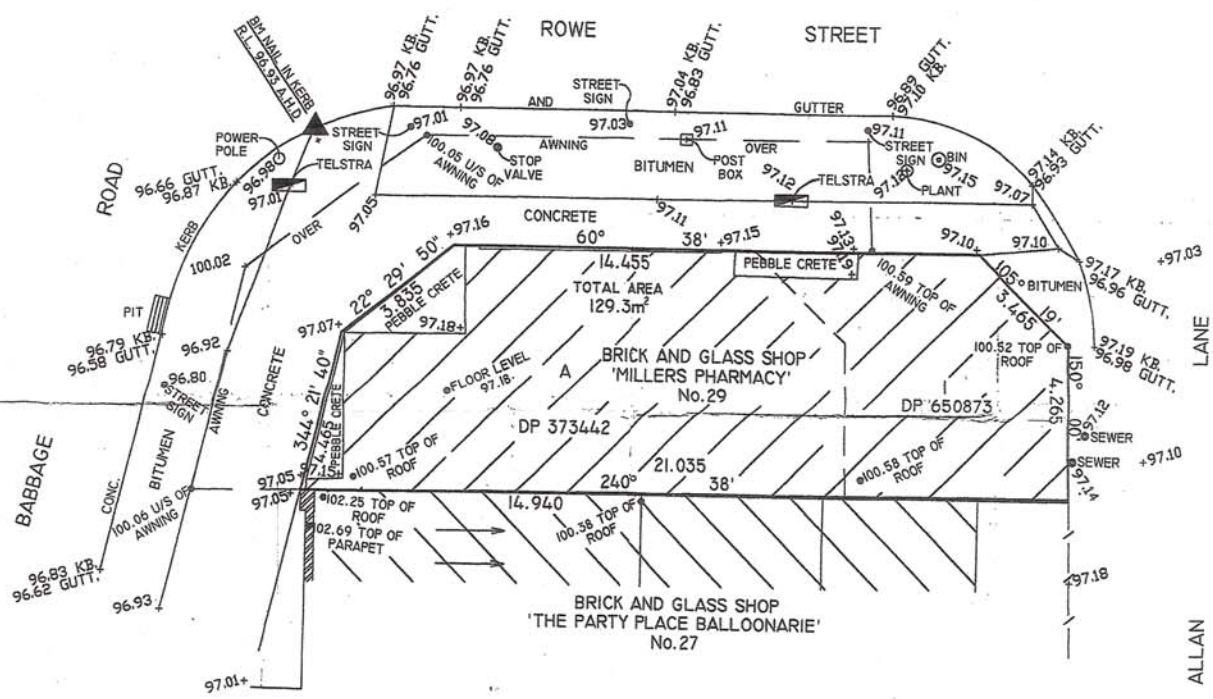
As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues.

Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.





No boundary survey has been carried out, if any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions and locations. Dimensions shown have been compiled from the relevant Deeds and are subject to further survey. The positions of improvements and features shown has been located for plotting purposes only and is drawn to scale plot accuracy only. The location of features shown on or near the boundaries are indicative only. All detail and features shown have been plotted in relation to the fences. If the fences have not been located in relation to the boundaries, the location of the fences shown have been plotted in relation to the fences. The fences shown on this plan have not been located in relation to the boundaries for the purpose of this survey. Therefore the features related to the boundaries are limited to the accuracy of the fences in relation to the boundaries. The records of the service authorities have not been investigated. Only those services that are visible and accessible at the date of survey have been shown.

Readings shown on plan boundaries are from L.P.I. plans and are on Magnetic Meridian, if accurate True North is required an additional survey is necessary.

Services shown are indicative only. Other services may exist that are not shown. Therefore field confirmation of their exact position should be made prior to the commencement of excavation.

Any point or feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans or commencement of construction.

Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.

Tree levels should be adjusted in preference to contour lines, as contours are indicative of the land form only.

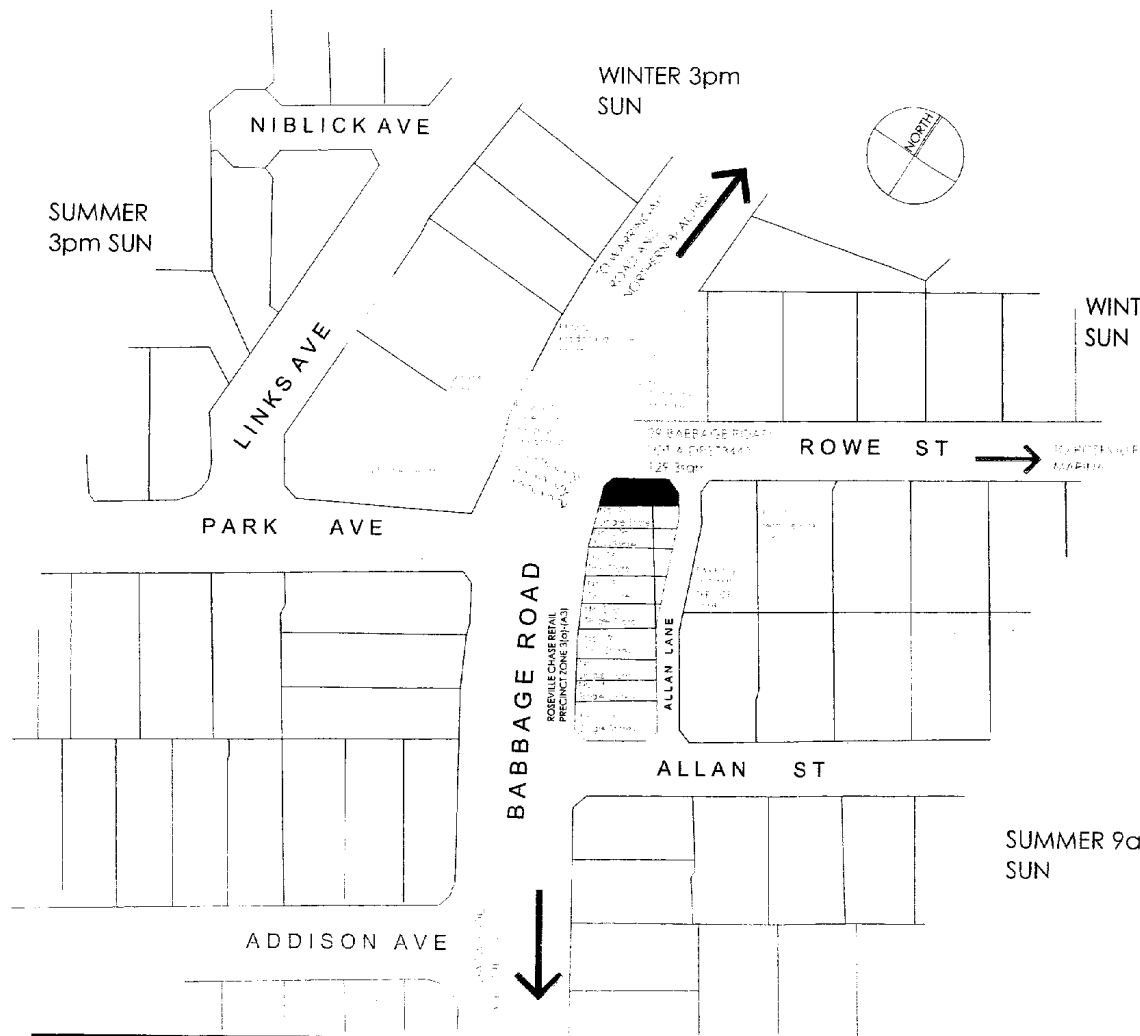
Slope rises, slopes and landings are shown by dashed lines and are diagrammatic only.

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

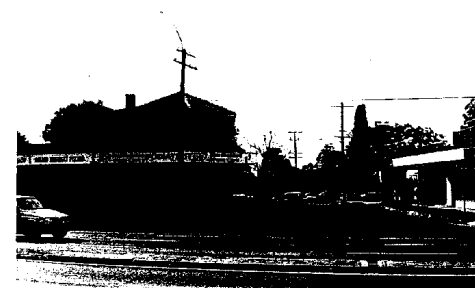
**THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN**

												DRAWN BY: CH		ORIENTATION: - MAGNETIC MERIDIAN		DATUM: A.M.D. BM. ADOPTED PM 16563 R.L. 98.232 SOURCE: S.C.I.M.S.		SCALES HORIZONTAL 1:100 VERTICAL N/A		KEVIN BROWN & ASSOCIATES PTY. LTD CONSULTING SURVEYORS 9/10-12 Woodville St, Hurstville N.S.W. 2220 PO Box 590 Hurstville BC 1461 PH: 9570 2268 FAX: 9560 0437 Email: <a href="mailto:msl@kbrown.com.au">msl@kbrown.com.au</a>		PLAN SHOWING LEVELS AND DETAIL OVER LOT 1 IN DP 650873 & LOT A IN DP 373442 at No.29 BABBAGE ROAD, ROSEVILLE CHASE		L.G.A. KU RING GAI		DATE: 2-10-2002	
ISSUE DATE AMENDMENTS												CHECKED BY: KH				DATE OF SURVEY 24-09-2002						SHEET 1 OF 1		REF: S-16983			
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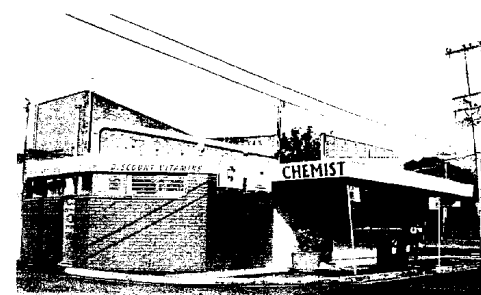




SITE PHOTO A



SITE PHOTO B



SITE PHOTO C

## DEVELOPMENT APPLICATION

Registration No. 7684

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10/05/10 DEVELOPMENT APPLICATION

Project

**ALTERATIONS & ADDITIONS**  
29 Babbage Rd  
Roseville Chase NSW 2069

Drawing Name

**SITE ANALYSIS PLAN**

Clients

**A&M Ramzy Pty Ltd**

Drawing Scale

**1:500**

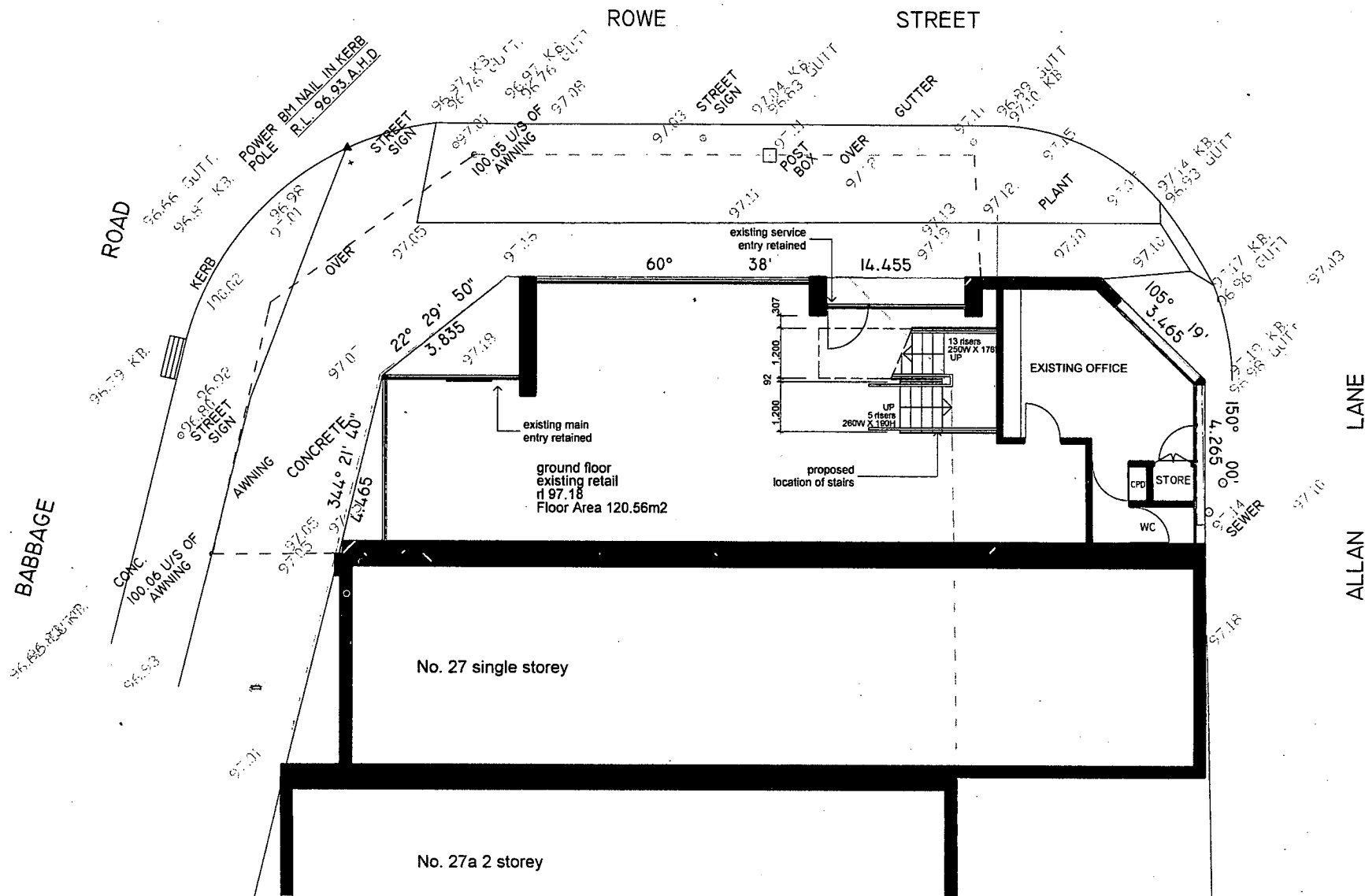
Drawing No

**DA00**

Date

**JUNE 2010**

Issue



# DEVELOPMENT APPLICATION

**KIRA ROBSON architect**  
Registration No. 7694

PO Box 178, Forestville NSW 2087  
Ph: 9452 1467 Mob: 0425 307 394

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Rev	Date	Notes
A	10.06.10	DEVELOPMENT APPLICATION
A	19.07.10	ISSUED TO ACCESS CONSULTANT FOR REVIEW
B	26.06.10	DEVELOPMENT APPLICATION Plan - Stairs revised

Project  
**ALTERATIONS & ADDITIONS**  
29 Babbage Rd  
Roseville Chase NSW 2069

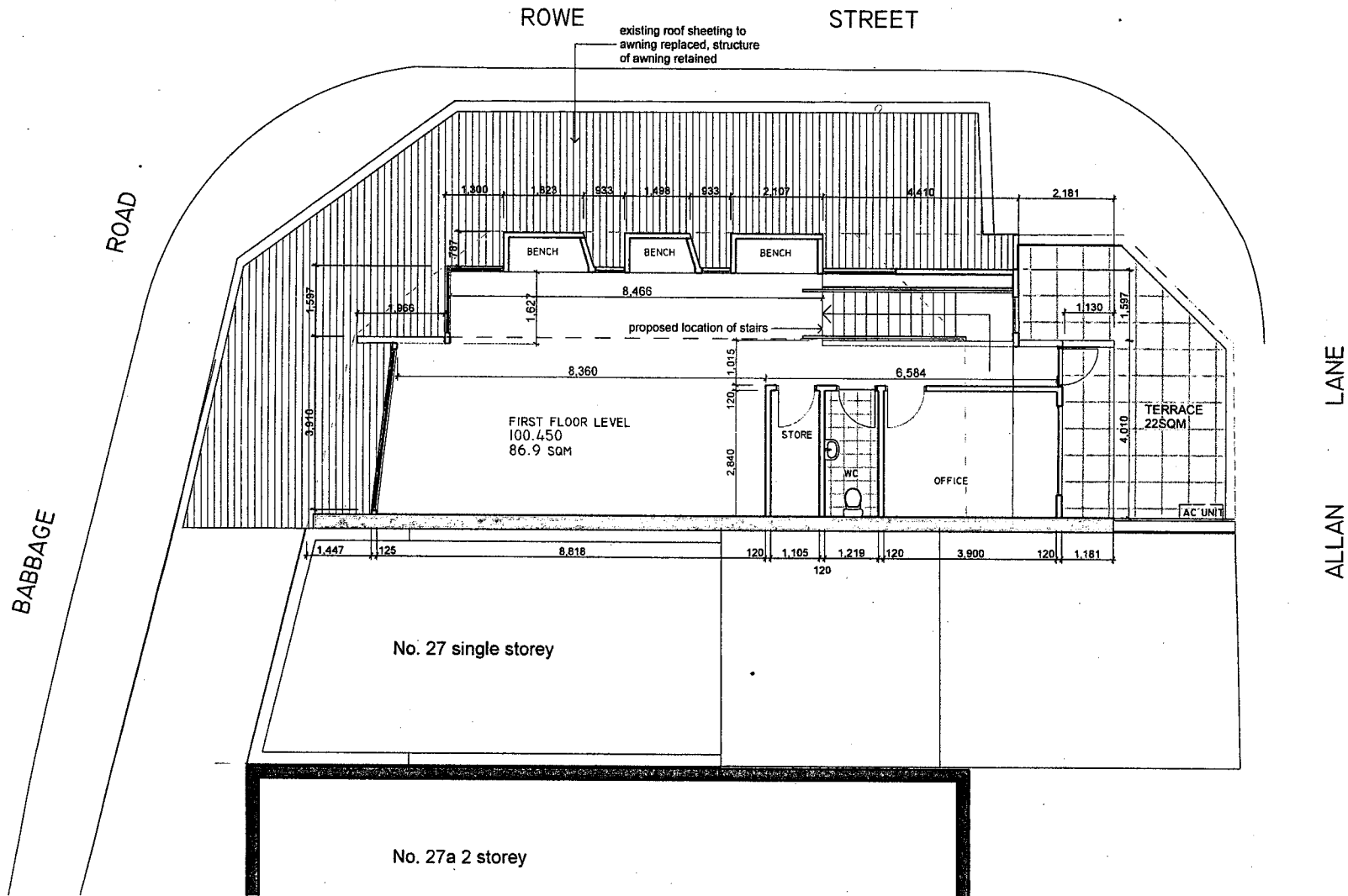
Drawing Name  
**GROUND FLOOR PLAN**

Clients  
**A&M Ramzy Pty Ltd**

Drawing Scale  
**1:100**

Drawing No.  
**DA01**

Date  
**JUNE 2010**  
Issue  
**B**



**KIRA ROBSON architect**  
Registration No. 7694

PO Box 178, Forestville NSW 2087  
Ph: 9452 1467 Mob: 0425 307 394

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Rev	Date	Issue
-	10.06.10	DEVELOPMENT APPLICATION
A	19.07.10	ISSUED TO ACCESS CONSULTANT FOR REVIEW
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Project  
**ALTERATIONS & ADDITIONS**  
29 Babbage Rd  
Roseville Chase NSW 2069

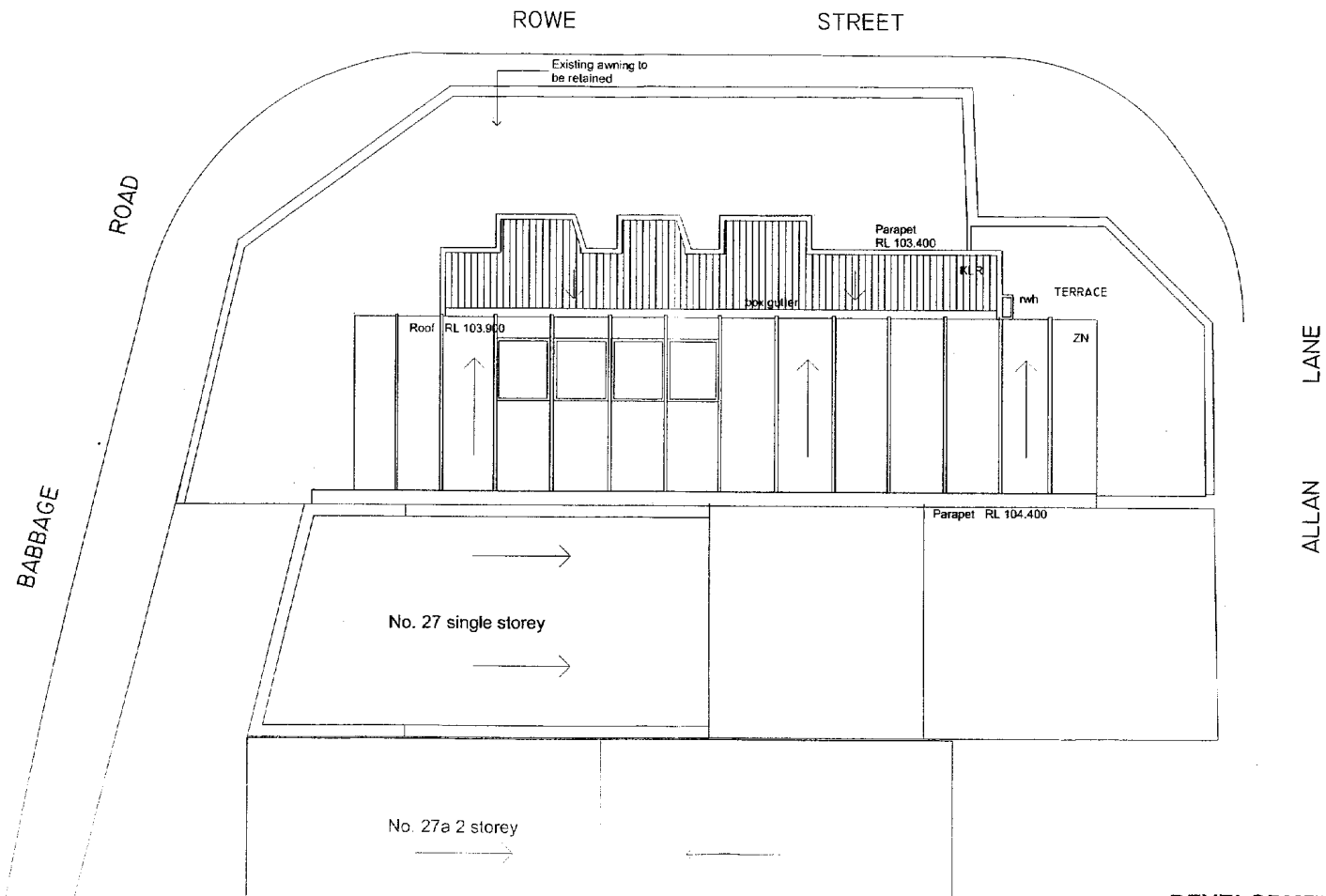
Drawing Name  
**FIRST FLOOR PLAN**

Clients  
**A&M Ramzy Pty Ltd**

**DEVELOPMENT APPLICATION**

Drawing Scale  
**1:100**  
Date  
**JUNE 2010**

Drawing No.  
**DA02**  
Issue  
**B**



Registration No. 7694

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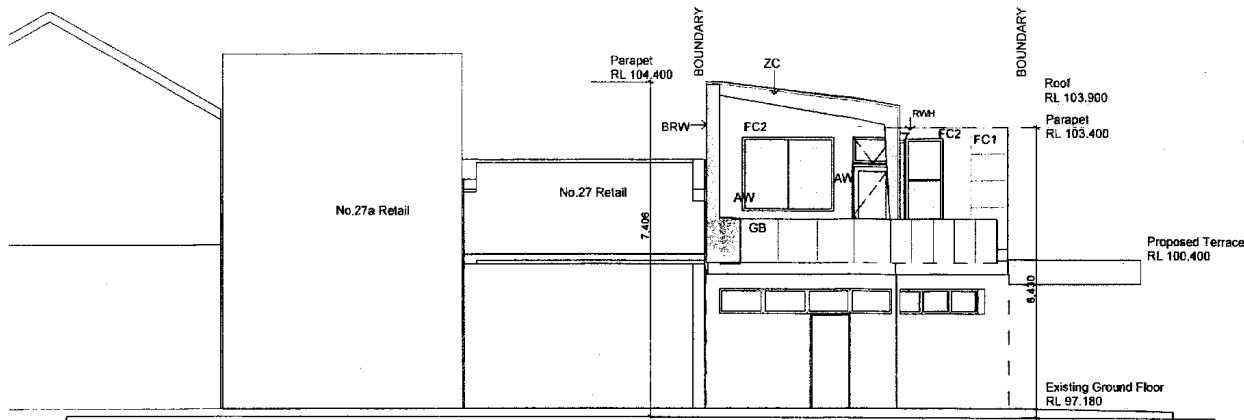
10/05/10 DEVELOPMENT APPLICATION

Project: ALTERATIONS & ADDITIONS  
29 Babbage Rd  
Roseville Chase NSW 2069

Drawing Name: SITE / ROOF PLAN  
Client: A&M Ramzy Pty Ltd

# DEVELOPMENT APPLICATION

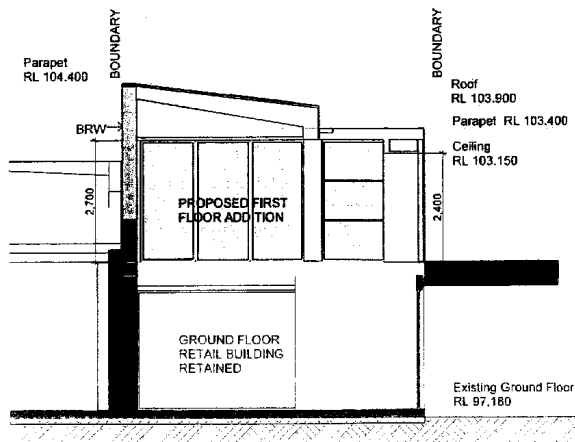
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Date: JUNE 2010  
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Issue: -



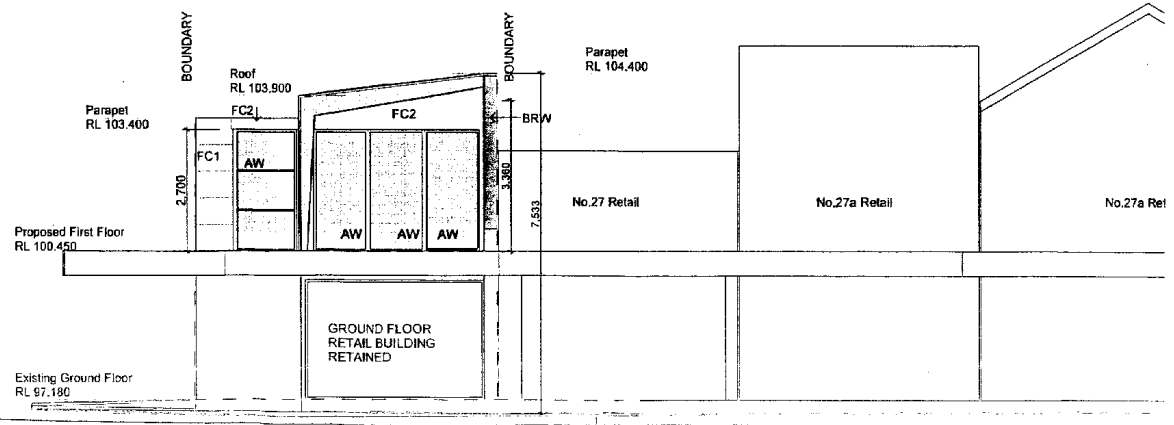
EAST ELEVATION - ALLAN LANE

### LEGEND

- BRW - BRICKWORK RENDERED AND PAINTED
- ZC - ZINC CLADDING ON PLYWOOD SUBSTRATE
- FC1 - FIBRE CEMENT SCYON MATRIX CLADDING PAINTED
- FC2 - FIBRE CEMENT SHEET CLADDING, ACRYLIC RENDER
- GB - POWDERCOATED ALUMINIUM AND GLASS BALUSTRADE
- AW - COMMERCIAL GRADE ALUMINIUM WINDOW AND DOOR FRAMES. LOW-E TONED GLASS



SECTION A



WEST ELEVATION - BABBAGE ROAD

### DEVELOPMENT APPLICATION

**KIRA ROBSON** architect  
Registration No. 7694

10/10/10 10/10/10  
10/10/10 10/10/10

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Rev: 10/05/10  
Date: 27/05/10

DEVELOPMENT APPLICATION  
DEVELOPMENT APPLICATION  
East Elevation - window and door moved

Project

**ALTERATIONS & ADDITIONS**  
29 Babbage Rd  
Roseville Chase NSW 2069

Drawing Name  
**ELEVATIONS**

Clients

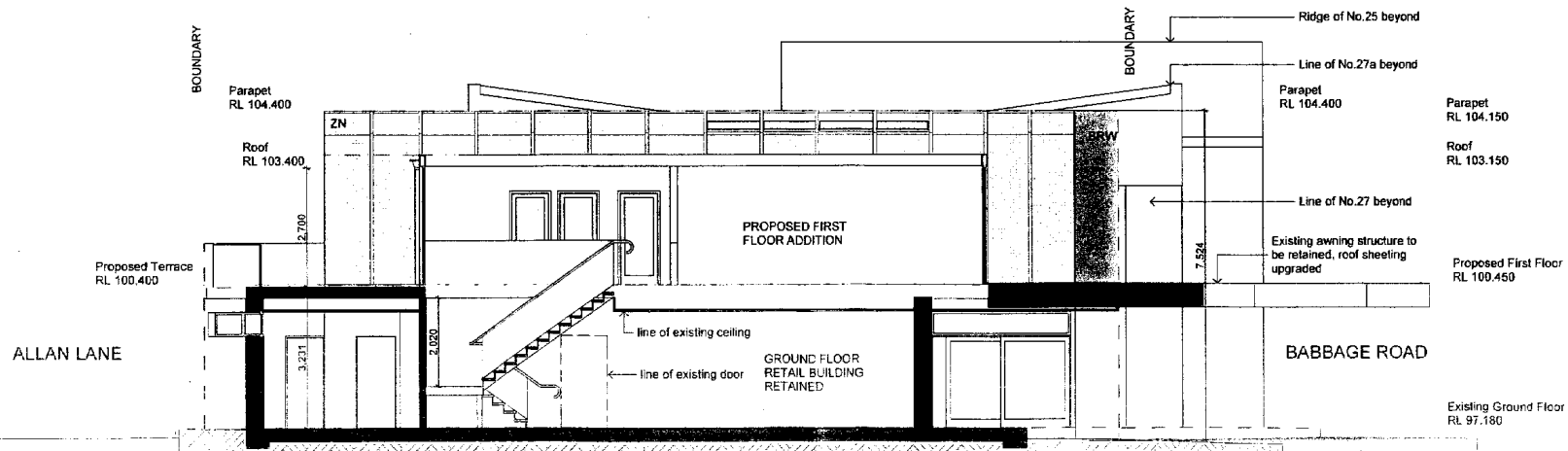
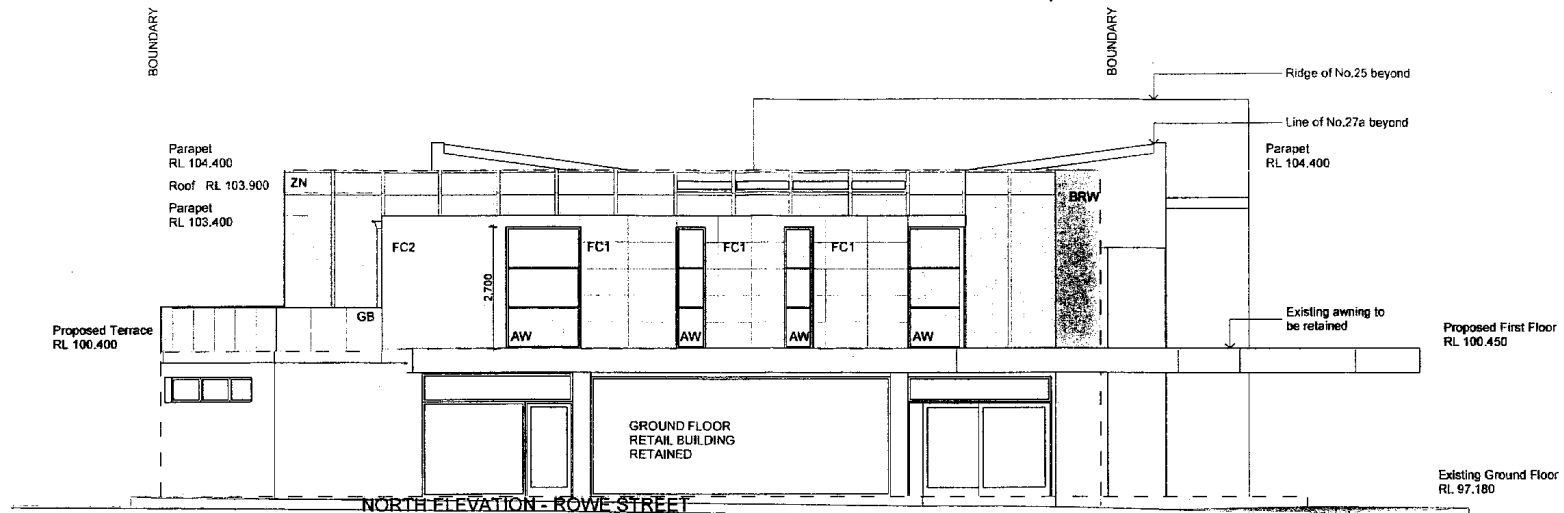
**A&M Ramzy Pty Ltd**

Drawing Scale  
**1:100**

Drawing No.  
**DA04**

Date  
**JUNE 2010**

Issue  
**A**



SECTION B

DEVELOPMENT APPLICATION

**KIRA ROBSON**  
Registration No. 7694

10/10/2010 10:00 AM 10/10/2010 10:00 AM  
10/10/2010 10:00 AM 10/10/2010 10:00 AM

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REV	DATE	DESCRIPTION
1	10.06.10	DEVELOPMENT APPLICATION
2	15.07.10	ISSUED TO ACCESS CONSULTANT FOR REVIEW
3	26.08.10	DEVELOPMENT APPLICATION Section - Slabs revised

Project  
**ALTERATIONS & ADDITIONS**  
29 Babbage Rd  
Roseville Chase NSW 2069

Drawing Name

Clients

**A&M Ramzy Pty Ltd**

Drawing Scale

Drawing No.

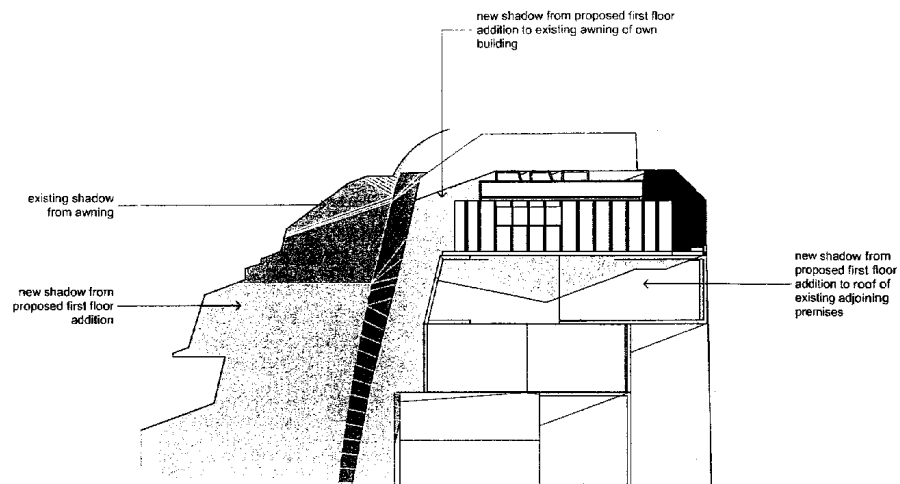
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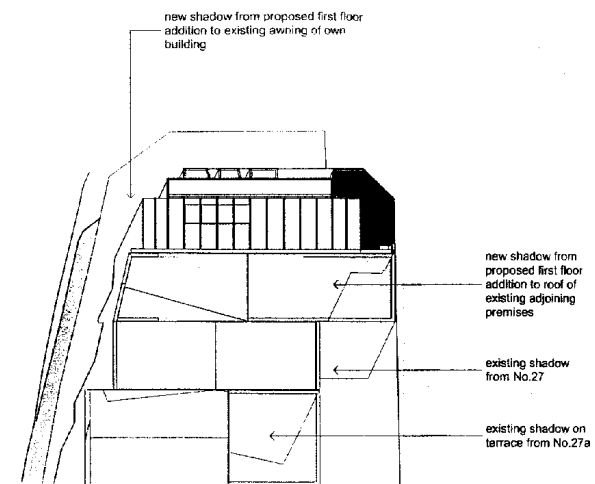
**JUNE 2010**

Issue

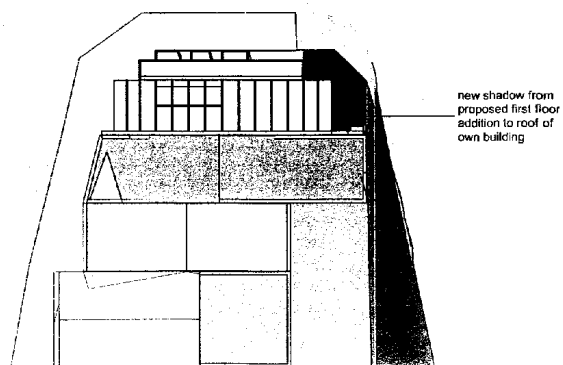
**B**



JUNE 21 WINTER SOLSTICE 9am



JUNE 21 WINTER SOLSTICE 12pm



JUNE 21 WINTER SOLSTICE 3pm

Registration No. 7694

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10 06 10 DEVELOPMENT APPLICATION

Project

**ALTERATIONS & ADDITIONS**

29 Babbage Rd  
Roseville Chase NSW 2069

Drawing Name

**ELEVATIONS**

Clients

**A&M Ramzy Pty Ltd**

## DEVELOPMENT APPLICATION

Drawing Scale

**1:100**

Drawing No

**DA06**

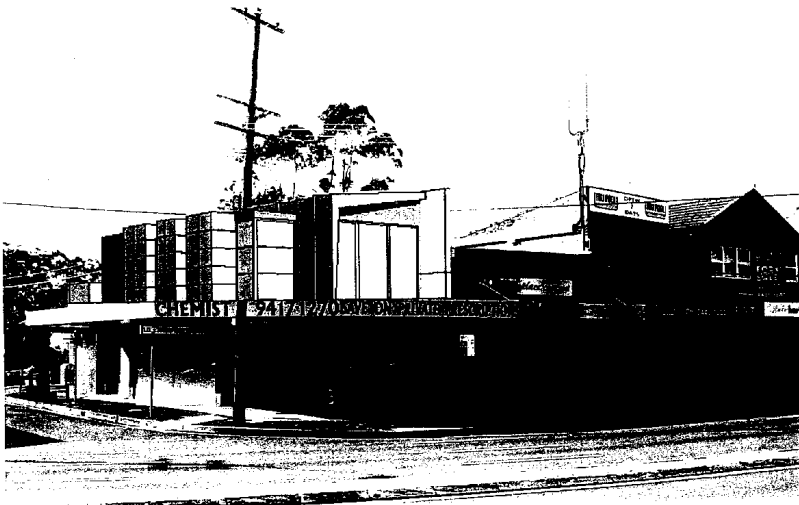
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**JUNE 2010**

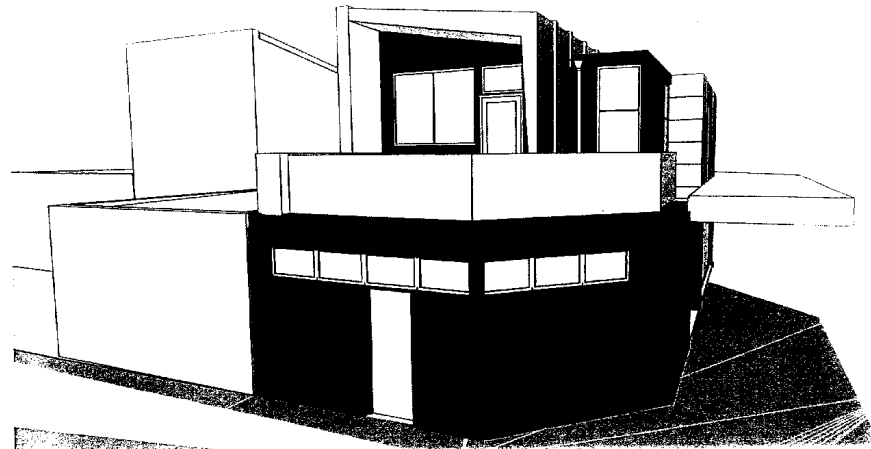
Issue

-

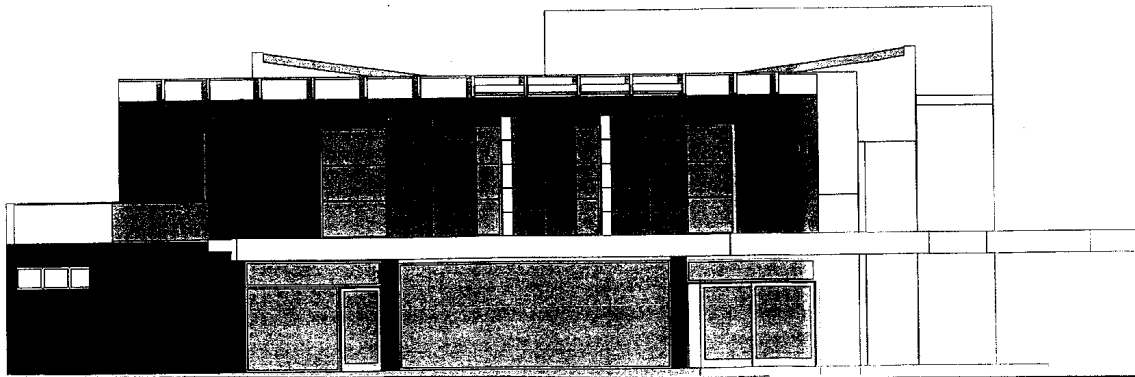




NORTH WEST VIEW



NORTH EAST VIEW



NORTH VIEW

Registration No. 7694

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NO 06 10 DEVELOPMENT APPLICATION

Project

**ALTERATIONS & ADDITIONS**  
29 Babbage Rd  
Roseville Chase NSW 2069

Drawing Name  
3D VIEWS

Clients

**A&M Ramzy Pty Ltd**

## DEVELOPMENT APPLICATION

Drawing Scale  
NTS

Drawing No  
DA07

Date  
JUNE 2010

Issue

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## 175 ROSEDALE ROAD, ST IVES - LEASE RENEWAL

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

For Council to consider the lease renewal of 175 Rosedale Road, St Ives, to the current tenants for a five (5) year term.

**BACKGROUND:**

The assigned lease expired on 28 February 2010, and although the lease contained a 2 year option the tenants nominated not to exercise their option as they would prefer a further five (5) year term to allow them to undertake capital improvements and amortise the capital costs over the extended lease term.

**COMMENTS:**

Given that the lease area resides upon community classified land and the commercial use of the premises, a five (5) year term is the maximum term permissible under the *Local Government Act, 1993*, without the need to undertake an Expression of Interest (EoI) or a tendering process as stated in S46A of *Local Government Act, 1993*.

**RECOMMENDATION:**

That Council enter into a lease agreement for a further five (5) years with Sous le Soleil Pty Ltd, in the terms and conditions contained within the report.

## PURPOSE OF REPORT

For Council to consider the lease renewal of 175 Rosedale Road, St Ives, to the current tenants for a five (5) year term.

## BACKGROUND

On 12 May 2009, Council resolved to approve the assignment of the lease over 175 Rosedale Road, St Ives from Marta Duncan & Gian-Franco Guerra to Sous le Soleil (**Attached**), on the same terms and conditions as the existing lease.

Council would be aware, that the Directors of Sous le Soleil are the current tenants of Firs Estate Cottage at Roseville Park.

The lease assignment came into effect on 29 May 2009, with the new lessees commencing initial refurbishment and maintenance works to bring the premises up to a standard reflective of the level of distinction established under their business model at Firs Estate Cottage. However, once they took over the premises and commenced the refurbishment works it became apparent that the extent of works was greater than originally anticipated, and as a result further improvements are required which may necessitate development approval.

The assigned lease expired on 28 February 2010, and although the lease contained a 2 year option the tenants nominated not to exercise their option as they would prefer a further five (5) year term to allow them to undertake capital improvements and amortise the capital costs over the extended lease term.

The tenants have remained in holdover since the expiry of the assigned lease, which provides for the tenants to occupy the premises on a monthly holdover.

## COMMENTS

The property at 175 Rosedale Road, St Ives (also known as The Headmaster's Cottage) is one of a number of buildings located on the site of the former St Ives Public School. The land is classified as community land and zoned B2 Local Centre under the *Ku-ring-gai Local Environmental Plan (Town Centres) 2010*. The land is covered by the "Community Groups Centre and Car Park, St Ives" Plan of Management (PoM), and the original approval for use was granted pursuant to the planning provisions relating to conservation incentives for heritage items.

The current tenants are requesting a total five (5) year lease in order to upgrade the property to be consistent with Firs Cottage in Roseville Park, and to amortise these costs over the lease term.

Given that the lease area resides upon community classified land and the commercial use of the premises, a five (5) year term is the maximum term permissible under the *Local Government Act, 1993*, without the need to undertake an Expression of Interest (EoI) or a tendering process as stated in S46A of *Local Government Act, 1993*.

Item 13

S07252  
16 August 2010

The lessees have proven themselves capable and reliable tenants. The lessees are proposing a series of upgrades at the premises as their objective is to develop the premises to a standard consistent with Firs Cottage in Roseville Park. The requested works include the following:

- **Front entrance path** (and other decomposed granite surfaces) - entrance path to the restaurant has deteriorated and floods at times of heavy rains and requires drainage works.
- **Electricity upgrade** - current supply is for domestic use and commercial standard requires three phase system and safety switch.
- **Lighting for front path** – poor lighting along Rosedale Road to restaurant ensure to ensure safe passage of patrons.
- **Fencing along Porters Lane to rear of cottage** – extend fencing (as per the original fence in 1888) to contain the rubbish bins, grease pit and hot water system. A fence would reduce visibility of the services and bins and provide higher street appeal to the property.

As some of the requests are of a structural nature, of which Council is responsible for as landlord. It is proposed that any structural improvements at the premises will be developed as part of Council's annual Building Maintenance Program 2010/2011.

Other upgrade works would be at the expense of the lessee, and it is proposed that in the event the restaurant does not trade for a period during any upgrade works that the tenants are compensated via rent free periods to offset any financial loss. Rent free periods are common practice in commercial arrangements, and especially during a period of non-trading.

## CONSULTATION

Should Council approve a further term to the tenants a rental valuation will be undertaken by a registered Valuer to determine the new market rental.

Council's solicitor Matthews Folbigg Pty Ltd, would prepare the draft lease documentation and Disclosure Statement in accordance with the *Retail Leases Act, 1994*.

The PoM expressly authorises the proposed lease, and public notification of the lease is required in accordance with S47A of the *Local Government Act, 1993* and would commence subject to approval by Council

## FINANCIAL CONSIDERATIONS

It is likely that Council will contribute to structural improvement costs associated with any upgrade. However, this will be developed as part of Council's annual Building Maintenance Program 2010/2011.

A market rental determination will be undertaken by a registered valuer to determine the market rental. Subject to the valuation determination staff will negotiate essential lease terms and any potential requests for rent free periods.

The tenants have demonstrated they are responsible and financially capable to pay rent and take on a further lease term.

In accordance with the provisions of the *Retail Leases Act, 1994* each party is responsible for their legal costs.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not required.

## SUMMARY

The current tenants are requesting a total five (5) year lease to allow them to make improvements to the property and amortise these costs over the longer lease term. Their objective is to develop the premises to a standard consistent with Firs Cottage in Roseville Park.

The lease over the premises expired on 28 February 2010, and although the lease contained a 2 year option the tenants nominated not to exercise their option as they would prefer a further five (5) year term. A holdover clause is contained in the current lease that provides for the tenants to occupy the premises on a monthly basis.

The request for an extended lease term is to allow the tenants to undertake capital improvements and amortise the capital costs over the extended term. Their objective is to develop the premises to a standard consistent with Firs Cottage in Roseville Park.

The lessees are proposing a series of upgrades at the premises. Any structural improvements at the premises of which Council is responsible for as landlord will be developed as part of Council's annual Building Maintenance Program 2010/2011. Other upgrade works proposed would be at the expense of the lessee, and if during the works the restaurant cannot trade a rent free period is provided to the tenants for the period of non-trading.

The current tenants have demonstrated that they are responsible and financially capable to pay rent, and take on a further lease term. As the lease area is upon community classified land and given the commercial use of the premises, a five (5) year term is the maximum term permissible under the *Local Government Act, 1993*, without the need to undertake an Expression of Interest [EOI]. Due to the community classification of the land, public notification of the proposed lease is required to be undertaken in accordance with *S47A Local Government Act, 1993*.

Should Council approve a further lease term a rental determination will be undertaken by registered valuer to establish the new market rental, and staff will negotiate the terms and conditions of the new lease, along with proposed upgrades and potential rent free periods inline with commercial practices.

## **RECOMMENDATION**

- A. That Council enter into a lease agreement for a further five (5) years with Sous Le Soleil Pty Ltd.
- B. That the Mayor and General Manager are delegated authority to execute all documentation associated with the lease.
- C. That the General Manager or his delegated are authorised to negotiate the commercial terms of the new lease as discussed within the report.
- D. That Council affix the Common Seal to any necessary documents.
- E. That public notification of the proposed lease be undertaken in accordance with Section 47A of the *Local Government Act, 1993*.

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

Andrew Watson  
**Director Strategy & Environment**

**Attachments: Council Minute No 85 of 12 May 2009 - 2009/071598**

## **RESOLUTION OF ORDINARY MEETING OF COUNCIL**

**12 MAY 2009**

85      **175 Rosedale Road, St Ives - Proposed Assignment of Lease**

File: S07252

For Council to consider a request from the Lessee of Council property at 175 Rosedale Road, St Ives, trading as Rosedale Cottage Restaurant to the assignment of the lease.

**Resolved:**

(Moved: Councillors Hall/Hardwick)

- A. That Council approve the assignment of the Lease over 175 Rosedale Road, St Ives from Marta Duncan and Gian-Franco Guerra to Sous le Soleil Pty Ltd on the same terms and conditions as the existing lease.
- B. That the Mayor and General Manager be authorised to execute all documents associated with the lease assignment.
- C. That Council authorise the affixing of the Common Seal of Council to lease assignment documents.

**CARRIED UNANIMOUSLY**



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## CAPITAL WORKS BUDGET CHANGES FOR 2010 TO 2012

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To amend the capital works budget including the Environmental Levy and Parks programs for 2010/11 and 2011/12 and to correct the balance and project list of the Parks Capital Works Program for 2010/11.

**BACKGROUND:**

The Environmental Levy has commenced its final two years of the approved seven year program. While the Levy has or will deliver most of the projects envisaged in 2005, it has been necessary to make some alternations that respond to political, operational and financial changes. This is particularly the case for the \$1 million allocated from the town centres projects to energy reductions and alternative energy generation as approved by Council in June 2010 but not incorporated within the adopted Delivery Program and Operational Plan.

The approved budget and list of projects in the Parks Capital Works program for 2010/11 is \$602,900 less than Council approved in its long term financial plan due to two Section 94 funded projects being moved to future years to reflect the current capacity of the organisation to deliver the works.

**COMMENTS:**

The changes to the adopted capital works budget for 2010/11 and 2011/12 represent a minor alteration in Council's overall works program. For the Environmental Levy, this will deliver the identified projects by June 2012. The changes to the Parks Capital Works program recommends to allocate \$35,900 from Gordon Recreation Ground to Allan Small Park. The former project will be undertaken in 2011/12 year and the latter is scheduled to complement the works in the Environmental Levy and Sportsfields Capital Works programs.

**RECOMMENDATION:**

That Council amend the capital works budget for 2010/11 and 2011/12 to correct the balance and project list of the Parks Capital Works Program for 2010/11.

## PURPOSE OF REPORT

To amend the capital works budget including the Environmental Levy and Parks programs for 2010/11 and 2011/12 and to correct the balance and project list of the Parks Capital Works Program for 2010/11.

## BACKGROUND

This report deals with the budget and projects listed in the adopted Delivery Program and Operational Plan 2010-2014 related to Environmental Levy and the Parks Capital Works Program.

### Environmental Levy

The application to the Minister for Local Government for the Environmental Levy was developed in 2005. The objectives were to improve the condition of bushland, waterways and parks, use water more sustainably, increase opportunities for recreation, help protect against bush fire, reinvigorate Ku-ring-gai's town centres and involve the community in decision making and on-ground works. Included within the approved levy application was a list of program areas and specific projects that were to be delivered over the seven years.

The first five years the levy has delivered many new capital works projects and initiatives. These have not only met many of the stated intentions of the program but have also positioned Council as a leader in many areas of sustainable management. In the planning and delivery of many projects, the levy has sought to integrate with other capital and operational projects of Council. This has affected the timing of projects across the seven years. Changes arising from external grants from the State and Federal Government have increased investment into Council's public infrastructure.

As part of the financial and project planning for the final two years of the program, it has been necessary to modify the list of projects as appeared in the adopted Delivery Program and Operational Plan 2010-2014 (OMC 8 June 2010, minute number 165). This review should position Council to complete the necessary planning, design and construction of projects by June 2012, the end of the Levy.

### Parks Capital Works Program

Under the **Parks Development Program** Council maintains over 250 parks across the local government area. Funds from this program are supported by Section 94 funds, grants and the Environmental Levy (to a limited extent). Priority for funding is allocated to dog off-leash areas (one per year from the prioritised program), park improvements that support the playground and sportsfields development programs, matching funds for NSW Metropolitan Greenspace Program Grants and NSW Sport and Recreation Grants and implementation of District Park Landscape Masterplans.

The recommended changes to these programs are discussed in the comments section below.

## COMMENTS

### Environmental Levy

As part of the planning for the conclusion of the Environmental Levy, a review of the remaining program areas and projects has been undertaken. This review has considered a number of areas including:

- the delay in the redevelopment of the town centres and subsequent integration of sustainable design features;
- the timing and integration with the adopted sports ground and parks capital works program for 2010-2012;
- the outcomes of various grant applications to the State and Federal Government;
- more detailed investigations into the feasibility of some of the stormwater harvesting projects; and
- key learning from the current delivery of programs.

As a result, this report recommends that Council amend the adopted Capital Works Program for the 2010/11 and 2011/12 years, as listed in **Table 1**. This change reflects the most recent budget estimates for 2010/11 as \$2,107,300 and for 2011/12 of \$2,194,800.

The greatest of the changes relates to the town centres program. This was to assist in the construction of delivering best practice sustainable design across St Ives, Gordon and Turramurra (the original budget for this area was \$1.09million). This been brought about due to the delay in the completion of the Town Centres Local Environmental Plan and subsequent lack of development. This was discussed in a report to Council at its meeting on 8 June 2010 (GB 6) in relation to Energy Reduction and Alternative Energy Generation (adopted on the same night as the Delivery Program and Operational Plan and Delivery Program). In relation to the use of Environmental Levy funds, Council resolved (minute number 161),

*(B). That Council reallocates the Town Centre Sustainability Fund within the Environmental Levy to fund the projects listed in the draft Energy Reduction Strategy over the next two (2) years.*

The impact of these changes and specifically the scheduling of the major expenditure for the depot and pool in 2011/12 has had a flow-on effect to other program areas, as discussed below. For 2010/2011 financial year \$125,500 will be used to fund the installation of five solar hot water systems, four photovoltaic systems, five lighting upgrades, an appliance upgrade and the trial of one wind turbine. In 2011/12 \$700,000 has been allocated in the Levy that will contribute to the funding of the co-generation heating system for the new West Pymble indoor pool, a major photovoltaic system and related energy systems at the new works depot. This has been driven by the timing of the construction of these facilities that in turn has affected the planning for projects in the 2010/11 financial year as discussed below.

Item 14

FY00382/2  
3 August 2010

The stormwater harvesting projects and related water management initiatives associated with the sportsfield upgrade program has resulted in a number of recommended changes to the program. These include:

- bringing forward the works at Golden Jubilee Oval to 2010 to include the design and construction of a leachate treatment system;
- the siting of the water storage tanks at St Ives Showground has been restricted by a number of significant trees and the Duffy's Forest vegetation community. The additional funding will be used to fund alternative tank designs;
- completing the Allan Small Oval sportsfield upgrade project that will fund the installation of the stormwater tanks, irrigation and associated infrastructure;
- providing funding for a stormwater harvesting tank at Auluba Oval No.1 to collect water from the oval (this would complement any proposed works associated with the subdivision between Barwon Avenue and Chisholm Street);
- deleting the water sensitive urban design works at Samuel King Oval, North Turramurra, Acron Oval, St Ives and Hassell Park, St Ives as the upgrade of these sites, initially planned in 2005, will not occur in the next two years, or the feasibility of the design was unable to be integrated as part of a minor upgrade of these sites;
- the upgrade of Primula Oval, Lindfield has been delayed and this stormwater harvesting may be considered as part of a future environmental levy program. Works at this site are recommended to be removed from the current Levy program. However, staff have applied to the NSW Government for a grant to assist in the upgrade of this facility that would include stormwater harvesting (this is linked to the West Lindfield Sport and Recreation Club upgrade of the site). Should this be successful it would be recommended that the site replace the planned works at Wahroonga Park as it would provide greater water saving to Council; and
- deleting the catchment outlet protection works for Middle Harbour, Cowan Creek and Lane Cove River in 2011/12 in order to balance the budget for the end of the program.

In 2010/11 a greater focus has been identified for the construction of four new recreation tracks and to provide a significant investment into the maintenance of tracks funded in the early years of the Levy program. The investment in maintenance will see these assets being able to be handed over to the Operations Department in a condition that minimises their ongoing maintenance liabilities. The new or substantial upgrades to tracks include: linking Penrhyn Street to Suakin Street in Pymble; the Darri Track to Timbarra in North Turramurra; Shot Machine track complementing the capital works program that will link the Middle Harbour walking tracks to Lindfield Station via Swain Gardens; and new recreational tracks in and around Golden Jubilee Field. In 2011/12 the proposed track to link Auluba Oval to Lane Cove National Park has been deleted. This project, in part, has been completed as part of the current capital works at Sir David Martin Reserve. The connection to the National Park will be addressed as part of the future subdivision design for the development of the B2 lands (between Barwon Avenue and Chisholm Street).

The allocation for weed inspectorial and dumping is recommended to be reduced as the costs to run these programs are mainly related to education and salaries that can be funded within the existing allocation.

For the fire education project in 2011/12, \$8,900 is identified in the Community Partnership Project line. The NSW Rural Fire Service have recently committed to undertaking more education in this area that enables this to be reallocated.

## Item 14

FY00382/2  
3 August 2010

In the bush regeneration area, it is recommended that funding be increased for general site maintenance in year 2010/11 at a level similar to 2011/12. For Swain Gardens and surrounds the proposed work will complement the walking track (scheduled in 2010/11) and to generally improve the condition of the area prior to the end of the Levy. This is significantly offset by the reduction in funding in the 2011/12 year. The asset protection zone running behind Kokoda Avenue to Kooloona Crescent, West Pymble has proven to be successful and does not require ongoing maintenance funding, given the resilience of the vegetation and community commitment to assist in its upkeep.

The promotion of the Levy for 2011/12 has been removed to balance the budget. This activity will still occur and will be funded from existing areas including quarterly newsletters (\$44,600) and promotions and initiatives (\$17,800) that would ordinarily relate to the bushcare and small grants area.

The canopy mapping has also been deleted for 2011/12.

**Table 1: Recommended changes to the Environmental Levy capital works program**

Project	2010/11 Operational Plan proposed deletion	2010/11 Operational Plan proposed changes
Golden Jubilee leachate	0	220,000
Allan small stage two		20,000
Auluba Oval water tank		60,000
Gordon town centre	125,500	0
St Ives Town centre	241,300	0
Sustainable energy generation.	0	125,500
Weed inspectorial	26,800	0
Dumping and encroachment	107,200	57,200
Penrhyn Street to depot	0	60,000
Darri to Timbarra	0	60,000
Golden Jubilee and surrounds		100,000
Shot Machine		60,000
Walking track maintenance		70,000
Primula	152,200	0
WSUD around Acron Oval	53,700	0
St Ives Showground		96,400
Biodiversity maintenance	4,300	45,000
<b>TOTAL</b>	<b>711,000</b>	<b>974,100</b>

Project	2011/12 Operational Plan proposed deletion	2011/12 Operational Plan proposed changes
General Promotion	78,000	0
Fire Education	4,400	0
Kokoda and Kooloona regeneration	16,700	0
Aerial/Satellite Canopy Mapping	66,800	0
Auluba Linking To Lane Cove National Park	83,500	0
Noxious Weed Control	55,800	0
Dumping and Encroachment	111,400	72,400
Gordon Town Centre	130,400	0
Turramurra Town Centre	250,700	0
Alternative energy generation	0	700,000
Gordon Creek (Swain Garden)	2,300	20,000
Middle Harbour	22,200	0
Cowan Creek	22,200	0
Lane Cove	22,200	0
WSUD Hassell Park	55,800	0
WSUD Samuel King Oval	83,500	0
<b>TOTAL</b>	<b>1,005,900</b>	<b>792,400</b>

### Parks Capital Works Program

Within this capital works area, this report recommends two changes:

1. **Allan Small Park, East Killara playground and recreational play space.** This project is listed in the adopted plan for \$20,000 in 2010/11. It is recommended that a further \$37,500 originally allocated to the Gordon Recreation Ground playground for landscaping be used at Allan Small Park for landscaping associated with the playground and youth play space upgrade. The **Gordon Recreation Ground** playground landscaping project is planned to be undertaken in the 2011/12 to coincide with the playground upgrade that is currently scheduled for that year.
2. **Adopted Budget.** Council's long term financial plan has a total capital works expenditure of \$47,032,900. This total was included in the published Delivery Program and Operational Plan. Included in the total were the following two projects:
  - Implement stage 1 of the Wahroonga Park district parks landscape masterplan \$174,000, and
  - 78 Coonanbarra Rd (Unnamed park), Wahroonga \$428,900

These projects, totalling \$602,900, were previously identified in Council's long term financial plan though subsequently deleted from the list of projects that went on exhibition as they cannot be delivered until landscape masterplans for the sites have been prepared and adopted by Council. The landscape masterplanning process is due to commence in 2011/12. Moving these two projects to future years has resulted in a difference of \$602,900 between the budget allocation for Parks Development in the

## Item 14

FY00382/2  
3 August 2010

Long Term Financial Plan and the adopted Delivery Program and Operational Plan for 2010/11.

The financial impact of deleting these two Parks Development projects from the list does not affect Council's bottom line working capital result as they were to be 100% funded from Council's s.94 reserves. However, they do result in a reduction of \$602,900 in Council's total capital works program from \$47,032,900 to \$46,430,000.

## CONSULTATION

No public consultation has occurred in the preparation of this report. The nature of changes is consistent with the direction and intent of the Environmental Levy and other related programs of Council. The changes to the delivery of the Parks program for 2010/11 are minor with the works at Gordon Recreation Ground programmed for 2011/12.

## FINANCIAL CONSIDERATIONS

The recommendations as summarised in **Table 1** seek to provide a balanced budget for each of the remaining years of the Environmental Levy against the anticipated income.

The net impact of the above changes to Environmental Levy and Parks Development projects for the 2010/11 and 2011/12 financial years, is summarised in the following table:

**Table 2: Changes to the 2010/11 and 2011/12 Capital Works budget.**

	2010/11		2011/12	
	(in 2010/11 Prices)		(in 2011/12 Prices)	
<b>Environmental Levy Projects</b>				
Current Budget	1,844,200		2,408,300	
Proposed Deletions (from Table 1)	-711,000		-1,005,900	
Proposed Additions (from Table 1)	974,100		792,400	
Revised Total *	2,107,300		2,194,800	
Budget Change		263,100		-213,500
<b>Parks Development Projects</b>				
Gordon Recreation Ground landscaping	-37,500			
Allan Small Park, East Killara	37,500			
Stage 1 Wahroonga Park Masterplan	-174,000			
78 Coonanbarra Rd, Wahroonga Masterplan	-428,900			
Budget Change		-602,900		0
Total Budget Change		-339,800		-213,500
Current Council Total Project Budget		47,032,900		37,748,400
Revised Total Budget		46,693,100		37,534,900
* Balanced to estimated Environmental Levy income				

None of the above changes has an impact on Council's bottom line working capital targets as:



Item 14

FY00382/2  
3 August 2010

- funding for the postponed Parks Development projects was to have come from Development Contributions (section 94) reserves, and
- funding for the Environmental Levy program projects has been balanced to anticipated levy receipts.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has been prepared in consultation with the Finance section of Council.

## SUMMARY

This report has recommended a number of changes to the capital works projects for the 2010/11 and 2011/12 financial years. These changes differ from that stated in the adopted Operational Program and Delivery Plan. In relation to the Environmental Levy these changes seek to align the delivery of projects funded by the Environmental Levy to that of other capital works programs, recent resolutions regarding energy efficiency projects and to bring into balance the program over the seven years. For the Parks and Playground projects this recommends additional funding to Allan Small Oval Sportsfield from the Gordon Recreation Ground. In terms of Council's overall budget, the report also recommends amending the budget in the Parks Development area by \$602,900 related to two projects funded from Section 94 reserves.

## RECOMMENDATION

- A. That the report be received and noted.
- B. That the capital works program for 2010/11 be reduced by a net \$339,800, from \$47,032,900 to \$46,693,100, representing:
  - i. an increase of \$263,100 for Environmental Levy funded projects, to match anticipated environmental levy income, and
  - ii. a reduction of the Parks Development program of \$602,900, due to the postponement of two projects until landscape masterplans can be completed.
- C. That the capital works program for 2011/12 be reduced by a net \$213,500, from \$37,748,400 to \$37,534,900 due to the reduction of the Environmental Levy program to align it with anticipated levy receipts.

Roger Faulkner  
**Open Space and Recreation Planner**

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

Peter Davies  
**Manager Corporate Planning and Sustainability**

Andrew Watson  
**Director Strategy & Environment**

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## 12 WOONONA AVENUE, WAHROONGA - DESIGN PROPOSAL AND EMBELLISHMENT REQUIREMENTS FOR NEW PARK

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To advise Council on the design proposal and embellishment requirements for a new park at 12 Woonona Avenue, Wahroonga.

**BACKGROUND:**

This report details the progress of work undertaken to date, and proposes a new park concept design for consultation to construct the new park.

**COMMENTS:**

The new park concept design has been developed to reinstate the street vista towards the adjoining State Listed heritage home "The Briars".

**RECOMMENDATION:**

That Council commences a public consultation of the proposed new park design at 12 Woonona Avenue, Wahroonga.

## PURPOSE OF REPORT

To advise Council on the design proposal and embellishment requirements for a new park at 12 Woonona Avenue, Wahroonga.

## BACKGROUND

On the 24 November 2009, a report was submitted to Council detailing immediate restorative works require at the recently acquired site at 12 Woonona Avenue Wahroonga. At which time Council resolved to;

- A. That Council utilise Section 94 Reserves up to \$100,000 to undertake restorations works only.*
- B. That Council include the future embellishment costs associated with the development of the new local park into the Long Term Financial Plan.*
- C. In relation to the offer of \$200,000 from Mr John Fuller to assist with funding works identified in this report, that the General Manager or his delegate enter into discussions with Mr Fuller to confirm that the offer is unencumbered*
- D. That a further report be provided to enable further consideration by the Council.*

This report details the progress of the above resolution, work undertaken to date, and proposes a concept design for consultation to construct the park.

## COMMENTS

Council is aware that at the time of acquisition substantial site excavation and building works had commenced, including construction of a basement car park, building platform and retaining wall.

The report of 29 November 2009 provided an overview of indicative site restoration works and associated costs, along with current levels of available s.94 funding and funding shortfalls to develop the new park. These estimates were developed on existing contract information and calculated costs in the vicinity of \$90,000 for restoration and with additional park embellishment costs of approximately \$400,000. The financial status is further discussed under Financial Considerations of this report.

In response to Part C of the resolution, Council staff have written to Mr Fuller regarding his offer of funding to assist with the new park development, a copy of that response is attached (**Attachment A**). Mr Fuller has confirmed that his offer towards the partial funding of the new park development will be provided to Council following public comment on the landscape design. This is to ensure that it is not perceived that they are influencing the outcome of the park design.

The new park concept design (**Attachment B**) has been developed to reinstate the street vista towards the adjoining State Listed heritage home "The Briars". The Briars was designed in 1895 by architect Charles H. Halstead for William Alexander Balcombe (1855 – 1939) Deputy Registrar of

Item 15

**S07257**  
**3 August 2010**

the Equity Court in Sydney. Balcombe's grandfather was William Balcombe; agent for the East India Company, he lived on St Helena, France from 1811- 1818 in a house called the Briars, named after wild roses that grew there. The Australian house was built to a similar plan as that of the original.

The Briars was subdivided in 1968 and the front block built upon, obscuring views of the house. With the demolition of the front dwelling house, in 2009, Council purchased the property for use as parkland and to restore the visual curtilage of The Briars for future generations.

The consultation and construction process for the new park will include neighbourhood notification and opportunity to comment, and include liaison with the current owners of the Briars. Adjustments to the design plan based on comments received will enable preparation of tender documents for construction works planned to commence by December 2010. This will be project managed by Council's Operations Department.

Given the property's history with the Balcombe family it is proposed to name the park Balcombe Park.

## **CONSULTATION**

The concept design for the new park has been presented to Council's Heritage Reference Committee on the 19 July 2010. The Heritage Reference Committee was generally supportive of the park design with some minor modifications suggested. It was recommended that the entrance gates should be subservient in detail and scale to the entrance gates of The Briars, to retain the prominence of the entrance to the heritage item. There was no objection to the proposed name Balcombe Park and other suggestions received included Briars Park.

Further design consultation was undertaken with the NSW Heritage Office and a site inspection with representatives on 26 July 2010, and their comments have also resulted in minor adjustments to the plan.

No external consultation has been undertaken in the development of this report. However, further, Councillor and community consultation will be undertaken during the design process for the new park.

## **FINANCIAL CONSIDERATIONS**

Cost estimates for the embellishment of a typical new park have been taken from recent Quantity Surveyor information supplied to Council from the Page Kirkland Group. This information indicates that based on the size of the property and excluding the restoration works and demolition of any existing improvement/structures that the estimated cost to return the site to a small local park will be in the vicinity of \$400,000.

Therefore the total estimated costs to restore and embellish the property are in the vicinity of \$490,000.

## Item 15

S07257  
3 August 2010

The amendment to the Ku-ring-gai Section 94 Contributions Plan 2004-2009 provided for the embellishment rate at \$140/m<sup>2</sup>, and this would equate to a maximum of \$130,130 towards embellishing the subject property. The report of 29 November 2009, provided Council with the following estimates:

Estimated Restoration Costs	\$89,920
Estimated Embellishment Costs	\$400,000

<b>TOTAL COST</b>	<b>\$489,920</b>
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<i>LESS s.94 Funds</i>	<i>\$130,130</i>
------------------------	------------------

<b>SHORTFALL</b>	<b>\$359,870</b>
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At which time Council resolved to utilise \$100,000 from s.94 reserves to undertake restorative works. The final cost to complete these works being \$67,813.

Based on the maximum amount of s.94 funds available for site embellishment, the following provides an overview of the current funding position:

Estimated Embellishment Costs	\$400,000
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Available s.94 Embellishment Costs	<i>\$130,130</i>
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<i>LESS s.94 Funds expended</i>	<i>\$67,813</i>
---------------------------------	-----------------

<b>s.94 available</b>	<b>\$62,317</b>
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<b>SHORTFALL</b>	<b>\$337,683</b>
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Accordingly, there exists a shortfall of approximately \$340,000 to complete the embellishment works required to institute a new local park. These funds cannot be sourced from section 94 reserves.

As discussed earlier in this report, a gift of \$200,000 has been confirmed in writing towards the new park embellishment, and is designed to assist Council with the embellishment costs. This gift will reduce the shortfall to \$140,000, and potentially the new park design may need to be modified to account for the shortfall, or staged subject to future budget allocations.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from Council's Strategy & Environment Department have provided input into the preparation of this report.

## SUMMARY

The purpose of this report is to detail the progress of the work undertaken to date, and proposes a new park concept design for consultation to construct the new park at 12 Woonona Avenue, Wahroonga.

Item 15

**S07257**  
**3 August 2010**

It also provides an overview of estimated embellishment works and associated costs, along with current levels of available s.94 funding and any funding shortfalls. These costs have been developed internally, and based on recent Quantity Surveyor advice provided to Council in preparation of the new Development Contribution Plans.

Estimated costs to embellish the site are in the vicinity of \$400,000. Given that the maximum allocation from s.94 funds for the associated site preparation and embellishment works is \$131,130, there exists a funding shortfall of approximately \$340,000, required to complete the embellishments works.

It is confirmed that a gift of \$200,000, designed to assist Council the embellishment costs will be received following public comment on the landscape design. This gift will reduce the shortfall to \$140,000, and potentially the new park design may need to be modified to account for the shortfall.

## **RECOMMENDATION**

- A. That Council commences a public consultation of the proposed new park design at 12 Woonona Avenue, Wahroonga.
- B. That Council adopts the name of the new park as Balcombe Park.
- C. That Council utilises the remaining amount of \$62,317 available for embellishment works from Section 94 Reserves.
- D. That upon receipt of the gift Council thanks Mr & Mrs Fuller for their generosity.

Alison Walker  
**Principal Landscape Architect**

Deborah Silva  
**Manager Strategy  
Assets & Property  
Management**

Andrew Watson  
**Director Strategy &  
Environment**

**Attachments:**      **A. Correspondence from Mr Fuller - 2010/127156**  
                             **B. Concept Plan - 2010/155640**

The Briars  
14 Woonona Ave  
Wahroonga 2076  
7 July 2010

The General Manager  
Ku-ring-gai Council  
Fax.No:94240880

Dear Sir,

12 Woonona Ave, Wahroonga  
Ref:S07257/ 2010/106293  
Attention: Deborah Silva

Thank you for your letter of 25 June 2010.

We are sorry that there is confusion relating to our proposed gift.

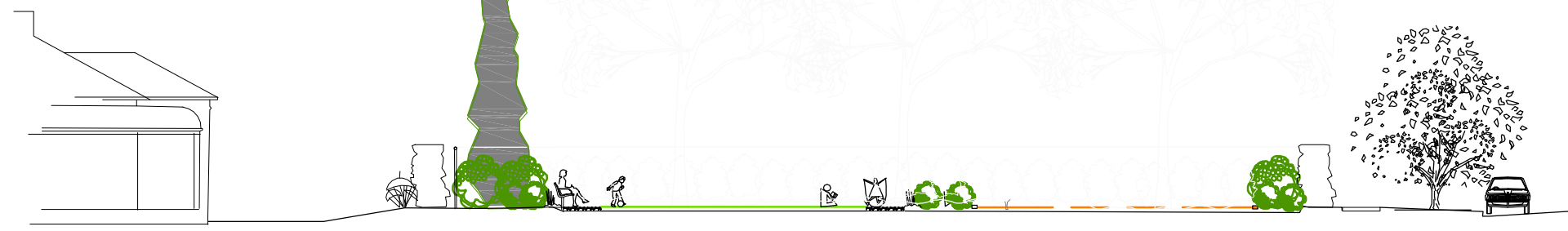
We sincerely apologise if the reference in our letter to the "internet", conveyed any suggestion that we were referring to Council's website. Our reference to "the internet" was a reference to a search on Google under "The Briars, Wahroonga." We are aware that documents can be accessed on Council's website via the internet

So that there is no misunderstanding relating to our proposed gift to Council, we set out our position as follows:

- We outlined in our meeting and in our letter of 16 June 2010 the reasons why we do not intend to make a gift at this time.
- Our gift, when made, is to be used towards the embellishment of the park.
- We have decided that the most appropriate time to make a gift to Council is after Council has prepared a landscape design following public comment. By making a gift at that time, we believe it will be difficult for any third party to make adverse comments in relation to the gift.
- We note Council has assessed embellishment costs of the park at \$400,000 and our offer of a gift of \$200,000 is designed to assist Council as to one half of the embellishment costs of the park.
- Our gift will be a voluntary gift and should not be described as a pledge in the strict sense of that word

Yours faithfully,





SECTION 1:200



The Briars as presenting to Woonona Avenue



Aerial Photo showing original tennis court before development of Lot 2

THE BRIARS Heritage Council NSW PCO 274, 1983

## LANDSCAPE CHARACTER INFLUENCES



The Briars at St Helena in 1800s. Note Palm and Cypress Pines



Longwood House garden originally set out with Napoleon's assistance



The Briars at St Helena in 1950s. Note Palm and Cypress Pines



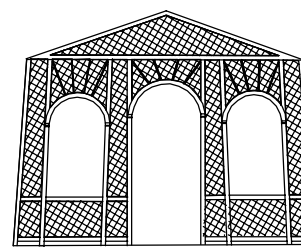
The Briars at St Helena in 1800 showing entry gate, and gate from 1990s(inset)



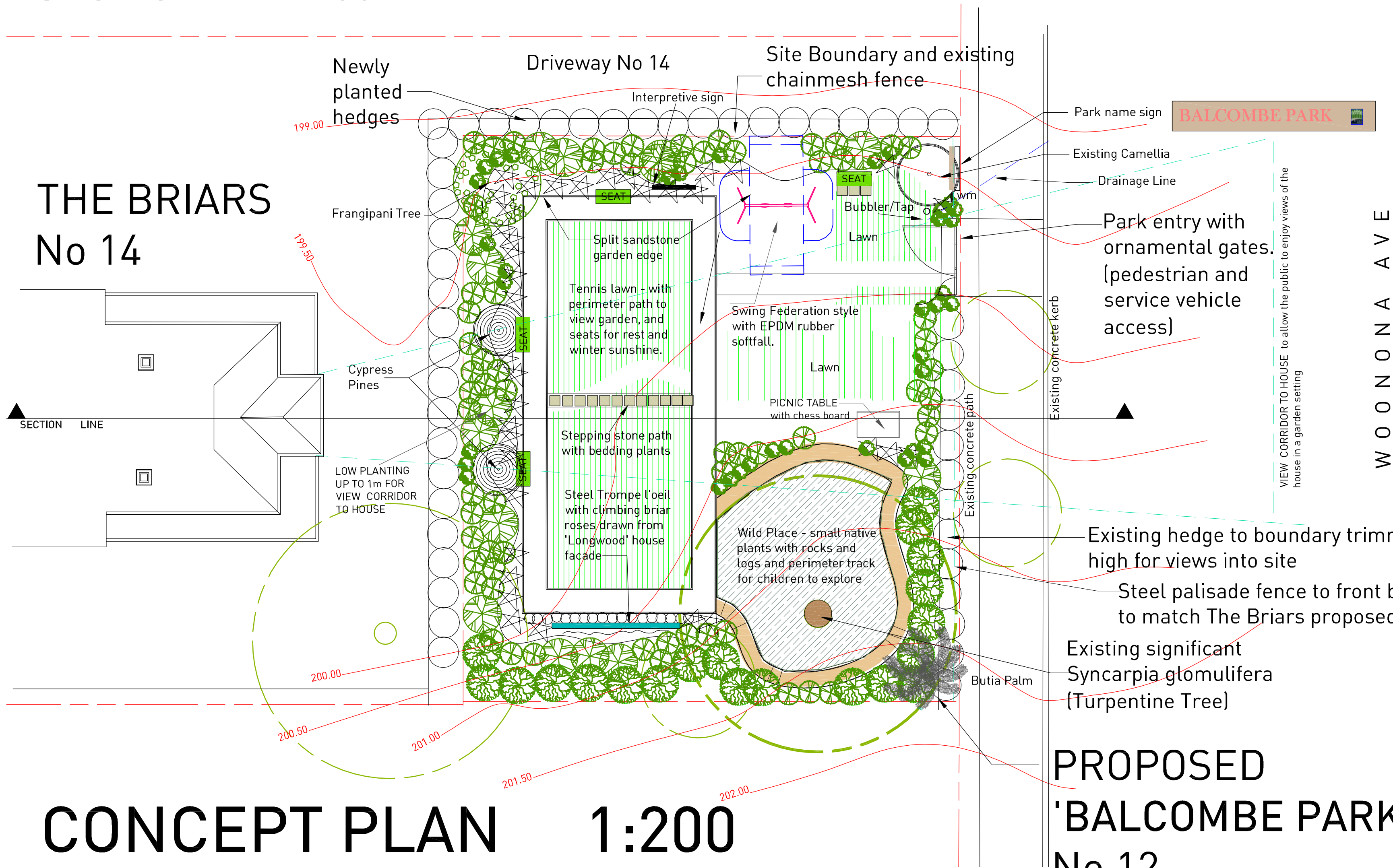
Swing 1918 at Roseville Park similar to that proposed



Interesting Porch of Longwood House used to recreate trompe l'oeil for climbing roses as a focal point in the park



## THE BRIARS No 14



## CONCEPT PLAN 1:200

## PROPOSED 'BALCOMBE PARK' No 12

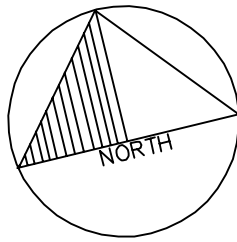
## DESIGN STATEMENT

The design for the parkland at 12 Woonona Avenue is drawn from the history of the house and Balcombe family and their association with the island of St Helena and the original 'Briars' house occupied by William Balcombe from 1811 - 1818. This version of The Briars house built in 1895 for grandson William Alexander Balcombe, is described as being similar in plan to that at St Helena, the original house temporary home to Napoleon for a short period in 1815. The Balcombe family developed a strong friendship with Napoleon during this time. The desire of grandson William Balcombe to recreate 'The Briars' house at Wahroonga supports the idea that this liaison with Napoleon and St Helena was an important influences on the Balcombe family over many generations.

The parkland design has drawn on influences for plant materials and layout of the house gardens at St Helena, from historical drawings and photos which show colorful abundant garden beds, open lawns, feature cypress pines and palm trees as significant elements in the landscape and metal gates in painted brick gateposts. Coincidentally much of this plant material palette has been used by Council at nearby Archdale Park and Wahroonga Park and is in keeping with the public garden style of Wahroonga. The layout includes a children's swing to provide a recreation focus in the parkland, to be in keeping with the federation character of the house (from a similar swing in Roseville Park), and a steel palisade fence 1200 high along the street frontage, similar to that approved by the Heritage Council for the Briars on 8.01.2010. A trompe l'oeil will be built at the end of the tennis court lawn to support climbing 'briar' roses, inspired by the charming lattice work facade of Longwood house on St Helena where Napoleon lived and died. Evidence of previous use of the land, indicates lot 2 was a the tennis court with surrounding garden and framed the front of The Briars with an open grassy lawn, allowing views to the building. The parkland design proposes to re-instate this open grassy lawn for passive recreation, and is proportioned as a tennis court with the tram lines suggested by brick perimeter path, and the net suggested by a stepping stone pathway. The pruning of the existing hedge at the street frontage will allow views to The Briars and the parkland will suggest the original garden setting of the house whilst providing a small but charming public recreation space for residents. The proposed name of the parkland is Balcombe Park, which will become 'A little world, within itself, which excites our curiosity' - Charles Darwin on St Helena.

## PLANTING PALETTE

All plants to be water wise: Butia capitata, Callitis rhomboidea, Plumeria acutifolia, Camellia japonica, Azalea kurume, Argyranthemum frutescens (mixed daisy colours), Acalypha wilkesiana, Lavendula dentata, Kniphophia praecox, Allium sphaerocephalum, Anemone 'Honorine Jobert', Anthemis tinctoria 'Alba', Dianella tasmanica, Rosmarinus officinalis 'Prostrate', Loropetalum chinensis rubrum, Zephranthes white, Acanthus mollis, Lom andra tanika, Agapanthus 'Black Panther', Begonia semperflorens, Viola hederacea, Agapanthus 'Snow Storm', Canna Lily, Haemerocallis sp, Eremophila glabra compact grey 'Silver Ball', Arctotis, Artemesia, Cordyline sp, Strelitzia sp, Rosa banksii alba, Rosa 'Cecile Brunner', Rosa 'Dainty Bess', Rosa floribunda 'White'.



## PRELIMINARY ISSUE for discussion

Project: <b>BALCOMBE PARK</b> adjoining The Briars					
Sheet: <b>Concept Plan and Historical Context</b>					
KU-RING-GAI COUNCIL		Date: <b>July 2010</b>	Drawn by: <b>Alison Walker - Principal Landscape Architect</b>	Scale: <b>1:200</b>	
Locked Bag 1056 PYMBLE 2073 www.kmc.nsw.gov.au 9424 0000		LMU Number: <b>972</b>	Job Number: <b>PJ</b>	Drawing No: <b>2</b>	Issue No: <b>C</b>



Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
<b>1</b>	<b>Community Development</b>								
	This organisation is committed to the principles of sustainable development and management. Community Development covers all issues relating to community wellbeing, culture and lifestyle								
<b>11</b>	<b>Community services</b>								
	Community services are provided at facilities such as libraries and cultural centres and provide benefit to our residents with particular focus on special need groups such as aged and youth								
<b>111</b>	<b>Service Planning and Development</b>								MCDV01
	Understand and support a cohesive community where we appreciate and support the many cultures and heritage of Ku-ring-gai residents. Access to the services, programs and facilities that enable full participation in/and enjoyment of the social and economic								
<b>Code</b>	<b>KPI</b>			<b>Target</b>	<b>Units</b>		<b>Achieved</b>	<b>Notes</b>	
<i>a</i>	<i>2009/10 priority Community Plan recommendations completed</i>			<i>95</i>	<i>%</i>		<i>95</i>		

**Comments:****Children Services****Children's Services Needs Study tasks (Community Plan 2005-2009)**

The Draft Child Care Need Study has been completed including formulae for estimating demand for additional child care places both now and in the future. Additional cross tabulated Census data was also obtained to assist in developing a sound methodology for predicting the need for additional children's services as the population increases.

**Participation in children's services meetings (Community Plan 2005-2009)**

A number of children's services forums and meetings were attended and resourced during this period including:  
Families NSW Project Management Group (PMG) Meetings

Out Of School Hours (OOSH) Reference Group - input into OOSH Regulations options, Keep Them Safe strategies, the Online Mandatory Reporter Guide and potential content for OOSH Framework discussed.

**Australian Community Children's Services (ACCS) - updates on a variety of children's services issues, including Council of Australian Government (COAG) children's services changes, ACCS****Conference, Family Day Care campaign, local government children's services forums, child protection etc.**

Ku-ring-gai Children's Services Interagency Network (CSIN) - Major topics discussed at the meeting included Early Years Learning Framework actions, new services and organisations namely Abbotsleigh ELC and Goodstart, child protection, the new Award and guests to centres.

KHOOSH ( Ku-ring-gai Hornsby Out of School Hours) - major topics discussed at the meetings included provision of food at OOSH, Aboriginal and Torres Strait Islander visitors, the Award, KHOOSH Terms of Reference and Child Profile evidence. The KHOOSH meeting proposed to hold an extraordinary KHOOSH meeting in July to workshop the Keep Them Safe, Information Sharing Requirements for child protection.

**Review and update Children's Services Directory. (Community Plan 2005-2009)**

This action is occurring progressively throughout the year as changes are reported by services to Council. The most recent updates occurred in May 2010 with updates to the long day care centres and preschool sections.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Recommence Children's Hub planning (Community Plan 2005-2009)**

Visited the new children's centres at Abbotsleigh, Manly and North Sydney to ascertain their planning strategies and design features.

Visited Hornsby Shire Council's new long day care (LDC) centre and community multi purposed children's centres (children's hub). The new long day care centre is built in the same complex as a new community centre. This facility contains 1 LDC centre and 1 community centre with a variety of meeting spaces. The new building is built on the redeveloped site of an existing community centre and is facing sporting greens and a car parking facilities.

**Youth Services****Recommendations of Community Plan 2005-2010 Implemented in 4th Quarter****RECOMMENDATION 1: Increase the number and range of youth specific leisure and recreation programs on offer (CP 05-09).**

ACTION 1: Establishment of Turramurra Youth Service in partnership with Rotary Club of Turramurra. In operation on Wednesdays and Thursdays from 3:30pm-6:30pm.

Community Services staff attended a weekly meeting of the Rotary Club of Turramurra to provide a progress report on the new Turramurra Youth Service. There was a lot of interest from the membership who asked questions and made suggestions. Rotary are financial contributors towards the service and have already made a payment of \$3500.00. The service hosted its first band development evening in June whereby young bands were able to perform in front of their friends in a 'low key' setting.

**RECOMMENDATION 2: Continue to advocate on behalf of young people to ensure they have safe, affordable, reliable and accessible public transport systems (CP 05-09).**

ACTION 2: Provision of shuttle bus to and from St Ives live music event in April 2010. The bus ensured that young people did not have to walk along a main road to access Gordon train station.

**RECOMMENDATION 3: Continue to address specific issues relating to young people in cooperation with the Ku-ring-gai Police and Community Safety Committee (CP 05-09).**

ACTION 3: Assisted KPCSC to develop a new flyer for the Parents of Young Drivers program. Promoted the programs of KPCSC at the Principal's Luncheon. Also, the recently completed crime prevention film resource named 'Consequence' was officially launched at the Council Chambers. 70 people attended the evening including representatives from NSW Police, TAFE, PCYC, young people and their families. 200 copies of the resource have been distributed to High School Principal's, 40 Police School Liaison Officers across NSW and other community organisations.

**RECOMMENDATION 4: Continue to work with community partners to advocate for increased funding and services to meet youth needs in Ku-ring-gai (CP 05-09).**

ACTION 4: Meetings conducted with Northern Sydney Institute of TAFE, Oasis Youth Service and Clifton Adolescent Family Services with an aim to attract youth-based organisations to the Ku-ring-gai region. Partnership continued with Ku-ring-gai Youth Development Service including a range of joint projects.

Youth Services coordinated a large scale live music event at the Fitz Youth Centre during National Drug Action Week. Combining live music and drug & alcohol awareness, the evening was a great success with 290 young people attending the event. Northern Sydney Youth Health Consultants attended the event to run short surveys with young people and hand out Drug Action Week merchandise. The headline act for the evening was a well known Australian band named 'Carpathian'.

**RECOMMENDATION 5: Support young people to contribute to Council's decision making processes (CP 05-09).**

ACTION 5: Coordination of 'Changemakers' leadership evening with an aim of assisting young people to become more active citizens in Ku-ring-gai. Members of the Ku-ring-gai Youth Council and participants in the 2009 Youth Summit were invited to attend. The evening was designed to gauge the particular training needs of local young people with the view to assisting them to become more active citizens in their community.

**RECOMMENDATION 6: Coordinate and evaluate a youth entertainment program of events and activities (CP 05-09).**

ACTION 6: Five live music events held in St Ives, Turramurra and Gordon all of which incorporated local talent. One evening was of the hardcore genre with headlining act Shai Halud- a band from the United States touring nationally. 200 young people attended the night. The evenings provide young bands with the opportunity to perform publically in front of their peers.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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Sounds of the Secret Garden is a live acoustic performance afternoon held in the garden next to the Gordon Student Resource Centre. Five young acoustic artists performed to a crowd of young people and the event was partially coordinated by youth volunteers trained by Council.

Discobility is a dance party for young people with special needs was a great success with over 25 young people attending the event. Great feedback was received by the participants and parents of the young people. This event is greatly appreciated by the families as it gives young people the opportunity to attend age appropriate events and allows for some respite time for the families.

April School Holiday Program involved a skateboarding and go-kart racing trip. Youth Centres in Gordon and Turramurra were also open for extended hours and were well attended.

Council's Youth Services coordinated a Youth Section at the Festival on the Green which attracted young people with live music, food and a relaxed atmosphere. Throughout the day there was an artist that worked on a canvas throughout the day. The result is a professional artwork that is now displayed in the Gordon SRC.

The Gordon Student Resource Centre has been in operation five days per week and has been offering young people with an opportunity to socialise and meet youth workers in a safe environment. St Ives Youth Centre has been in operation on Friday afternoons and has involved a range of sporting activities with local young people.

#### **RECOMMENDATION 7: Build networks, collaborations and partnerships with other youth relevant organisations (CP 05-09).**

ACTION 7: Meetings conducted with Northern Sydney Institute of TAFE and Clifton Adolescent Family Services with an aim to attract youth-based organisations to the Ku-ring-gai region. Partnership continued with Ku-ring-gai Youth Development Service including a range of joint projects.

On Tuesday 15 June high school Principal's from the Ku-ring-gai region gathered together for a luncheon in Council Chambers. They were joined by guest speaker Professor Garry Walter (Area Clinical Director of Child and Adolescent Mental Health Services in Northern Sydney) who provided attendees with a context for local youth mental health issues.

Oasis Youth Services (Auspiced by the Salvation Army) recently received funding to establish a school in Chatswood to meet the needs of young people who are at-risk of disengaging from education or employment. The meeting was an opportunity to familiarise the service with the particular characteristics and needs of the Ku-ring-gai region. A member of the Youth Services team had the opportunity to present Council's Crime Prevention film resource to NRMA staff from throughout Australia. This included involvement in three workshop sessions and a congratulatory message from Nola Watson who is the Head of the Executive Office at Insurance Group Australia.

#### **RECOMMENDATION 8: Build youth participation into the development of policies, programs, services and decisions (CP 05-09).**

ACTION 8: Council's Youth Leadership Program has trained young people to be actively involved in coordinating local youth projects. Young people also consistently volunteer at Council's live music events.

A team of young people led by Youth Services staff and professional artist Art Phonsawat designed and implemented a public art piece that incorporated sports and the environment in its story. The messages depicted were 'Kick the goal of a sustainable earth: Protect and save our earth and its natural resources' and 'Hit a home run to protect our endangered wildlife such as the gang-gang cockatoo'. The mural was jointly funded by the Environmental Levy Small Grants Scheme and Kissing Point Sports Club.

The Labour of Love Youth Art Exhibition publicly displayed the artworks of young people for a week in Council Chambers. Nine local young artists exhibited their work.

#### **RECOMMENDATION 9- Work with local youth service providers and schools to establish formal links between schools and services in order to provide better access for young people in need of support.**

ACTION 9: Council's Crime Prevention Film resource was distributed to each high school principal in Ku-ring-gai. Currently in communication with schools regarding the delivery of workshops incorporating the Crime Prevention Film resource.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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On Tuesday 15 June high school Principal's from the Ku-ring-gai region gathered together for a luncheon in Council Chambers. They were joined by guest speaker Professor Garry Walter (Area Clinical Director of Child and Adolescent Mental Health Services in Northern Sydney) who provided attendees with a context for local youth mental health issues. Ku-ring-gai Youth Development Service also had an opportunity to highlight the work they do with young people in the region.

**RECOMMENDATION 10: With our community partners, sponsor or facilitate parent education programs which address the special needs of young people and their impact on family relationships.**

ACTION 10: Parent Forums delivered in April and June addressing school and adolescent development issues.

April Parent Forum- Council's Youth Services (in partnership with Ku-ring-gai Youth Development Service) coordinated a Parent Forum titled 'Your Child's Road Map to Thriving at School' at Council Chambers. The guest speakers for this evening were; Allan Rudner who is co-founder of the Pathways Foundation, an organisation that designs and delivers 'rites of passage' programs to teenagers in the wilderness. Judith Wheeldon - the former Headmistress of Abbotsleigh and Director of the Australian Teaching and Learning Council. The evening was a great success with over 60 parents and professionals attending. Parents were challenged to consider the holistic needs of their children rather than exclusively focus on educational achievement.

June Forum- Over fifty people attended the forum covering the topic 'Getting inside the adolescent brain - Understanding your teenager'. Presentations were delivered by Harry Smith (Chair of Ku-ring-gai Youth Development Service (KYDS) and psychologist, David Citer (Manager and Counsellor from KYDS) and by the Northern Sydney Youth Health Consultants.

**RECOMMENDATION 11- Encourage participation in public art programs.**

ACTION 11: A team of young people led by Youth Services staff and professional artist Art Phonsawat designed and implemented a public art piece that incorporated sports and the environment in its story. The messages depicted were 'Kick the goal of a sustainable earth: Protect and save our earth and its natural resources' and 'Hit a home run to protect our endangered wildlife such as the gang-gang cockatoo'. The mural was jointly funded by the Environmental Levy Small Grants Scheme and Kissing Point Sports Club.

**Older People and People with Disabilities**

**(Community Plan Priority Recommendation: Conduct educational seminars for older people CP05-09)**

During the quarter 4 seniors seminars were offered. The topics included Managing your Finances, Hearing Loss, Senior Driving and a forum on Falls Prevention. A total of 163 seniors participated in these seminars. Seniors who completed the feedback forms reported 100% satisfaction.

**(Community Plan Priority Recommendation: Develop and implement Seniors Week planning)**

The acquittal for the Seniors Week Grant of \$500 for the "Beyond My Window" art and craft exhibition was completed and forwarded to Ageing Disability and Home Care. Planning for 2011 Seniors Festival has begun and dates are being confirmed for the launch of the program on 4<sup>th</sup> March 2011 with a morning concert with the NSW Police Band. The seniors Activity Committee will be involved in developing the program for 2011.

**(Community Plan Priority Recommendation: Co-ordinate implementation of DDA actions)**

1. Council's electronic newsletter for vision impaired residents is sent out in audio format each quarter at the same time as the rates notice. A satisfaction survey was sent to ascertain the value of this service from users. To date there has been a low response rate so more investigation will be undertaken over the next quarter as to how the service will be delivered.
2. Nominations for the Access Consultative Committee were again sought through local advertising and direct approaches to a number of organisations and to date 2 applications have been received. Promotion has also taken place through the Regional Disability Network Forum and through other relevant networks. The Senior Activity Committee has also been asked to promote the opportunity to participate on the Committee. Further promotion will be undertaken to attract the appropriate membership.
3. Australian Human Rights Commission has informed Council that the draft guidelines for accessible bus stops are now on their website. Comments will be received until August 2010.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**(Community Plan Priority Recommendation: DDA Action Plan objective 2.1 - work with HR to develop and implement disability training awareness for Councillors and staff)**

20 staff from Customer Service, Arts Centre and the Library participated in the "Introduction to Disability Awareness" staff training on 29th April. The training was carried out by the peak organisation "People with Disability".

With the new "Access to Premises" standard being close to implementation, relevant staff have been made aware of upcoming training being offered by the Australian Human Rights Commission and other training organisations. The CDO Aged and Disability will be attending a morning training session on what these new standards mean and how they will be applied.

**(Community Plan Priority Recommendation: Resource and support the bus shuttle operation in partnership with Hornsby/Ku-rin-gai Community transport)**

The shuttle service is continuing to experience high utilisation levels with over 5000 kilometres and more than 580 trips being taken during the year. The majority of these trips were used to visit a doctor or specialist.

**(Community Plan Priority Recommendation: Continue to resource the regional Social Isolation working group)**

The Northern Region Social Isolation network met in May and a number of issues were discussed. A guest presenter from the Men's Health Unit at University of Western Sydney spoke about the way men deal with retirement and the impact of social isolation as you age. A recently completed research project titled "Older men and Home and Community Care Services: Barriers to Access and effective models of care" was also discussed.

**(Community Plan Priority Recommendation: Review and update annual Aged and Disability Service directory)**

The 2010 Seniors and Care guide has been circulated throughout Council's libraries, community centres and service organisations. It is also available at customer service. It continues to be a well sought after resource for residents and organisations alike.

**(Community Plan Priority Recommendation: Attend resource and support HACC forums, Disability Networks and Community Transport Management Committee meetings)**

The Hornsby/Ku-ring-gai HACC forum meets bi monthly at Hornsby. Over 29 organisations were represented at the May meeting and issues discussed included the use of interpreter services, vacancies in programs such as in-home respite, dementia specific day care and new programs being developed targeting CALD residents including the monthly knitting and chat program at Ku-ring-gai Neighbourhood Centre. The Northern Region Disability Network meets at Council quarterly. Representatives from 24 organisations attended the most recent meeting where a guest speaker from NSW Health spoke about the work on falls prevention followed by a presentation on the men's support group based at Centacare. Other topics covered waiting lists and availability of services.

**(Community Plan Priority Recommendation: Promote volunteering opportunities and acknowledge voluntary contributions)**

52 volunteers were referred to Home and Community Organisations during May and June. Promotion of volunteering has occurred during the quarter including attendance at the Festival of the Green where over 50 people were given information about volunteering. Library and banner promotions have also taken place. 200 pamphlets were delivered to West Pymble residents by the West Pymble Guides. Articles have been placed in local papers and through the E-news and Go Seek website. Over 200 volunteers attended the Thank You luncheon in May to acknowledge National Volunteers Week.

Code	Task Description				Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
112	Aged Care and Disability Planning and Development											
We appreciate and support the many different age groups and their access to the services, programs and facilities that enable full participation in/and enjoyment of the social and economic life												
	Code	KPI		Target	Units				Achieved	Notes		
	a	Actions from the Disability Discrimination Act		90	%				95			
		Action Plan completed										
	b	Increase in participation in seniors program		10	%				10			
	c	Satisfaction with seniors community education programs		85	%				97			

**Comments:****(Community Plan Priority Recommendation: Conduct educational seminars for older people CP05-09)**

During the quarter 4 seniors seminars were offered. The topics included Managing your Finances, Hearing Loss, Senior Driving and a forum on Falls Prevention. A total of 163 seniors participated in these seminars. Seniors who completed the feedback forms reported 100% satisfaction.

**(Community Plan Priority Recommendation: Develop and implement Seniors Week planning)**

The acquittal for the Seniors Week Grant of \$500 for the "Beyond My Window" art and craft exhibition was completed and forwarded to Ageing Disability and Home Care. Planning for 2011 Seniors Festival has begun and dates are being confirmed for the launch of the program on 4<sup>th</sup> March 2011 with a morning concert with the NSW Police Band. The seniors Activity Committee will be involved in developing the program for 2011.

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Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 113 Childrens Planning and Development

MCDV01

Develop and implement policy, programs and opportunities to support the development and participation of children and children services.

Code	KPI	Target	Units	Achieved	Notes
a	Achieve utilisation of Family Day Care and Thomas Carlyle Children's Centre	90	%	94	

**Comments:**

**Thomas Carlyle Children's Centre**

**Utilisation**

The Thomas Carlyle Children's Centre continues to experience high levels of utilisation (93%) and receives regular enquiries from local families seeking care.

**Accreditation**

The Centre is commencing preparations for the National Accreditation Process by reviewing all Centre policies and procedures consistent best quality principles across all study areas.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Past Events**

In April TCCC invited living eggs to visit the centre to provide the children with the valuable experience of watching chickens hatch.

The topic of living things and caring for our environment has been extended with our vegetable and flower garden that continues to yield beautiful plants daily. Children are also actively involved in helping to water and care for the garden

A special morning tea was held at the Centre in May to celebrate Mother's Day. Over 25 parents and grand parents attended this event and participated in the morning program of activities organised by Centre staff.

A parent teacher night was held in June to provide parents with programming updates, content contained in portfolios and children's learning.

**Family Day Care**

In June quarter 33 individual play sessions have taken place.

During the month of May the Scheme celebrated Family Day Care Week with the children, carers and parents. Activities included face painting, craft activities, story telling and musical games.

The Family Day Care staff organised a Healthy Living Show in May for the children and carer's. The main focus of the show was to encourage healthy eating habits for children, such as eating the right food, correct way to brush teeth and drinking water.

**New Families Interviewed**

During this quarter 15 families were placed within our service with the majority of children were aged under 18 months of age. This reinforces an increasing demand for child care by working parents.

**Immunisation Statistics**

Council held 3 immunisation clinics with 140 children in attendance.

**Children Services****Children's Services Needs Study tasks (Community Plan 2005-2009)**

The Draft Child Care Need Study has been completed including formulae for estimating demand for additional child care places both now and in the future. Additional cross tabulated Census data was also obtained to assist in developing a sound methodology for predicting the need for additional children's services as the population increases.

**Participation in children's services meetings (Community Plan 2005-2009)**

A number of children's services forums and meetings were attended and resourced during this period including:

Families NSW Project Management Group (PMG) Meetings

Out Of School Hours (OOSH) Reference Group - input into OOSH Regulations options, Keep Them Safe strategies, the Online Mandatory Reporter Guide and potential content for OOSH Framework discussed.

Australian Community Children's Services (ACCS) - updates on a variety of children's services issues, including Council of Australian Government (COAG) children's services changes, ACCS Conference, Family Day Care campaign, local government children's services forums, child protection etc.

Ku-ring-gai Children's Services Intergency Network (CSIN) - Major topics discussed at the meeting included Early Years Learning Framework actions, new services and organisations namely Abbotsleigh ELC and Goodstart, child protection, the new Award and guests to centres.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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KHOOSH ( Ku-ring-gai Hornsby Out of School Hours) - major topics discussed at the meetings included provision of food at OOSHs, Aboriginal and Torres Strait Islander visitors, the Award, KHOOSH Terms of Reference and Child Profile evidence. The KHOOSH meeting proposed to hold an extraordinary KHOOSH meeting in July to workshop the Keep Them Safe, Information Sharing Requirements for child protection.

#### Review and update Children's Services Directory. (Community Plan 2005-2009)

This action is occurring progressively throughout the year as changes are reported by services to Council. The most recent updates occurred in May 2010 with updates to the long day care centres and preschool sections.

#### Recommence Children's Hub planning (Community Plan 2005-2009)

Visited the new children's centres at Abbotsleigh, Manly and North Sydney to ascertain their planning strategies and design features.

Visited Hornsby Shire Council's new long day care (LDC) centre and community multi purposed children's centres (children's hub). The new long day care centre is built in the same complex as a new community centre. This facility contains 1 LDC centre and 1 community centre with a variety of meeting spaces. The new building is built on the redeveloped site of an existing community centre and is facing sporting greens and a car parking facilities.

## 114 Youth Planning and Development

MCDV01

Develop and implement policy, programs and opportunities to support the development and participation of young people, the youth services and community groups

Code	KPI	Target	Units	Achieved	Notes
a	Participants in Youth Services activities	5,000	Number	6,418	

#### Comments:

##### Drug Action Week Live Music Event

Youth Services coordinated a large scale live music event at the Fitz Youth Centre during National Drug Action Week. Combining live music and drug & alcohol awareness, the evening was a great success with 290 young people attending the event. Northern Sydney Youth Health Consultants attended the event to run short surveys with young people and hand out Drug Action Week merchandise. The headline act for the evening was a well known Australian band named 'Carpathian'.

##### Parent Forum

As part of the series of forums held throughout the year- a presentation was delivered to an overwhelming amount of parents and service providers. Over fifty people attended the forum covering the topic 'Getting inside the adolescent brain - Understanding your teenager'. Presentations were delivered by Harry Smith (Chair of Ku-ring-gai Youth Development Service (KYDS) and psychologist), David Citer (Manager and Counsellor from KYDS) and by the Northern Sydney Youth Health Consultants.

##### Presentation to Rotary Club of Ku-ring-gai

Community Services staff attended a weekly meeting of the Rotary Club of Turramurra to provide a progress report on the new Turramurra Youth Service. There was a lot of interest from the membership who asked questions and made suggestions. Rotary are financial contributors towards the service and have already made a payment of \$3500.

##### Principal's Luncheon

On Tuesday 15 June high school Principal's from the Ku-ring-gai region gathered together for a lunch in Council Chambers. They were joined by guest speaker Professor Garry Walter (Area Clinical Director of Child and Adolescent Mental Health Services in Northern Sydney) who provided attendees with a context for local youth mental health issues.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Meeting with Oasis Youth Connection Staff**

Oasis Youth Services (Auspiced by the Salvation Army) recently received funding to establish a school in Chatswood to meet the needs of young people who are at-risk of disengaging from education or employment. The meeting was an opportunity to familiarise the service with the particular characteristics and needs of the Ku-ring-gai region.

**Presentation on Crime Prevention Film Resource at NRMA Head Office**

A member of the Youth Services team had the opportunity to present Council's Crime Prevention film resource to NRMA staff from throughout Australia. This included involvement in three workshop sessions and a congratulatory message from Nola Watson who is the Head of the Executive Office at Insurance Group Australia.

**Changemakers' Youth Leadership Meeting in Turramurra**

Members of the Ku-ring-gai Youth Council and participants in the 2009 Youth Summit were invited to attend a leadership development meeting named 'Changemakers'. The evening was designed to gauge the particular training needs of local young people with the view to assisting them to become more active citizens in their community.

**Gordon Student Resource Centre**

The Gordon SRC has been in operation five days per week and has been offering young people with an opportunity to socialise and meet youth workers in a safe environment. In the month of June, there were 21 occasions of service and 384 young people in attendance.

**St Ives Youth Centre**

St Ives Youth Centre has been in operation on Friday afternoons and has involved a range of sporting activities with local young people. In the month of June, there were 2 occasions of service and 41 young people in attendance.

**Turramurra Youth Service**

Turramurra Youth Service hosted its first band development evening in June whereby young bands were able to perform in front of their friends in a 'low key' setting. In the month of June, there were 8 occasions of service and 52 young people in attendance.

## 115 Leisure, Art and Cultural Development

MLCD01

This section provides opportunity local community to showcase local talent but also enrich the local cultural environment through year long entertainment program. This include Festival on the Green, Australia Day Celebrations, Concerts in the Park, Guringai Festival, Volunteers functions etc. Also provide advice and support for Arts based programs such as Public Art.

Code	KPI	Target	Units	Achieved	Notes
a	Funded 2009/10 Cultural Plan	80	%	90	
	recommendations are completed within set timeframe				
b	Enrolment at vacation care centres and school holiday programs	80	%	100	
c	Capacity enrolment of Spring in to Action activities	70	%	100	
d	Student enrolment in Ku-ring-gai Art Centre programs	90	%	95	

**Comments:****Community Programs**

**School Holiday Program:** The July School Holiday program has been planned operating from Monday 5th July - Monday 19th July 2010. Program highlights will include Calmsley Hill City Farm, Super Sports & Science Day, Magical Messy Dancing day, Horse riding, Roller skating, Timezone & movies and Monster skate park.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Spring into Action:**

Spring into Action 2010 has been booked and confirmed and sent to the designer before printing. There are a total of 10 trips planned throughout August - November 2010. The program will be released to the public on Tuesday 27th July and bookings are to open on Tuesday 10th August 2010.

**Art Centre****Exhibitions - Art Centre April - June 2010**

Pottery, Mixed Media & Drawing Exhibition 9 April - 30 April

Feltmaking, Silver & Beaded Jewellery & Silver Clay Jewellery, Life Drawing, Colour & Design Exhibition - 7 May - 28 May

Watercolour Exhibition 4 June - 25 June

The exhibitions at the Art Centre over the last quarter have shown a diverse cross-section of classes offered and a wide variety of works made by artists attending classes at the Centre. These exhibitions demonstrate the exceptionally high quality of work that is made at Art Centre classes and highlights the strength of tutors who conduct these classes. The exhibitions offer a fine starting point for prospective students who are 'not sure' which class they would like to attend.

**Exhibitions Red Wall - Council Chambers**

Artists represented during the last quarter on the Red Wall at Council curated by the Art Centre:

Jana Hunt - Art Centre tutor - Works on Paper March - May

Central Coast Aboriginal Group (this exhibition was a component of the Gu-ring-gai Festival for 2010) May - August 2010

**Puppet Show - Rusalka- April**

International puppeteer Lenka Muchova and actor/storyteller Kylie Harris presented Dvorjac's *Rusalka*. This show was fully booked with waiting list.

**Classes Term 2 2010**

The April School Holiday Program classes had an excellent attendance - 210 bookings. Classes include Drama, Song writing, Creative Writing, Potter, Beaded Jewellery, Painting & Drawing, Guitar. This diversity provides an arts program available for children with interests in writing, music and fine art.

**Term Classes**

688 students enrolled in term classes during this term, 79 enrolments were taken for weekend workshops incl Puppet Show Rusalka.

**Local Government Cultural Awards 2010**

The Art Centre submission - *You are what you art* - for the 2010 LGCAwards was voted in the top 25% of Peoples Choice Awards - an endorsement of Art Centre excellence as a community art centre.

**Partnership opportunities**

The Art Centre has formed a partnership with Macquarie University involving students with the university exhibitions and events and promoting the art centre within that University.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 116 Library Services

MLIB01

This function of the libraries is to provide efficient and timely access to information and resources

Code	KPI	Target	Units	Achieved	Notes
a	Acquisitions budget spent	100	%	100	
b	Satisfaction with library services	70	%	90	
c	Increase in e-zone usage	10	%	1	

### Comments:

#### Library Branches

The Ezone facility continues to be heavily used compared to usage prior to its launch in July 2007, however current activity has continued to grow significantly across all branches compared with the corresponding quarter last year. The average rate of utilisation of all terminals across the Library is 53% with Gordon branch showing the highest usage rate.

During this quarter, usage of Yourtutor, the Library's online tutorial service for students from Year 4 to Year 12, was accessed by 129 students of whom 84% agreed that Yourtutor was helpful and 77% would recommend it to a friend. These results show usage decreased compared with those for the corresponding quarter in 2009. A total of 129 students benefited from the facility during the second quarter in 2010 compared with 292 during the second quarter in 2009.

Justice of the Peace services continues to be utilised at Turramurra branch and at Lindfield. This is a community helping community service where registered JPs visit the branches on Wednesdays and Saturdays respectively to provide JP services.

The Free Wireless Internet facility introduced to all branches continues to be well used.

As part of the *Art in the library program* local artists, the Bicentennial Art Group and Kerry Thompson, held exhibitions hosted by Gordon library. This was the third exhibition by the Bicentennial Art Group and the second by Kerry Thompson.

Book clubs continue to meet at each branch on a monthly basis with an average membership of 10-12.

#### Housebound and Libraribus

The Libraribus has continued in popularity with new members continuing to register interest. The Library continues to provide 3 separate Libraribus pickups each day, three days a week, with some room to expand if demand increases. It currently serves 180 customers. This compares with 146 members during the corresponding quarter in 2009. The Housebound service provides library services to members of the community who are unable to leave home. It functions during week days and serves 75 residents compared with 65 customers in the second quarter of 2009.

The changes to the distribution process for Navigators to Macular Degeneration Foundation members, who are also library members, are gaining popularity and are proving successful with the community. The Navigator program now has 40 registered members, compared with 20 during the second quarter of 2009.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Youth & Children's Library Services**

The pre school storytime program continued during this quarter with 644 children attending. During the month of June Gordon Pre School made a number of visits to the library for a special storytime. As part of the Gordon Pre School's development and awareness program the children made a number of visits to the library for a special storytime. Transport was chosen as the theme for these visits.

As a newer initiative in children's literature a 'Mother Goose' storytime was held at Turramurra library for the second time with 32 children attending this event.

Two events were held during the April school holiday. The first event was 'Licence to Read' which is a program designed to introduce newly independent readers to chapter books. The second event was held at Lindfield Library and was attended by 17 children. Sue Alvarez from 'Talespinners storytelling' provided stories and songs for the children.

**Information Services**

Another busy quarter for Information Services saw Community Information requests increase to 28,259 for this quarter compared to 26,193 for the corresponding quarter in 2009. This represents an increase of 7.8% during the past year but an overall increase of 260% during this quarter over the past five years.

Ku-ring-gai Library continues to attract requests to borrow our items from other libraries. During this quarter, 554 requests were received from other libraries which represents an decrease of 15.5% compared to the corresponding quarter in 2009. By comparison, Ku-ring-gai Library sent 240 requests to other libraries during this quarter. Clearly this indicated the strength of our collection and the manner in which it has been selected.

**Library Technical Services**

Library Technical Services provides the ordering, updating, end processing for the library service.

**Monthly Statistics April to June 2009-10**

Loans	2009	2010	% Change
Gordon	84,254	81,169	-3.66
Turramurra	60,665	59,415	-2.06
St Ives	48,832	47,341	-3.05
Lindfield	23,163	23,591	1.85
Web	13,934	26,725	91.80
Archives	72	83	15.28
Administration	1,565	4,230	170.29
Housebound	4,400	3,975	-9.66
TOTAL	236,885	246,529	4.07

Visitors	2009	2010	% Change
Gordon	77,521	72,327	-6.70
Turramurra	41,653	42,059	0.98
St Ives	38,155	37,548	-1.59
Lindfield	20,054	18,736	-6.57
TOTAL	177,382	170,670	-3.78



Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
12	<b>Community programs</b>								
	Community programs are those activities undertaken to enhance the cultural, recreational health and well being of our residents. Community events provide a periodic focus throughout the year with regular activities held at our community centers, wildflower								
121	<b>Community Functions</b>								MLCD01
	The community functions aims to deliver as range of cultural events and activities that celebrate local pride and identity. These events encourage social interaction and promote community celebration.								
	<b>Code</b>	<b>KPI</b>		<b>Target</b>	<b>Units</b>		<b>Achieved</b>	<b>Notes</b>	
	a	People attend events		15,000	Number		17,000		

**Comments:**

Over 15,000 enjoyed community performances, stunning aerial acts and tightrope walking by Brophy productions at Festival on the Green. Feedback from attendees on the day was overwhelmingly positive, with many attendees advising it was the best Festival on the Green.

The Earth roaming spider and hornet kept the crowd on their toes, while their roaming trees blended into the surrounding autumn landscape. Children sang and danced along to the Little Scallywagz children's show, learnt circus skills in the huge colourful air tent, fed baby animals, had faces painted and enjoyed the many rides and activities. Activities by Stealers baseball, Northern Suburbs Dog Training, Advantage Tennis Coaching and ADAM basketball kept youngsters and adults busy.

The community and Council stalls were popular for people wanting to find out more information about services and organisations in their local community. There was a vast array of food stalls from around the globe, as well as NSW wine and art and craft stalls.

The festival was sponsored by Major Sponsor LSV Productions, Corporate Sponsor St Ives Shopping Village, Event Partner Century 21 Cordeau Marshall, Media Partner North Shore Times and Transport Partner Forest Coach Lines.

Deputy Mayor Jennifer Anderson officially opened the *Journey of Dreams* art exhibition on Thursday May 27 as part of the tenth annual Guringai Festival, celebrating Aboriginal culture and heritage. The collection of works comes from four artists from the Journey of Dreams Aboriginal Art Group – Madeline Anderson, Marcia Staples, Brett Parker and Annette Kennedy – based on the Central Coast. At the launch, Deputy Mayor Anderson acknowledged the talent and dedication of the exhibiting artists and signalled the importance of events such as the Guringai Festival, which build reconciliation and harmony at a community level. Guests tasted traditional bush tucker such as kangaroo and crocodile, and browsed the varied collection which includes traditional, colourful dot paintings together with structural, contemporary works. Three paintings were sold within the opening hours of the exhibition. *Journey of Dreams* ran until the end of NAIDOC Week and the Guringai Festival on July 11. Other events that Ku-ring-gai ran for the Festival included a bush tucker workshop by John Lennis for approximately 30 people at the Wildflower Garden, and Children's Voices for Reconciliation held at Ravenswood School for Girls.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
<b>13</b>	<b>Sport and Recreation Facilities</b>								
<b>131</b>	<b>Sport and Recreational Facilities Management</b>								MCRP01
	The primary purpose of Recreational Services are to provide support and promote a range of recreation resources and opportunities in order to improve health and well-being of the community								
	<b>Code</b>	<b>KPI</b>		<b>Target</b>	<b>Units</b>	<b>Achieved</b>	<b>Notes</b>		
	<i>a</i>	<i>Capacity participation in Active Ku-ring-gai program</i>		<i>90</i>	<i>%</i>	<i>100</i>	<i>Active Ku-ring-gai programs continue to be well supported</i>		
	<i>b</i>	<i>Permanent and seasonal allocation of community and sporting facilities completed within agreed timeframe</i>		<i>100</i>	<i>%</i>	<i>100</i>	<i>Despite closed grounds clubs and Council have worked to ensure ground availability</i>		
	<i>c</i>	<i>Leases and licensing of community properties are consistent with Council policy and procedures</i>		<i>100</i>	<i>%</i>	<i>100</i>	<i>New policy has streamlined procedures and progress</i>		

**Comments:****Community and Recreation Services**

The unit has been busy with the Winter Sports Season and ongoing growth in the use of our Halls and Meeting Rooms. Work has commenced with Strategy to build Proclaim leasing database. There has also been progress on major lease renewals with many of the bowling clubs and community leases. Matters are more streamlined with the Community Leasing Policy and procedures. Hall cleaning for our casual hirers will be easier with the inclusion of new cleaning products and procedures to assist in maintaining the facilities to a high standard.

**Active Ku-ring-gai:**

The Active Ku-ring-gai Program has show strong growth in 2010 with the addition of 2 new classes, a second Gym Without Walls (Fitness) class to be held at Wahroonga Park and a new Tai Chi class specifically suited to seniors. Participants numbers continue to grow in all classes which will lead to further classes and activities being developed later in 2010. Feedback surveys have been distributed to participants involved in Active Ku-ring-gai in term 2. The responses will be collaborated to outline strengths, weaknesses and opportunities within the program, to help guide future decisions and the development of new classes.

	<b>Term 1 2010</b>		<b>Term 2 2010</b>	
	Number of Classes	Total Number of Participants	Number of Classes	Total Number of Participants
Pilates	2	20	2	21
Gym Without Walls (Fitness)	1	9	2	20
Gym Without Walls	2	29	2	37
Yoga	1	14	1	14
Fitbox	1	21	1	14
Tai Chi	1	7	2	17
Social Tennis	2	33	2	32
<b>TOTAL</b>	<b>10</b>	<b>133</b>	<b>12</b>	<b>158</b>

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Sport**

Ku-ring-gai has received one of the wettest and coldest winters in recent history which has had a major impact on clubs, associations and schools training and competition schedules. As a result, many grounds have been heavily impacted and operations have been working hard to provide the best possible playing surface under the conditions. Another challenge that has faced Council this winter season was having 5/21 floodlit facilities unavailable due to capital upgrades. This has placed an additional pressure on hirers and grounds alike to ensure everyone has been accommodated for the 2010 winter season.

The 2010/11 summer allocation for sportsgrounds was sent out to clubs, associations and schools in June. Council faces a similar situation with allocations as a number of popular grounds will be unavailable due to upgrades for the summer.

A tennis court audit was completed at all 20 locations (71 courts) to determine which courts have suitable court hire signage as well as numbering signage for each court (on court or on the fence). This information has been assigned to operations to update all signage at KMC's tennis courts.

**Golf Courses**

A detailed business review is currently underway and is being undertaken by an independent golf consultant. The results will be used to improve the direction and new contracts for professional services.

**Filming**

Filming within Ku-ring-gai has been steady in the March to July 2010 quarter. Council has received requests from television shows such as Rescue Special Ops and Home and Away, feature films including Sleeping Beauty and Point of View and several commercials. The majority of filming has been on private property, so there has been no revenue raised for these bookings.

**Community Facilities, Halls & Meeting Rooms****Tulkiyan Painting**

The outside painting at Tulkiyan Heritage House has almost been completed, being the first re-paint in over 10 years. The original heritage colours were selected, resulting in a stunning fresh look. Special care was taken to preserve the surrounding gardens during the painting works which involved the use of a cherry picker for the higher levels of the house. All the painting was carefully applied by hand brush, to ensure quality works.

**West Pymble Pool**

With the leaving of pool managers Ian & Michele Martin in April last, the winter caretaking and maintenance of the pool operations has been monitored by the contract pool firm. A pool operator for the upcoming 2010-2011 season is yet to be appointed in the current Tender process.

**West Lindfield Community Hall**

The extension works to the hall by Lady Game Kindergarten will progressed during the July school holidays. This will resulted in additional space that will improve the overall operation of the Kindergarten. Funding for the works was organised by the Kindergarten with assistance from the Federal Government following a successful grant application.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
<b>2</b>	<b>Urban Environment</b>								
	This organisation is committed to the principles of sustainable development and management. This activity includes all activities that have significant impacts on the built environment								
<b>21</b>	<b>Engineering Services Asset Maintenance and Management</b>								
	The Infrastructure and Assets Program covers the forecasting, planning, design, construction and maintenance of infrastructure, buildings and major assets as related to the Council's capital works program								
<b>211</b>	<b>Engineering Services Asset Maintenance and Management</b>								MGES01
	Functions to Develop and implement Building Maintenance Programs and Road Maintenance Programs that support the work of the Department								

Code	KPI	Target	Units	Achieved	Notes
a	Building Maintenance Program completed	85	%	94	
b	Improvement in the condition of Council's building assets	10	%	0	To be reported in the Annual Report
c	Increase in corporate recycled products	4	%	0	To be reported in the Annual Report

## Comments:

Trades staff encompassing electrical, plumbing, carpentry, welding, signs and construction completed overall a 84% (242) of a total 289 activities in the Building Maintenance Program, and achieved a 94% completion rate from a total of 2342 customer requests of reactive works. Programmed essential service maintenance was carried to Council's main building structures involving lift, annual fire statements and air conditioning.

Road maintenance activities focused on six main areas. In the quarter, completed works comprised for footpath, 568 sqm of Asphalt, 268 sqm of concrete and 200 Lineal metres of grinding; 1015 sqm of road shoulder, 1651 pot hole repairs, and 315m of asphalt kerb. Work locations for this included footpaths (Kendall, Alma and Post Office Streets), road shoulder and patching (Invarellen, Berillee, Calvert and Glenview) and grinding works (Memorial, bobbin Head and Park Cr).

22	Fleet Maintenance and Management					
221	Fleet Maintenance and Management					
	Code	KPI	Target	Units	Achieved	Notes
	a	Reduction of fuel consumption by passenger fleet	5	%	0	To be reported in the Annual Report
	b	Reduction of fuel consumption by operational fleet	5	%	0	To be reported in the Annual Report
	c	Energy use per year from alternate low or zero CO2 emissions source	3	%	0	To be reported in the Annual Report

## Comments:

All forty-one passenger cars listed under the replacement program in 2009/10 were finalised. By end of June, 36 cars were exchanged and actioned, and the 5 remaining were exchanged and are awaiting auction. Council Fleet practices are continuing on a greater replacement with diesel fuel vehicles, through its selection availability and uptake of new vehicles.

The main replacement of the Operational Fleet comprised 2WD tractor with a front end loader and mower tray, a Tipper truck, walk-behind mowers including other plant in the

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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Open Space section. Replacement of the Flowcon unit remains ongoing and has been complicated by the need for inspection required out of the metropolitan area, staff availability and timing issues.

## 23 Infrastructure Design and Construction

### 231 Infrastructure Design and Construction

DESE02

This function area focuses on providing engineering designs and projects, capital works programmes and management of contracts and projects relating to Council infrastructure

Code	KPI	Target	Units	Achieved	Notes
a	Increase of recycle material in operational projects	4	%	0	To be reported in the Annual Report
b	Increase of recycling material of waste products	4	%	0	To be reported in the Annual Report
c	Roadworks, footpath and drainage program completed as per adopted list	95	%	95	
d	Infrastructure levy projects completed	100	%	100	
e	Stormwater levy charge program implemented within set timeframe	90	%	95	
f	Canopy replenishment program completed	100	%	100	

Comments: For a full update on the Capital works projects and environmental levy projects, please see the 4<sup>th</sup> quarter financial update that is being presented on the 24<sup>th</sup> August 2010.

### 292 Open Space Projects

MOSP01

Code	KPI	Target	Units	Achieved	Notes
a	Open space car park and fencing program completed	100	%	100	
b	Park improvement program completed	90	%	95	
c	Playground upgrade program and associated works completed	100	%	100	
d	Sportsfield improvement program completed	90	%	95	
e	Hard court improvement program completed	100	%	100	

Comments: Works on the open space projects progressed well with the upgrades to a number of district ovals. Delays in completing most of the program was mainly due to wet weather delays.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
<b>24</b>	<b>Traffic &amp; Transport</b>								
<b>241</b>	<b>Traffic and Transport</b>								MGTTO1

This function provides professional assessment of traffic and transportation matters including forward planning of Council's road and pathway networks.

Code	KPI	Target	Units	Achieved	Notes
<i>a</i>	<i>Road safety program completed within set timeframe</i>	<i>90</i>	<i>%</i>	<i>95</i>	
<i>b</i>	<i>Traffic facilities program completed within set timeframe</i>	<i>90</i>	<i>%</i>	<i>95</i>	

#### Comments:

##### Traffic Management

Over 1,000 regulatory or warning signs and linemarking were reported to RTA for maintenance or replacement because of vandalism, fading or because they were missing. Most signs were reported as a result of Council's pro-active program of inspections. The RTA undertakes the maintenance work from its funds with no contribution from Council. As a result of Council's pro-activeness, Ku-ring-gai's notional expenditure was so overspent, that the RTA put a 'hold' on non-urgent work in Ku-ring-gai for several weeks until 30 June 2010.

Mechanical traffic counts were installed and data collected at 40 individual sites. Data collected is used to monitor safety and in undertaking investigations. Each installation involves placing equipment, including twin rubber tubes on roads, usually for a week.

##### Road Safety

Term 1 for safety outside schools program, distributed CD with Road Safety information to all primary schools, plus delivered 14 banners and postcards and numerous core flutes signs to participating schools.

A free child restraint checking day was totally booked out with 70 child restraints checked for correct fitting.

As part of the Pedestrian Safety Campaign targeting Wahroonga town centre and surround, 100 look stencils were placed at crossing points. Posters, adverts and other promotional material were also utilised to promote the road safety message through Wahroonga.

Helping Learner Drivers workshop was held at Council in May with 18 people attended.

<b>25</b>	<b>Emergency Management</b>								
	Emergency management addresses the potential occurrence of major emergency situations, involving disaster and risk management, development and maintenance of the Local DISPLAN and Sub-plans relating to specific hazards or emergencies.								
<b>251</b>	<b>Emergency Management</b>								MGES01

Emergency management addresses the potential occurrence of major emergency situations, involving disaster and risk management, development and maintenance of the Local DISPLAN and Sub-plans relating to specific hazards or emergencies.

Code	KPI	Target	Units	Achieved	Notes
<i>a</i>	<i>Performance in Period</i>	<i>100</i>	<i>%</i>	<i>100</i>	

#### Comments:

The Hornsby Ku-ring-gai Local Emergency Management Committee (LEMC) held its 2nd meeting for the calendar year in May. A key issue discussed was traffic management protocols for the F3 during traffic incidences. In June, NSW Emergency Management provided Traffic Management protocols agreed between Roads & Traffic Authority and

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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Emergency Services to ensure the effective traffic management response. The protocol addresses operational roles as well as communication and intelligence flow between Agencies. As an additional operational precaution, the Local Area Commander under direction, has requested earlier setup of the Emergency Operations Centre involving the LEMC to provide assistance in the event of potential stranded motorists during prolonged durations.

## 26 Waste Management

### 261 Waste Management

MGWM01

Function includes the provision of solid waste removal, destruction and waste reduction services by Council to ratepayers.

Code	KPI	Target	Units	Achieved	Notes
a	Diversion of waste from landfill	60	%	60	Domestic waste Diverted from Landfill
b	Below 4% contamination by weight for dry recyclables and green waste	4	%	4	No incidents of contamination above 4%
c	Compliance with Landfill Environmental Management Plan	95	%	100	Monitoring completed

#### Comments:

Recovery rate for domestic waste from landfill was 60.17% for the year. Council conducted an E-waste collection in October in conjunction with the Apple company.

Regular monthly meeting were held with the collection contractor Veolia with no substantial services issues arising.

The majority of Home Unit properties have been visited and converted for weekly collection of waste under new collection zones as a result of the significant increases in Unit development occurring within the area. This work was planned for in the 2004 Contract together with additional vehicles to be provided by the contractor to accommodate the increase.

A Contract for the removal of stormwater debris from Council's gross pollutant traps and other stormwater pollution devices was awarded in June.

A tender has been prepared for a waste disposal/processing contract to be let in October 2010.

## 27 Open Space Asset Maintenance and Management

Functions to develop and implement open Space Maintenance Programs that support the work of the Department

### 271 Open Space Services

MPTR01

This project was completed in a previous period.

Code	KPI	Target	Units	Achieved	Notes
a	Performance in Period	100	%	100	

### 272 Park Maintenance

MPTR01

Code	KPI	Target	Units	Achieved	Notes
a	Park maintenance program complete	85	%	95	

Comments: Maintenance of all parks, railway gardens, roundabouts, business centre landscapes and council properties completed according to annual schedule.



Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 273 Sportsfield Maintenance

MPTR01

Code	KPI	Target	Units	Achieved	Notes
a	Sportsfield maintenance programs complete	85	%	95	
b	Tree maintenance program completed	85	%	95	

### Comments

Sportsfield Maintenance - All sportsfields were fertilized over the summer period by Council's dedicated Sportsfield staff. New turf was laid in larger bare areas to help fields knit together. During this period staff spent considerable time preparing Council's turf wickets. The majority of feedback during this period was positive from hirers of turf wickets. Mowing of fields was undertaking on a weekly basis. Marking of fields for summer sport continued on a fortnightly basis.

Golf Course Maintenance - Both golf courses continue to be maintained to a good standard. Maintenance of greens and tees continued as normal. Greens were mowed 4 times a week and tees and surrounds mowed on a weekly basis. In March both course underwent their autumn renovation. This process involved all greens being mini tyned, seeded and topdressed. All works were completed within two days and the greens returned to play in top condition.

## 274 Bushland Maintenance

MPTR01

Code	KPI	Target	Units	Achieved	Notes
a	Bushland maintenance program completed	80	%	93	

### Comments:

Total percentage of programmed works completed: 92.7%

ACCESS 93% Completed

### Fire Access Works Completed

Lane Cove Catchment has 15.8km of fire trail and 8.9km of walking track. 100% Completed

Middle Harbour - Rotation A has approximately 6km of fire trail vegetation and drainage maintenance and 6km of walking track maintenance completed. 86% Completed

Totalling 21.8km of fire trail and 13.2km of walking track - Completed

Major surface repair works during Apr - June were undertaken on the following Fire trails;

- Kitchener to Phillip (St Ives) - regraded and concreted
- Comenarra to Yanilla (West Pymble) - regraded and concreted
- Marlborough branch to Glengarry (St Ives) - regraded and concreted
- Wallalong (West Pymble) - regraded and concreted
- Robin to Wallalong (West Pymble) - regraded and concreted
- Clissold Link Trail (Nth Wahroonga) – extensive drainage works and resurfacing
- Browns Waterhole to Cove Street - extensive drainage works and resurfacing

PREVENTION TEAM 90.5% Completed

Fire Breaks 100% Completed

Rotation B. Fire Prevention Works Completed

Lane Cove Catchment and one half of Middle Harbour Catchment equalling 12.2km - Completed

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
	BURNS 62% Completed								
	Hazard Reduction Burn Program Completed								
	21 Burns were listed. 21 burns were prepared, 13 were completed with 81.5 hectares burnt. This represents 62% of the program completed.								
	BURN PILES 100% Completed								
	Pile Burns Completed								
	The number of piles burnt as a result of CRS's was 2 and from fire break maintenance was 0. The total number of piles burnt for Apr - Jun quarter is 2.								
	BUSH REGEN 80% Completed								
	The Regen team have continued the annual maintenance program on 16 sites and managed to keep them in a relatively stable condition. The annual weed on sites has increased due to the staff numbers in the team have been halved for most of the period due to vacancies.								
	PEST SPECIES 100% Completed								
	NOXIOUS WEEDS:								
	The five noxious weed regional programmes for the Apr - Jun 2010 period have been completed:								
	1. TUSSOCK PASPALUM PROGRAM: 100% COMPLETED								
	2. GORSE, SCOTCH BROOM, CAPE IVEY PROGRAMME: 100% COMPLETED								
	3. WILLOW MANAGEMENT PLAN: 100% COMPLETED								
	4. PAMPAS MANAGEMENT PLAN: 100% COMPLETED								
	5. AQUATIC WEED PROGRAMME: 100% COMPLETED								
	RABBIT CONTROL: 100% COMPLETED								
	Release of RHD virus occurred during the period with varied results in different locations throughout the LGA, some areas reducing by 80% and some Only 20% in others.								
	Pindone Baiting is planned to take place as a follow up measure where practical in May.								
	URBAN ENVIRONMENTAL WEEDS/ CRS: 100% COMPLETED								
	Extensive works were undertaken on the eradication of urban environmental weeds where these weeds have developed into substantial infestations in response to CRS requests.								
	NURSERY 100% Completed								
	The nurseries expected undertaking of cuttings and propagation of stock being produced this year has been achieved. The Canopy replenishment targets have been achieved.								

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 284 Tree Maintenance

MPTR01

Code	KPI	Target	Units	Achieved	Notes
a	Reactive tree maintenance programs complete	80	%	80	
b	Proactive tree maintenance program completed	10	%	5	

### Comments:

A total of 134 fallen trees or branches were received in the June quarter with all actioned within established timeframes. This number is 20% of the requests received.

Stump grinding is behind schedule at this time however staff are currently working to address this issue

95 Contract tree removal and pruning works were issued to contractors for quoting with 90% completed on time with the outstanding works delayed due to issues outside the contractors control such as Energy Australia and shut downs and the need for RTA road occupancies

## 28 Strategic Asset Management

This project was completed in a previous period.

### 281 Strategic Asset Management and Services

CMSC01

This unit is responsible for Council's commercial property portfolio management, performance and reporting, including strategic planning, property rationalisation and property related programs and projects

Code	KPI	Target	Units	Achieved	Notes
a	Strategic asset management program completed within set timeframes	90	%	60	
b	Funding strategy project milestones completed within timeframe	90	%	30	

### Comments:

Achieved 7 out of 12 actions from strategic asset management program, with the 5 actions not completed by 30 June, being well advanced and refinement and completion due within the next 6 months. Completed fair valuation of Roads and associated infrastructure, Kerb & Gutter, Bridges and stormwater drainage inline with the Department of Local Government's timeframes.

Completed asset management plan for Roads Assets, which incorporates funding strategy. Further work required remaining asset management plans and the integration of fair valuation data to finalise funding strategy.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
29	Open Space Planning								
291	Open Space Planning								SPRP01
	<b>Code</b>	<b>KPI</b>		<b>Target</b>	<b>Units</b>		<b>Achieved</b>	<b>Notes</b>	
	a	Open space planning project milestones are completed within set timeframe		80	%		90		

## Comments:

## North Turrumurra Recreation Area

This project relates to the implementation of the North Turrumurra Recreation Area Master Plan. A capital expenditure review and application for special variation was resubmitted to the Department of Local Government and was subsequently approved in July 2011. The construction on the dam has been delayed due to wet weather and a lack of suitable capping material and is scheduled for completion in July 2010. The design for the sewer mining facility is progressing. Golf course irrigation design and construction due to commence late 2010. Geotechnical testing and monitoring on the former tip site has been completed and this will inform the final design of the new section of golf course that is expected to be commissioned in the second quarter 2010/11.

## Koola Park Upgrade

Topographic survey, geotechnical study, soil testing, floodlight designs and masterplan all completed. Major grant application of \$2.2M submitted to Federal Government was announced in June as unsuccessful. Grant application of \$100,000 to NSW Department of Sport and Recreation for sports field extension to create an additional field was announced in July as successful. Reduced scope of works will be determined in first quarter 2010/11 followed immediately by community consultation.

## Golden Jubilee Sports Field (Back Oval)

Topographic survey completed and given to Geotechnical engineer for geotechnical investigation. Geotechnical report delivered in May 2010 to be analysed and strategy for oval redevelopment to be prepared next quarter.

## Indoor Aquatic Facility

Council considered second financial plan in March 2010 and resolved to continue design to DA lodgement. Architects have re-commenced work on the project. Guiding principles and call for tenders for facility operation approved by Council in 4th quarter. Tenders were advertised and closed on 13 July for reporting to Council in August 2010.

## LOT 1 Water Street

In May 2010 Council resolved to have a report brought back to Council with funding options to possibly use land as bushland rather than parkland. This work is to be undertaken in the next quarter.

## St Ives Village Green Skate &amp; Bike Park

Council adopted Masterplan in May 2010. Next steps include detailed design of high priority items including relocation of scout and guides halls and skate & BMX park for construction to commence late in 2010/11.

## Turrumurra Memorial Park and Karuah Park

Detailed design completed for Karuah Park exercise circuit. Circuit and equipment to be installed during 1st quarter 2010/11. Documentation plans for playground upgrade forwarded to operations for Construction. UTS Architecture student project for design of park shelter on-going.

## Acron Oval

Investigation and stakeholder consultation completed. Construction to commence 1st quarter 2010/11.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
	Balmaringa Reserve Playground Design, internal consultation and community consultation completed 4th quarter. Construction documentation almost complete. Project to be handed to Operations for construction in 1st quarter 2010/11.								
	Seven Little Australians Park & Walking Track Track almost complete. Signs being fabricated.								
	Echo Point & Moores Creek Walking Track Track almost complete. Samuel Bate track works and interpretive signs still to do.								
	Two Creeks Wellington Upgrade Track almost complete. Interpretive signage to be ordered.								
	Two Turners Reserve, Lindfield Concept plans underway. Equipment quotes received.								
	St Ives Showground Additional funds for Army Relief Map to be sort through grants when heritage state listing is completed. SISG Precinct Report - Council has resolved to seek classification for state listing and inclusion on schedule 7 of Heritage LEP. Department of Commerce Plans request for documentation and accurate costing underway.								
	St Ives Showground Precinct Options Paper Options Paper adopted by Council in June 2010 following public exhibition and public expression of interest process. Next step is the preparation of the Draft Plan of Management for the precinct, which will commence in the first quarter of 2010/11.								

### 3 Natural Environment

This organisation is committed to the principles of sustainable development and management. This activity includes all activities that have significant impacts on the natural environment

### 31 Environment

Environment includes all aspects including water, biodiversity, energy, atmosphere, waste and fire

### 311 Bushland

MCPS01

Code	KPI	Target	Units	Achieved	Notes
a	Bushland operation regeneration program completed	80	%	95	
b	Bushland levy regeneration program completed	80	%	95	
c	Bushcare program completed	80	%	95	
d	Tracks and trail systems maintenance program completed	80	%	85	
e	Biodiversity strategy actions completed within	70	%	80	

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
	<i>set timeframes</i>								
<i>f</i>	<i>Bushland monitoring and research program completed</i>			<i>80</i>		<i>95</i>			
<i>g</i>	<i>Number of bushfire complaints (via CRS) responded to within set timeframe</i>			<i>100</i>		<i>100</i>			
<i>h</i>	<i>Asset protection zone managed</i>			<i>90</i>		<i>95</i>			

## Comments:

Walks and Talks Pamphlets/Program events

The July- December 2010 Walks & Talks program event brochure was put together with six events for the next half of the year, providing one event per month focusing on environmental education.

## Walks/Talks events

Damper Making Workshop, 14 April 2010, 10am-12pm was held at St Ives Showground, where twenty people turned up, adults and children.

African Drumming Workshop, 23 May 2010, 2pm- 3.30pm was held at St Ives Showground, Douglas Pickering Pavilion. Thirty one people attended. Bushland conservation theme – in a bushland setting.

Tree Fern Gully Walk, Wednesday 30 June 2010, 11am-2.30pm, walks beginning at Kitchener Street, St Ives and ending in the Wildflower Garden. 19people attended the walk.

Tree FernGully Movie Night, Friday 23 July 2010, at Gordon Meeting Room. Forty people attended the movie night. Included a presentation of local flying fox and microbats, their habitats and conservation with display material from the KBCS.

## Bush neighbour day

Sugarbag Creek on the 18 April 2010, 1-3pm a bush neighbour day was at Longford Street/Abingdon Road, Roseville. The bush neighbour day was to talk about the history of the site, a grant approval to pay for regeneration works and to try and recruit extra people to join bushcare. A survey was sent out to 213 residents to get a general idea on what local residents are thinking in regards to bushland near their property. The survey results were presented on the bush neighbour day.

Pro- active inspections for any dumping/encroachments, reserves inspected:

Ku-ring-gai Creek- 12 homes were checked and six letters sent out to residents for minor encroachments

Seven Little Australians/ Hermits Retreat- 35 properties inspected and only three letters needed to be sent out for minor encroachments

Re- active inspections for any dumping/encroachment

(Complaints sent to us by CRS's, email, telephone and letter)

42 complaints of either dumping or encroachments which were investigated/inspected and 36 letters were sent to residents for dumping/encroachment. A few of the issues have to still be followed up on or closed, which is the case with 9 Chase Avenue, Roseville Chase, a major encroachment. No enforcement to remove the encroachment has been conducted as yet due to resident's seeking a solicitor advice.

Festival on the green, 2 May 2010, 1pm- 6pm

Organising and setting up of a stall at the festival to provide the public with environmental information. Information provided:

- Noxious weed fact sheets
- Sustainable living

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
	<ul style="list-style-type: none"> <li>Native/feral animal fact sheets</li> <li>Bushcare/street care</li> <li>Bushwalking brochures</li> <li>Water smart ideas and rainwater gardens display</li> <li>Bushfire / Waterwise garden / house display and Firewise kits</li> </ul>								
	Environmental assessment / REF reporting for Council capitol works and Environmental levy projects								
	Assessment undertaken and reports written for Lady Game road verge upgrade; Walking track upgrade for bushland near Auluba playing fields and The Community Garden construction.								
	Environmentally Sensitive Lands Training Delivery (David)								
	Delivery of module 1 (basic ecological / environmental awareness) was delivered to 39 Council staff from the Strategy, Development and Regulation and Operations departments.								
	Ku-ring-gai Flying Fox Reserve Reference Group								
	Inspection of the Ku-ring-gai Flying Fox Reserve by the KFFRAG as part of the process to review current management issues and management plan.								
	SISG precinct archaeology study								
	Guidance and assistance of consultants from the AHO and SMALC to carry out preliminary study of SISG precinct.								
	ABC TV interview and filming for Catalyst program								
	Provision of information, guidance and filming guidelines for ABC TV film crew and interviewer for piece on Grey-headed Flying Foxes								

## 312 Water

MCPS01

Code	KPI	Target	Units	Achieved	Notes
a	Water Sensitive Urban Design Program completed	90	%	95	
b	Stormwater Pollution Control Maintenance Program completed	90	%	95	
c	Creek Remediation Program completed	90	%	100	
d	Integrated Water Management Strategy Program completed	90	%	95	
e	Reduction in Council's potable water consumption	6	%	0	To be reported in the Annual Report
f	Reduction in per capita potable water consumption	6	%	0	To be reported in the Annual Report
g	Increase in Council's non-potable water consumption	5	%	0	To be reported in the Annual Report

### Comments:

#### Harvesting Water Testing

Virus/bacteria testing in harvested stormwater from Barra Brui; Edenborough and Lindfield Soldiers Memorial. Data being analysed



Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
	Creek Water Testing								
	Water quality and macroinvertebrate analysis in 10 creeks was undertaken in conjunction with the pool to pond analysis.								
	Training (integrated water cycle management strategy)								
	The first round of staff training on Water Sensitive Urban Design and the Riparian Policy was undertaken involving the Development and Regulation and Strategy and Environment departments.								
	Bicentennial Park								
	The major works for the harvesting and creek rehabilitation component of this system have been completed. Members from the local Rovers organisation volunteered their time to help establish plantings in the riparian zone of the creek and edge of the filter garden.								
	North Turrumurra RLCIP								
	Reporting for this grant has undergone a number of difficulties and currently the works are behind the grant schedule.								
	o Completion of the dam has been delayed by sourcing material and rain delays.								
	o Further difficulties have been encountered with the organisation of approvals for the construction of the sewer mining plant.								
	Research								
	Data collection and research for a number of papers to be presented at the Australian Stormwater Industry Association conference has been undertaken. The topics include:								
	o Quality analysis of harvested stormwater for human health;								
	o Continued investigations into the impact of concrete gutters and pipe drainage materials;								
	o Analysis of the performance of rain gardens; and								
	o Community engagement and education to create a sustainable water catchment (related to CEE Change project).								
	Middle harbour Salt marsh grant (catchment remediation)								
	Funding from the Sydney Metro CMA was received for a Community engagement and bush regeneration project to help protect the pockets of saltmarsh in Middle Harbour. The regeneration works for this has commenced with a contractor being engaged to do weed removal on two heavily infested sections of Southern Creek, East Killara.								
	Water for life community promotion								
	The initial promotion for the water for life advertising campaign has been completed and a post campaign survey has been sent out. Follow up promotional activities will be undertaken over the next quarter with a final report to be sent to the Water for life funding representative when this is completed.								

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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### 313 Climate Change

EPRO01

Code	KPI	Target	Units	Achieved	Notes
a	Reduction in Council's corporate greenhouse emissions	2	%	0	
b	Increase in knowledge and understanding on climate change	10	%	0	To be reported in the Annual Report
c	Households participate in energy audits	5	%	0	To be reported in the Annual Report

#### Comments:

Council's greenhouse emissions through electricity consumption at Council facilities has stabilised throughout the 2009/2010 financial year. This shows a change in the long term trend of our emissions which generally have increased on an annual basis. Facilities where energy efficiency projects have been implemented as part of the 2009 Energy Performance Contract are showing a decrease in energy consumption which has affected the overall consumption trend of facilities.

The ClimateClever Shop program which provides residents with access to discounted energy efficient appliances has been in operation for twelve months. The program has taken some time to gain traction in the community; however this is due mainly to the nature of the program where word of mouth marketing will be a greater driver for uptake over traditional forms of media. A large scale media campaign showcasing local champions will be rolled out throughout July/August 2010.

### 314 Volunteer Planning and Development

MCPS01

To provide direction, training and management for community volunteers

Code	KPI	Target	Units	Achieved	Notes
a	Volunteers enrolled in Councils' community volunteer programs (8% increase)	1,200	Number	1,250	

#### Comments:

In the last quarter of the financial year 24 new volunteers registered for a total of 925 volunteers registered for the bushcare, streetcare and parkcare programs. 5 new individual bushcare sites were registered along with 2 new streetcare sites. There are now a total of 90 Bushcare, Streetcare and Parkcare sites that in the last quarter received 78 trainer visits and 20 site support visits.

The main events held this quarter were TAFE Bushcare training, OH&S workshop, Pool to Pond Session, Big Day Out at Sydney.

### 315 Environmental Education

MLCD01

This function involves the delivery of environmentally based education programs for residents and program users to better understand and implement sustainable practices within their own living environments. The program is targeted at all age groups and delivers understanding how to sustain local fauna create and maintain sustainable gardens.

Code	KPI	Target	Units	Achieved	Notes
a	Wildflower education activities program delivered	80	%	95	

#### Comments:

July school holiday program was extremely well attended with four activities being repeated a second time due to fully booked first activities. Partnership work is progressing with the Australian Plants Society for both the Ku-ring-gai Wildflower Garden plants data base, plants signage and the interpretive signage project for the Education Centre.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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Plans have been finalised for the refurbishment of the Bushland Education Centre's kitchen with work commencing on the 30th July. Works to be completed by the 20th August.

Preparation for the Festival of Wildflowers on the 29th August is well underway with exhibitors, speakers and walk leaders finalised. Garden maintenance work in preparation for the Festival is also well underway with a number of tracks being maintained, mulching and additional planting of garden beds, facility cleaning and maintenance and preparation of the Seeds of Learning vegetable garden to have it open to the public during the Festival.

The Bush Tucker Workshop run by John Lennis as part of the Guringai Festival was well attended with 25 participants.

## 4 Planning and Development

This organisation is committed to the principles of sustainable development and management. Integrated Planning deals with providing sustainable planning for Councils assets, property, open space and heritage

### 41 Urban planning

Urban planning includes all strategic land use, statutory planning and urban design services and functions. It also seeks to consider broader sustainability issues covering environment, social, economic and areas of governance

#### 411 Urban Planning

MGSP01

This function involves the establishment of a medium to long term policy framework for the management of urban environments

Code	KPI	Target	Units	Achieved	Notes
a	Urban planning project milestones are completed within set timeframe	95	%	95	
b	Urban design project milestones are completed within set timeframe	95	%	95	

#### Comments:

##### Ku-ring-gai LEP (Town Centres) 2010

Project completed on Gazettal of the Local Environmental on 25 May 2010.

##### Ku-ring-gai DCP (Town Centres) 2010

Project completed on 8 June 2010 Council adopted the final Ku-ring-gai DCP (Town Centres) 2010 to accompany the Ku-ring-gai LEP (Town Centres) 2010.

##### Ku-ring-gai Principal LEP/DCP (the Comprehensive LEP/DCP)

On 25 May Council considered a report on the structure and timetable for the Ku-ring-gai Principal LEP/DCP. A formal Planning proposal is being prepared for Council's consideration prior to its submission to the Department of Planning

##### Draft Parking Management Plan

The Parking Management Plan will provide guidance and policy on the future parking provision/allocation and management within and around the main commercial centres of Ku-ring- gai. The Plan has been exhibited and will be put back to council for adoption with the public domain plan.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Draft Public Domain Plan**

A Public Domain Plan has been exhibited which supports the design principles and strategies identified in the Ku-ring-gai Town Centres DCP, refinement subject to the recent changes to the development contributions legislation

**Draft Development Contributions Plan 2009**

Draft Development Contributions Plan 2009 has been exhibited. Recent changes to the NSW legislation and policy on this matter have resulted in it being deferred until the new legislation; guidelines are in place along with the revised financial contributions planning implications.

**Architectural Style Guide**

Following the adoption of the Town centres LEP & DCP work has now been able to commence on the development of the Architectural style guide

**Integrated Transport and Traffic Plan**

The work for the town centres has been completed and initial work on the Principal LEP/DCP integrated traffic and transport planning has commenced

## 42 Development control

The regulation and approval of building and development applications for specific properties, buildings, fences, signs etc covered by Planning, Building and Environmental legislation

### 421 Development Control

MGDC01

This functional area includes Council regulation and approval of building and development applications for specific properties, buildings, fences, signs etc covered by Planning, Building and Environmental legislation

Code	KPI	Target	Units	Achieved	Notes
a	Median processing times for all applications is 60 days	60	Days	40	
b	Land and Environment Court costs do not exceed budget	1,150,000	\$	1,445,394	
c	Number of undetermined development applications less than 450	450	DAs	223	
d	Median processing times for express assessment is 30 days	30	Days	25	

**Comments:**

As at the end of June 2010, the number of outstanding applications (DA, S96 and S82A reviews) stood at 223. This represents a decrease compared to the 192 applications reported for the previous quarter but is still significantly below the desired threshold of 450 applications.

Our median processing time for all DA, S96 and S82A review applications for the financial year quarter was 40 days.

Land and Environment Court costs at the end of March amounted to \$ and exceeded the full year budget of \$ . This is attributed to increased legal costs associated with a number of highly complex appeals largely outside of Council's control.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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A laudable achievement is the high success rate in the Land and Environment Court. In more than 85% of these proceedings Council's original position is vindicated and substantial amendments are effected resulting in improved environmental outcomes. Not reflected in the reported cost figures are the substantial costs awarded by the Land and Environment Court to Council in instances where such amendments resulted. Examples of court matters where cost have been awarded are located in Stanley Street, St Ives; Buckingham Street, Killara; Clydesdale Place, Pymble; Mt William Street, Gordon; Boyd Street, Turramurra; Pacific Highway, Roseville Turramurra Avenue, Turramurra and Marian Street, Killara.

During this quarter the department also reported on the first of a number of applications to the Sydney West Joint Regional Planning Panel. A number of development applications lodged pursuant to the Ku-ring-gai 2010 (Town Centres) LEP have been submitted and are currently under consideration.

Considerable administration and process improvements have occurred since Council's updated DA Guide and new Development Application were introduced. From 1 September 2010 all applications are required to be submitted in electronic format which will result in further efficiency gains.

## 43 Regulation and enforcement

The regulation program includes all health, development control, parking and other enforcement services

### 431 Regulation and Compliance

MRRS01

The function comprises of four main areas responsible for regulating the local area to ensure compliance with statutory controls and local policies. Tools used include education and encouragement, investigation and inspection of premises, formal Orders, i

Code	KPI	Target	Units	Achieved	Notes
a	Construction certificates are processed within 14 days	90	%	98	
b	Building certificates are processed in 21 days	21	Days	19	

#### Comments:

#### Environmental Health Activities

##### Food Sampling

Council's Environmental Health Officers have been participating in the NSW Food Authority survey of BBQ chicken take away shops which is being undertaken across NSW. The survey involves taking food samples and swabs of food preparation utensils and surfaces which are submitted for bacteriological analysis. Two premises have been surveyed so far and the results for one premises has been received. This work will be completed in July, its purpose being to determine the potential for cross contamination and to provide both Council and the local food shop operators with information to help improve safety.

##### Noise Assessments

Between April and June 2010, Council's Environmental Health Officers have been involved in complex noise assessment of proposed activities/ development in the area to assist in detailing the potential noise impacts on the local community. The assessment included a trial use of the former green waste tip site for Ku-ring-gai Mini Wheels Club activities during which Council's Environmental Health Officers conducted noise readings at various potentially affected locations. Another service included the inspection of a proposed child care facility in Ridge Street, Gordon to provide Council's legal team with advice on the likely impact that such a centre would present to the local community

#### Development Compliance

##### Legal actions

396 Bobbin Head Road, Turramurra

Council reviewed a complaint concerning the filling of land at the rear of the building site using spoil from the excavation works. Investigation determined the fill had been placed in an ephemeral watercourse. Council orders for the removal were not complied with, and the matter was referred to the Land & Environment Court. The Court ordered that the

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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spoil was to be removed and the site rehabilitated and stabilised utilising local endemic flora species. The owner was given a period of three months to comply. Reinspection revealed that the works had not been undertaken. Council's legal representative has written to the owners seeking their intention in the matter. Failure to receive a satisfactory response will result in the matter being referred back to the court for contempt of court proceedings.

#### 23 - 25 Stanley Street, St Ives

Council received application for the issue of Building Certificates on recently completed dwellings. The dwellings were inspected and it was found that works within the front setback area were non compliant with the Development Consent, including a high front fence. The Court has ordered the front fence to be modified and that ancillary works be undertaken in the set back area.

#### 507 Pacific Highway, Killara

The development consent issued for a residential flat building required the retention and protection of a significant oak tree in the front of the premises. Construction work resulted in severe damage to the roots of the tree, rendering the tree a safety hazard due to its lean over the Pacific Highway. An independent arborist made recommendation for immediate removal of the tree on safety grounds. Officers are now preparing for prosecution of the developer for non compliance with the consent and loss of the tree.

#### **Penalty Infringement Notices.**

In the reporting quarter over \$90,000 of fines were issued against developers for non compliance with conditions of consent. A further \$30,000 of fines were issued in respect of pollution offences

#### **Certificates**

##### **Section 735A of Local Government Act and 121ZP of Environment Planning & Assessment Act.**

In the reporting period certificates were issued. The total number for the year being 1566. These certificates are usually requested at the time of sale of properties, new purchasers wanting confirmation that the property is not affected by any outstanding Order for work or demolition.

#### **Building Inspection**

The trend for the issue of construction certificates and complying developments certificates continues to move away from Council. Council now is directly responsible for just 17% of all construction sites in the role of certifier. There has been a slight increase in number of complying development certificates issued by both the private sector and Council over the reporting period, this increase being attributed to the Exempt and Complying Development Codes SEPP.

#### **Companion Animal Management**

In the reporting quarter Council received 172 requests relating to companion animals. Seventeen matters concerned dog attacks. As a consequence, three dogs have been declared dangerous. One dangerous dog declaration was however revoked by the Local Court, with a control order issued to replace the dangerous dog declaration. The three most severe attacks concerned the attack of a lady resulting in her being hospitalised for three days, this dog was voluntarily surrendered by the owners for euthanasia. The second attack concerned the attack of a lady resulting in facial, arm and leg bite injuries, and the third resulted in the death of a cat.

Barking Dog complaints continue to grow with 55 new requests for investigation, adding to our existing 22 on going complaints.

Pet registration continues at a high rate, following our programme of sending reminder letters to new pet owners. Currently 90.4% of all companion animals are register, Council receiving 565 requests for registration in the last quarter.

Unfortunately due to inclement weather on the weekend of 28 May 2010, the annual Dog Day Out was cancelled. This was most upsetting for the intended visitors, major sponsors, commercial stall holders and council staff, whom had put much effort into the preparations. Notwithstanding the poor weather and cancellation, many hundreds of dogs and their handlers arrived at the show ground. Once there, the majority took the opportunity to walk their dogs within the grounds, thereby providing their pooch with a dog day out regardless!

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Parking Regulation**

During the reporting period the rangers group have been most active in the regulation and monitoring of traffic matters in accordance with Council's traffic management plan. Additionally 69 direct complaints were received for various matters including blocking of driveways, traffic hazards and car park offences. In the reporting period 2,617 penalty notices were issued representing a value in excess of \$344,000.

School Zones continue to be monitored on a daily basis in the am and pm. It is pleasing to report that this is generally resulting in a higher level of compliance. Notwithstanding, a recipient of a recent fine incurred in a no stopping zone, adjacent to a school, recently appealed the fine in the local court. The magistrate ruled in favour of Council and considered the offence to be of such consequence that the fine was doubled to an amount of \$506, plus court costs of \$76 and loss of two demerit points.

**Volunteers parking scheme**

The parking voucher system for volunteers of various local charitable organisations continues to be popular. Currently over 150 vouchers are in use. The vouchers allow the volunteer to park in designated time restricted parking areas without fear of incurring a parking infringement notice. Strict eligibility criteria applies to all applicants.

## 5 Civic Leadership and Corporate Services

This organisation is committed to the principles of sustainable development and management. This activity includes all aspects of governance, corporate planning and information management, human resources and both internal and external communication and marketing.

### 51 Governance and Corporate Performance

This program provides a process for appropriate decision-making, organisational planning and monitoring of the implementation and effectiveness of those plans and accountability of the people involved

#### 511 Communication and Marketing

CRL001

This function includes external communication through the media, Council publications and other outlets and promotes Council's image and the Ku-Ring-Gai Council area profile through promotional and marketing strategies.

Code	KPI	Target	Units	Achieved	Notes
a	Level of satisfaction with Council's communications	70	%	60	

**Comments:****Advertising**

The corporate advertisement featured in the *North Shore Times* on page 8 every Friday. Recruitment and DA advertisements were placed as required.

**Media**

Thirty-six media releases were issued in the quarter.

The most prominent media issue was the gazettal of the Ku-ring-gai Town Centres LEP, which attracted significant coverage in the Sydney Morning Herald, ABC Radio 702, 2UE and 2GB.

There was also widespread coverage of the State Government's proposal to extend the Ku-ring-gai Planning Panel, the approval of the Rippon Grange hospital development, the proposal to extend the Special Facilities Levy for NTRA and claims that Council has quotas for fines issued by parking rangers.

Proactive media coverage included:

Festival on the Green

The major upgrade of Sir David Martin Reserve



Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
	Launch of the community garden at The Lookout Park, Turramurra								
	Further cuts to DA processing times								
	Land and Environment Court wins for Craignairn and Southdean historic homes								
	Sale to UnitingCare of Council's depot site								

**Newsetters**

The April, May and June editions of the community Ku-ring-gai Enews and staff newsletter *From the GM's Desk* were prepared and distributed.

The April edition of the *Ku-ring-gai Update* was distributed via the rates notice with copies also available at shopping centres, retirement villages, libraries and Council Chambers. An audio edition was produced and sent to Ku-ring-gai residents registered with Vision Australia.

Large print and text only versions were also produced for ease of use for residents with a disability. All

**Website statistics**

Visits: 149,627

Unique visitors: 78,270

Page views: 472,565

Average page views per visit: 3.16

Average time on site: 3min 9sec

**Top Pages**

1. Home Page
2. Library
3. Wet Weather
4. Search Library Catalogue
5. Jobs
6. Policies and planning documents
7. Contact us
8. Development applications
9. Library opening hours
10. Planning Ku-ring-gai

**School visits**

Communications conducted five school visits for over 460 children as part of its civic education program. The program aims to increase awareness of council services and links with the grade 4 and 5 curriculum. The children listen to a talk about local government, hear from a council officer who speaks about their particular role, answer a quiz and participate in a mock council meeting. Ward councillors are invited to attend each session. Ravenswood 47, St Ives North 120, Sacred Heart 54, St Ives North 120, St Ives North 120

**Graphic design**

Many brochures, posters and other marketing materials were produced to inform the public of Council activities. Publications included school holiday programs, Festival on the Green flyers, senior seminar flyers and author talks.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Lunchtime seminars**

Two lunchtime seminars were held for staff to encourage networking between departments and offer learning opportunities. Topics included meditation and healthy eating and exercise.

**Photo library**

Approximately 20,000 photos were migrated into the photo library. The software was upgraded and Communications are customising the software to make it easier to use for Council staff.

**Clothing Exchange**

Communications are organising a clothing exchange event for the community on Saturday 21 August at Ku-ring-gai Town Hall.

**512 Governance**

SAOF01

This function area is responsible for Council's statutory governance obligations, providing support for Council meetings and assisting the public to access documents. This includes preparation of business papers, minutes, printing, governance policy and codes and compliance with legislation such as FOI, the LGA and Privacy.

Code	KPI	Target	Units	Achieved	Notes
a	FOI requests processed within set timeframe	100	%	100	
b	Requests to access publicly available information under Section 12 of the LGA 1993 are actioned within 10 working days	80	%	82	
c	Statutory governance requests are completed within legislative timeframe	100	%	100	

**Comments:****Council business**

Six Ordinary meetings of Council were held during the quarter.

**Ku-ring-gai Planning Panel**

One meeting of the Ku-ring-gai Planning Panel was held.

**Print room**

Business papers and associated documents were produced for the 7 meetings of Council and the Planning Panel. 109 separate print jobs were completed.

**Access to council documents**

Two Freedom of Information applications were received.

There were 320 requests for access to documents under Section 12 of the Local Government Act.

Code	Task Description		Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
513	Office of the internal ombudsman									INOM01
	Code	KPI			Target	Units		Achieved	Notes	
	a	Complaints referred to the ombusman investigated and assessed within set timeframe			100	%		100		
514	Corporate Planning and Reporting									CORP01
	This function involves the development of corporate planning tools and documents, and providing reports that outline progress against the Council's Management Plan and Operational Plan and prepares the Annual Report									
	Code	KPI			Target	Units		Achieved	Notes	
	a	Reports are prepared and submitted within statutory timeframe			100	%		100		
	b	Council service areas using the results of community consultation in decision making or planning processes			85	%		51		
	c	Council staff satisfied that they had the tools and support needed to conduct consultation in a strategic fashion			65	%		80		
	d	Residents confident that Council uses the results of consultation in decision making processes			25	%		0	This will be completed in the four focus groups to be held in August	
	e	Consultation participants who felt their participation had made a difference			30	%		0	This will be completed in the four focus groups to be held in August	
	f	Completion rate of integrated community plan			100	%		100		
	g	Annual sustainability action plan completed			75	%		80		

**Comments:****Consultation****Special Rate Variation – North Turrumurra Recreation Area**

To support the application for an extension of the special rate levy to fund the North Turrumurra Recreation Area, extensive quantitative and qualitative consultation was undertaken with a statistically representative group of Ku-ring-gai residents. The consultation consisted of four components, including a telephone survey of 400 randomly selected residents and focus groups with 38 residents.

Community support for the North Turrumurra Recreation Project and the annual levy to help fund the project, were extremely strong. 79% of resident surveyed supported extending the levy for five years and 78% believed the project was important for the Ku-ring-gai community. Constructive feedback from the focus groups will help Council better design and communicate the project in the future.

**Resident Feedback Register**

Over 1000 nominations have been received from Ku-ring-gai residents to join the Resident Feedback Register (RFR). The recruitment drive in April has shown outstanding support for the register and enthusiasm by the community to be involved in Council's decision making process. Consultation activities for the new RFR members have begun, with members taking part in important environmental and sustainability surveys. Future consultation activities will be posted on the revised RFR page on the Council's website.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Community Satisfaction Survey**

In late May, 400 randomly selected residents completed a telephone survey rating the performance of Council. Residents were asked to rate the importance and their level of satisfaction against 39 distinct Council service delivery areas and assets. Results were independently analysed to determine which services and facilities the community rated as important and whether Council's performance was meeting these expectation levels.

Initial results indicate a generally positive performance by Council, with 29 of the 39 services/facilities/criteria rated from 'moderate satisfaction' to 'high satisfaction'. In July, these results will be further analysed to determine key performance gaps for Council and better understand the 'real' satisfaction drivers for the Ku-ring-gai community. Four focus groups are scheduled in late August to further examine these topics with residents.

**Public Domain Plan - results**

In February the Draft Public Domain Plan was placed on exhibition and an accompanying resident survey was conducted to determine the most preferred seating, paving and litter bin options for Ku-ring-gai's public spaces. Timber was the most preferred option with 82% of responses preferred the timber seating options over the aluminium, and 60% preferring a timber fascia on the litter bin options. Comments received from residents illustrated how timber is better suited to Ku-ring-gai environment and is in tune with the heritage atmosphere.

No clear paving option was preferred by residents.

**Corporate Planning****Community Strategic Plan 2030**

Council adopted the community strategic plan in September 2009. This was prepared in line with the directions of the NSW Division of Local Government. Built on the sustainability planning outcomes undertaken in 2008 that adopted a successful approach of engaging with all generations, current programs and direction of council, Global Reporting Initiative, the Northern Sydney Regional Organisation of Councils (NSROC) Regional Sustainability Plan 2009-2014, and the Business Excellence Framework.

**Delivery Program and Operational Plan**

The Delivery Program and Operational Plan have been prepared under the new Integrated Planning and Reporting Framework developed by the Division of Local Government and adopted by Council in June 2010. The new framework replaces the former Management Plan, Social Plan and Community Plan with an integrated framework. Council has been working towards this new framework for the past three years by preparation of a Community Strategic Plan, Long Term Financial Plan, Asset Management Strategy and Workforce Plan.

**Performance Planner**

The new integrated planning and reporting framework has required a review of the performance planning reporting process. New reporting formats are being developed in response to the changing framework.

**Sustainability toolkit workshops**

Council was asked to present case studies at a series of sustainability workshops around NSW on reporting and planning processes. The workshops were convened by the Urban Sustainability Alliance and Local Government and Shires Association. Participation in these events helps to promote Ku-ring-gai as a leading Council in NSW.

**Annual report award**

Council's 2008/09 Annual Report has received a Bronze Award in the prestigious Australasian Reporting Awards, which honour financial and business reporting in the public and private sectors. The award recognised the high quality of the annual report's design, format and information.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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The 2008-09 report built on this approach and incorporated more case studies, focusing on service areas and major projects that Council has completed during the year. It also included a financial summary health check, to provide a simple snapshot of Council's financial performance.

## 52 Knowledge management

The Knowledge management program ensure the information flowing within, into and out of the Council is reliable, accurate and appropriate for the needs of all parties

### 521 Information Management

MREC01

This function area is responsible for Council's records management practices. This includes system development, document registration and scanning, storage, retrieval, archiving and processing records information.

#### Comments:

The work completed to date:

Mail – Outgoing

April - June

Small letters = 32,816

Large letters = 1,745

Others (Parcels & International) = 983

Registered Correspondence

Documents captured in TRIM – Councils Electronic Document & Records Management System (EDRMS).

April - June = 61,862 documents checked into TRIM

TRIM User Help Desk Request

April - June = 261 help desk requests from users answered by Records

File resubmits

April - June = 166 files resubmitted via TRIM upon user request

Government Records Repository – GRR (Offsite Storage)

Archived – GRR

April - June = 0 boxes sent to the GRR for archival storage

Retrieved – GRR

April - June = 310 boxes and files retrieved from the GRR upon user request

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 522 Information Technology

MGI S01

This function area develops and maintains Council's information technology and telecommunications systems to provide efficient and effective support and quality services to the organisation.

Code	KPI	Target	Units	Achieved	Notes
<i>a</i>	<i>IT agreed project milestones completed</i>	<i>80</i>	<i>%</i>	<i>85</i>	
<i>b</i>	<i>Availability of IT systems</i>	<i>98</i>	<i>%</i>	<i>99</i>	

### Comments:

#### Business System Upgrades

Upgrades to both Enterprise Suite and ProClaim were successfully completed during this period, bringing them both up to the required version to allow the implementation of the Customer Request System, OHS Modules and Works and Assets to commence.

#### Strategic Planning

A project plan was submitted and approved by GM & Directors group covering all of the business systems that will be implemented or upgraded in the coming financial year. Project schedules are being finalised before they are announced in the near future.

#### Information Management Strategic Plan

A consultant was engaged to assist in the development of an IM Strategic Plan for the period covering 2010-2014. The process includes consulting with the General Manager and Directors as well as representatives from the Management team and key stakeholders in each business unit to obtain their input and the requirements of their respective areas of Council. The process will also include a benchmarking survey of other similar sized Councils as well as all Council staff. The plan is expected to be presented to the General Manager and Directors for review and approval in July 2010.

#### UPS Batteries

The batteries that provide backup power for the computer room in the Chambers building have been replaced. The batteries were at the end of their useful life and failed to provide adequate backup power during the recent blackouts. This replacement will ensure that in the event of any future blackouts our systems are safe from data corruption.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 523 Land Information

MGLI 01

This function area is responsible for Council's Geographical Information System, property and land information and the provision of S149 planning certificates.

Code	KPI	Target	Units	Achieved	Notes
<i>a</i>	<i>Availability of GIS system</i>	98	%	99	
<i>b</i>	<i>All data updated and accurate in Proclaim Nucleus Property System</i>	95	%	95	

### Comments:

Training for the new Dekho Web Base GIS has been scheduled for the first 2 weeks of July. Approximately 130 staff will be undertaking the training course. Go live for the new GIS will be 1 August 2010.

All GIS cadastral layers have been updated as a result of 23 new subdivisions registered at the Department of Lands.

As a result of the making of Ku-ring-gai Local Environmental Plan (Town Centres) 2010 approximately 60,000 attribute records in Proclaim's Property System have been either been created or amended to reflect the new zoning and development principals. This also resulted in the creation of 10 new GIS layers covering zoning, floor space, height of buildings, lot size, heritage, biodiversity, riparian, key sites and reservation acquisition details associated with the LEP.

The January to June 2009 RTA Traffic Accident details have been loaded into the GIS.

### Property Information & Land Titles

In this quarter 23 Torrens Title and 9 Strata Title Subdivisions were registered at the Department of Lands. This resulted in the creation of 35 new allotments and 236 Residential Units. All Proclaim and GIS information has been updated accordingly.

### S149 Planning Certificates

The Proclaim Planning Certificate Proforma was updated to ensure that certificates comply with the recent amendments resulting from the making of Ku-ring-gai Local Environmental Plan (Town Centres) 2010.

A total of 1048 Planning Certificates were issued during the quarter.



Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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## 53 Staff management

The staff management program provides a process for appropriate decision-making, organisational planning and monitoring of the implementation and effectiveness of those plans and accountability of the people involved

### 531 Human Resources

MGHR01

Stemming from its Strategic Plan, Human Resources provides a service on all matters relating to the management, retention and performance assessment of Council's staff. This includes HR policy development, industrial relations, recruitment coordination, induction, OH&S, training coordination, payroll, child protection.

Code	KPI	Target	Units	Achieved	Notes
a	Reduction in lost time injury (LTI) rate from previous year	-2	%	+10.7	
b	Staff turnover between 10% and 20%	10	%	9	
c	Operating budget allocated to training and development	1	%	0.51	

#### Comments:

Turnover rates are within target at 9%.

Lost time injuries for 2009/10 were 28 compared to 25 in 2008/09, meaning the KPI has not been met. However, it should be noted that the workers compensation premium has not increased from last year and is projected to decrease in 2010/11 due to improved injury management processes and procedures as well as an increased focus on OH&S and Risk Management.

In 2010/2011 the OH&S lag indicator reporting standards will be based on the Lost Time Injury Frequency Rate (LTIFR) - the number of lost-time injuries per million hours worked as well as the Lost Time Injury Severity Rate (LTISR) - the number of days lost to injury per man hours worked. These statistics will provide a more accurate and meaningful analysis of Council's OH&S performance.

Council's expended approximately 0.51% of operating budget on training and development programs during the 2009/2010 financial year. This equated to approximately \$350K.

## 54 Customer service

Council's customer service program provides prompt and courteous responses to the needs of customers, suppliers and stakeholders, as well as internal support services for all Council administrative functions

### 541 Customer Service

CUSM01

The functions associated with the planning, monitoring and evaluation of services provided to customers by Council

Code	KPI	Target	Units	Achieved	Notes
a	Customer requests (CRS) received and actioned as per CRS standards	85	%	98	
b	Satisfaction with customer service	85	%	90	

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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**Comments:**

Over 8,000 requests received for the quarter with 97.7% of requests actioned. The requests cover a wide range of services provided by Council such as trees, clean up bookings, animal control, parking and traffic issues, potholes, footpath repairs.

**Call Centre activities:**

Call centre received and responded to 33,965 calls. Service level achieved for the quarter on average 72%. All three available queues were kept busy with most calls received at the Customer Service queue with 19,920 calls. Clean up services received 6,455 calls with the relevant bookings made. The unit also received and actioned over 1,981 email and fax requests. 257 Thank you notes were received in response to the services provided through the email service.

**Counter activities**

The Counter area lodged 614 development applications and 2,184 various certificates. Several items generated a number of enquiries, with the biggest items being the new Kuring-gai Local Environmental Plan (Town Centres) 2010 and associated Development Control Plan.

## 6 Financial Sustainability

This organisation is committed to the principles of sustainable development and management. Financial sustainability deals with business activities, investment, tourism and matters to embrace a wide range of activities designed to maintain a strong diverse economy for future generations of residents.

### 61 Financial Management

Economic management focuses on the activities to ensure the long term financial sustainability of Council. This includes the continuation of long term financial modelling, investment strategy and diversifying income for Council.

#### 611 Financial Management

MGRF01

This area is responsible for the management of Council's statutory accounting functions such as preparing annual financial statements and investment reports for Council.

Code	KPI	Target	Units	Achieved	Notes
a	Statutory financial reports prepared and submitted within legislative timeframes	100	%	100	
b	Weighted average year to date return exceeds the UBSWA Bank Bill Index (%) benchmark return	80	%	115	
c	Available working capital balance to increase to \$3.9M by 2012/13, in accordance with LTFF	4	\$M	0	To be reported in the Annual Report

**Comments:**

Statutory reporting: 100% of reports were completed within the statutory time-frames. These include monthly investment reports and quarterly budget review reports.

Investments: Council's investment returns were above benchmark. The return for the financial year was 5.71% against a benchmark rate of 3.89%, however the return on investments may be subject to change as part of end of year procedures as the result of the likely impairment of one of Council's investments. Assuming this occurs, the return on investments will be 4.49% and still above benchmark.

Code	Task Description	Budget	Proposed Variance	Current Budget \$	Actual	Commitments	% Actual / Budget	Progress Status	Responsible Officer
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Available Working Capital at 30 June 2010 is still to be determined as end of financial year processes are not yet finalised. However, at the time of writing this report it is anticipated that the targeted Working Capital balance will be achieved. Council's Long Term Financial Plan sets certain parameters to measure Council's financial sustainability in the short and long term and available Working Capital is one of those critical parameters. Meeting the targeted Working Capital balance at 30 June as set by the Long Term Financial Plan is extremely important in ensuring that Council remains financially sustainable and able to plan for the future delivery of services and assets.

## 612 Revenue Accounting

MGRF01

The function of managing, regulating, setting and collecting Council income through the valuation of rateable land and other charges as well as managing Council's revenue accounting functions.

Code	KPI	Target	Units	Achieved	Notes
a	Rates, Charges and Fees collected	96	%	98	

Comments:

Rates - 98.45% collected to June quarter, against an annual target of 96%.

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## MANAGEMENT PLAN 2009 TO 2012 - 4TH QUARTER REVIEW

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To report to Council the progress over the period April to June 2010 against the 2009 to 2012 Management Plan.

**BACKGROUND:**

Section 407 of the *Local Government Act, 1993* requires Council to report, within two (2) months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.

**COMMENTS:**

A progress report for all actions against the key performance indicators contained in the 2009-2012 Management Plan is **attached**.

**RECOMMENDATION:**

That the 4th quarter Management Plan 2009 to 2012 review be received and noted.

## PURPOSE OF REPORT

To report to Council the progress over the period April to June 2010 against the 2009 to 2012 Management Plan.

## BACKGROUND

Section 407 of the *Local Government Act, 1993* requires Council to report, within two (2) months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.

The 2009-2012 Management Plan was adopted by Council on 9 June 2009.

The Management Plan contains six principal activities, namely:

- Community Development;
- Urban Environment;
- Natural Environment;
- Planning and Development;
- Civic Leadership and Corporate Services; and
- Financial Sustainability.

Each of the principal activities contains a series of issues, five year and one year objectives, key performance indicators (KPI's) and major projects. This provides the detail on what and how Council will do to achieve outcomes set and how its performance will be measured. The format of the Management Plan is consistent with the requirements of the Division of Local Government and also links to Council's adopted Community Strategic Plan.

## COMMENTS

The requirements set out in Council's Management Plan provide the foundation for measuring the performance of the organisation at a given point in time.

To ensure that the reporting of performance is both accurate and meaningful, targets have been developed for all the KPIs. Most KPIs reflect outcomes sought by the Community Strategic Plan as adopted by Council in 13 October 2009. The report (**Attached**) identifies the function areas and their KPI's, yearly target, the percentage of the activity achieved to date, and a description on what activities have been undertaken during April to June 2010.

The following comments are provided for each principal activity on some of the most significant indicators for the period 1 April to 30 June 2010.

## Community Development

### Thomas Carlyle Children's Centre

The Centre is commencing preparations for the National Accreditation Process by reviewing all Centre policies and procedures to ensure they are consistent with best quality principles across all accreditation areas.

### Family Day Care

Family Day Care staff organised a Healthy Living Show in May for children and carers, and during the quarter 15 families, with the majority of children aged under 18 months, were placed within the service. This figure reflects an increasing demand for child care by working parents.

### Youth Services

#### Drug Action Week Live Music Event

Youth Services coordinated a large scale live music event at the Fitz Youth Centre during National Drug Action Week. Combining live music and drug and alcohol awareness, the evening was a great success with 290 young people attending the event. Northern Sydney Youth Health Consultants attended the event to run short surveys with young people and hand out Drug Action Week merchandise. The headline act for the evening was a well known Australian band 'Carpathian'.

### Parent Forum

As part of the series of Parenting Forums held throughout the year, over fifty people attended the 'Getting inside the adolescent brain - Understanding your teenager' forum. Presentations were delivered by Harry Smith (Chair of Ku-ring-gai Youth Development Service (KYDS) and psychologist), David Citer (Manager and Counsellor from KYDS) and by the Northern Sydney Youth Health Consultants.

### Leisure, cultural services

#### Art Centre

Exhibitions at the Art Centre over the last quarter have showcased the diverse cross-section of classes offered, with a wide variety of works made by artists attending classes at the Centre. These exhibitions demonstrate the high quality of work developed at Art Centre classes, and highlights the talents of tutors who conduct classes.

### Community Functions

Over 15,000 people enjoyed community performances, aerial acts and tightrope walking by Brophy productions at Festival on the Green. Feedback from attendees on the day was very positive, with many attendees advising it was the best Festival on the Green they have attended.

## Urban Environment

### Engineering services

Trades staff and contractors completed 84% (242) of a total 289 activities in the Building Maintenance Program and achieved a 94% completion rate from a total of 2,342 customer requests for reactive works. Programmed essential service maintenance was carried to Council's main buildings involving lift, annual fire statements and air conditioning inspections and servicing.

**Item 16**

**FY00382/2  
6 August 2010**

The road, footpath and drainage programs were essentially completed with some changes required to future programs for drainage based on the flooding experienced in February 2010.

**Open Space services**

All Open Space Maintenance programs were completed in accordance with the set targets. The majority of fields and court upgrades were completed with some delays being experienced by excessive wet weather.

**Road Safety and Traffic**

Term 1 for safety outside schools program, distributed CD with Road Safety information to all primary schools, plus delivered 14 banners and postcards and numerous core flutes signs to participating schools.

As part of the Pedestrian Safety Campaign targeting Wahrenonga town centre and surround, 100 look stencils were placed at crossing points. Posters, adverts and other promotional material were also utilised to promote the road safety message through Wahrenonga.

All programmed traffic works were completed with increased income from work zones.

**Open space planning**

**North Turramurra Recreation Area**

This project relates to the implementation of the North Turramurra Recreation Area Masterplan. A capital expenditure review and application for special variation was resubmitted to the Department of Local Government and was subsequently approved in July 2011. The construction on the dam is almost complete with the exception of further compaction of the capping layer. The design for the sewer mining facility is now finalised. Golf course irrigation design and construction is due to commence in late 2010. Geotechnical testing and monitoring on the former tip site has been completed and this will inform the final design of the new section of golf course that is expected to be commissioned in the second quarter 2010/11.

**Natural Environment**

**Climate change**

Council's greenhouse emissions through electricity consumption at Council facilities has stabilised throughout the 2009/2010 financial year. This shows a change in the long term trend of our emissions which generally have increased on an annual basis. Facilities where energy efficiency projects have been implemented as part of the 2009 Energy Performance Contract are showing a decrease in energy consumption which has affected the overall consumption trend of facilities.

The ClimateClever Shop program which provides residents with access to discounted energy efficient appliances has been in operation for twelve months. The program has taken some time to gain traction in the community; however this is due mainly to the nature of the program where word of mouth marketing will be a greater driver for uptake over traditional forms of media. A large scale media campaign showcasing local champions will be rolled out throughout July/August 2010.



Item 16

FY00382/2  
6 August 2010

**Wildflower Garden**

July school holiday program was extremely well attended with four activities being repeated a second time due to fully booked first activities.

Partnership work is progressing with the Australian Plants Society for both the Ku ring gai Wildflower Garden plants data base, plants signage and the interpretive signage project for the Education Centre.

## **Planning and Development**

### **Urban Planning**

#### **Ku-ring-gai LEP (Town Centres) 2010**

Project completed on Gazettal of the Local Environmental on 25 May 2010.

#### **Ku-ring-gai DCP (Town Centres) 2010**

Project completed on 8 June 2010 Council adopted the final Ku-ring-gai DCP (Town Centres) 2010 to accompany the Ku-ring-gai LEP (Town Centres) 2010.

### **Development Assessment**

As at the end of June 2010, the number of outstanding applications (DA, S96 and S82A reviews) stood at 223. This represents an increase compared to the 192 applications reported for the previous quarter but is still significantly below the Management Plan threshold of 450 applications.

Our median processing times for all DA, S96 and S82A review applications for this financial year was 40 days which is significantly less than the desired threshold of 60 days. Our median processing time for Express DA's of 26 days was also below the desired threshold of 30 days for these types of applications.

Land and Environment Court appeal costs for this financial year amounted to \$1,445,394 which exceeded the annual budget of \$1,150,000 by \$295,394. This total was also somewhat higher than but not incomparable to the total for the previous 2008/09 financial year of \$1,332,350. This was largely attributable to increased legal and consultant costs associated with a number of highly complex appeals largely outside of Council's control. An emerging and significant component of these costs was appeals and regulatory litigation in relation to a number of large residential flat developments that were not constructed in accordance with the approved plans and the development consent.

A laudable achievement was Council's continuing success rate in Land and Environment Court appeals. In more than 94% of the proceedings heard by the Court during this financial year Council's original position was vindicated by appeals either being discontinued or dismissed outright or resulting in substantial amendments which would have obviated the need for an appeal had they been submitted at the DA stage.

### **Regulation and Compliance**

During the course of this financial year Council processed 98% of all Construction Certificates it received within a period of 14 days, which exceeds the threshold of 90% specified in the Management Plan. All Building Certificate applications were processed within 19 days of lodgement which is below the threshold of 21 days set in the Management Plan.

**Item 16**

**FY00382/2  
6 August 2010**

Monitoring of School Zones continued on a daily basis for both the morning and afternoon periods. This initiative has resulted in higher levels of compliance and with only one infringement notice being appealed in the Local Court. The appeal was dismissed with the Magistrate doubling the original fine and ordering the appellant to pay costs

## **Civic Leadership and Corporate Services**

### **Communications**

Communications conducted five school visits for over 460 children as part of its civic education program. The program aims to increase awareness of council services and links with the grade 4 and 5 curriculum. The children listen to a talk about local government, hear from a council officer who speaks about their particular role, answer a quiz and participate in a mock council meeting.

The April edition of the Ku-ring-gai Update was distributed via the rates notice with copies also available at shopping centres, retirement villages, libraries and Council Chambers. An audio edition was produced and sent to Ku-ring-gai residents registered with Vision Australia.

### **Corporate planning and Consultation**

In late May, 400 randomly selected residents completed a telephone survey rating the performance of Council. Residents were asked to rate the importance and their level of satisfaction against 39 distinct Council service delivery areas and assets. Results were independently analysed to determine which services and facilities the community rated as important and whether Council's performance was meeting these expectation levels.

Initial results indicate a generally positive performance by Council, with 29 of the 39 services/facilities/criteria rated from 'moderate satisfaction' to 'high satisfaction'. In July, these results will be further analysed to determine key performance gaps for Council and better understand the 'real' satisfaction drivers for the Ku-ring-gai community. Four focus groups are scheduled in late August to further examine these topics with residents.

### **Annual Report Award**

Council's 2008/09 Annual Report has received a Bronze Award in the prestigious Australasian Reporting Awards, which honour financial and business reporting in the public and private sectors. The award recognised the high quality of the annual report's design, format and information. Information technology

### **Information Management Strategic Plan**

A consultant was engaged to assist in the development of an IM Strategic Plan for the period covering 2010-2014. The process includes consulting with the General Manager and Directors as well as representatives from the Management team and key stakeholders in each business unit to obtain their input and the requirements of their respective areas of Council. The process will also include a benchmarking survey of other similar sized Councils as well as all Council staff. The plan is expected to be presented to the General Manager and Directors for review and approval in July 2010.

### **Customer service**

Over 8,000 requests received for the quarter with 97.7% of requests actioned. The requests cover a wide range of services provided by Council such as trees, clean up bookings, animal control, parking and traffic issues, potholes, footpath repairs.

## Financial Sustainability

### Available Working Capital

Available Working Capital at 30 June 2010 is still to be determined as end of financial year processes are not yet finalised. However, at the time of writing this report it is anticipated that the targeted Working Capital balance will be achieved. Council's Long Term Financial Plan sets certain parameters to measure Council's financial sustainability in the short and long term and available Working Capital is one of those critical measures. Meeting the targeted Working Capital balance at 30 June as set by the Long Term Financial Plan is extremely important in ensuring that Council remains financially sustainable and able to plan for the future delivery of services and assets.

### Investments

Council's investment returns were above benchmark. The return for the financial year was 5.71% against a benchmark rate of 3.89%, however the return on investments may be subject to change as part of end of year procedures as the result of the likely impairment of one of Council's investments. Assuming this occurs, the return on investments will be 4.49% and still above benchmark.

### KPI results – Complete results will be reported in the Annual Report

Principal activity area	Total KPIs	Achieved	Not achieved	Deferred	Not Yet Available
Community Development	17	16	1		
Urban Environment	33	23	3		7
Natural Environment	20	14	1		5
Planning and Development	8	7	1		
Civic Leadership and Corporate Services	21	11	5		2
Financial Sustainability	4	3			1
<b>Total</b>	<b>103</b>	<b>77</b>	<b>11</b>		<b>15</b>

### Status as at 7 July 2010

	Resolutions	Resolutions	QWN	QWN
	Outstanding	Pending	Outstanding	Pending
Civic	1	0	0	0
Community	7	0	1	0
Corporate	13	1	0	0
Development & Regulation	1	0	3	0
Operations	4	1	0	0
Strategy & Environment	37	9	1	0

## CONSULTATION

Not applicable.

## FINANCIAL CONSIDERATIONS

The requirements outlined in the Management Plan 2009-2012 are funded in Council's budget.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All Departments have provided the status and comments on the progress of Key Performance Indicators and Performance Measures in the **Attached** report.

## SUMMARY

Comments on the status of the 4th quarter report on the Management Plan have been included in the attached document. This includes comments on the status on Key Performance Indicators for each function area. As noted in this report, there has been a variety of projects and actions undertaken by Council to achieve the outcomes identified by the Management Plan.

## RECOMMENDATION

That the report on the progress of the Key Performance Indicators contained in the 2009 to 2012 Management Plan for the 4th quarter of the Plan be received and noted.

Jeremy Pendergast  
**Corporate Planner**

Andrew Watson  
**Director Strategy & Environment**

John McKee  
**General Manager**

**Attachments: Principal Activity Progress Report for the quarter ended 30 June 2010 - 2010/148745**

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## **SUSTAINABILITY REFERENCE COMMITTEE - NOTES OF MEETING HELD 26 JULY 2010**

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### **EXECUTIVE SUMMARY**

**PURPOSE OF REPORT:**

To bring to the attention of Council the proceedings of the Sustainability Reference Committee Meeting held on 26 July 2010.

**BACKGROUND:**

The Sustainability Reference Committee is a community based advisory body to Council established in 2009. Notes of the meetings are reported to Council for its consideration in accordance with its Charter.

**COMMENTS:**

The Committee made a number of recommendations for the consideration of Council regarding sustainable transport and bicycling. Most notably was the recommendation to form a Bicycle Advisory Committee that would assist in the planning, implementation and review of bicycle use, infrastructure and related programs and to ensure that the sustainable transport strategy considered a broad range of options beyond traffic and road infrastructure.

**RECOMMENDATION:**

This report supports many of the recommendations made by the Committee that cover two themes: to consider a range of sustainable transport options as part of the transport strategy and to form a Bicycle Advisory Committee sub-ordinate to the Sustainability Reference Committee.

## PURPOSE OF REPORT

To bring to the attention of Council the proceedings of the Sustainability Reference Committee meeting held on 26 July 2010.

## BACKGROUND

In 2009, Ku-ring-gai Council appointed four (4) community reference committees under section 260 of the *Local Government (General) Regulation 2005*. One of the committees appointed was the Sustainability Reference Committee. The role of this Committee is to advise Council on issues relating to sustainability. The Committee consists of eighteen (18) community representatives. The Chairperson is Councillor Holland and Deputy Chair, Councillor Malicki.

## COMMENTS

The Sustainability Reference Committee met on the 26 July 2010 and discussed two items, the direction of Council's sustainable transport strategy and bicycle planning. The themes for this agenda drew from the previous meeting of the Committee that discussed the implications of the Christie Report into transport planning for Sydney.

Notes of the meeting including copies of the presentations are provided as **Attachment A** to this report. Recommendations by the Committee related to the items are listed below in bold and are followed by a comment by staff. These comments also inform whether the Committee's recommendations are reflected as recommendations to Council arising from this report.

### Item 1 Sustainable transport strategy

Council's Strategic Traffic Engineer provided a presentation on the direction and timetable for the completion of the Integrated Transport Strategy for Ku-ring-gai. The timing for this document in part is driven by the need to inform the Principal Local Environment Plan. Key aspects discussed by the Committee included: the breadth of the issues affecting transport planning; the limited budget; compressed time to complete the plan; and the need to ensure that it keeps a broad focus on all forms of transport beyond private vehicles to include public transport, walking and cycling.

#### 1. Council investigate and follow up on sustainable transport planning opportunities for the Northern Sydney region

NSROC has adopted a Regional Sustainability Plan (2009-2014) The Regional Sustainability Plan (RSP) assists in guiding future sustainability projects as well as identifying specific gaps and opportunities for further collective action. The primary purposes of the RSP are to:

- present a shared Sustainability Vision for the Region;
- guide consistent regional alignment on key common issues;
- identify common goals and programmes;
- maximise collaborative learning opportunities and partnerships; and

Item 17

**S07619**  
**10 August 2010**

- guide effective human, fiscal and other resource use by Councils across the Region.

In terms of transport planning opportunities, the plan sets the following five (5) year goals to improve sustainable transport options:

- greater use of public transport to reduce use of private cars;
- increase healthy methods of travel (e.g. walking and cycling for local commuting) to reduce car use and improve community health; and
- maximise job retention and working from home to reduce car use and improve community.

A series of regional actions/ programs are proposed, to achieve those goals. A number of these actions would achieve similar objectives to those suggested in the Integrated Transport Strategy. These actions including co-ordinating cycle networks across the region, lobbying/ petitioning State Government to provide more frequent public transport services and promote local transport options to assist patrons to integrate their train/ bus/ ferry scheduling and encourage walking and cycling to work through provision of safe infrastructure and secure facilities.

**2. That Council investigate the provision of a community shuttle bus service**

The Integrated Transport Strategy calls for consideration of demand responsive transport. This can include community shuttle bus services, as presently operated by other councils such as Willoughby. As part of the preparation of the Integrated Transport Strategy, a preliminary investigation could be undertaken regarding the social and financial implications of such a program with councils who already operate such a service.

**3. That financial details of Council's transport services for the 2010-2014 budget and expenditure from the last two (2) financial years (2008-2010) be provided to the Committee for their information. This would including, but not limited to, roads, footpaths, bike paths, transport signage, bus shelters, car parking and other transport related programs and would cover both maintenance and capital works. It was requested that this information would be provided in time for the September 2010 meeting of the committee.**

This information will be sought from the appropriate sections of council.

**4. There is a need for broad consultation as part of the development of the integrated transport plan**

During the development of the Integrated Transport Strategy, it is proposed to undertake consultation with various stakeholders. This includes various authorities such as Transport NSW, Railcorp, RTA, Department of Planning, DECCW as well as surrounding LGAs. Also, input would be sought from the wider community and interest groups such as bicycle user groups.

**5. To investigate options to encourage sustainable transport options including sharing of public and private facilities**

Addressing this recommendation would be a focus of the Integrated Transport Strategy. To facilitate this, it would be recommended that the Sustainability Reference Committee have an ongoing and formal role in providing input to the strategy.



## Item 17

S07619  
10 August 2010

## Item 2 Bicycle Planning

A presentation was given by Mr Peter Tuft from Bike North on cycling and sustainability within Ku-ring-gai. From this item a number of recommendations were made by the committee for the consideration of Council. Largely these were centred on the establishment of a Ku-ring-gai Bicycle Committee. This committee would play a major role in the review and update the current Bicycle Plan adopted by Council in 1995.

**6. Formation of a permanent bicycle advisory committee to revise the bike plan and oversee its implementation**

Ku-ring-gai last had a Bicycle Advisory Committee in 2003 to 2004. The decision to not continue the Committee was a result of a revision of all community committees by the Council on 1 July 2004. For bicycling, advocacy was intended to continue in an informal manner.

The charter of the former committee is included for reference as **Attachment B**. Should Council resolve to establish a similar committee, it is suggested that this charter be used to guide its establishment and that the newly formed committee would then make recommendations to report back to Council. An alternative model would be to have the Bicycle Advisory Committee constituted as a sub group of the Sustainability Reference Committee.

Membership of the Bicycle Advisory Committee could expand on those currently appointed to the Sustainability Reference Committee and include other community and government representatives. This may follow the previous criteria as listed in **Attachment B** and would be subject to the decision of the Sustainability Reference Committee. Further, given the complementary purpose to many of the Traffic Committee issues it is also suggested that at least one staff member and agency representatives from the Ku-ring-gai Traffic Committee also form part of the Bicycle Committee. These suggestions would provide some feedback and inform the direction of both Committees.

Given Council's internal funding constraints associated with bicycle, pedestrian and other transport infrastructure, a formal Bicycle Advisory Committee may unrealistically raise expectations regarding the provision of cyclists facilities. Alternatively, a Bicycle Working Party could be established that would meet informally to provide feedback and input to various aspects of bicycle planning, use and facilities provision.

**7. That the Sustainability Reference Committee have a formal role in the development and review of a new bike plan**

As discussed and is recommended in this report, a Bicycle Advisory Committee could best service the needs of both sustainability and alternative transport as a subordinate committee to the Sustainability Reference Committee. Through this process it would be able to make recommendations to the Sustainability Reference Committee and subsequently to Council. Should Council support this direction, it is recommended that membership also seek representatives from the Ku-ring-gai Traffic Committee to ensure consistency and communications between these groups.

**8. That Ku-ring-gai Council participate in the Northern Sydney regional pedestrian and bicycle committee**

Council's Strategic Traffic Engineer has since made a commitment to attending this meeting and as such it is not recommended that this form part of a resolution of Council.

***General discussion item***

The final recommendation from the Committee related to the need to establish and formalise a set of sustainability principles as part of the development of all Council policies and projects. The Committee's recommendation was:

**9. That Council consider a set of sustainable principles in the development of all its policies and projects. This should include**

- a. responsibility needs to be shared;
- b. cost borne by everyone;
- c. sustainable questions are complex and require multi stakeholder; and
- d. quality of life should not be compromised.

Discussion on the setting of a set of sustainability principles was generally supported. However it is suggested that further examination of this occur at a future Sustainability Reference Committee meeting. This would be referenced by working paper that would incorporate many of the already adopted statements around this matter by Council as part of the Community Strategic Plan 2030, the Delivery and Operational Plan 2010-14 as well the statutory requirements under the *Local Government Act, 1993*.

## **CONSULTATION**

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

## **FINANCIAL CONSIDERATIONS**

The establishment of a new bicycle committee will have a minor financial impact to Council in relation to the administration of running an establishment and servicing a new committee. As a sub-committee to the Sustainability Reference Committee this would be less than if it was a stand alone committee.

The request for financial information regarding the expenditure and budgets associated with Council's transport services, while not having a direct financial cost to Council, is nevertheless a financial matter. This information will be considered firstly by the Committee and subsequently will be reported to Council as part of the notes of a future meeting.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report was prepared by the Strategy and Environment Department in consultation with the Operations Department.

### SUMMARY

The Sustainability Reference Committee meeting of the 26 July 2010 discussed two (2) items related to sustainable transport. The first was provided as a presentation on the proposed sustainable transport strategy that is currently being developed by Council to inform the principle Local Environment Plan. The major recommendations from this discussion was to ask Council to consider a number of related items such as a community shuttle in its deliberations and to seek information on the financial details of the budget and expenditure related to transport services. The other item was on bicycle provision and planning that commenced with a presentation by a representative from Bike North. From this item, the committee has recommended to Council to consider the formation of a Bicycle Advisory Committee be formed to assist with the planning, implementation and review of bicycling within and adjacent to the Ku-ring-gai local government area. This report supports this initiative though as a sub-committee to the Sustainability Reference Committee.

### RECOMMENDATION

- A. That the notes and attachments of the Sustainability Reference Committee meeting held Monday 26 July 2010 be received and noted.
- B. That Council investigate and follow up on sustainable transport planning opportunities for the Northern Sydney region
- C. That Council investigate the provision of a community shuttle bus service as part of the development of the Sustainable Transport Strategy.
- D. That the Sustainable Transport Strategy investigate options to encourage sustainable transport options including sharing of public and private facilities.
- E. That the development of the Sustainable Transport Strategy incorporate a broad consultation program as part of its development.
- F. That financial details of Council's transport services for the 2010-2014 budget and expenditure from the last two financial years (2008-2010) be provided to the Sustainability Reference Committee for their information. This would include, but not limited to, roads, footpaths, bike paths, transport signage, bus shelters, car parking and other transport related programs and would cover both maintenance and capital works. It was requested that this information would be provided in time for the September 2010 meeting of the committee.

Item 17

**S07619**  
**10 August 2010**

- G. That Council form a Bicycle Advisory Committee as a sub-committee to the Sustainable Reference Committee.
- H. The membership and terms of reference of the sub-committee would be determined by the Sustainability Reference Committee.

Peter Davies  
**Manager Corporate Planning & Sustainability**

Andrew Watson  
**Director Strategy & Environment**

**Attachments:**   **A. Notes & presentations of meeting held 26 July 2010 - 2010/140043, 2010/152117 and 2010/139543**  
                      **B. Bicycle Advisory Committee Charter - 326830**

# Sustainability Reference Committee

6.00 to 8.00pm **Monday 26 July 2010**

Ante Room, Level 3, 818 Pacific Highway Gordon.

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## NOTES OF MEETING

### Attendance

Councillors	Cr Holland (Chair), Cr Szatow, Cr Cross (Mayor)
Council Staff	Peter Davies Manager Sustainability & Corporate Planning, Joseph Piccoli, Strategic Traffic Engineer
Community	Colin Field, Neil Papadopoulos, Peter Richardson, Grant Dyer, Jim Wells, Elizabeth Gavey, Fernando Calero, Chris Andrew, David Newhouse
Observers	Peter Tuft (Item 1)
Apologies	Cr Malicki (Deputy Chair), Drew McIntosh

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**Meeting opened:** 6:05pm by Cr Holland (Chair)

### Item 1 Sustainable transport strategy

Cr Holland introduced this item and its importance and relevance to the Sustainability Reference Committee. This followed the presentation at the previous meeting on the Christie Report by Jim Wells. As part of Cr Holland's introduction he emphasised that Council must look beyond the road network and traffic studies as part of transport planning consider public and private transport, pedestrian and cycling, shared vehicle use and other aspects within the existing and future road and footpath network. As part of the introduction, the challenges of managing roads outside Council's level of direct influence were mentioned (such as regional, state and national roads), though this should not lessen the capacity of Council in its lobbying and advocacy role.

Joseph Piccoli gave a presentation on the development of Council's Integrated Transport Strategy (refer to **Attachment A** containing a copy of the powerpoint presentation).

Mr Piccoli mentioned that it was envisaged that the integrated transport strategy is anticipated to be completed by December 2010. To achieve this, additional work will be required including a review of land use and existing transport systems, travel demand management, review of the bike plan, pedestrian access, road network traffic modelling. Noted in this discussion is that the current budget for the development of the plan is \$50,000.

## Item 2 Bicycle Planning

A presentation was given by Peter Tuft from Bike North on cycling and sustainability within Ku-ring-gai (refer to the power point presentation **Attachment B**). Bike North is the largest bicycle user group in NSW and covers all the councils in the NSROC area.

Key elements to his presentation were:

1. Advocate for the formation of a bicycle advisory group (that had previously existed in Ku-ring-gai) that would include a broad representation of cyclists and related community groups and professionals.
2. To update the 15 year old bike plan that would then enable Council to leverage more relevant grants from the RTA to assist in the capital funding of initiatives within the plan. As part of the review of the plan Mr Tuft also emphasised that it must address more than the provision of cycling assets and facilities and should also encourage cycling and rider safety.
3. To review the road capital and maintenance programs to ensure upgrades do not reduce the safety of roads to cyclists. For example he cited examples where smooth road shoulders had been replaced by sharply dropped edges and bike lane line marking was not replaced after resurfacing.

Discussion and questions raised on **Items 1 and 2**.

1. The role of public parking provision and how this could preference to certain vehicle types or activities that support more sustainable transport methods. As a reference to this question the benefits of car sharing programs was mentioned that may result in changes to private car parking provisions in new developments along with preferential public parking for private vehicles that are part of a formal car share arrangement.
2. The role of signage in identifying where bike routes are located. Presently this is limited and needs to have a greater focus if the promotion of cycling and safe routes are to be an outcome of the current and revised bike plan.
3. The lack of pedestrian pathways is also a critical gap in the public infrastructure. While this has been the subject of discussion by this Committee and Council, it nevertheless was noted as an important element to promote people to reduce their car dependency.
4. Need to re-establish a bike advocacy bike group with broad representation including membership by the Sustainability Reference Committee. It was noted that a bike advocacy group was in existence some years ago but had been disbanded by Council. The meeting noted that such a group could be a sub-committee of the Traffic Committee or the Sustainability Reference Committee.
5. What is the legal status of cycling paths and footpaths and how potential conflict can be managed in terms of risk, usage, design and their location nearing destination points?

6. How to increase the engagement of school children to take up cycling as an activity to reduce car dependency as well as providing incidental health benefits. Such a program must be founded on safety as the major element and should be complemented by the construction of children learn to ride facilities within council's parks and reserves.

7. How do you measure the use and benefits of sustainable transport? Areas discussed included carbon footprint, participation, traffic, vehicle kilometres travelled along with other qualitative measures.

8. Given the small amount of funding for the development of Council's Integrated Transport Strategy how can Council best use its funding to deliver on the highest priority areas?

9. As part of the development of a transport policy how should council prioritise its funding?

### **Recommendations**

From this discussion, the Committee made a number of recommendations that it would like to Council consider as part of the meeting including:

1. Formation of a permanent bicycle advisory committee to revise the bike plan and oversee its implementation.
2. That the Sustainability Reference Committee have a formal role in the development and review of a new bike plan.
3. To investigate options to encourage sustainable transport options including sharing of public and private facilities.
4. That Ku-ring-gai Council participate in the Northern Sydney Regional Pedestrian and Bicycle Committee
5. Council investigate and follow up on sustainable transport planning opportunities for the Northern Sydney region.
6. That Council investigate the provision of a community shuttle bus service.
7. That financial details of Council's transport services for the 2010-2014 budget and expenditure from the last two financial years (2008-2010) be provided to the Committee for their information. This would including, but not limited to, roads, footpaths, bike paths, transport signage, bus shelters, car parking and other transport related programs and would cover both maintenance and capital works. It was requested that this information would be provided in time for the September 2010 meeting of the Committee.
8. There is a need for broad consultation as part of the development of the integrated transport plan.



9. That Council consider a set of sustainable principles in the development of all its policies and projects. This should include:
- a. responsibility needs to be shared;
  - b. cost borne by everyone;
  - c. sustainable questions are complex and require multi stakeholder; and
  - d. quality of life should not be compromised.

**Item 3 - West Pymble Precinct** (water grants, Tanks a Million project, carbon neutral school as part of Small Grants, Sustainable Business North Shore project, Greenstyle Program/ CEE Change project)

This item was moved to the next meeting.

**Item 4 - Strategic directions for sustainability** (waste management, DCP to include sustainable aspects)

This item was moved to the next meeting.

**Meeting closed:** 8:50pm

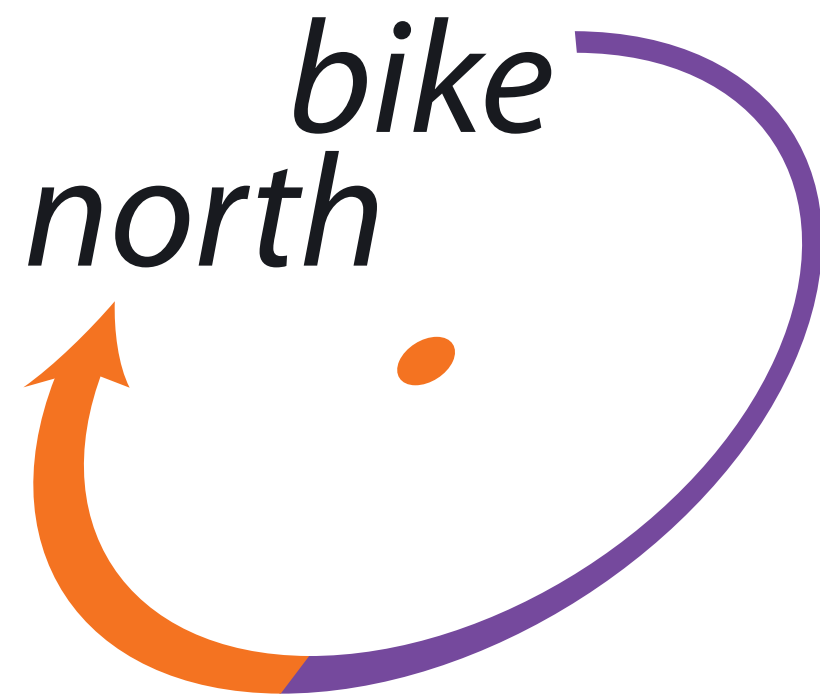
**Attachments to agenda:**

1. NSW Bike Plan - <http://www.nsw.gov.au/shapeyourstate>
2. Concept plans for bicycle route signage schemes: Turramurra - Macquarie, West Pymble.
3. Updated Cycleways Map - [http://www.kmc.nsw.gov.au/resources/documents/Kuring-gai\\_Cycleways\\_map.pdf](http://www.kmc.nsw.gov.au/resources/documents/Kuring-gai_Cycleways_map.pdf)

**Next Meeting: Monday 6 September 2010, 6pm – 8pm  
Council Chambers, Level 3.**

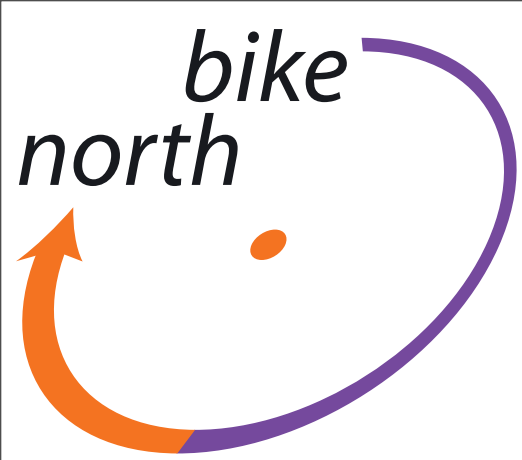
**Attachments to meeting Notes:**

- A. Presentation by Council's Strategic Traffic Engineer.
- B. Presentation by Peter Tuft of Bike North



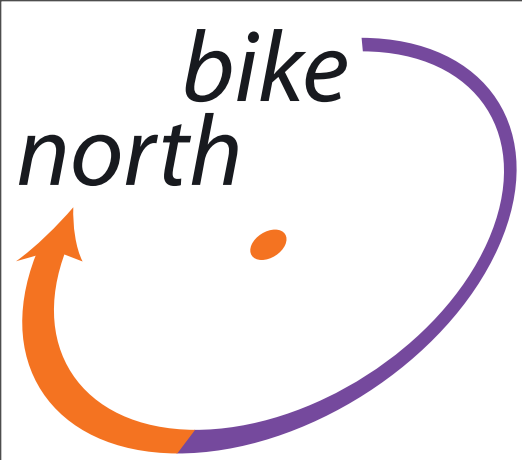
# Cycling and Sustainability

What Ku-ring-gai Can Do



# Bike North

- Sydney's largest BUG (about 600 members)
  - Affiliated with Bicycle NSW (peak body)
- Covers Ku-ring-gai, Ryde, Willoughby, Hornsby, Lane Cove, Hunters Hill, North Sydney
- Multiple interests
  - Advocacy (all LGAs)
  - Rides program (several rides every weekend)
  - Coaching (Bike 4 Life program)



# Cycling & Sustainability

- Isn't it obvious?
- Every extra commuter cyclist is **one less car**
  - No carbon footprint
  - No noise
  - No air pollution
  - No fossil fuel depletion
  - Reduced traffic congestion
- Health benefits
  - Physical - fitness, weight loss, general health
  - Psychological - vitality, anti-depression

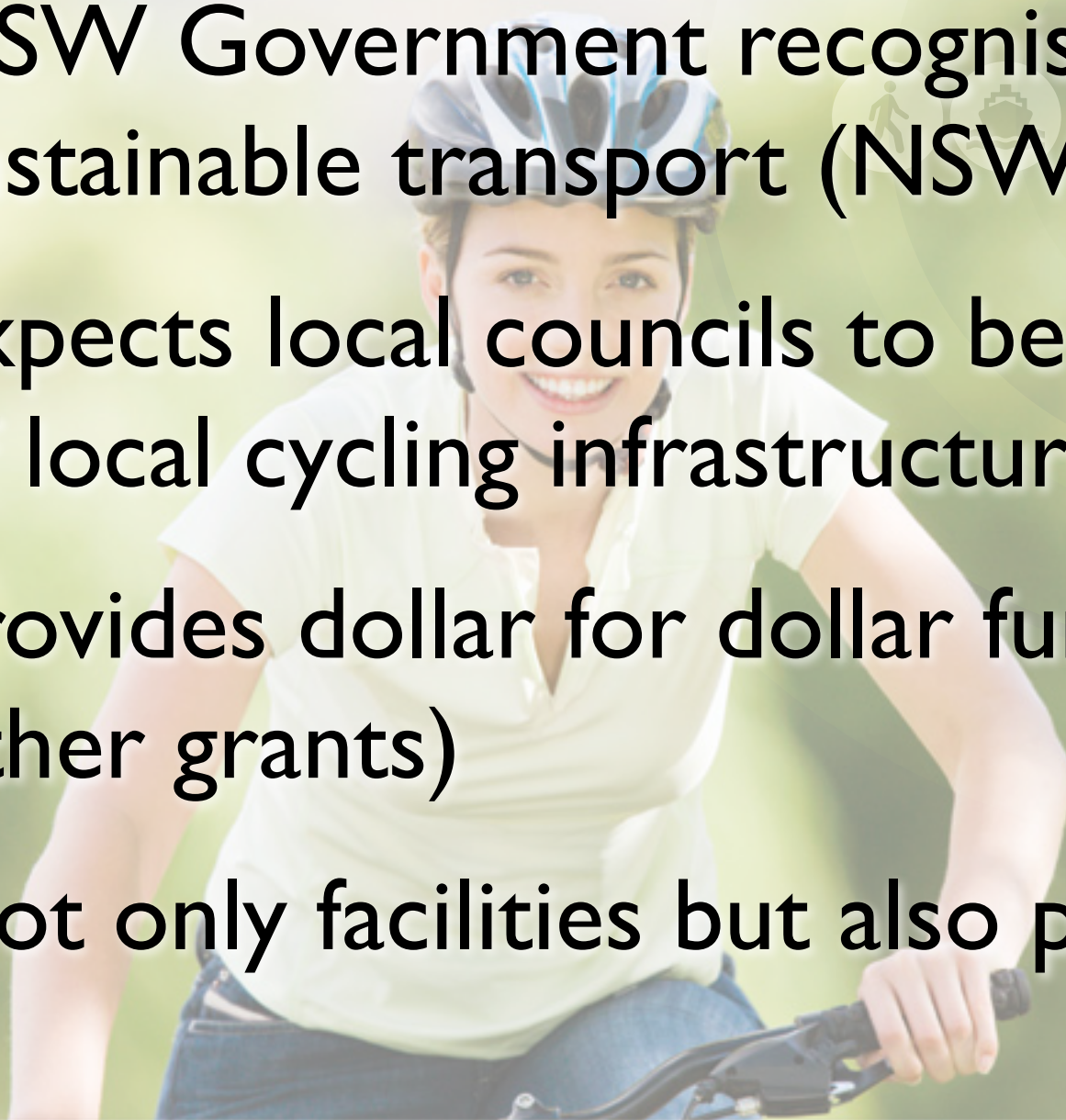


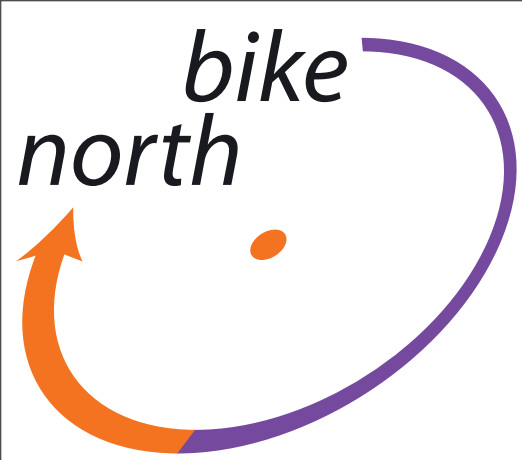
# NSW Policy



NEW SOUTH WALES  
BIKEPLAN

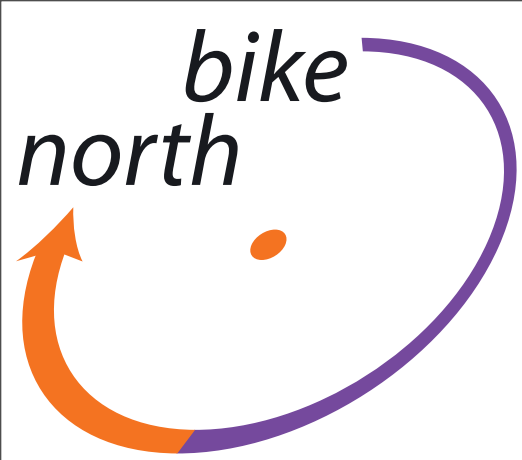
- NSW Government recognises cycling as sustainable transport (NSW Bike Plan)
- Expects local councils to be main providers of local cycling infrastructure
- Provides dollar for dollar funding (plus other grants)
- Not only facilities but also promotion etc





# What Should Ku-ring-gai Do?

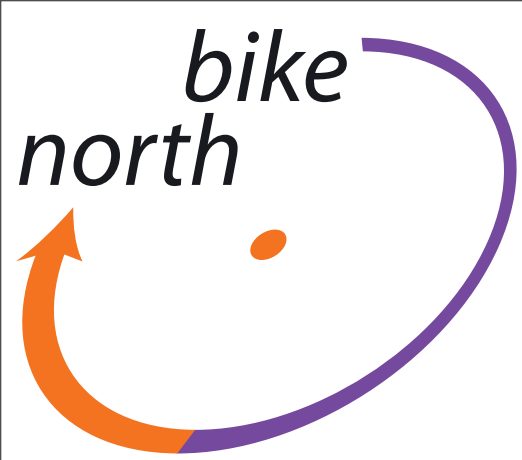
- Prepare a new bike plan
- And set up a permanent bicycle advisory group



# Why a New Bike Plan?

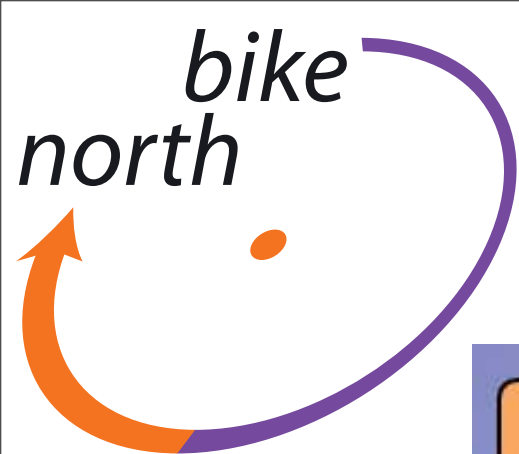
- Sustainability!
- Cycling is growing, fast
  - NSW Bike Plan targets 5% of all short trips by 2016
- RTA will only fund projects in a bike plan
- Ku-ring-gai plan developed in 1995
  - Outdated and inconsistent with modern practice
  - Use of recent small environmental grant compromised as a result
- New plan needs to mesh with adjoining LGAs and NSW state policy





# Our Neighbours

- EACH of Ku-ring-gai's neighbours has a modern bike plan
  - Ryde (2007)
  - Willoughby (2006)
  - Warringah (2010 draft released)
  - Hornsby (in preparation)
  - Also City of Sydney, North Sydney, Mosman, Parramatta, etc, etc



# What's in a Bike Plan?

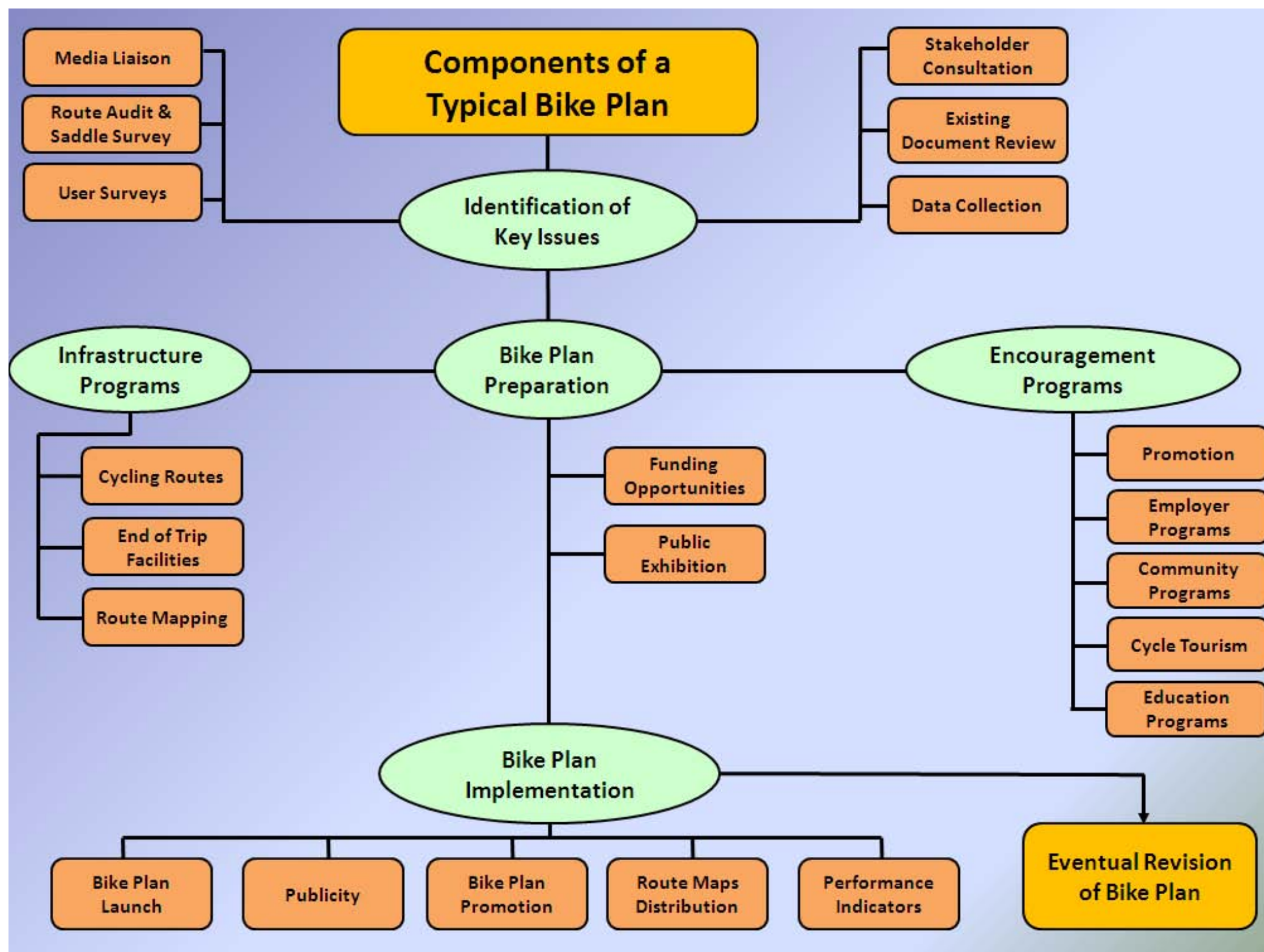
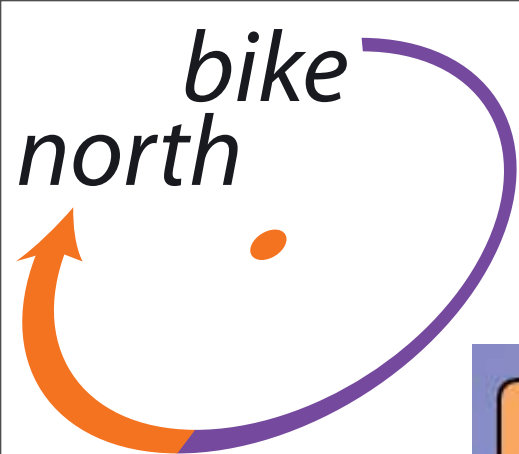


Diagram from  
draft RTA  
Replacement of  
How to Prepare a  
Bike Plan



# What's in a Bike Plan?

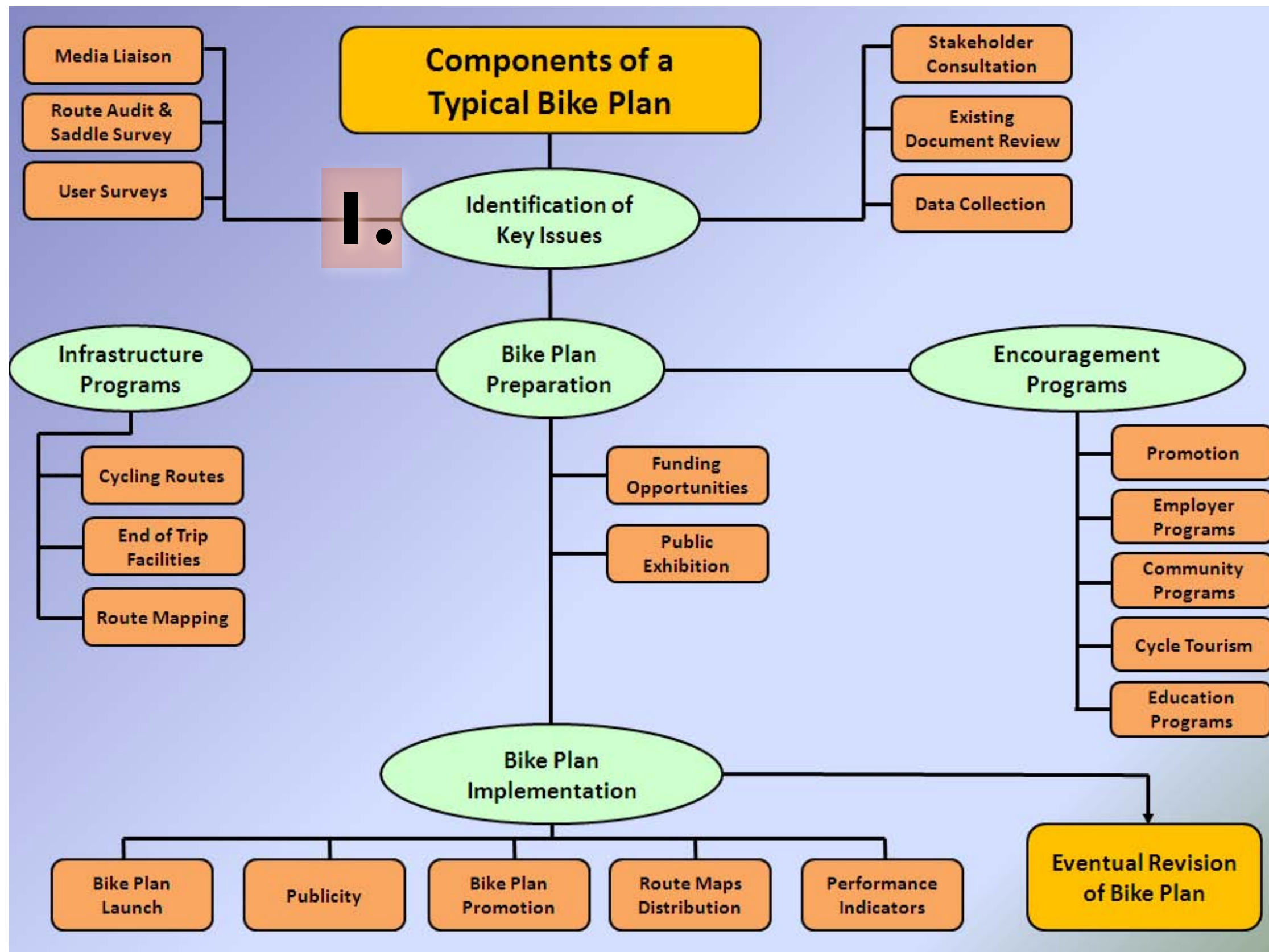
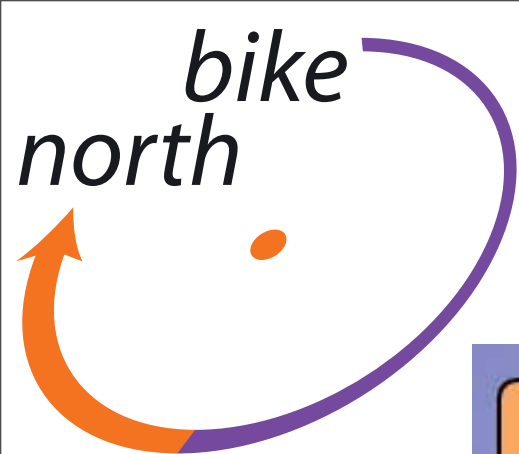


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# What's in a Bike Plan?

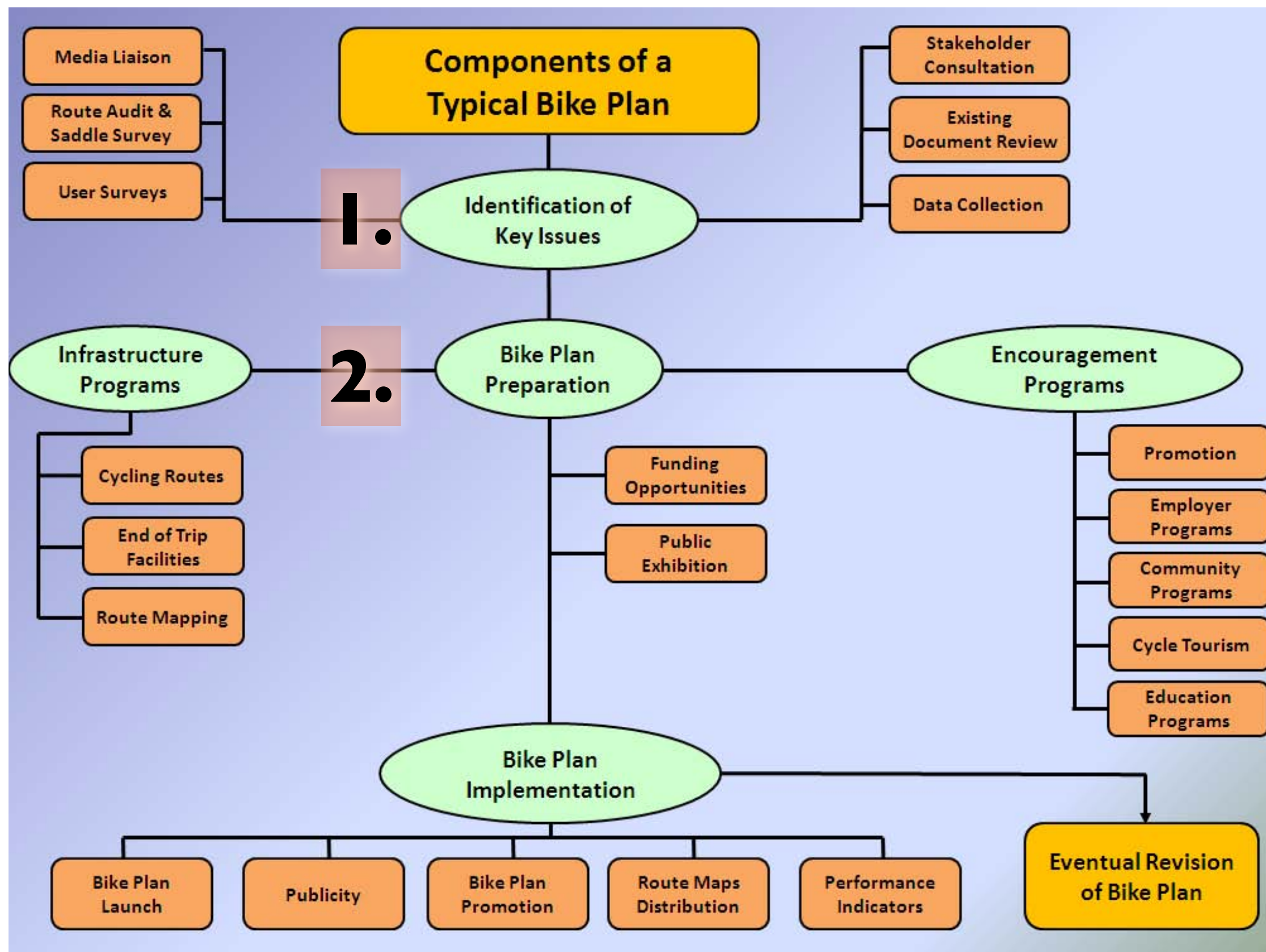
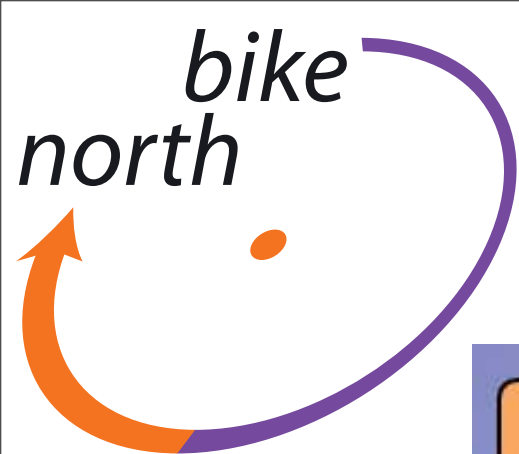


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# What's in a Bike Plan?

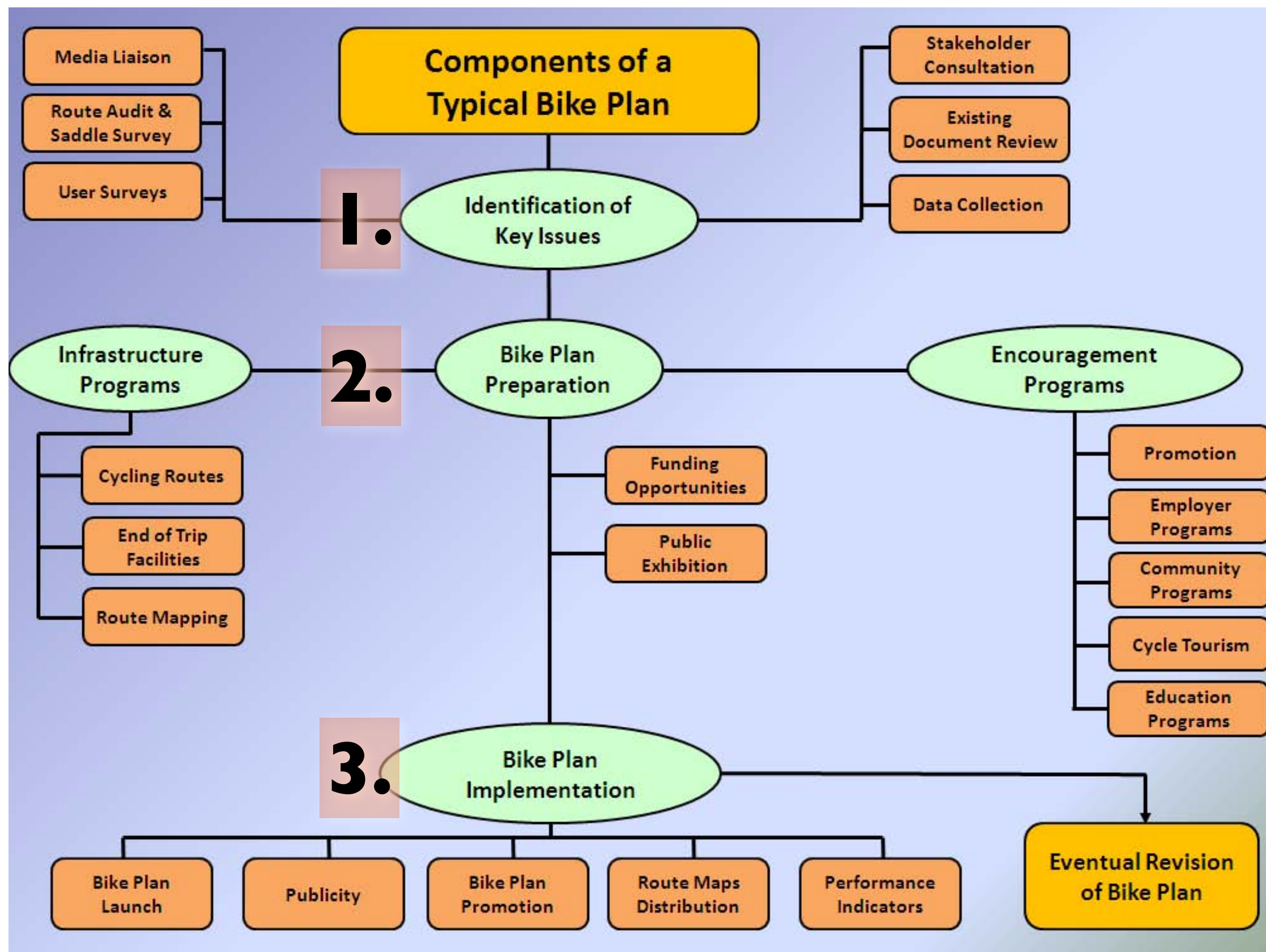
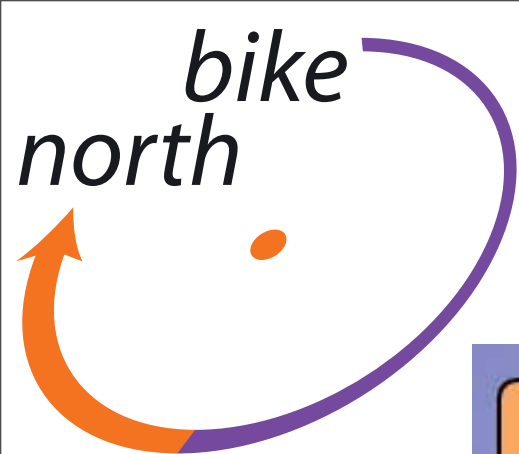


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# What's in a Bike Plan?

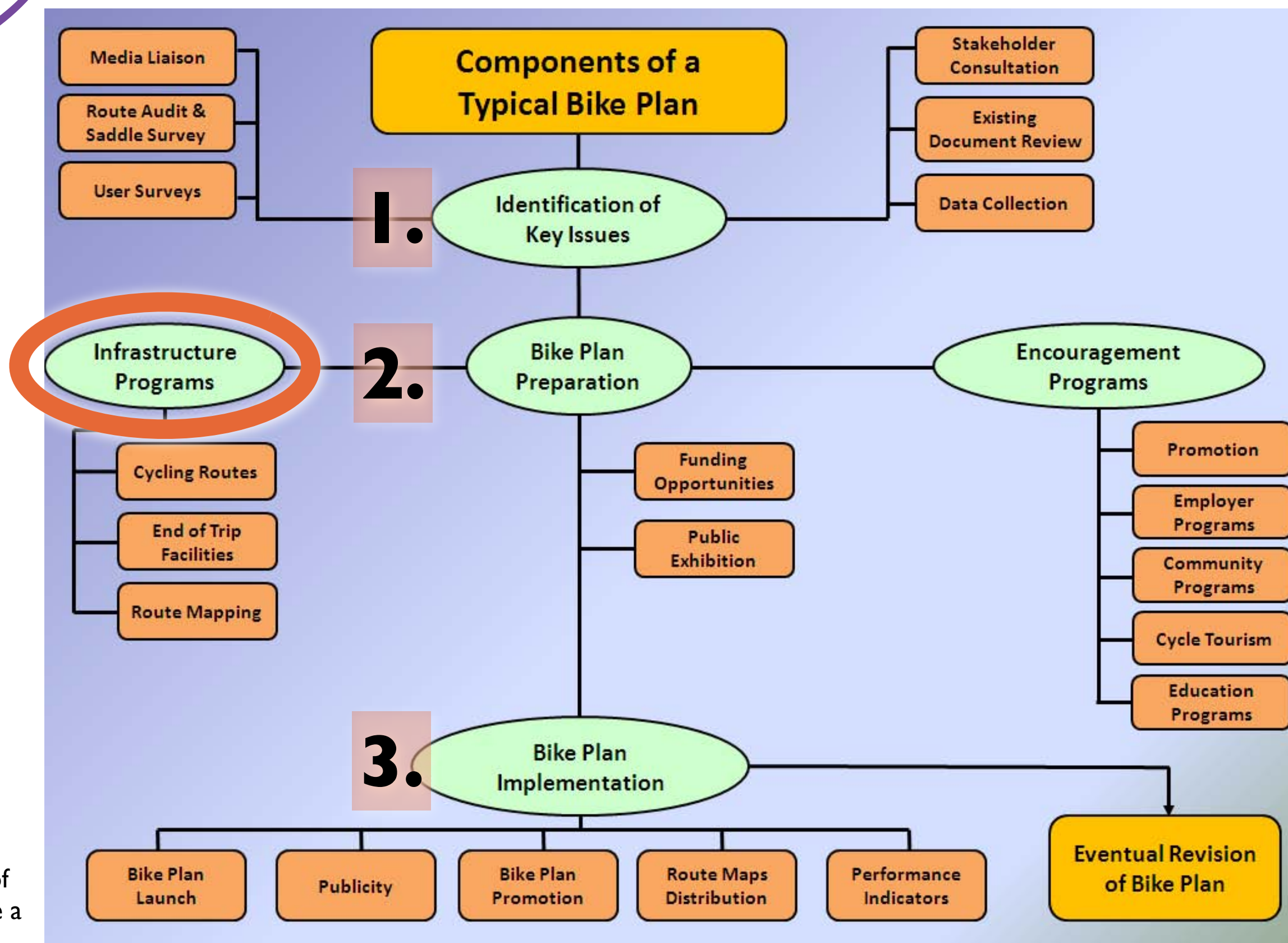
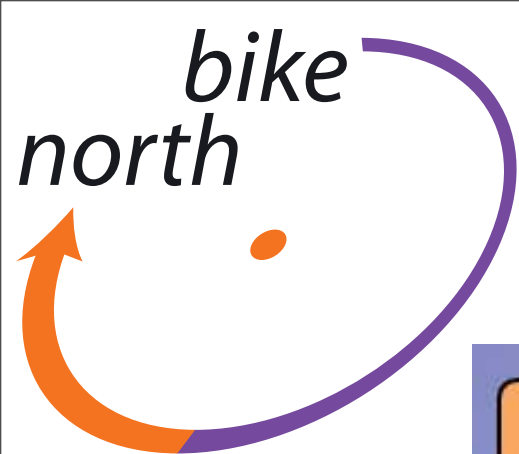


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# What's in a Bike Plan?

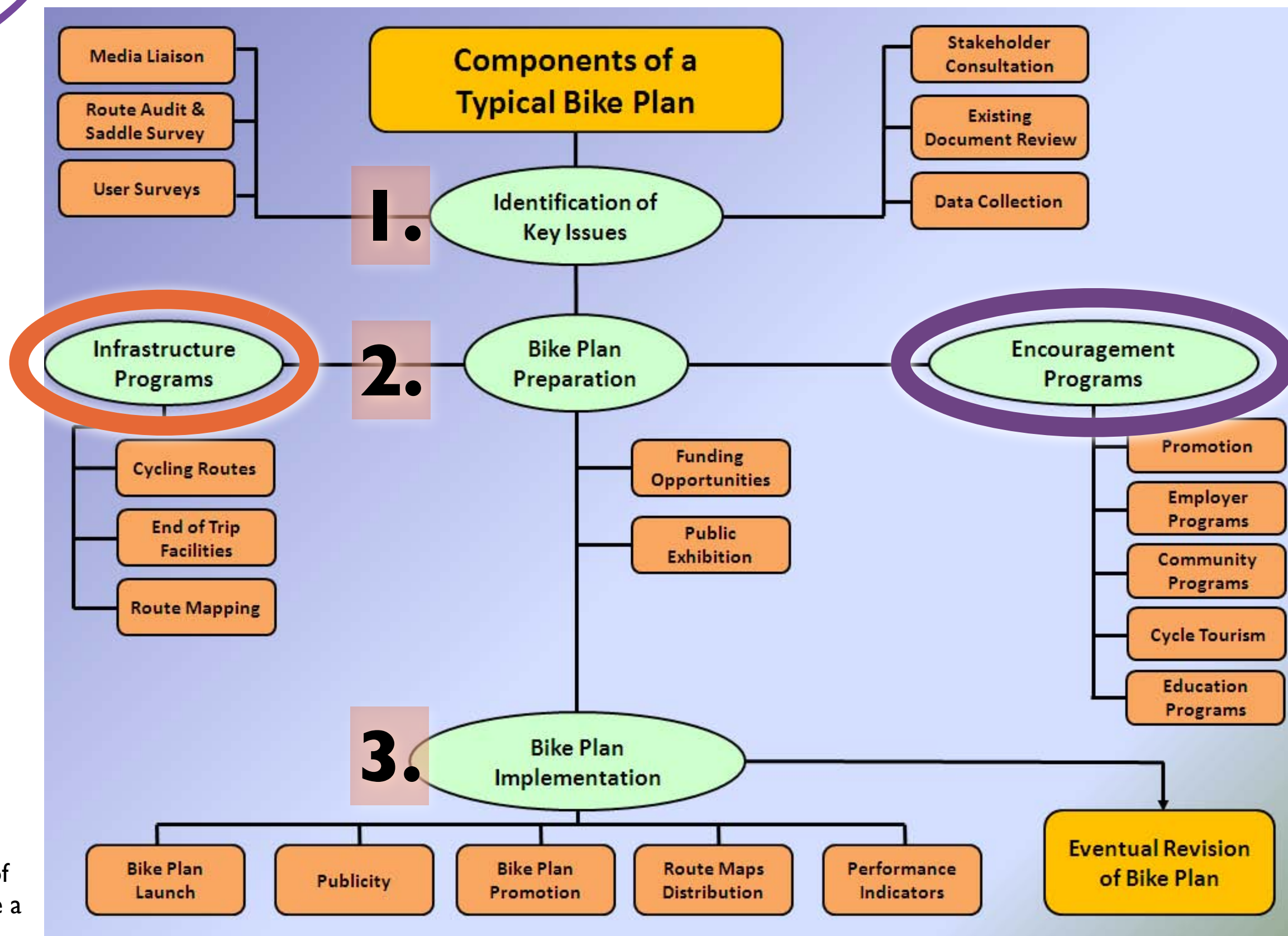


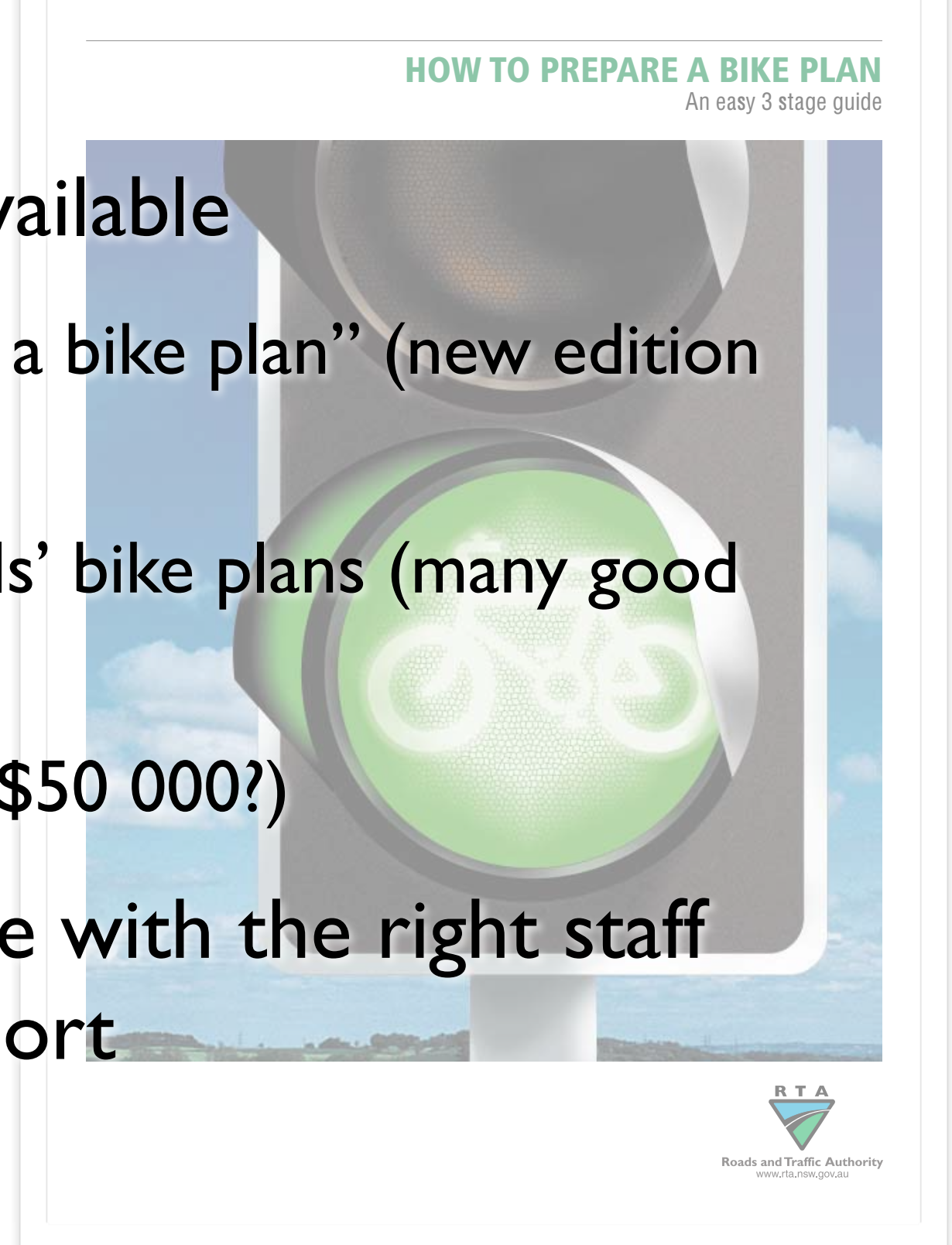
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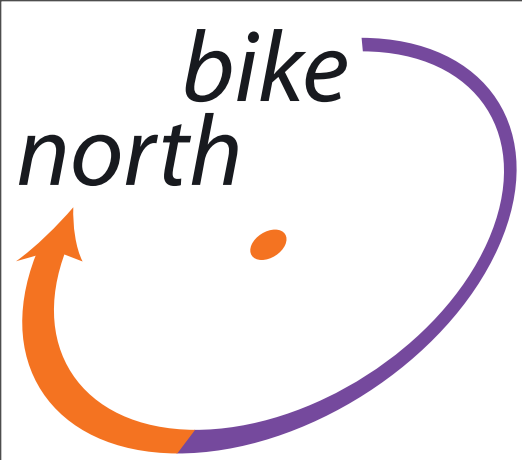




# How to do a Bike Plan

- Extensive guidance available
  - RTA “How to prepare a bike plan” (new edition imminent)
  - Look at other Councils’ bike plans (many good examples)
  - Consultants (maybe - \$50 000?)
- Can be done in-house with the right staff plus community support





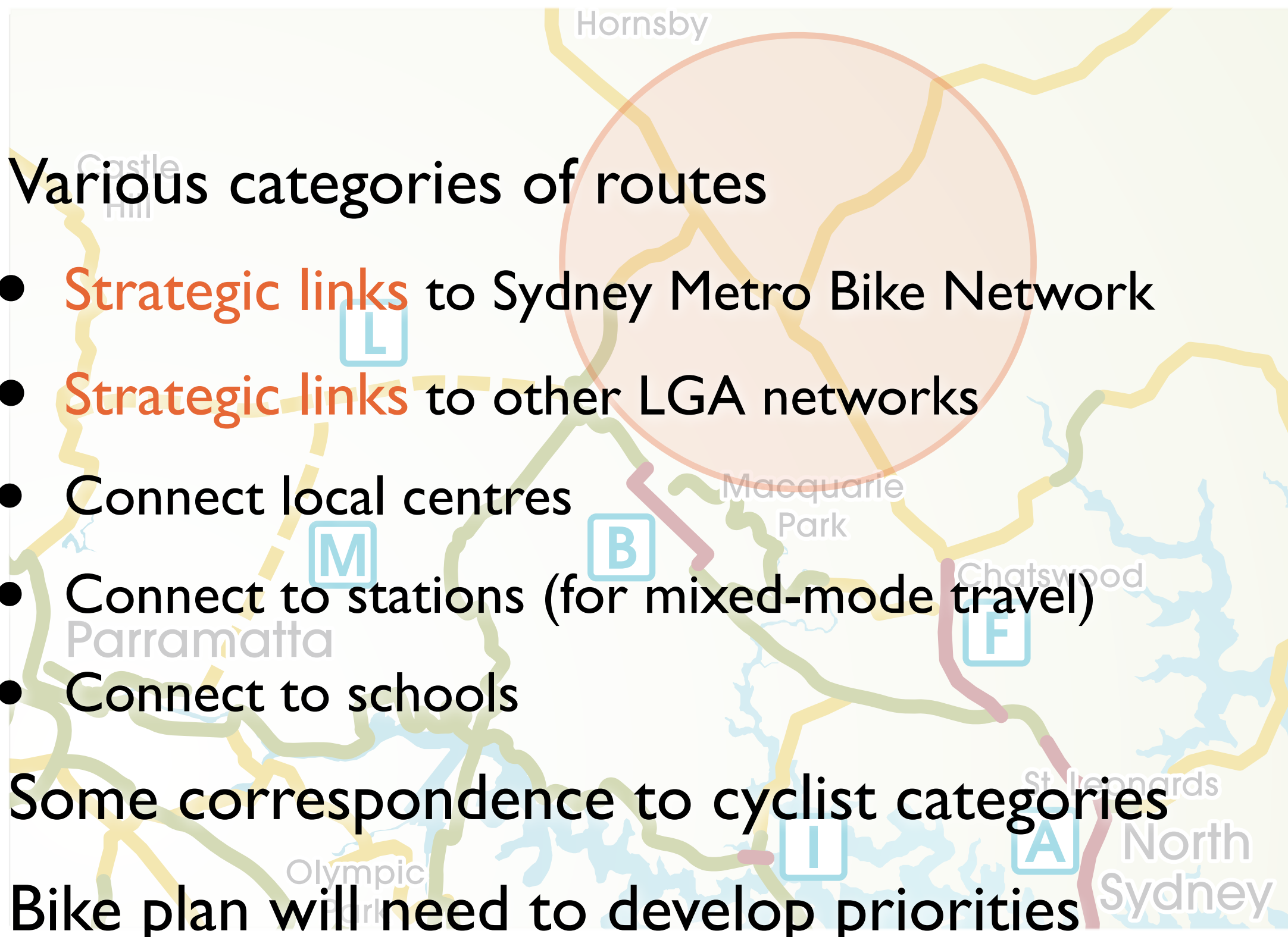
# Bike Plan for Whom?

- Many categories of cyclists
  - Commuters
  - Sporting (fit and fast)
  - Recreational (highly diverse)
  - Utility (eg. shopping)
  - School (primary and secondary)
  - Mountain bike
- Bike Plan should consider all
  - But some have greater needs than others
  - And for some (eg. ride to work) a bike plan will be more effective than for others



# Routes & Facilities

- Various categories of routes
  - Strategic links to Sydney Metro Bike Network
  - Strategic links to other LGA networks
  - Connect local centres
  - Connect to stations (for mixed-mode travel)
  - Connect to schools
- Some correspondence to cyclist categories
- Bike plan will need to develop priorities

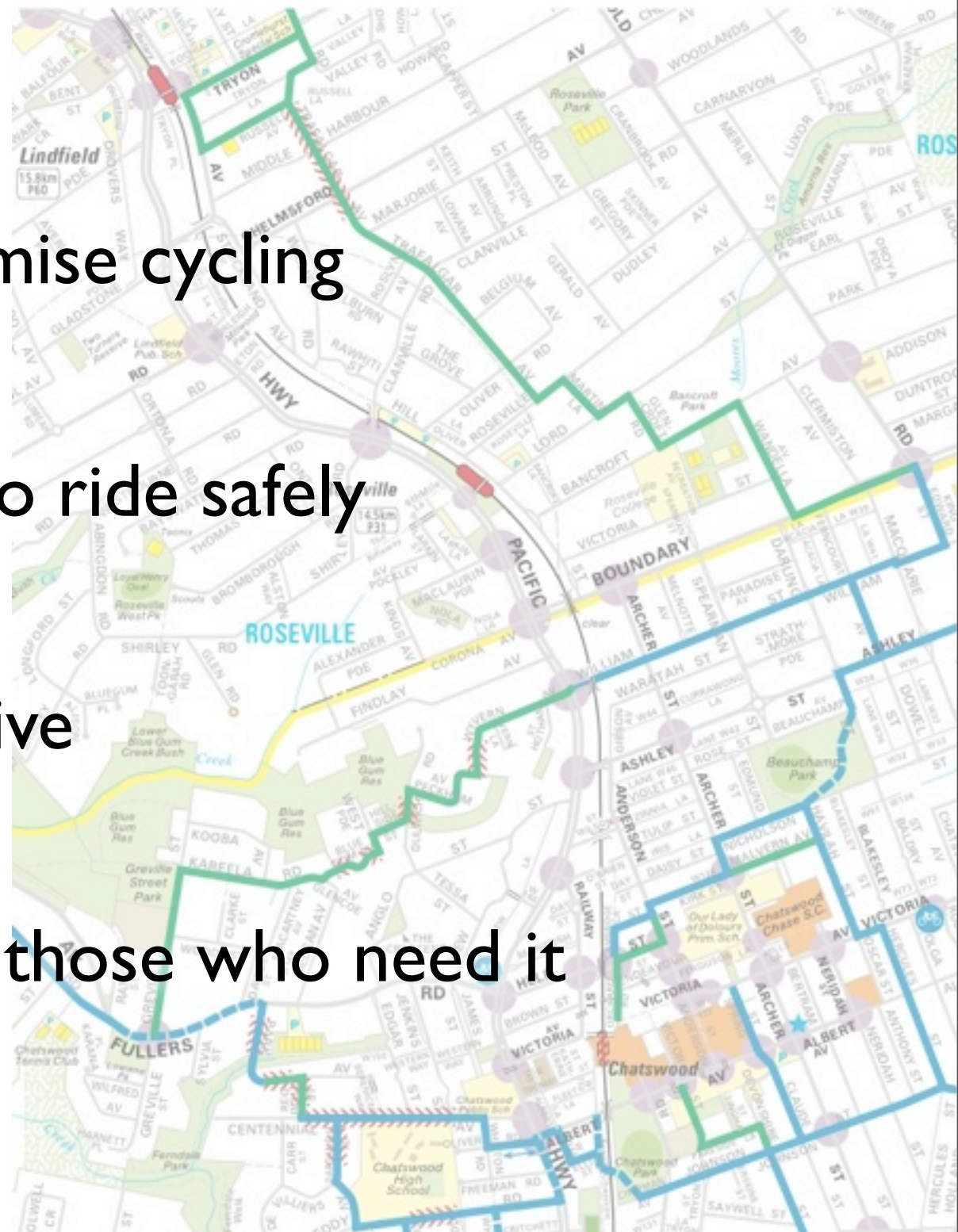


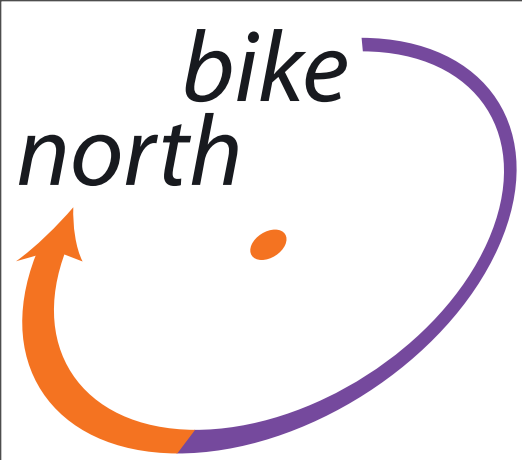




# Encouragement

- Visibility
  - Signs and markings legitimise cycling
- Maps and information
  - So people know where to ride safely
- Events
  - Community or competitive
- Coaching
  - Skills and confidence for those who need it
- Etc

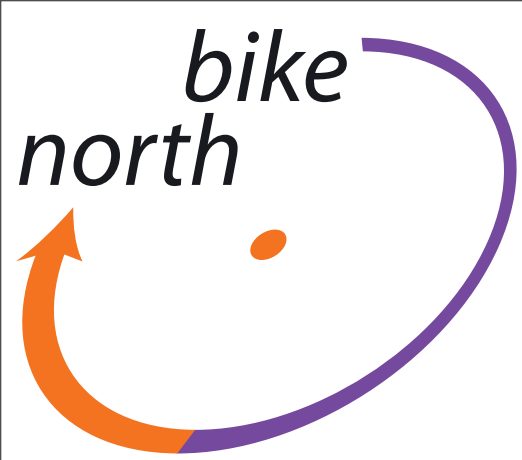




# K.I.S.S.

- Limited funding available in Ku-ring-gai
- Need to maximise **benefits per dollar**
- Minimise spending on costly off-road bike paths



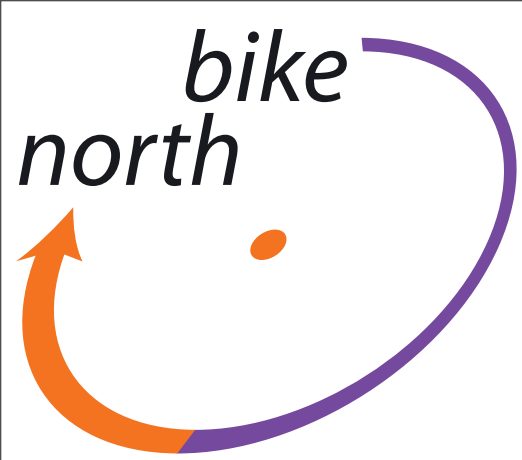


# Suggestion 1

- Emphasise simple on-road facilities
  - Linemarking, bike stencils, signposting
  - Least costly than dedicated off-road paths
  - Very suitable for Ku-ring-gai's quieter streets (inner Sydney is different)



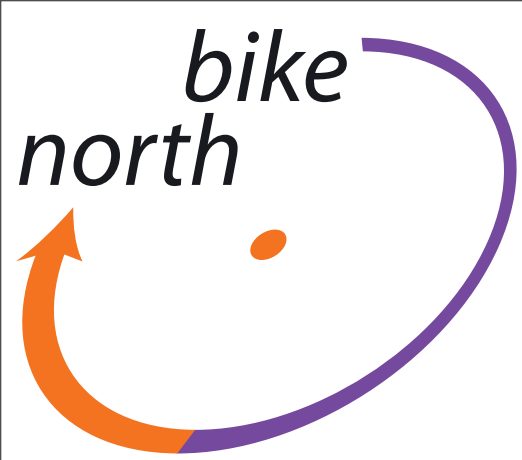




# Which costs more?

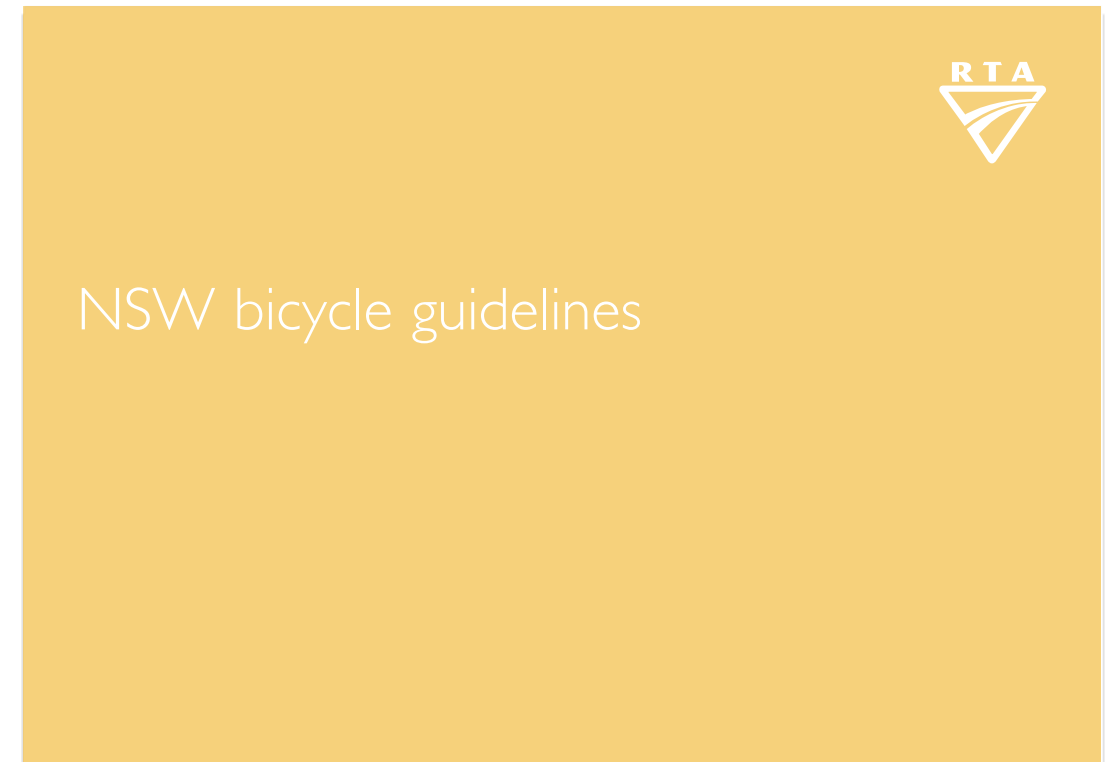






# Suggestion 2

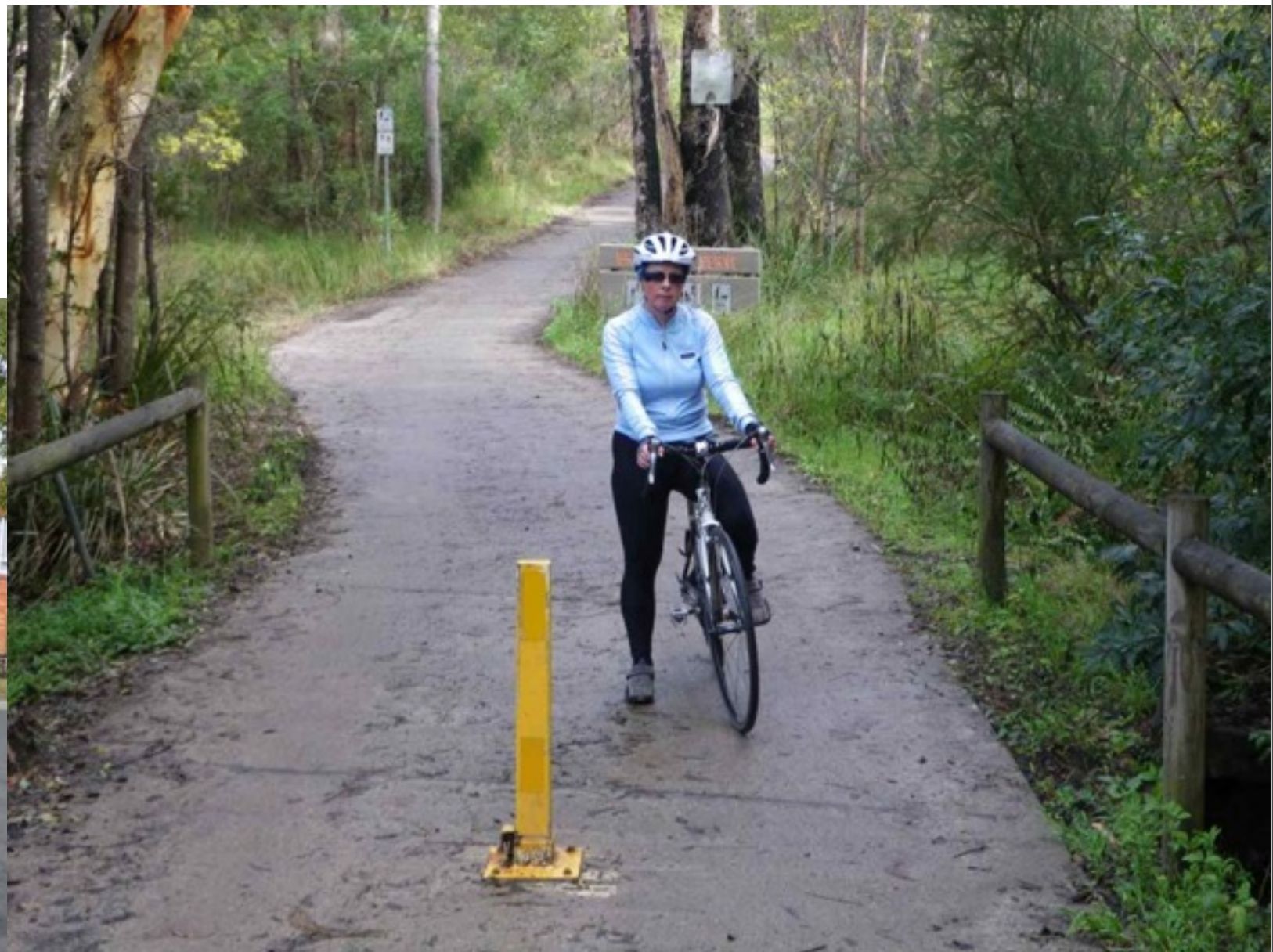
- **Get the design right,** maximise effectiveness of scarce funding
- Use the NSW Bicycle Guidelines (but also apply common sense)
- Seek input and review from experienced cyclists (Bicycle Advisory Group)



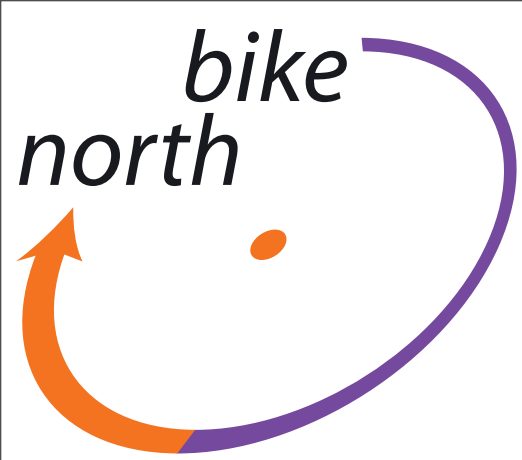




# Right Design?

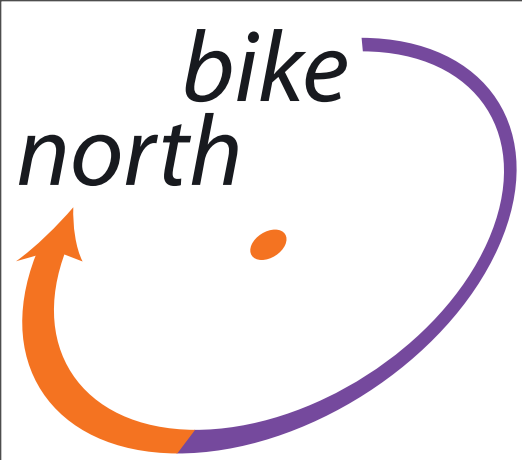






# Right Design?

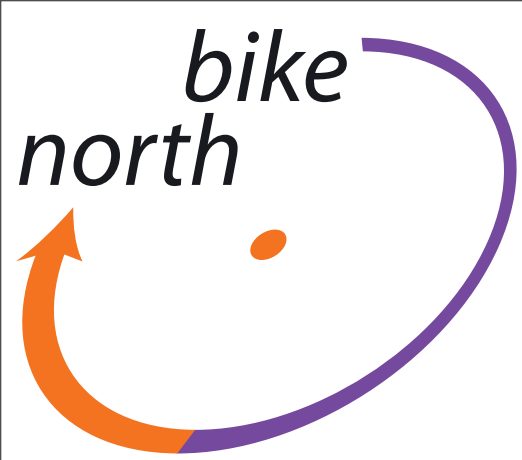




# Suggestion 3

- Prevent **backwards** steps by neglect
  - Routine road maintenance has seriously affected usability by bikes for no good reason
    - Smooth shoulder turned into sharply dropped edge
    - Linemarking replaced incorrectly after resurfacing
    - Sunken grates, poor repair after road opening
- Bicycle Impact Review before ANY roadworks
  - Simple but documented review of effects of works on cyclists

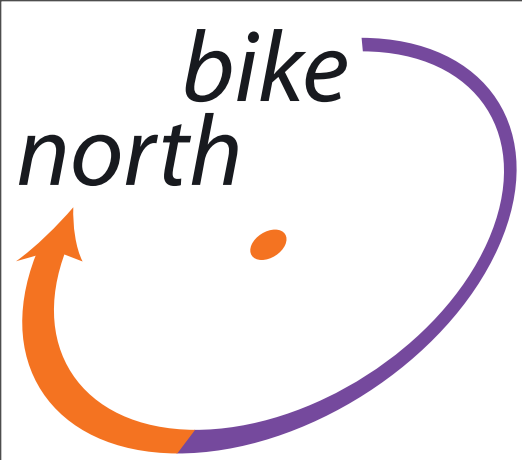




# Suggestion 4

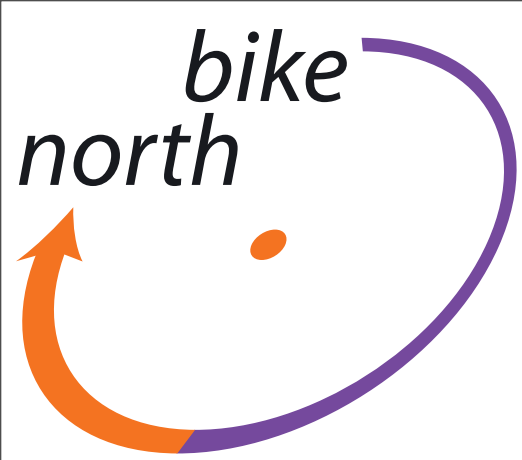
- **MAINTAIN** the facilities
  - Clear vegetation
  - Keep road markings clear
  - Maintain signs
  - Repair road openings properly





# Bike Advisory Group

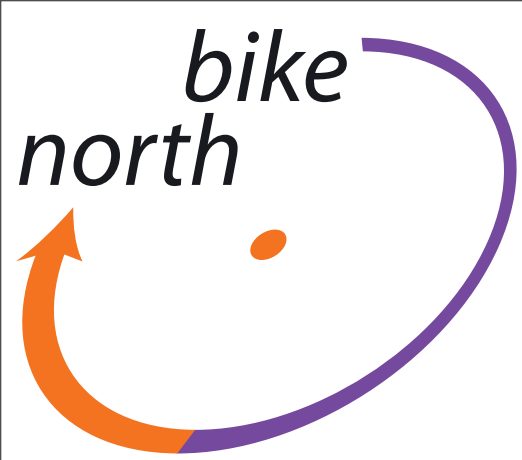
- Input from cyclists essential
  - Research (for Bike Plan preparation)
  - Planning (developing the Bike Plan)
  - Implementation (detailed design)
- Cyclists can contribute at all stages
  - Meet the **right needs**
  - Meet them **effectively** (get the design right!)
  - Plan will fail if it solves the wrong problems or solves them badly
- **Permanent** Bike Advisory Group should be essential part of Bike Plan implementation



# Bike Advisory Group

- Bike North (of course!)
- Other members of cycling community
- Schools representative?
- Bike shop representative?
- RTA, police?
- Councillors, staff, etc





# Vision

- A Ku-ring-gai in which everyone who wishes can safely ride a bicycle to any destination
- Because cycling is sustainable transport



# Ku-ring-gai Council Integrated Transport Strategy

## Overview of Integrated Transport Strategy

Sustainability Reference Committee

26 July 2010





### Why is Council preparing an Integrated Transport Strategy?

- To provide a practical and sustainable basis for future transport initiatives, activities and operations.
- Through an Integrated Transport Strategy in partnership with all levels of government, community and other stakeholders, Ku-ring-gai Council aims to facilitate good practice transport planning.



## Objectives of the Integrated Transport Strategy

- To maximise benefit to the Ku-ring-gai LGA and its residents, workers and visitors from the significant transport planning and implementation processes currently affecting Ku-ring-gai.

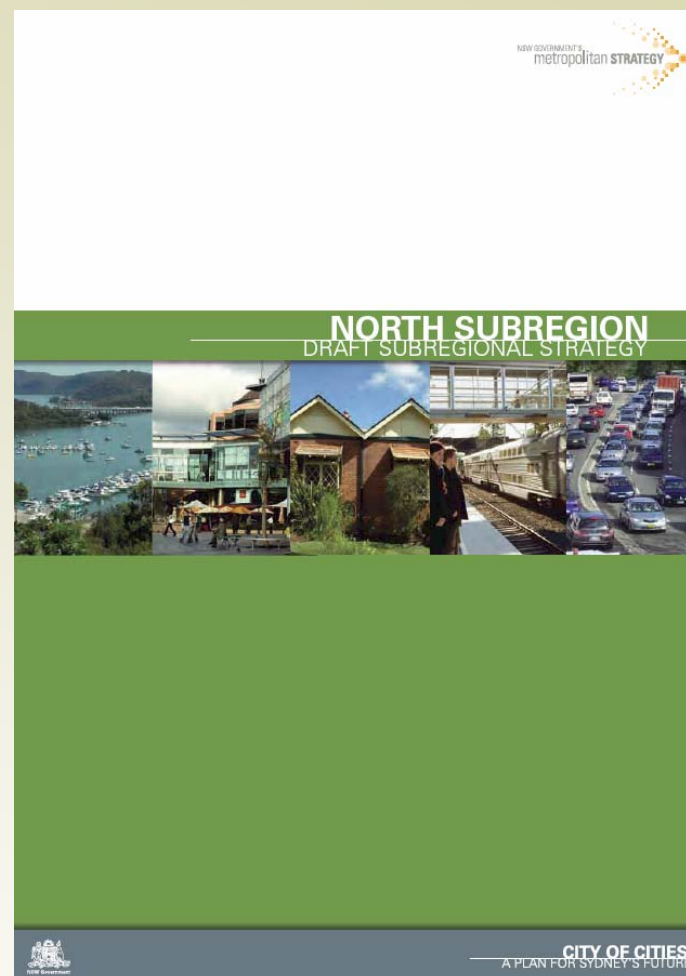
The Ku-ring-gai Integrated Transport Strategy would act as a guide for transport planning in the Ku-ring-gai LGA. It would set out a collaborative, consistent and sustainable approach to transport planning for use across the LGA.



# Ku-ring-gai Council Integrated Transport Strategy

## Planning Context

- Metropolitan Strategy and draft North Sub-Regional Strategy
- Consolidated LEP and DCP







# Ku-ring-gai Council Integrated Transport Strategy

## Anticipated outputs of the Strategy

- Introduction
- Transport and Land Use Planning Context
- Opportunities and Constraints
- Series of Action Plans covering public transport, walking and cycling, road management, transport and land use integration, parking management, travel demand management
- Implementation Plan
- Monitoring Plan





# Ku-ring-gai Council Integrated Transport Strategy

Some of the foundations have already been laid:

- Traffic and Transport Policy;
- Town Centre traffic and transport studies;
- draft Town Centres Parking Management Plan/TC DCP
- draft Town Centres Public Domain Plan



These are significant pieces of work that will be brought together in the strategy and contribute to the outcomes.





## Ku-ring-gai Council Integrated Transport Strategy

### Additional work needed in areas of:

- Integration of land use/transport
- Travel demand management
- Cycling (review of 1995 Bike Plan)
- Pedestrian access
- Road network traffic modelling



Note modest budget of approx \$50,000 may restrict extent of traffic modelling that could be undertaken



## Consultation

- Public authorities and public transport service providers, residents, businesses, school representatives and other key stakeholders.
- Will provide input at key stages and assist in communication and engagement with the community.



## Next Steps

- Call for fee proposals from consultants
- Commence work in approx 3 weeks
- Draft strategy by Dec 2012

# **CHARTER**

## **KU-RING-GAI BICYCLE ADVISORY COMMITTEE**

### **Objectives**

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

### **Committee Role**

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

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

The Ku-ring-gai Bicycle Advisory Committee is set up to ensure that both residents and user groups interests are adequately represented and local knowledge is considered in Council's decision making process. The advisory committee forum is a key part of Council's wider participation, input and consultation process.

### **Committee Membership**

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

- ◆ Councillor representation comprising any interested Councillors
- ◆ 2 representatives from Bike North
- ◆ 1 representative from Bicycle NSW
- ◆ 1 representative from the Roads and Traffic Authority
- ◆ 1 representative from the Police
- ◆ 1 representative from the Walkers Association
- ◆ 5 resident / community representatives

The Committee will be supported by staff from Technical Services, Open Space and Community Services.

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

### **Reporting Relationships**

The committee makes recommendations to the Council on all relevant business put before it. Recommendations of the Committee will be presented to the Council in written form accompanied by comment from relevant Council officers. Matters determined by the General Manager as operational in nature will be dealt with by the relevant Director.

### **Meeting Schedule**

The committee meets on a bi-monthly cycle between the 2<sup>nd</sup> and 11<sup>th</sup> months or such other cycle approved by Council. Extra-ordinary meetings may be called by the Chairperson of the committee in consultation with the relevant Director and with concurrence of the Mayor. The meeting is to be held on the 3<sup>rd</sup> Wednesday of the month subject to there being sufficient business before the committee.

### **Committee Support**

Technical and strategic advice is provided primarily by the Director Technical Services or nominee. Support will also be provided from Open Space and Community Services. Administrative support is limited to preparation and distribution of each agenda and taking and distribution of meeting minutes.

### **Meeting Procedure**

The quorum consists of half the current members plus one. Normally recommendations are made on the basis of consensus. At the discretion of the Chairperson formal voting may be called on for a significant item. Minutes of Meetings are kept in accordance with Council Meeting Procedures.

### **Committee Status**

The Ku-ring-gai Bicycle Advisory Committee is constituted under the provision of the Local Government (Meetings) Regulation 1993, Part 5 – Council Committees, Clause 29.

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

## **Term of the Committee**

Appointments to the committee will remain current for two years from the date of appointment. Council may extend the appointment of a member for a second term by resolution of the Council.

## **Meeting Attendance**

Appointments to the committee will require Council endorsement and will be subject to regular attendance recognising apologies. When a member appointed to the committee is absent from three consecutive meetings without apology to the Chairperson, their appointment will lapse and they shall be notified accordingly. Committee members may arrange for an alternative delegate to attend in their absence.

## **Committee Chairperson**

The Chairperson will be a Councillor elected by Council resolution.

## **Committee Executive**

The committee may at its discretion elect a Deputy Chairperson, Secretary and two executive officers. The committee may empower the executive to meet at short notice and make preliminary decisions on behalf of the committee under circumstances specified by the committee, provided that any such decisions are referred to the next meeting of the committee for ratification or amendment as appropriate.

## **Member Obligations**

As a member of the committee, members agree to:

- ◆ Attend meetings and participate in discussions
- ◆ Report their views and where known those of the Ku-ring-gai community
- ◆ Give feedback from meetings to the wider community where possible
- ◆ Allow all committee members to present their views and opinions
- ◆ Suggest agenda items
- ◆ Work within the framework of the committee Charter and structure
- ◆ Clearly declare any conflict of interest regarding any issue under discussion.

## **Meeting Focus**

The Ku-ring-gai Bicycle Advisory Committee should focus on Council wide issues but should also consider the broader planning issues associated with bicycle facilities such as the RTA Bike Plan. Local issues of mainly a personal interest are best raised with the relevant Council staff outside the meeting forum. Complaints are dealt with through established, standard processes outside committee meetings. Matters that need to be referred to the Ku-ring-gai Traffic Committee should be in the form of a recommendation to the Ku-ring-gai Traffic Committee for its consideration.

## **Council Obligations**

In constituting the committee, Council agrees to:

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

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## SUSTAINABLE CAPITAL WORKS PROGRAM FOR 2010/11

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To report to Council a sustainability evaluation template and an evaluation of the St Ives leachate project.

**BACKGROUND:**

On 8 June 2010 Council resolved that a further report be prepared on all capital works projects with a cost over \$200,000 to outline how sustainability has been incorporated within its design, construction and life-cycle.

**COMMENTS:**

This report provides a sustainable project evaluation template and example of how it applies to the St Ives Greenwaste Tip Leachate Reuse project. Pending the discussion by Council further evaluation will be carried out on the projects as identified.

**RECOMMENDATION:**

That Council receive and note the report.

## PURPOSE OF REPORT

To report to Council a sustainability evaluation template and an evaluation of the St Ives leachate project.

## BACKGROUND

At the Ordinary meeting of Council on 8 June 2010, Council considered a report on the Delivery Program and Operational Plan for 2010 to 2014. This document contained the capital works program and budget as well as generally funded activities of Council. As part of Council's consideration of this item it also resolved (minute number 165):

*P. That all capital works over \$200,000 be subject to a further report to Council that outlines how sustainability has been incorporated within the design, construction and life-cycle. This should address the proportion of the budget allocated to sustainability, what it will fund, how the project will be promoted in the community as an example of Council's commitment to sustainability. Where necessary this may require Council to revise its program and budget to ensure what we deliver is more sustainable.*

The capital works that are affected by this resolution are listed in Table 1. This contains all capitably funded projects greater than \$200,000 scheduled to commence or completion in 2010/11.

**Table 1: Capital works and major projects over \$200,000 for 2010-11**

Description of Work	Year	Estimated Total Cost \$
Depot relocation	2011	8,800,000
North Turramurra Recreation Area	2011	6,575,400
Property projects - various	2011	6,000,000
Park acquisition & embellishment	2011	3,093,300
West Pymble Pool upgrade	2011	3,062,800
B2 land sale development costs	2011	2,056,700
Operational fleet	2011	697,000
Passenger fleet	2011	564,300
Information Services	2011	558,300
SES relocation	2011	522,000
Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage); upgrade fencing	2011	496,500
Dual use oval, dual use shelter for tennis and netball, netball satellite site with floodlights and picnic facilities to cater for increased use	2011	447,100
Reconstruct with 200mm Ac full depth	2011	343,100
Office refurbishment	2011	341,400
Irrigation at St Ives Showground and Council Nursery to complement grant for water and recycling project at Green Waste Tip Site	2011	287,100

## Item 18

S08352  
2 August 2010

Description of Work	Year	Estimated Total Cost \$
Sportsfield upgrade to complement stormwater harvesting project	2011	278,700
Installation of a new drainage system	2011	265,900
St Ives Town Centre	2011	241,300
New link between Nelson Rd and Junction Of Seven Little Australians And Two Creeks Track	2011	214,900
Lime Stabilisation 195Mm +Seal + Ac14 (40Mm)	2011	203,400
Business Centres upgrade program at West Pymble, Princes Street And St Johns Avenue	2011	203,400
Tree planting	2011	202,800
<b>Total</b>		<b>\$35,455,400</b>

This report introduces a new template to evaluate infrastructure projects against a range of sustainability criteria and applies to the St Ives leachate project as a case study.

## COMMENTS

A sustainable infrastructure review process has been developed to assist in the forward planning, budgeting, approval process, design, construction and evaluation of major capital works undertaken by Ku-ring-gai Council. The criterion provided in **Attachment A** has been based on:

1. Council's risk management framework (in development as part of the risk management review)
2. Previous Council reporting templates developed by Council for new and proposed projects
3. Australian Green Infrastructure Council's Infrastructure Sustainability Rating Scheme.

In summary it seeks to examine each project against four (4) key areas (as outlined below). With this in mind it is intended to form the basis of a higher level review of projects and not to become a major quantitative exercise that would otherwise not add value to the decision making process. It also does not have a specific section on alternatives to the projects rather it relies on the author to discuss these as part of the evaluation.

### 1. Project Management and Governance

- a. This covers who is the organisation is primarily responsible for the various phases of the project
- b. how it relates to the Community Strategic Plan and related plans and policies
- c. what are the major risks of doing or not doing the project (for projects over \$1million it is suggested that a full risk analysis would be undertaken against the Risk Management Strategy)
- d. what purchasing and procurement methods would be used
- e. how the project builds knowledge and capacity of the organisation

### 2. Economic Evaluation

- a. this would list the sources of funding for the design, construction and maintenance.

Item 18

S08352  
2 August 2010

- b. For major projects (over \$10 million) this should also factor in the full asset costs to the retirement or replacement of the asset, that is a whole life or economic life evaluation. This data would be captured as part of the asset management process
- c. Value for money analysis covering the project's benefits and costs against financial, physical, community and other resources. This should consider how the project will provide for inter and intra generational needs and demands.

3. Environmental evaluation

This section would cover a range of areas including

- a. Energy use including greenhouse gas emissions
- b. Water use, reuse or recycling
- c. Materials used in construction (for example is a specific type such as non PVC or % of recycled materials such as road base is to be used as part project)
- d. Estimate the pollution generated and/ or avoided as a result of the project
- e. Land management that would describe if there would be any positive and negative impacts to the site
- f. What are the biodiversity impacts (this may be a summary of a review of environmental factors or species impact assessment if relevant). These should be both positive and negative.

4. People and Places

As the majority of capital works projects undertaken by Council seek to improve public amenity, facilities or services for current and future populations, comment is to be provided as to how the project will:

- a. affect the health, wellbeing and safety of the community
- b. impacts on heritage including built and natural
- c. provide a summary of the consultation or participatory processes used or planned to be undertaken. This section may include stakeholder input has influenced the design, construction and use of the project/ facility.

As a case study to demonstrate how it would be applied, the leachate reuse project has been included as **Attachment B**. The evaluation shows how this project on the whole has positive environmental and social benefits.

## CONSULTATION

The development of the template presented in this report has been developed by Council staff and has not had external comment.

## FINANCIAL CONSIDERATIONS

This report does not recommend to change the financial allocation to any of the projects as listed and consequently there are no changes to Council's financial position

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

The project template has drawn from similar evaluations by the Corporate and Operations Departments of Council.

### **SUMMARY**

A sustainability infrastructure review has been developed in response to a resolution by Council seeking supplementary information on how major projects, being greater than \$200,000, have incorporated sustainability as a core consideration. This report has introduced a new template and provides an example as to how it can be applied to a current project at St Ives. The intention is to improve the decision making by staff and Councillors and also to inform the direction and communication of the project with out community.

### **RECOMMENDATION**

That the report be received and noted.

Peter Davies  
**Manager Corporate Planning & Sustainability**

Andrew Watson  
**Director Strategy & Environment**

**Attachments:**      **A. Sustainable Infrastructure Review - 2010/149321**  
                             **B. St Ives Showground Sustainability Assessments - 2010/151346**



## Ku-ring-gai Council Sustainable Infrastructure Review

This sustainable infrastructure review process is designed to assist in the forward planning, budgeting, approval process, design, construction and evaluation of major capital works undertaken by Ku-ring-gai Council.

The objectives of this review are to:

- a) ensure sustainability is a core consideration in all phases of project planning, construction and evaluation; and
- b) improve the sustainable delivery of Council's major works programs.

### Background:

The assessment criteria used in this evaluation has been based on the Australian Green Infrastructure Council's Infrastructure Sustainability Assessment Categories, Council's risk management framework and various business case template.

Aspect	Response
<b>Executive Summary</b>	<i>What the project will <b>deliver</b>?</i> <i>What is the <b>source of funding</b>?</i> <i>Who will <b>benefit</b>?</i> <i>What are the <b>major sustainability elements</b> of the project?</i>
<b>Project management and governance</b>	
a) Who is responsible?	<i>This would include the design, approval, construction, project evaluation &amp; maintenance.</i>
b) How does the project <b>relate to</b> Council's <b>Community Strategic Plan</b> & related plans and policies?	List relevant policies, strategic, Key Performance Indicators etc
c) What <b>risks</b> are associated with the project?	<i>For projects less than \$1Million this would be a higher level review that would at least consider a range of risk types such as i) Compliance; ii) Safety; iii) Environmental iv) Strategic; v) Operational.</i> <i>For major projects (&gt;\$1million) refer to Risk Management Strategy and associated documentation</i>
d) <b>Purchase and procurement:</b>	<i>This would include how the project elements within will be purchased and what specifications will be incorporated to increase the use of more sustainable materials.</i>
e) <b>Knowledge management:</b>	<i>Comment on how this project builds on previous experiences and fosters adaptive learning &amp; innovation. This could include key areas of innovation or change to past practices and how these are designed to improve the overall sustainability of the project.</i>
<b>Economic Evaluation</b>	
a) <b>Budget</b>	<i>Includes the source/s of funding for the design, construction and maintenance.</i>
b) <b>Economic life</b>	<i>For major projects (over \$1m), factor in the full asset costs to the retirement or replacement of the asset.</i>
c) <b>Value for money</b>	<i>This should assess the project's benefits &amp; costs against financial, physical, community &amp; other resources. This should consider how the project will provide for inter and intra generational needs &amp; demands.</i>
<b>Environmental Evaluation</b>	
a) <b>Resource use</b>	i) Energy use including greenhouse gas emissions ii) Water

	iii) Other materials <i>include the types &amp; % of recycled &amp; environmentally preferred materials.</i>
b) <b>Pollution</b>	<i>Estimate the pollution generation as a result of the project. This could consider the current situation, the project itself and alternative options.</i>
c) <b>Land management</b>	<i>Describe how the site changes the use &amp; condition of the land and include positive &amp; negative impacts.</i>
d) <b>Biodiversity</b>	<i>This would include a summary of the findings of a species impact statement, review of environmental factors or similar report. The intention is to ensure that the project has considered and seeks to either minimise the impact or improve the condition of critical ecosystems, populations or species</i>
<b>People and places</b>	<i>The majority of capital works projects undertaken by Council seek to improve public amenity, facilities or services for current and future populations.</i>
a) <b>Health, wellbeing and safety</b>	<i>Describe how the project may improve the health, wellbeing &amp; safety of the community and staff. This could identify how the project complies with access and equity provisions and how it may provide benefit to new and or disadvantage current or future stakeholders</i>
b) <b>Natural and built heritage</b>	<i>This would include a comment if the project impacts on and what measures are proposed to manage natural and built heritage.</i>
b) <b>Consultation and participatory processes</b>	<i>Include what consultation has occurred to date and will be undertaken with various stakeholders that has, or may influence the design, construction and use of the project/facility.</i>

What alternatives to this project were considered and why they were rejected.

Minimise resource use as well increase re-use of materials, embodied energy of materials, recyclability of materials, carbon footprint of operational phase.

Value for money criteria is a thesis in itself, is there any way of establishing value for money more succinctly, eg comparison to cost benefit of alternatives rejected.

Resource use - both energy and water could they demonstrate how they are minimising the use of these resources.

Pollution generated – can you also consider pollution avoided (again considering alternatives).

Land management and biodiversity, consider the impact (either positive or negative) on the surrounding land use which may natural bushland in which case you need to understand and be mindful of the ecological values and how your project affects these values.

Consultation and participatory process – summarise community concerns raised in consultation and note how these have been dealt with in the design and operation phases.





## Ku-ring-gai Council Sustainable Infrastructure Review

This sustainable infrastructure review process is designed to assist in the forward planning, budgeting, approval process, design, construction and evaluation of major capital works undertaken by Ku-ring-gai Council.

The overarching objectives are to:

- ensure sustainability is a core consideration in all phases of project planning, construction and evaluation; and
- improve the sustainable delivery of Council's major works programs.

### Background:

The assessment criteria used in this evaluation has been based on the Green Infrastructure Council's Infrastructure Sustainability Assessment Categories<sup>1</sup>, Council's risk management framework and business case template.

### Template:

No.	Question	Response
1	<b>Executive Summary:</b> What the project will <b>deliver</b> ? What is the <b>source of funding</b> ? Who will <b>benefit</b> ? What are the <b>major</b> sustainability <b>elements</b> of the project?	This project will change the leachate management at the St Ives Greenwaste Tip. The project will: <ul style="list-style-type: none"> <li>• reduce dependence on the town water supply,</li> <li>• reduce energy consumption in water transport and wastewater treatment/disposal;</li> <li>• maximise water re-use opportunities in the locality; and</li> <li>• improve the condition of the St Ives Showground Oval.</li> </ul> The project is funded through a NSW Government Grant and Council's domestic waste management reserve The project will benefit the 360,000 annual visitors to the St Ives Showground, as well as Council through additional water being available at the nursery which allow the potential expansion of seed propagation.
2	<b>Project Management &amp; Governance:</b> a) <b>Who is responsible</b> for the various stages of the project? <i>Address design, approval, construction, project evaluation &amp; maintenance.</i> <i>As part of the internal process, the responsible officer will be required to demonstrate how sustainability is central to all processes &amp; phases of the project.</i>	Concept design and grant administration – Environmental Engineer Detailed design and Construction – Capital works Manager Maintenance – Open Space Operations Manager (sports field) Tip site – Waste Manager
	b) How does the project <b>relate to</b> Council's <b>Community Strategic Plan</b> & related plans and policies?	Meets water reduction targets. Consistent with the adopted St Ives Showground Options Paper.
	c) What <b>risks</b> are associated with the project? <i>Cover a range of risk types (refer Appendix 1) including: i) Compliance; ii) Safety; iii) Environmental iv) Strategic; v) Operational</i>	The project seeks to minimise the operational and regulatory risks of leachate spill from the current dam by managing water levels. The project has relationship to the adopted concept plan for the precinct and will require a decision on the future location of the nursery that will affect if and how the nursery will be linked to the scheme. Environmental and public health risks are managed by appropriate treatment.

<sup>1</sup> [http://www.agic.net.au/fact\\_sheet\\_2\\_agic\\_infra\\_sustainability\\_assessment\\_categories.pdf](http://www.agic.net.au/fact_sheet_2_agic_infra_sustainability_assessment_categories.pdf)

	<p><b>d) Purchase &amp; Procurement:</b>  <i>Include how the project elements within will be purchased and what specifications will be incorporated to increase the use of more sustainable materials.</i></p>	<p>Feasibility study and concept development involved written quotations.</p> <p>Detailed design and construction was a separate public tender as approved by Council 25 May 2010. The design has sought to underground the water pipes to minimise surface disturbance. Selection of other materials are subject to bushfire and vandalism potential.</p>
	<p><b>e) Knowledge management:</b>  <i>Comment on how this project builds on previous experiences and fosters adaptive learning &amp; innovation. This could include key areas of innovation or change to past practices and how these are designed to improve the overall sustainability of the project.</i></p>	<p>The project forms a continuation of Council's water recycling projects. To-date these have largely been linked to stormwater harvesting and the design for this system has used similar hydraulic modelling to estimate water supply and demand and in turn the tank and pump specifications. It has also provided a more sustainable solution to the use of the leachate water that was previously disposed both on and off site. The concept of this project was factored into the development of the master plan for St Ives Showground and precinct so therefore build on this strategic and consultative initiative.</p>
3	<p><b>Economic Evaluation:</b></p> <p><b>a) Budget</b>  <i>Includes the source/s of funding for the design, construction and maintenance.</i></p> <p><b>b) Economic life</b>  <i>For major projects (over \$1m), factor in the full asset costs to the retirement or replacement of the asset.</i></p>	<p>The budget for this project was \$842,000. \$488,600 was provided by the NSW Government through a Grant under the Public Facilities Program, \$333,000 from Councils Waste Levy and \$20,500 from Councils Infrastructure &amp; Facilities Reserve. The budget covers the design and construct project, preparation of tender and contract documents, and legal advice associated with awarding the contract.</p> <p>The budgeted life as per the grant application to the NSW Government was 11 years however the expected life of the project is estimated to be in excess of 20 years.</p>
	<p><b>c) Value for money</b>  <i>This should assess the project's benefits &amp; costs against financial, physical, community &amp; other resources. This should consider how the project will provide for inter and intra generational needs &amp; demands.</i></p>	<p><b>Direct Savings</b></p> <p>Direct financial savings arise from a reduction in water bills for the Showground and Nursery (approx \$23k per annum). The project will also deliver long term alternate water supply for the Showground which will allow more frequent irrigation which will increase the quality of the facilities and increase the longevity of the sports fields. This represents a major value for the broader community.</p>
4	<p><b>Environmental Evaluation:</b></p> <p><b>a) Resource use</b></p> <ul style="list-style-type: none"> <li>i) Energy use including greenhouse gas emissions</li> <li>ii) Water</li> <li>iii) Other materials  <i>Include the types &amp; % of recycled &amp; environmentally preferred materials.</i></li> </ul> <p><b>b) Pollution</b>  <i>Estimate the pollution generation as a result of the project. Consider the current situation, the project itself and alternative options.</i></p> <p><b>c) Land management</b>  <i>Describe how the site changes the use &amp; condition of the land. This would include positive &amp; negative impacts.</i></p> <p><b>d) Biodiversity</b></p>	<p>Nearly 17,000kL of leachate is produced on site each year that is currently sprayed back over the site to encourage surface vegetation growth and promote evapo-transpiration to maximise volume loss. Runoff drains back into the leachate collection system. The volume losses are inadequate to maintain zero emissions from the site requiring leachate to be removed by off site for disposal elsewhere. Currently leachate is collected in a dam and during high flows water is pumped into trucks for transport to an approved facility treatment and disposal. The net result is that approximately 11,000kL equivalent to 500 truck movements per year @ 100km per trip are currently taken to remove the leachate.</p> <p>Water consumption St Ives Showground and Council nursery = 17,000kL per year.</p> <p>The proposed system will re-use up to 16,000kL of water per year.</p> <p>The project will reduce approximately 50,000 km of road transport per year under current arrangements. The reuse</p>

	<p><i>The intention of this is to enhance or improve the biodiversity. Where the project may impact on critical eco-systems, populations or species, a comment should be given as to how this has been factored into the design.</i></p>	<p>project will incur an increase in electricity consumption and offsetting this use with sustainable sources may be considered in the future.</p> <p>Construction and facilities have been sited around the Duffy's forest (EEC) and heritage items</p>
5	<p><b>People and Places:</b>  <i>The majority of capital works projects undertaken by Council seek to improve public amenity, facilities or services for current and future populations.</i></p> <p>a) <b>Health, wellbeing &amp; safety</b>  <i>Describe how the project may improve the health, wellbeing &amp; safety of the community and staff. Consider how the project complies with access and equity provisions and how it may provide benefit to new &amp; disadvantaged stakeholder.</i></p> <p>b) <b>Natural &amp; Built Heritage</b></p>	<p>The project will deliver long term alternate water supply for the Showground which will allow more frequent irrigation which will increase the quality of the facilities and increase the longevity of the sports fields. This represents a major value for the broader community.</p> <p>The project has been designed not to have any significant impact on either the built or natural environment and Councils environmental and heritage staff have been involved in the design process.</p> <p>Consultation with Council departments has been undertaken as part of the planning process (including Open Space (incl nursery), Operations and Strategy &amp; Environment).</p>
	<p>This would include a comment if the project impacts on &amp; what measures are proposed to manage natural and built heritage.</p> <p>b) <b>Consultation &amp; participatory processes:</b>  <i>Include what consultation has occurred to date &amp; will be undertaken with various stakeholders that has, or may influence the design, construction and use of the project/facility.</i></p>	<p>Consultation on this project was undertaken as part of the development of the St Ives Showground and Precinct Options Paper.</p>

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## HERITAGE REFERENCE COMMITTEE - NOTES OF MEETING HELD 21 JUNE 2010

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To advise Council of the notes of the Heritage Reference Committee meeting held 21 June 2010.

**BACKGROUND:**

The notes were taken at the meeting held 21 June 2010. Confirmation and acceptance of these notes was at the Heritage Reference Committee (HRC) meeting held 19 July 2010.

**COMMENTS:**

A range of issues were discussed at the Heritage Reference Committee's meeting of 21 June 2010 and a number of issues were raised for further consideration.

**RECOMMENDATION:**

That Council receive and note the Heritage Reference Committee meeting notes from 21 June 2010.

## PURPOSE OF REPORT

To advise Council of the notes of the Heritage Reference Committee meeting held 21 June 2010.

## BACKGROUND

The notes taken at the 21 June 2010 meeting were confirmed and accepted at the Heritage Reference Committee (HRC) meeting held on 19 July 2010.

## COMMENTS

A range of heritage issues were discussed at the Heritage Reference Committee's meeting of 21 June 2010 and a number of issues were raised for further consideration as outlined below:

### Item 1: Draft Ku-ring-gai Public Domain Plan street furniture options

The Heritage Reference Committee viewed the options for public domain street furniture in areas known for their heritage and visual character. The Heritage Reference Committee recommended that in these character areas it is important that the street furniture and street trees respond to the individual character of each street, and each element should be visually compatible with one another.

### Item 4: Naming of Monty's Walk, St Ives – historical information

After considering the two options for naming the walkway in St Ives, it was determined by the Heritage Reference Committee that both names have historical merit and further consultation with the proponents is required.

### General business

Following discussions on the final report for the St Ives Showground the Heritage Reference Committee recommended the following studies be undertaken:

- Aboriginal Heritage Study;
- Archaeological survey of the market gardens;
- Investigate potential linkages; and
- Curtilage assessment.

### Comments

The issue of further heritage investigations and surveys of the St Ives Showground was not discussed in the agenda but was raised under general business. It should be noted these are valid and important studies, however given the funding and timing constraints, it would be appropriate for the scope of these studies to be undertaken in the later stages of policy development and design process, which will include the drafting of the Plan of Management and the detailed development application stages.

## CONSULTATION

The Heritage Reference Committee includes representatives from the community and nominated heritage organisations.

## FINANCIAL CONSIDERATIONS

The cost of running the Heritage Reference Committee is covered by the Strategy and Environment Department budget.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Where relevant, consultation with other Departments has occurred in the preparation of the report.

## SUMMARY

The Heritage Reference Committee held its meeting on 21 June 2010. In particular the Committee reviewed and discussed the following key items:

- Draft Ku-ring-gai Public Domain Plan street furniture options;
- Naming of Monty's Walk, St Ives – historical information; and
- St Ives Showground and Precinct Options Paper Final Report.

The notes from the Heritage Reference Committee meeting of 21 June 2010 are **Attached** to this report.

## RECOMMENDATION

That Council receive and note the Heritage Reference Committee Meeting Notes of 21 June 2010.

Andreana Kennedy  
**Heritage Planner Specialist**

Antony Fabbro  
**Manager Urban & Heritage  
Planning**

Andrew Watson  
**Director Strategy &  
Environment**

**Attachments:**      **Notes of meeting held 21 June 2010 - 2010/151685**

# Heritage Reference Committee

## Notes of 21 June 2010 Chambers

**Meeting Commenced** 6. 30 pm

**Attendance:**

Councillor Jennifer Anderson (Chair)  
Councillor Cheryl Szatow  
Margaret Bergomi - Institute of Architects  
Zeny Edwards  
Joanne Martens  
Robert Moore - National Trust (NSW)  
Ian Stutchbury

**Staff Members:**

Manager Urban & Heritage Planning  
Heritage Specialist Planner  
Student Planner

**Apologies:**

Jennifer Harvey  
Heritage Advisor

**Declarations of Interest**

Ian Stutchbury declared an interest regarding Item 3 (Ian Stutchbury was absent during the discussion on this item).

**Adoption of notes from the previous meeting**

Two changes were made:

1. identifying Robert Moore as the representative of the National Trust (NSW); and
2. identifying Margaret Bergomi as the representative of the Institute of Architects.

The notes were then accepted by the Committee as being correct.

**Agenda Item 1: Draft Ku-ring-gai Public Domain Plan – street furniture options**

The Committee viewed the street furniture options presented during the public exhibition of the Ku-ring-gai Public Domain Plan. The Committee exhibited a preference for the curved wooden seats and the wooden bins. Overall, it is believed that the street furniture and street trees should respond to the character of the street and be visually compatible with each other.

In addition, the Committee discussed the pavement treatment and thought that bitumen concrete should be investigated as a possible option.



**Agenda Item 2: Peroomba 9-15 Harrington Ave, Warrawee- Emergency order**

The Committee were informed that a s.136 Order and a s.24 Interim Heritage Order were placed by the Minister for Planning on the property at 9-15 Harrington Avenue, Warrawee. Council will proceed to assist the Heritage Branch in assessing the significance of the property.

**Agenda Item 3: Update on Tulkiyan Interpretation Space**

The Committee were updated on the progress of the quotation process for the Tulkiyan Interpretation Space. The selection of an architect is imminent and a draft design would be available for comment by the next Heritage Reference Committee meeting.

**Agenda Item 4: Naming of Monty's Walk, St Ives – historical information**

The Committee considered the two (2) options for naming the walkway. It was determined that both had historical significance and further consultation with the proponents is required to reach an amicable outcome.

**General Business**

The Committee agreed to undertake a site visit of 1536 Pacific Highway Wahroonga as part of the September HRC meeting.

The Committee discussed opportunities for improving heritage information on the Council website.

The Committee discussed Council's response to the Committee's submission on the St Ives Showground and Precinct Report. The Committee recommends that detailed studies should be completed before any determination is made of a development proposal within the Showground and precinct. These studies include:

- Aboriginal heritage study;
- Archaeological survey of the market gardens;
- Investigate potential linkages; and
- Curtilage assessment.

The Committee also expressed a desire to see the draft heritage assessment and statement of significance for Daubman Pavilion before any changes are made.

**Meeting Closed: 8.30pm**

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## ANNUAL NSROC TENDER - SUPPLY AND DELIVERY OF ASPHALTIC CONCRETE

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### EXECUTIVE SUMMARY

**PURPOSE OF REPORT:**

To seek Council's approval to accept the NSROC tender for the schedule of rates for supply; supply and delivery; and supply, delivery and laying of asphaltic concrete, including associated road profiling and heavy patching and other work items for the period 2010/2011

**BACKGROUND:**

Tenders for the supply, supply and delivery and supply, delivery and laying of asphaltic concrete were called by NSROC in June 2010 on behalf of all member Councils.

**COMMENTS:**

Tenders received for the 2010/2011 resulted in Boral Asphalt and Downer EDi Works Pty Ltd being the preferred candidates for supply, delivery and laying of asphaltic concrete.

Boral Asphalt and Downer EDi Works Pty Ltd are also preferred for the supply only, and supply and delivery of asphaltic concrete.

A panel of six (6) preferred tenderers is recommended to undertake Ku-ring-gai Council's heavy patching requirements.

Sami Road Services Pty Ltd (SRS) and Boral Asphalting are the recommended candidates for supply, delivery and laying of Thin Wearing Surfaces

**RECOMMENDATION:**

That the tender rates be accepted, tenderers be advised of Council's decision and that the Common Seal be affixed to the contract.

## PURPOSE OF REPORT

To seek Council's approval to accept the NSROC tender for the schedule of rates for supply; supply and delivery; and supply, delivery and laying of asphaltic concrete, including associated road profiling and heavy patching and other work items for the period 2010/2011

## BACKGROUND

Tenders for the supply; supply and delivery; and supply, delivery and laying of asphaltic concrete including the associated road profiling and heavy patching works were called by the Northern Sydney Regional Organisation of Councils (NSROC) and were closed on 4 August 2010.

Although the tender was called by NSROC, each Council will enter into individual contracts with the successful tenderer(s).

Tenders were received from the following twelve (12) companies:

1. Downer EDi Works (Formerly Works Infrastructure Pty Ltd);
2. Sharp Bros. Aust Pty Ltd;
3. SRS (SAMI) Road Services Pty Ltd;
4. Boral Asphalt;
5. D & M Excavation and Asphaltting Pty Ltd;
6. J & M Schembri Pty Ltd;
7. Kizan Pty Ltd (t/as A J Paving);
8. K K Civil Engineering;
9. Ozpave (Aust) Pty Ltd;
10. Roadworx Surfacing Pty Ltd;
11. MJJ Group Pty Ltd (t/as National Road Sealing); and
12. Stateline Asphalt Pty Ltd.

Some companies did not bid for supply, supply and delivery and supply, delivery and laying of asphaltic concrete but did submit bids for profiling and heavy patching works.

Stateline Asphalt Pty Ltd tender was not submitted before the tender deadline and was therefore not accepted.

## COMMENTS

### Supply and Delivery of Asphalt

Boral Asphaltting has provided the lowest tender for supply and supply and delivery of types of asphalt that Council predominantly uses. Boral Asphaltting has provided the lowest tender for supply, delivery and laying as per AUSPEC 2004.

Downer EDi Works Pty Ltd has consistently provided the lowest tender for profiling works for areas over 500 square metres and over a depth of 50mm. Stateline Asphaltting Pty Ltd has provided the lowest tender for areas less than 500 square metres and profiling depths of 40mm. However State Asphalts' rates are only marginally lower than those of Downer EDi Works Pty Ltd for this

**Item 20**

**S08372  
13 August 2010**

item. As most works will be in areas over 500 square metres as such Downer EDi Works Pty Ltd is the proposed asphalt and profiling contractor for 2010/11.

Downer EDi Works Pty Ltd has performed well in the past and has been the primary contractor for Council for the last seven (7) years with annual programs completed ahead of schedule.

Previously, Downer EDi Works Pty Ltd has been the lowest tenderer for both profiling and supply/delivery/laying of asphalt. However, due to Boral Asphaltting supplying lower rates for supply/delivery/laying further analysis was conducted for complete standard project types to determine an overall preferred tenderer.

Downer EDi Works Pty Ltd consistently has a lower overall rate for projects that include profiling and laying of asphalt.

This overall rate is higher if Downer EDi Works Pty Ltd undertook the profiling works and Boral Asphaltting undertook the subsequent supply/delivery/laying of asphalt. However, the resulting increase on coordination in scheduling of these works, along with the time delay resulting from a need to sign off liability to each stage prior to the next stage commencing, would result in extra demands on Council staff time, plus longer periods of roadworks which would inconvenience Kuring-gai residents and traffic. These additional non tangible outcomes outweigh any financial benefit.

**Heavy patching**

Nine (9) of the tenderers submitted for Heavy Patching of the Road Pavement. The preferred contractor for each item varies between six (6). There was a large variance in the rates.

Therefore, it is recommended to accept the submissions of all six (6) with preference given determined by the specific item of work to be undertaken.

The six (6) tenderers are, in no particular order:

- Downer EDi Works Pty Ltd;
- Ozpave (Aust) Pty Ltd;
- J & M Schembri Pty Ltd;
- K K Civil Engineering;
- Kizan Pty Ltd (t/as A J Paving); and
- D&M Excavations & Asphaltting Pty Ltd.

**Thin wearing or intermediate surfacing**

SRS (SAMI) Road Services Pty Ltd has the only tender for thin wearing or intermediate surfacing. Boral Asphaltting submitted an alternate tender for this section.

It is recommended to accept SRS (SAMI) Road Services Pty Ltd submission and also Boral Asphaltting's alternate submission.

**Bituminous crack sealing of road pavement**

Five (5) submissions for bituminous crack sealing of road pavement were received. SRS (SAMI) Road Services Pty Ltd submission outlined the least quantity required within a job packet. This

Item 20

**S08372**  
**13 August 2010**

quantity is in line with the volumes of work that Council typically undertakes. Whereas, all the others submissions minimum quantity was in excess of the typical volumes.

Therefore SRS (SAMI) Road Services Pty Ltd is recommended as the primary contractor for this task.

## **CONSULTATION**

Consultation has taken place with other Councils members of Northern Sydney Regional Organisation of Councils (NSROC) for the preparation of the tender.

## **FINANCIAL CONSIDERATIONS**

The rates submitted will be utilised to undertake the majority of works under the 2010/2011 Road Pavement Program for local and regional roads which has been adopted by Council.

## **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Consultation has taken place with staff from the Corporate Department.

## **SUMMARY**

Downer EDi Works Pty Ltd and Boral Asphalt are proposed to be the primary contractors for 2010/2011 for supply, delivery and laying of asphalt concrete. A list of preferred tenders will be used for heavy patching works.

Following acceptance of the tenders by Council, the companies will be informed of Council's decision including any unsuccessful company and notices of the selected tender and their prices will be displayed on Council's noticeboard.

## **RECOMMENDATION**

- A. That the tender rates submitted by both Boral Asphalt and Downer EDi Works Pty Ltd for the supply, supply and delivery and the supply, delivery and laying of asphaltic concrete and associated road profiling works for 2010/11 be accepted and other companies where lower rates may apply to different work types.
- B. That the tender rates submitted by Downer EDi Works Pty Ltd, OzPave (Aust) Pty Ltd, J & M Schembri Pty Ltd, K K Civil Engineering, Kizan Pty Ltd (t/as A J Paving), D&M Excavations & Asphalt Pty Ltd for heavy patching for 2010/11 be accepted and other companies where lower rates may apply to different work types.
- C. That both SRS (SAMI) Road Services Pty Ltd and Boral Asphalt alternate submissions be accepted.

Item 20

**S08372**  
**13 August 2010**

- D. That the tender rates submitted by SRS (SAMI) Road Services Pty Ltd for bituminous crack sealing of road pavement for 2010/11 be accepted, with the option to accept any other submission if the performance from SRS (SAMI) Road Services Pty Ltd should they be unable to supply or performance is not satisfactory.
- E. That the tenderers be advised of Council's decision.
- F. That authority be given to the Mayor and General Manager to affix the Common Seal of the Council to the instrument for the Contract for the Supply and Laying of Asphaltic Concrete and associated specifications.

Steve Wandel  
**Pavements & Assets Engineer**

Greg Piconi  
**Director Operations**

**Attachments:**      **A. Memorandum from Tender Evaluation Committee dated 12 August 2010 - Confidential**  
                             **B. Schedule of Rates submitted by all Tenders - Confidential**

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## DEVELOPMENT APPLICATION

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### SUMMARY SHEET

<b>REPORT TITLE:</b>	1 ILLOURA AVENUE, WAHROONGA - PROPOSED CONVERSION OF AN EXISTING DWELLING TO PROFESSIONAL CONSULTING ROOMS (DENTIST) AND DWELLING
<b>WARD:</b>	Wahroonga
<b>DEVELOPMENT APPLICATION N<sup>o</sup>:</b>	DA0394/10
<b>SUBJECT LAND:</b>	1 Illoura Avenue, Wahroonga
<b>APPLICANT:</b>	Dentist at Care
<b>OWNER:</b>	Mrs Sineenart Ratanawongprasat
<b>DESIGNER:</b>	Perfect Practice
<b>PRESENT USE:</b>	Residential Dwelling
<b>ZONING:</b>	2(c2)
<b>HERITAGE:</b>	No
<b>PERMISSIBLE UNDER:</b>	Ku-ring-gai Planning Scheme Ordinance
<b>COUNCIL'S POLICIES APPLICABLE:</b>	KPSO, DCP 38 – Residential Design Manual, DCP 40 – Waste Management, DCP 43 – Car parking, DCP 47 – Water Management, DCP 56 – Notification
<b>COMPLIANCE WITH CODES/POLICIES:</b>	No
<b>GOVERNMENT POLICIES APPLICABLE:</b>	SEPP 1 – Development Standards, SEPP 55 – Remediation of land, SREP 20 – Hawkesbury-Nepean River, SEPP (BASIX) 2004
<b>COMPLIANCE WITH GOVERNMENT POLICIES:</b>	Yes
<b>DATE LODGED:</b>	15 June 2010
<b>40 DAY PERIOD EXPIRED:</b>	Yes
<b>PROPOSAL:</b>	Proposed conversion of an existing dwelling to professional consulting rooms (dentist) and dwelling
<b>RECOMMENDATION:</b>	Refusal.



Item 21

DEVELOPMENT APPLICATION N <sup>o</sup>	DA0394/10
PREMISES:	1 ILLOURA AVENUE WAHROONGA
PROPOSAL:	PROPOSED CONVERSION OF AN EXISTING DWELLING TO PROFESSIONAL CONSULTING ROOMS (DENTIST) AND DWELLING
APPLICANT:	DENTIST AT CARE
OWNER:	MRS SINEENART RATANAWONGPRASAT
DESIGNER	PERFECT PRACTICE

## PURPOSE FOR REPORT

To determine Development Application 0394/10, which is for the conversion of an existing dwelling to professional consulting rooms (dentist) and dwelling.

Councillors' attention is directed to Planning Circular PS 08-014 from the NSW Department of Planning (**attached**) concerning the determination by Council of Development Applications where a variation of a development standard is sought under the provisions of SEPP No. 1. The circular requires all development applications which involve a variation greater than 10% under the provisions of SEPP No. 1 to be determined by full Council and not by Council staff under delegated authority.

The application seeks to vary a development standard by more than 10% and must be determined by full Council.

## EXECUTIVE SUMMARY

Issues:	Built-upon area, parking and landscaping
Submissions:	Two submissions received
Land & Environment Court Appeal:	N/A
Recommendation:	Refusal

## HISTORY

- DA3792/93

The existing small allotment was created pursuant to DA3792/93 which was for a detached dual occupancy and subdivision approved on 9 February 1994 under SEPP 25 Residential Allotment Sizes (repealed by SEPP 53). The approved dual occupancy and subdivision created 2 lots in DP856883. Lot 1, the subject site is 486.1m<sup>2</sup> and Lot 2 being the lot adjoining to the east or rear (23 Illoura Lane, Wahroonga) measures 440.7m<sup>2</sup>.

## DA0536/09

Development application DA0536/09 was lodged with Council on 20 August 2009. This proposal was for alterations and additions to create professional dental rooms and a residence.

DA0536/09 proposed to carry out extensive works to the existing dwelling both internal and external, whereas the current application (DA0394/10) proposes minor external alterations to the existing dwelling with the majority of the works to be carried out internally to convert the ground

**Item 21**

floor into a dental surgery and the first floor into a residence. The external works are to demolish the existing carport, remove existing landscaping and create three car parking spaces with paving.

The works proposed under DA0536/09 to the dwelling included the demolition to the rear of the site and construction of a new single storey extension to accommodate two new surgery rooms, a store room and surgical room. Internal modifications to the existing ground floor were proposed to provide a waiting room, consulting room, laboratory, patient refresh, bathroom, sterile room and OPG (x-ray) room. The front entry door and sidelights were to be replaced with new wider door and sidelights forward of the existing door.

The first floor works included the conversion of bedrooms three and four into lounge room, conversion of the master bedroom into staff room and kitchen with bedroom two to remain.

The external works to the site included the widening of the Council crossover and kerb removing the existing front lawn, demolition of the existing carport and providing 4 parking spaces, removal of the existing timber boundary fence and its replacement with a masonry fence, removal of the brick balustrade at the front entry and its replacement with front entry steps, provision of disabled access to the southern elevation entry and the replacement of the front Mansard roof with a traditional metal roof and front façade modifications.

DA0536/09 was refused under delegated authority on 17 November 2009 for the following reasons:

**1. Poor residential amenity to permanent occupier.**

The permanent occupiers of the residence would have poor amenity due to privacy impacts, the absence of outdoor landscaped useable recreation areas and the lack of a separate entrance to the proposed residential component.

**2. The premises will appear as a commercial use in the streetscape**

The car parking and loss of the landscape setting will have an adverse impact on the streetscape and character of the area.

**3. The proposed development does not meet the objectives of Part 3A Division 3 of the Ku-ring-gai Planning Scheme Ordinance.**

The application does not meet the objectives as set out in Clause 25C(1)(a), 25C(2)(g), 25D(2)(a), (b), 25D(2)(c), 25D(2)(d) and 25D(2)(e).

**4. Non-compliance with Australian Standard 2890.1 (2004) "Off-Street car parking", and Council's Development Control Plan DCP No.43 'Car Parking'.**

The visitor and disabled parking has insufficient vehicular turning manoeuvrability and the design does not comply with AS2890.1:2004 B85. The parking space dimension for disabled parking does not comply and no access has been provided for people with disabilities to gain access to the building.

Item 21

5. Non-compliance of DCP 38.

The application does not comply with the aims of objectives of sections 1.2, 4.1.3 and 4.2.7 of DCP 38.

All external works to the dwelling were removed in order to eliminate the commercial appearance of the application, alleviating Council's Heritage Advisor's concerns, and DA0394/10 was lodged.

**Current Application DA0394/10**

- 15 June 2010 - lodged
- 23 June 2010 – Applicant requested to provide an access report and notification advertising fees - report and fee received 1 July 2010
- 2 July 2010 to 2 August 2010 – 30 day neighbour notification commenced
- 30 July 2010 – preliminary letter sent to applicant requesting further information concerning the disabled parking provided and access from the disabled parking spot to the premises, front fencing elevation and full site plan detailing built upon area calculations

**THE SITE**

Zoning:	2(c2)
Visual Character Study Category:	1920-1945
Lot Number:	1
DP Number:	856883
Area:	486.1m <sup>2</sup>
Side of Street:	Eastern
Cross Fall:	South the north
Stormwater Drainage:	To drainage easement
Heritage Affected:	No but within UCA Number 27 - Wahroonga
Required Setback:	9 metres
Integrated Development:	No
Bush Fire Prone Land:	No
Endangered Species:	Yes – Blue Gum High Forest
Urban Bushland:	No
Contaminated Land:	No

**SITE DESCRIPTION**

The site presently contains a two storey dwelling with a carport located in the front setback. A small landscaped private open space area is located at the rear of the property.

**Surrounding development:**

The surrounding development primarily consists of single and two storey dwelling houses, with Wahroonga Railway Station across the road from the site and the commercial precinct of Wahroonga situated to the west across the railway bridge.

Wahroonga Railway Station is listed as a State Heritage Item.

Item 21

## THE PROPOSAL

The application proposes to convert the ground floor of the exiting dwelling house into professional consulting rooms (dentist) and to utilise the first floor as a small two bedroom dwelling. The proposal comprises the following works:

- demolition of existing carport at front of dwelling
- new paved driveway and parking area at front of site to accommodate three parking spaces (including one disabled parking space)
- access ramp at southern end of verandah
- internal alterations to ground floor to provide reception/waiting area, three surgeries, laboratory, OPG room, storage room and an accessible toilet
- internal alterations to first floor to provide open kitchen and dining room, master bedroom, study/bedroom 2, living room and existing bathroom to remain unchanged
- proposal to support one practitioner, one receptionist and one dental assistant
- hours of operation have not been specified, however the Statement of Environmental Effects has indicated that the surgery will operate "*Monday to Friday generally between 8am to 6pm with consultations outside these times generally to be in cases of emergencies*". Specific opening and closing times have not been given nor has an indication of the emergency hours been given.

## CONSULTATION - COMMUNITY

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

1. *Mr S & Mrs S Rogers, 3 Illoura Avenue Wahroonga*
2. *Mr R Melouney, 11 Illoura Avenue Wahroonga*

The submissions raised the following issues:

### *hours of operation*

Concern has been raised that the actual hours of operation would exceed the hours of operation stated in the Statement of Environmental Effects. It is acknowledged that the Statement of Environmental Effects has not given specific times as to when the surgery will operate and does not clarify what the emergency times would be. There is the potential for the surgery to operate at unreasonable times during the evening and on weekends. This issue could be addressed via conditions of consent should the application be approved.

### *number of surgeries and staffing*

Concerns have been raised that the staffing levels indicated in the Statement of Environmental Effects are inconsistent with the proposed number of surgeries and that there is the potential to accommodate more practitioners than what is stated.

Three surgeries are proposed which is excessive considering that it is claimed that only one dental practitioner will operate from the premises. Any additional practitioners would require an

Item 21

additional 3 parking spaces per practitioner. Together with increases in the support staff this would further increase the parking requirements for the site. This matter is further addressed below.

*zoning and development controls*

The objector has raised issues regarding the SEPP1 Objection and comments made in the Statement of Environmental Effects regarding DCP 38.

- SEPP1 Objection

The objector considers that the SEPP1 objection is not well founded and this aspect of the application is discussed further in this report.

- DCP 38

The Statement of Environmental Effects under 5.3 states that DCP 38 relates directly to residential dwelling houses and therefore does not directly relate to the proposal as it is for a professional consulting room. However, the purpose of professional consulting rooms is that they are only permissible, as per the definition under the Ku-ring-gai Planning Scheme Ordinance, within the curtilage of a dwelling-house. It is therefore considered that the claim that DCP 38 does not relate to the proposed development by the applicant is not correct. DCP 38 remains relevant to the proposal and the applicant has not provided an adequate assessment of the aims and objectives of DCP 38.

*traffic and parking*

Both objectors have raised concerns regarding the traffic and parking associated with the proposal. Council's Development Engineer has provided comments regarding the parking provision for the development and this is discussed further in this report.

*waste management*

The objector has raised the issue of hazardous waste disposed from the surgery. Provisions for hazardous waste collection could be addressed by appropriate conditions of consent were the application to be recommended for approval.

*proposed first floor dwelling*

Concern was raised that inadequate details have been provided for the residential component. This concern is discussed further in this report.

*privacy and amenity impacts*

The owner of 3 Illoura Avenue requested that an amended boundary fence between 1 and 3 Illoura Avenue be provided for privacy and amenity should the application be approved. The issue of privacy is discussed further in this report.

## CONSULTATION - WITHIN COUNCIL

### HERITAGE

Council's Heritage Advisor commented on the proposal as follows:

#### *"Heritage status*

*The site at 1 Illoura Avenue, Wahroonga is not a listed heritage item.*

*The site is within the vicinity of the Wahroonga Railway Precinct, which is listed in Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance (KPSO) as a local item and listed on the State Heritage Register as a State heritage item. Clause 61 E of the KPSO requires Council to make an assessment of and consider impacts from development "within the vicinity of" an item.*

#### *National Trust urban conservation area*

*The site is within the National Trust UCA No 27 – "Wahroonga". The UCA is large precinct centred on Wahroonga Railway Station, Wahroonga Park and the streets spreading out from the east side of the railway line including Burns Road, Water Street, Stuart Street, Cleveland Street and Illoura Avenue.*

*Council reviewed the area in detail in 2002 and it was graded as State significance. The subject property is graded as a contributory element. The following is a summary of the significance of the area:*

*The Wahroonga UCA (27) is of outstanding streetscape significance for its concentration of large Federation period houses set in expansive garden settings on tree-lined streets. Burns Road is an important street of landmark value, which together with Cleveland Street and Water Street, contains the highest concentration of large Federation period houses. The high visual quality of the area is enhanced by its vegetation through dynamic visual effects and the continuous lush character generated by the culmination of individual specimen trees, avenue plantings and well-incorporated indigenous vegetation.*

*In summary, UCA buildings graded as contributory should not be demolished but alterations and additions may be undertaken provided the relationship of the building to the streetscape and wider UCA is retained and the contributory values maintained. A National Trust UCA is non-statutory, however Council may consider the values identified by the Trust in its assessment and determination of an application.*

#### *Proposed works*

*Modifications to the existing residence to change its use from a residence to a dental surgery. The work involves reusing the existing building, making minor changes to the front entrance doorway, refitting the ground floor, use of the first floor as a dwelling and removal of the landscaped front garden to provide a car parking area.*

Item 21

*This is the second application to convert the building into a dental surgery. An earlier application received in 2009 was refused by Council. Heritage was one of the reasons for refusal.*

*The current application proposes retaining the bulk of the building. Changes to the building would be limited and are mainly confined to altering the front entrance doorway to make it accessible for use as a dental surgery, minor internal alterations including fitout to the ground floor and the addition of a small kitchen to the upper floor level. The major change is the conversion of the front garden space to a paved car park and removal of the existing carport.*

*In my opinion, the proposed internal alterations to use the building as a dental surgery would have no adverse heritage impact on the existing dwelling, nearby heritage items or the streetscape.*

*There is no heritage objection to altering the entrance door to provide better access or the proposed access ramp on the southern side is a minor, necessary and acceptable element. It would be relatively easy to reverse these elements if the use of the building changes in the future.*

*The proposed changes to the front garden setting to convert it to a parking area are necessary to change the use of the building to a dental surgery. This application proposes retaining the front fence with minor modification to introduce another pedestrian entry at the southern end. In my opinion, retention of the fence and minor modification would be of minimal impact on the nearby items wider National Trust UCA and would help to screen the proposed car parking area from the streetscape. Removal of the carport which is a recent structure is acceptable. I am concerned over the introduction of broad paving and the loss of the garden setting of the house and the change in its residential character.*

**Conclusions and recommendations**

*The application is considered to result in minimal and acceptable impacts of the nearby heritage items and the streetscape and broader UCA and is supported.*

*The proposed works seek to convert the residence into a dental surgery with very little change to its external appearance. The major change would be the increased paved area and removal of the existing front garden space.*

*It is recommended that the paving to the car parking area should be a traditional material and design such as brick paving, stone flagging or asphalt with brick edges to limit streetscape impacts."*

**LANDSCAPING**

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

***"Site characteristics***

*The almost level site adjoins 'McKenzie Park', a Council reserve, and is opposite the War Memorial and Wahroonga Station.*



Item 21

***Tree & vegetation removal & impacts***

*No arborist report has been submitted with the application. Tree numbers refer to Landscape Plan.*

***Trees proposed to be removed***

*Plumeria sp. (Frangipani) /4H, 6S, front setback – 4.5m from existing building*

***Trees proposed to be retained***

*Jacaranda mimosifolia (Jacaranda) Tree 1/10H, 14S, 600DBH, nature strip – proposed driveway widening within TPZ. The proposed scope of works to the driveway/carpark pavement is unclear, including to the existing vehicle crossover, as existing and proposed driveway are shown with the same symbol.*

*Jacaranda mimosifolia (Jacaranda) Tree 5/13H, 20S, rear yard –Proposed development is outside canopy spread of these trees.*

***Landscape plan/tree replenishment***

*Environmental and heritage qualities of Ku-ring-gai*

*The proposed excessive paving to the front setback and carparking for up to 3 cars within the front setback will not be in keeping with the existing landscape character. The proposed development will have an adverse impact on views from the adjoining communal spaces of Mackenzie Park and the War Memorial located within Sir John Northcott garden (Clause 25C (1)(a)KPS0, 4.1.2, DCP38).*

***Soft landscape area***

*The proposed soft landscape area is 28.72% of site area. This is well below the minimum 42% of site area required under Council's DCP38 and has an adverse impact on the landscape character of the residential zone.*

***Front setback***

*The proposal seeks to demolish the existing carport, remove all existing garden and lawn including an existing 5m high tree and pave the front setback. Proposed levels indicate fill up to approx 500mm for the proposed pedestrian access (refer South Elevation, Rob Crump Design, The proposal relies on the existing front fence and proposed landscaping to screen the carparking area in the front setback. The front fence is to have a new gate located at the north-western end of the front boundary. A narrow strip of shrub planting approximately 4m in length is proposed along the front boundary.*

***Tree replenishment***

*The site is required to support minimum 3 canopy trees. In addition to the existing Jacaranda mimosifolia (Jacaranda) in the rear yard, two Syncarpia glomulifera (Turpentine) are proposed along the western boundary of the front setback. The canopy spread shown is considered incorrect for a tree of this nature and it is considered that this area would support only a single canopy tree. There is a likely maintenance issue with the main entry path being located within the canopy of a tree species that drops large spiky fruit. An alternative species can be conditioned.*

***Stormwater plan***

*No stormwater design has been submitted. This may be necessary considering the significant increase in hard surface area in the front setback.*

Item 21

*Conclusion*

*The proposal is not supported for the following reasons,*

1. *Impact on Environmental and heritage qualities of Ku-ring-gai (Clause 25C (1)(a)KPS0, Clause 25D (2)(b)KPS0).*  
*The proposed excessive built upon area results in a significant loss of existing trees and vegetation. The proposal fails to provide sufficient soft landscape area within the front setback including viable planting areas for (3) canopy trees on site. One tree only is viable within the planting area along the western front setback. The lack of landscape treatment to the building fails to ameliorate the dominance of the built form. The proposal would have an adverse impact on the Ku-ring-gai landscape character of predominantly individual houses surrounded by garden space and when viewed from adjacent streets and parks.*
2. *Impact on landscape character (Clause 25D (2) (d)KPS0).*  
*The proposed location of carparking for up to three (3) cars within the narrow front setback will have an adverse impact on the landscape character of the area that is typified by houses within garden settings.*
3. *Insufficient information*
  - *Elevation of proposed front fence including proposed new gate was not provided.*
  - *Detail and extent of proposed driveway pavement was not provided."*

**ENGINEERING**

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

*"It is recommended that the application be refused for the following reasons:*

1. ***Non-compliance*** with Australian Standard 2890.1 (2004) "Off-Street car parking", and Council's Development Control Plan DCP No.43 'Car Parking'.
2. ***Non-compliance*** with Council's Development Control Plan DCP No.47 'Water Management'.

***Particulars***

1. *The parking space dimension for disabled parking does not comply with Part 6: Off-street parking for people with disabilities (AS 2890.6-2009). There is a non-compliance of 800mm along the south-western parking space and encroaching into Council's road reserve.*  
  
*Furthermore, no shared area on one side of the dedicated space is provided as per Section 2, Clause 2.2 'Parking Spaces – dimensions' of this standard.*
2. *The accessible path of travel from the disabled parking space into the building is not practical with regards to the parking configuration. The disabled ramp is separate from the car park with patients having to leave the site. This would require patients to*

Item 21

*access the common parking area whilst vehicles are manoeuvring in and out of the premises.*

3. *The Traffic report does not justify the on-site parking provision in relation to the need to provide long-stay parking (i.e. that created by employees). A total of five (5) parking spaces are required according to the DCP No.43. A total of 3 long-term spaces are required with 1 space allocated for disabled parking which can be either short-term or long-term parking.*
4. *No stormwater management plan has been submitted showing how water from the roof areas and proposed paving for the car park area is to be collected and conveyed to Council's drainage system."*

**Planning comment:**

It was noted on the landscape plan that users of the disabled parking space have no means of gaining entry to the premises other than by exiting the site via the driveway and walking up the footpath to the proposed path on site which has the access ramp. This does not appear to be practical and it raises pedestrian safety issues.

The disabled parking space is 800mm less than the minimum width requirement of AS 2890.6-2009. Compliance cannot be achieved without reducing the width of the other car spaces resulting in a similar non-compliance. The parking arrangement cannot be supported as it does not comply with either Council's controls or the Australian Standard.

**STATUTORY PROVISIONS**

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

The provisions of SEPP No. 55 require consideration of the potential for a site to be contaminated. The subject site has a history of residential use and as such, it is unlikely to contain any contamination and further investigation is not warranted in this case.

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

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

The proposal is not in close proximity to, or within view, of a waterway or wetland and is considered to achieve the relevant aims under this policy.

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

A valid BASIX certificate has been submitted. The certificate demonstrates compliance with the provisions of the SEPP and adequately reflects all amendments to the application.

## Item 21

## Ku-ring-gai Planning Scheme Ordinance

## Permissibility

The site is zoned residential 2(c2). Under zoning 2(c2) professional consulting room are permissible only with development consent. The definition of professional consulting rooms is as follows:

*"Professional consulting rooms" means a room or rooms forming part of, attached to or within the curtilage of a dwelling-house when:*

- (a) the rooms are used by not more than 3 legally qualified medical practitioners for the practice of general medicine;*
- (b) at least one of those medical practitioners resides permanently on the premises; and*
- (c) not more than 3 employees are employed in connection with the practice.*

The proposal accords with this definition and is a permissible use for the site under the zoning.

## Part A: Development standards

Development standard	Proposed	Complies
Site area: 486.1m <sup>2</sup>		
Built upon areas 60%(max) (285.66m <sup>2</sup> )	71.28% (339.36m <sup>2</sup> )	NO
Height of buildings: 8m & 2 storeys	6.7m & 2 storeys	YES

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

This policy provides flexibility in the application of development standards within Planning Instruments in circumstances where strict compliance would be unreasonable or unnecessary or tend to hinder the attainment of the objects specified under Section 5(a)(1) of the Act.

Clause 6 of SEPP 1 incorporates the mechanism for making of a SEPP 1 Objection and provides as follows:

*Where development could, but for any development standard, be carried out under the Act, the person intending to carry out that development may make a development application in respect of that development, supported by written objection that the development standard is unreasonable or unnecessary in the circumstances of the case, and specify the grounds of that objection.*

The applicant has submitted a SEPP1 objection to the Built Upon Area development standard contained in Clause 60C(2) of the Ku-ring-gai Planning Scheme Ordinance (KPSO).

The proposal will increase the built-upon area of the site to 71.28% which exceeds the 60% limit.

The following is a consideration of the applicant's SEPP1 objection.

Item 21

**whether the control to be varied is a development standard**

Clause 60C(2) of the Ku-ring-gai Planning Scheme Ordinance (KPSO) prescribes a maximum built upon area of 60%. As the KPSO is a statutory planning instrument, this control is a development standard as defined under Section 4 of the Environmental Planning & Assessment Act 1979.

**the underlining objective or purpose behind the standard**

The submitted SEPP1 objection states that objectives of Clause 60C(2) with regards to the subject site are contained within Clause 25D(2) of the KPSO, particularly subclause (e):

*“(e) to provide built upon area controls to protect the tree canopy of Ku-ring-gai, and to ensure particularly the provision of viable deep soil landscaping in order to maintain and improve the tree canopy in a sustainable way, so that tree canopy will be in scale with the built form,.....”*

No further comments have been provided by the applicant regarding this objective.

The objective behind the standard is to limit the amount of built upon area so as to limit impacts upon the landscaped character of the site and locality. By providing maximum built upon area requirements, soft landscaping and canopy trees can be adequately provided on a site.

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

The objects of Section 5(a)(i) and (ii) of the Act are:

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

The applicant has provided the following comments:

*“Strict compliance with the development standard would prohibit the proposed development from proceeding given that satisfactory on-site car parking could not be provided upon the site. Such an outcome would seem unreasonable given that:*

- 1. The proposed use is clearly permissible upon the land.*
- 2. The proposal seeks to utilise the existing built form consistent with the intent of the KPSO.*
- 3. The proposal does not limit the ability for the site and the immediately adjoining lands to support an appropriate number of tall trees.*
- 4. The proposal will not result in any unreasonable, streetscape impacts.*

Item 21

5. *The proposal will not result in any unreasonable environmental impacts.*
6. *The proposal is ideally located with regard to access to parking and transport."*

In the SEPP1 objection the applicant argues that should the variation not be allowed sufficient parking could not be provided and that this would seem unreasonable due to the above arguments given. The following comments are made in response to these arguments:

- the zoning for the site allows for professional consulting rooms
- the intent of the KPSO has not been adequately addressed
- the reduced soft landscaping is considered to hinder the ability to provide tall trees
- the streetscape will be detrimentally impacted due to the loss of landscaping
- insufficient information is provided for the stormwater management of the site
- the location near Wahroonga Railway Station and having off site street parking available does not address the non compliance of the long term on site parking required under DCP 43.

The following issues have been identified and discussed below.

### Existing built form

Whilst the overall intent of the KPSO has not been specifically identified by the applicant in regard to the built form development standard, the intent of the KPSO for this residential zone is clearly set out in the objectives under Clause 25C(2) and 25D(2) of Part 3A Division 3 of the KPSO. The development of the site does not achieve the following objectives as set out below:

#### Clause 25C(2):

- (g) to achieve a high level of residential amenity in building design for the occupants of buildings through sun access, acoustic control, privacy protection, natural ventilation, passive security design, outdoor living, landscape design, indoor amenity and storage provision.*

#### Clause 25D(2):

- (b) to encourage the protection of existing trees within setback areas and to encourage the provision of sufficient viable deep soil landscaping and tall trees in rear and front gardens where new development is carried out,*
- (c) to provide side setbacks that enable effective landscaping, tree planting between buildings, separation of buildings for privacy and views from the street to rear landscaping,*
- (d) to minimise adverse impacts of car parking on landscape character,*
- (e) to provide built upon area controls to protect the tree canopy of Ku-ring-gai, and to ensure particularly the provision of viable deep soil landscaping in order to maintain and improve the tree canopy in a sustainable way, so that tree canopy will be in scale with the built form.*

### Streetscape impact

The removal of the landscape setting will impact the streetscape setting. Although the front fence will remain and provide some screening, this will not address the significant loss of landscaping

Item 21

that will occur.

The proposed introduction of excessive built upon area is not consistent with the prevailing scale and character of the surrounding residential development. As such, the proposed development will not positively contribute to the streetscape, particularly as the site cannot support the required number of canopy trees.

The loss of the garden landscape setting of the site will have a detrimental impact to the site and locality which is considered unacceptable.

### Environmental impact

The SEPP1 objection states that there will be no unreasonable environmental impacts as a result of the proposal, however no assessment or evidence has been provided to support this statement.

As no stormwater management plan was lodged with the application, the impact of the increased built upon area can not be assessed with regard to increased stormwater runoff.

### Access to parking

The SEPP1 objection states that the proposal is ideally located with regards to access to parking and transport. The site is located opposite Wahroonga Railway Station and there is timed parking provided in the surrounding streets. However, the SEPP1 objection does not address the fact that upon varying the development standard the parking provisions does not comply with DCP 43.

DCP 43 specifies rates for the provision of parking for a number of uses. The DCP also contains assessment criteria for the design of parking areas, particularly in terms of parking space sizes and vehicle manoeuvrability. The proposed development requires five parking spaces, including one disabled space. The proposed development provides only two long term spaces and one disabled space (the dimensions of the disabled parking space are non-compliant).

The SEPP1 objection does not address the issue of whether a development standard should be varied to allow a development that does not comply with Council's controls. The SEPP1 objection refers to "*satisfactory on-site car parking*" but does not provide any supporting arguments as to why the reduced number of spaces would be satisfactory.

### Whether compliance with the development standard is unreasonable or unnecessary in the circumstances

The SEPP1 objection provides the following justification for the proposed variation of the development standard:

*"It is my opinion that compliance with the standard in relation to the proposal would be both unreasonable and unnecessary in the circumstances of this case given that the intent of the professional consulting room provision is to permit this form of development primarily within existing dwelling houses. In such a circumstance it is considered that it would be highly likely that the built upon area of the property would be already close to the 60% maximum and that the increase in built upon area resulting from the provision of on-site carparking would typically result in the 60% maximum being exceeded."*



Item 21

*In addition to the above it is my opinion that the proposal does not unreasonably limit the ability for tall trees to grow on or adjacent to the subject site. It is noted that the proposal will result in the site supporting 3 tall trees in accordance with the requirements of the Council as well as appropriate perimeter landscaping.*

*It is also considered that the proposal will not unreasonably impact upon the streetscape of the locality given that the paved area will be largely screened by the existing front fence and proposed landscaping."*

The subdivision approved in 1994 significantly reduced the size of the site and the availability of built upon area. By submitting a SEPP1 objection, the applicant has acknowledged that a variation is required in order to provide the parking provisions for the development. The reduced size of the site and the requirement of a SEPP1 objection indicate that the site cannot acceptably accommodate both a residential and commercial use.

Although the zoning permits professional consulting rooms, the intent of the permissible use does not and cannot override the standards and controls that pertain to the zoning without providing a well founded variation pursuant to SEPP1.

**whether the objection is well founded**

For the reasons outlined above, the SEPP1 Objection is not considered to be well founded. The objection has failed to demonstrate that compliance with the development standard is unnecessary or unreasonable in the circumstances of this case. Additionally, the application has failed to demonstrate that the non-complying development satisfies the underlying objective of the standard or that strict compliance would hinder the attainment of the objectives specified in Section 5(a) (i) and (ii) of the Environmental Planning and Assessment Act, 1979.

**Aims and objectives for residential zones:**

The development is unsatisfactory having regard to the following aims and objectives for residential development as outlined in Part 3A Division 3 of the KPSO:

**Clause 25C(2):**

*(g) to achieve a high level of residential amenity in building design for the occupants of buildings through sun access, acoustic control, privacy protection, natural ventilation, passive security design, outdoor living, landscape design, indoor amenity and storage provision.*

The conversion of the lower level of the dwelling into a dental surgery with the reduced residential component on the first floor is not in keeping with the above clause. The indoor and outdoor amenity is significantly reduced due to the conversion of the ground floor into a surgery.

As the site is only 486.1m<sup>2</sup> in area, soft landscaping is already significantly reduced. The proposal will see 71.28% of the site devoted to hard surfaced built upon area and only 28.72% available for soft landscaping. The site relies heavily upon the rear private open space for its outdoor living and landscape design/amenity. The proposal will alienate the ground floor from residential use. This leaves no residential component to the ground floor and therefore no connectivity to the open space for the residents on the first floor.

Item 21

The residential component of the development is distinctly separated from the ground floor and provides no active or passive security to the ground floor. There is no proposed separate entry for the residents of the first floor and it is noted that no laundry has been provided to the first floor residence. Also, the staff of the surgery will be required to utilise the kitchen facilities within the first floor residence. The development therefore does not achieve a reasonable level of amenity for the residents of the first floor.

**Clause 25D(2):**

- (b) to encourage the protection of existing trees within setback areas and to encourage the provision of sufficient viable deep soil landscaping and tall trees in rear and front gardens where new development is carried out,*
- (c) to provide side setbacks that enable effective landscaping, tree planting between buildings, separation of buildings for privacy and views from the street to rear landscaping,*

The proposal will see the front landscaped setting displaced by three car parking spaces. This will have an impact on the streetscape as the front setback will no longer support the level of vegetation that is characteristic of the landscape character of the locality.

The site is required to support a minimum of three canopy trees. In addition to the existing *Jacaranda mimosifolia* (Jacaranda) in the rear yard, two *Syncarpia glomulifera* (Turpentine) are proposed along the western boundary of the front setback. According to Council's Landscape Assessment Officer, the canopy spread shown appears to be incorrect for this particular species of tree and the area proposed would practically only support one canopy tree.

The parking provision for the proposed dental practice will also require the northern boundary at the front to be fully paved for the driveway. This does not comply with Clause 25D(2)(c) as no soft landscape setback is provided along the majority of this boundary effectively precluding any ability to provide screen planting between the subject site and the adjoining residence of 3 Illoura Avenue. Also, section 4.1.3 of DCP 38 requires side setbacks to:

- .....allow for significant landscaping between buildings, particularly for two storey structures to soften the visual appearance when viewed from the street and from neighbouring properties.*

The loss of screen planting along this boundary and the proposed increase in the intensity of the use of the site will detract from the streetscape and will also significantly impact on the amenity of the adjoining residence at 3 Illoura Avenue.

**Clause 25D(2)**

- (d) to minimise adverse impacts of car parking on landscape character,*

The proposed car parking removes the bulk of the landscaping located in the front setback area. As the site is currently a residential dwelling located within a residential area dominated by garden settings, the impact that the parking provision will have on the site and locality will be significant. This does not meet the above objective.

**Clause 25D(2)**

- (e) to provide built upon area controls to protect the tree canopy of Ku-ring-gai, and to ensure particularly the provision of viable deep soil landscaping in order to maintain and improve the tree canopy in a sustainable way, so that tree canopy will be in scale with the built form.*

## Item 21

The increased built upon area will significantly constrain the ability of the site to provide viable deep soil landscaping to support tall canopy trees.

The two additional trees proposed to be provided along the front southern elevation next to the proposed access path are not viable as the location will only support one tree. This does not satisfy Council's requirements for canopy tree provision under section 4.3.6 of DCP 38 nor does it satisfy clause 25D(2)(e) as there would be insufficient soft landscaping due to the excessive built upon area.

**Part B: Heritage /conservation areas:**

Council's Heritage Advisor concludes that the proposal will have minimal and acceptable impacts on the nearby heritage items and the broader UCA.

**POLICY PROVISIONS****Development Control Plan No. 38 - Ku-ring-gai Residential Design Manual**

Development Control	Proposed	Complies
<b>4.1 Streetscape:</b>		
<b>Building setbacks (s.4.1.3)</b> Front setback: Existing Side setback: Ground floor: 2m(min)  Rear setback: Existing	No change  0m at front northern elevation for driveway No change	N/A  NO N/A
<b>Front fences (s.4.1.5)</b> Height: 1.2m(max)	Existing – no change	N/A
<b>4.2 Building form:</b>		
<b>FSR (s.4.2.1) Existing</b>	No change	N/A
<b>Height of building (s.4.2.2)</b> 2 storey (max) and 7m (site <20° slope)	Existing	YES
<b>Building height plane (s.4.2.3)</b> 45° from horizontal at any point 3m above boundary	Existing	N/A
<b>First floor (s.4.2.4)</b> FSR: < 40% total FSR	Existing	N/A
<b>Roof Line (s.4.2.6)</b> Roof height (5m – single storey) (3m – two+ storey) Roof pitch 35° (max)	Existing  Existing Existing	N/A  N/A N/A

## Item 21

Development Control	Proposed	Complies
<b>Built-upon area (s.4.2.7)</b> 58%(max)	71.28%	NO
<b>Unrelieved wall length (s.4.2.8)</b> 12m (min)	Existing	N/A
<b>Solar access (4.2.11)</b> 4h solar access to adjoining properties between 9am to 3pm	Existing	N/A
<b>Cut &amp; fill (s.4.2.14)</b> Max cut 900mm	Approx: 500mm	YES
Max cut & fill across building area of 1800mm and 900mm	500mm	YES
No cut or fill within side setbacks		YES
<b>4.3 Open space &amp; landscaping:</b>		
<b>Soft landscaping area (4.3.3)</b> 42% (min)	28.72%	NO
<b>Tree replenishment (s.4.3.6)</b> 3 Trees required	3 trees provided but unviable	YES
<b>Landscaping cut &amp; fill (4.3.7)</b> max cut or fill 500mm relative to natural ground	500mm	YES
no cut & fill within 2m of boundary	approx: 470mm	NO
<b>Useable open space (s.4.3.8)</b> Min depth 5m and min area 50m <sup>2</sup>	No change at rear	N/A
<b>4.4 Privacy &amp; security:</b>		
Refer discussion below.		
<b>4.5 Access &amp; parking: Refer DCP 43</b>		

**Side setback**

The driveway along the northern boundary will be paved to accommodate car parking. This will not allow any screen planting between the subject site and adjoining property at 3 Illoura Avenue. This is not in keeping with section 4.1.3 of DCP 38.

**Built-upon area**

Section 4.2.7 of DCP 38 limits built upon area to a maximum of 58% of the site area. The application proposes a built upon area of 71.28%. The objective of the control is to maintain a reasonable amount of the site for soft landscaping. This is to ensure that the predominant landscape character of the locality is maintained.

The proposed built upon area significantly reduces the overall proportion of soft landscaping on the site but particularly within the front setback causing the site to rely upon the rear soft

## Item 21

landscaping. The absence of soft landscaping within the front setback will not be in keeping with the predominantly landscaped garden setting character of the locality.

### Landscaping cut & fill

The pedestrian access path along the front southern elevation will require approximately 470-500mm of fill. This will encroach into the 2m side setback requirement by some 600mm. The encroachment is considered minor as there will be minimal impact to the site.

### 4.4 Privacy and security

The dwelling will retain all existing windows and no additional windows are proposed. The privacy impacts for the proposal are detailed as follows:

#### Ground floor windows

These are existing windows are there will be no increased privacy impacts.

#### First floor windows

There are no windows proposed along the first floor northern or southern elevations and the first floor front windows will only overlook the street.

The rear western elevation windows are to a kitchen, bathroom and living room. These windows are existing, however the use of the rooms would change. The kitchen and living room windows will potentially increase overlooking of the adjoining property to the rear at 23 Illoura Lane.

### DCP 43 – CAR PARKING

Development Control	Proposed	Complies
<b>DCP 43 – Car Parking</b>		
<b>Controls</b>		
Car Parking (Section 3.1)		
<b>Health and Community Services:</b> Professional Consulting Rooms - 3 spaces per practitioner present at any one time plus 1 space per two staff plus 1 space if dwelling occupied by other than the practitioner or staff.		
<ul style="list-style-type: none"> <li>Total Spaces required: 5</li> <li>Car space dimensions: 5.4m x 2.5m tenant/employee Disabled 5.4m x 3.2m</li> </ul>	3 spaces  2 x 5.4mx2.5m 1 x 5.4mx2.4m	NO  YES NO

The site is required to provide five parking spaces, including one disabled space. The proposal only provides 3 parking spaces, two long term and one disabled parking space (the disabled

Item 21

parking space can be utilised as either long term by staff or short term by visitors). The disabled parking space, however falls short of the minimum width requirement of AS 2890.6-2009 by 800mm. Should the width of this space be amended to comply, the width of the other two parking spaces would be reduced causing further non-compliances with AS 2890.6-2009.

## LIKELY IMPACTS

The proposed development will have detrimental impacts on the site and surrounding locality and is not consistent with the aims and objectives of Part 3A Division 3 of the KPSO.

## SUITABILITY OF THE SITE

The site is not considered to be suitable for the proposed development due to the insufficient site area to acceptably accommodate a dental surgery and a residence and the consequential impacts.

## ANY SUBMISSIONS

Two submissions have been received and have been addressed in this report.

## PUBLIC INTEREST

The approval of the application is not considered to be in the public interest.

## OTHER CONSIDERATIONS

There are no other relevant matters for consideration.

## CONCLUSION

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

## RECOMMENDATION

### **PURSUANT TO SECTION 80(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

THAT Council, as the consent authority, refuse development consent to Development Application No. DA0394/10 for the Proposed conversion of an existing dwelling to professional consulting rooms (dentist) and dwelling on the first floor on land at 1 Illoura Avenue Wahroonga for the following reasons:

#### **1. Non-compliance with built upon area development standard**

The built upon area development standard non-compliance is caused by the requirement to provide on site parking for the dental surgery. The car parking is poorly located with within the front setback and is non compliant with DCP 43. This will have a significant detrimental impact on the site as the site can not support the parking requirements for the development.

Item 21

The proposed development would set a negative and undesirable precedent in relation to the deficiency in long term on site parking should a similar development be proposed on surrounding properties. The shortfall would have to be compensated by the local residential street network.

**Particulars:**

- The proposed development exceeds both the built upon area development standard in the KPSO and the built upon area control set out under section 4.2.7 of DCP 38.
- The reduced built upon area would set an unacceptable precedent contrary to good planning outcomes within the surrounding low density residential area.

**2. The SEPP 1 Objection to the maximum built upon area development standard is not well found as the applicant has failed to demonstrate why it is unnecessary or unreasonable to comply with the development standard.**

**Particulars**

- The SEPP1 objection has failed to demonstrate how compliance with the development standard is unreasonable considering the variation would also result in a development that does not comply with Council's parking requirements as set out in DCP 43 – Car parking.
- The SEPP1 objection has failed to demonstrate how the development meets the objectives of Part 3A Division 3 of the KPSO Clauses 25C(1) & (2) and 25D(2), namely -
  - 25C(2)(g) – high residential amenity
  - 25D(2)(b) – protect existing trees and promote tall trees in front gardens
  - 25D(2)(c) – provide side setbacks for landscaping
  - 25D(2)(d) – minimise adverse impacts of car parking
  - 25D(2)(e) – provide built upon area controls to provide deep soil landscaping and maintain and improve the tree canopy

**3. The proposed development does not meet the objectives of Part 3A Division 3 of the KPSO in that the loss of the landscaped setting, loss of privacy, increased built upon area and loss of residential amenity will have a significant detrimental impact on the site and surrounding locality.**

**Particulars:**

- The application does not meet the objective as set out in Clause 25C(2)(g) of the KPSO in that:
  - the residential amenity will be severely impacted with the loss of landscaping to the front of the property;
  - the loss of landscaping to the site reduces the privacy screening the site will have to the neighbouring property at 3 Illoura Avenue Wahroonga;



Item 21

- the residential component of the development is distinctly separated from the rear open space and provides no passive or active security to the ground floor.
- The application does not meet the objective as set out in Clause 25D(2)(b) & (c) of the KPSO as:
  - the built upon area reduces the availability to provide canopy tree plantings to the site;
  - the car parking provisions prohibit any further tree plantings for the site;
  - the side setback along the northern elevation does not allow for screen planting to be provided and this does not meet Council's requirements under DCP 38 .
- The application does not meet the objective as set out in Clause 25D(2)(d) of the KPSO as the car parking provision for the dental surgery will effect a significant loss of landscaping to the front of the site which will have a detrimental impact to the landscape character of the site and surrounding locality.
- The application does not meet the objective as set out in Clause 25D(2)(e) of the KPSO as the built upon area does not meet the requirements under Council's DCP 38 and will significantly impact the landscape amenity and environment of the site.

**4. Non-compliance with Australian Standard 2890.1 (2004) "Off-Street car parking", and Council's Development Control Plan DCP No.43 'Car Parking'.**

The proposed car parking does not comply with the requirements of DCP 43. The proposed development is required to provide five parking spaces, including one disabled space. The application only provides three parking spaces, one of which is disabled. The disabled parking space is undersized and does not comply with Council's DCP and the Australian Standard.

**Particulars**

- The parking space dimension for disabled parking does not comply with Part 6: Off-street parking for people with disabilities (AS 2890.6-2009).
- Accessible path of travel from the disabled parking space into the building is not practical without the need to leave the site.
- The Traffic report does not justify the on-site parking provision in relation to the need to provide long-stay parking (i.e. that created by employees). A total of five (5) parking spaces are required according to DCP No.43 comprising three (3) long-term spaces and one (1) disabled space.

**5. The proposal results in poor residential amenity for the permanent occupants of the premises as a result of privacy impacts, the absence of outdoor landscaped useable recreation areas and the lack of a separate entrance to the proposed residential component.**

Item 21

**Particulars**

- The conversion of the entire ground floor into a dental surgery effectively severs the connectivity between the first floor residential component and the private open space to the rear of the site. There is no external access to the first floor residential component of the dwelling and therefore must be accessed through the dental surgery.
- The kitchen will have to be utilised by the staff of the surgery as no provision has been made for a staff kitchen within the ground floor and no laundry has been provided for the proposed dwelling on the first floor.

**6. The proposal fails to provide adequate information.**

**Particulars**

- site plan has not been provided;
- specific hours of operation have not been provided for the use of the premises nor have designated emergency hours being provided;
- advertising signage details have not been submitted;
- a stormwater management plan has not been submitted;
- elevation plans of the front fence have not be submitted;
- built upon area calculations have not been submitted;
- an adequate Statement of Environmental Effects is required demonstrating compliance with DCP 38.

Natalie Piggott-Herridge  
**Development Assessment Officer**

Selwyn Segall  
**Team Leader**  
**Development Assessment - North**

C Swanepoel  
**Manager**  
**Development Assessment Services**

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

**Attachments:**      **NSW Department of Planning Circular PS 08-014 – 2010/154165**  
                                 **Location sketch – 2010/154283**  
                                 **Zoning extract – 2010/154286**  
                                 **Floor & Elevations Plans – 2010/154167**  
                                 **Landscape Plan – 2010/154169**  
                                 **SEPP1 Objection – 2010/154173**

## PLANNING circular

### PLANNING SYSTEM

State environmental planning policies

<b>Circular</b>	PS 08-014
<b>Issued</b>	14 November 2008
<b>Related</b>	PS 08-003 May 2008

## Reporting variations to development Standards

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

### Introduction

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

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

### Reports due 4 weeks from date of this Circular

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

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

Quarterly reports are to be emailed to [developmentstandards@planning.nsw.gov.au](mailto:developmentstandards@planning.nsw.gov.au)

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

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

### Further Requirements

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

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



**Further information**

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

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

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

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

**Authorised by:**

Sam Haddad,  
Director-General  
NSW Department of Planning

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

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**1 Illoura Avenue, Wharoonga**

[illegible]

Metres  
0 5 10 20 30 40 50

-  SUBJECT LAND  
 HERITAGE ITEM  
 CIRCULATED AREA


























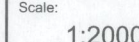


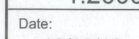










Ku-ring-gai  
Council

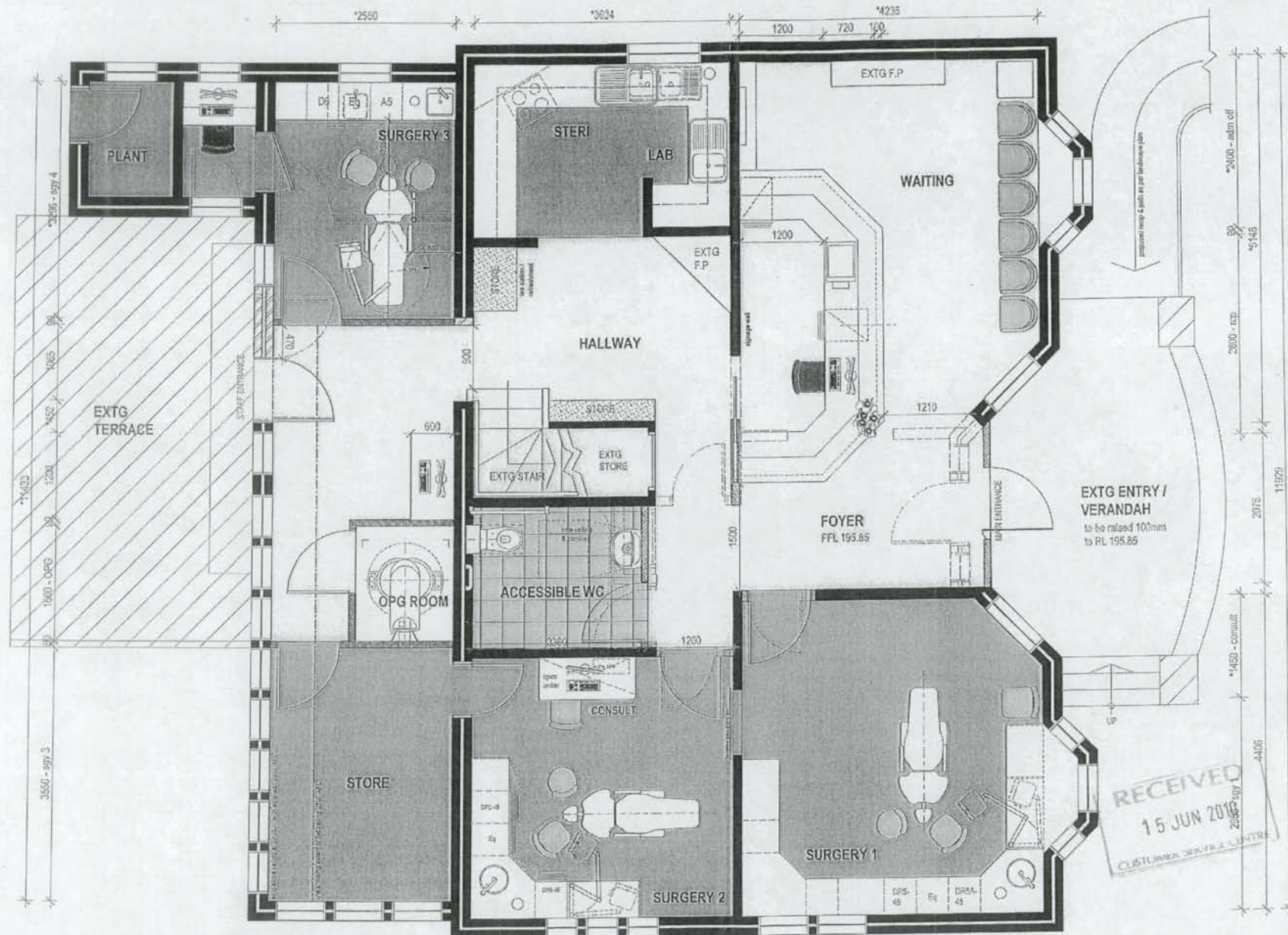


1 Illoura Avenue, WAHROONGA



ZONES			RESERVATIONS			GENERAL														
2. RESIDENTIAL			3. BUSINESS			5. SPECIAL USES			OPEN SPACE			OTHER								
(a) RESIDENTIAL A 			(a) RETAIL SERVICES 			(a) SPECIAL USES A (Schools etc) 			(a) OPEN SPACE 			EXISTING COUNTY ROAD 								
(b) RESIDENTIAL B 			FLOOR SPACE RATIOS			(a1) SPECIAL USES A1 			(Public Parks & Recreation)			OTHER PLANNING INSTRUMENT 								
(c) RESIDENTIAL C 						(b) SPECIAL USES (Railway) 			(b) COUNTY OPEN SPACE 											
(c1) RESIDENTIAL C1 			A1 2.0:1 			6.OPEN SPACE			SPECIAL USES			 NORTH								
(c2) RESIDENTIAL C2 			A2 1.0:1 						(a) RECREATION EXISTING 						SPECIAL USES (Parking) 					
(d) RESIDENTIAL D 			A3 0.75:1 						(b) RECREATION PRIVATE 						ROADS					
(d3) RESIDENTIAL D3 			(d) COMMERCIAL SERVICES 			(c) RECREATION PROPOSED 			(a) COUNTY ROAD WIDENING 			 Scale: 1:2000								
(e) RESIDENTIAL E 			FLOOR SPACE RATIOS						(b) COUNTY ROAD PROPOSED 						 Date: 13/08/10					
(f) RESIDENTIAL F 						B1 1.0:1 			(c) LOCAL ROAD PROPOSED 									 Ku-ring-gai Council		
(g) RESIDENTIAL G 						B2 1.0:1 			(d) LOCAL ROAD WIDENING 											
(h) RESIDENTIAL H 																				





1 PROPOSED LAYOUT PLAN  
Dental Surgery Fitout

PROPOSED FLOOR AREA : 133.51 sqm

NOTES:

- \* denotes dimensions check on site
- denotes not in the scope of works

scale at A3  
1:50 0mm 500 1000 2000 3000

DA DRAWINGS

DATE	10/06/20	ISSUED BY	DA1
DATE	10/06/20	ISSUED BY	DA1
DATE	10/06/20	ISSUED BY	DA1
DATE	10/06/20	ISSUED BY	DA1
DATE	10/06/20	ISSUED BY	DA1

**PERFECT PRACTICE**  
 ARCHITECTURE / DESIGN / PROJECT MANAGEMENT / FITOUT  
 9 Avon Road, Seven Hills, NSW 2147  
 PO BOX 6097, Southport NSW 1755  
 PH 02 9620 9333

TITLE  
**PROPOSED LAYOUT PLAN - Ground Floor**

DESIGN & DRAWN BY  
**ML**

PROJECT NO  
**273**

DATE  
**05.10**

PROJECT & CLIENT  
**Dr Tony Rotunwongprasad**

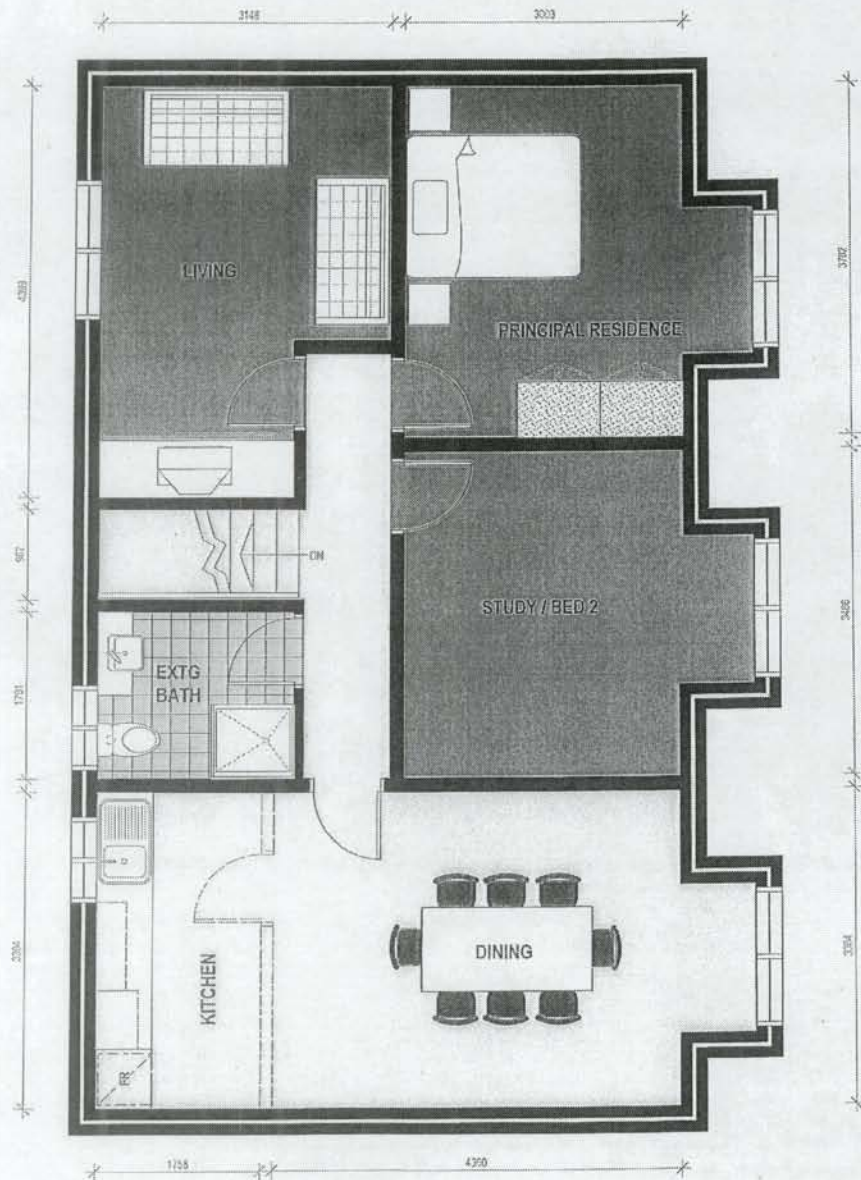
SCALE  
**1:50**

ISSUE  
**DA1**

DRAWING NO  
**101**

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CUSTOMER SERVICE CENTRE



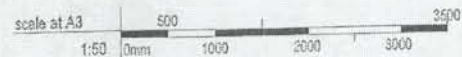


1 PROPOSED LAYOUT PLAN  
- 1st Floor

PROPOSED FLOOR AREA : 67.94 sqm

NOTES :

- denotes dimensions check on site



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DATE	ISSUE	REVISION
15/06/2010	1	ISSUED FOR DA APPLICATION - CONCEPT SUBMISSION

**PERFECT PRACTICE**  
INTERIORS / DESIGN / PROJECT MANAGEMENT / FITOUT  
9 Avond Road, Seven Hills, NSW 2147  
PO Box 8399, Baulkham Hills 1715  
PH 02 0020 9333

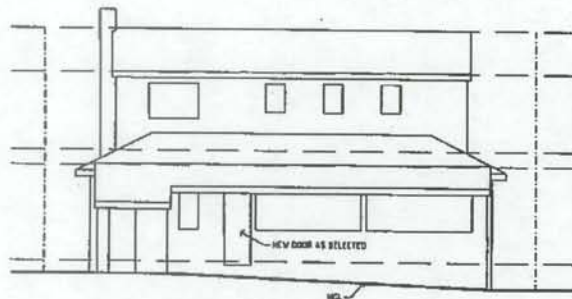
TITLE: PROPOSED LAYOUT PLAN -  
1st Floor  
DESIGN & DRAWN BY: ML  
PROJECT NO: 273  
DATE: 03.10

PROJECT & CLIENT:  
Dr Tony  
Ratanavongpratsat  
Dental Surgery / Fitout  
1 Blount Ave  
Watsons Bay  
NSW 2070

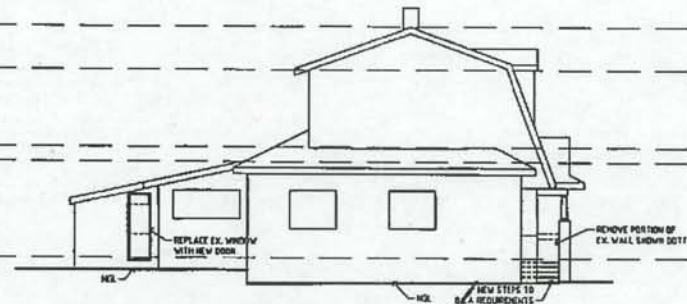
SCALE @ A3: 1:50  
ISSUE: DA1  
DRAWING NO: 102

DA DRAWINGS

All structural sizes, structural adequacy, retaining walls, and drainage to engineers details. If in doubt, ask. Builder to check all dimensions and heights prior to construction. Construction to be altered to suite existing structure if necessary. All materials to match existing or as noted otherwise. This plan is copyright to Rob Crump Design (NSW) Pty. Ltd., and may not be reproduced without the written consent of the company.



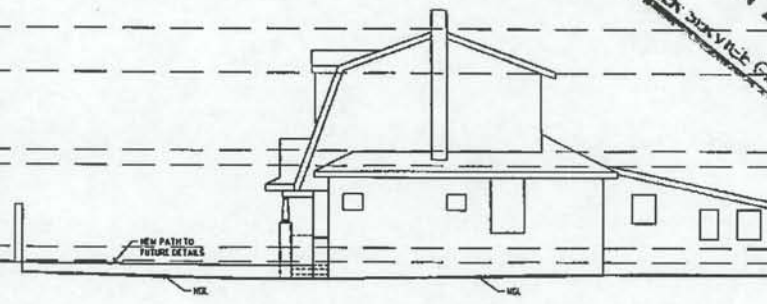
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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CUSTOMER SERVICE CENTRE

RIDGE LEVEL RL 203.140

FIRST FLOOR RL 199.320

GROUND FLOOR RL 195.850

AMENDMENT DEVELOPMENT APPLICATION  
ISSUED BY: DATE:

**ROB CRUMP DESIGN**  
BUILDING DESIGN AND DRAFTING CONSULTANTS

A.B.N. 14 721 765 945  
30 Sunnymead Close  
Ashfield N.S.W. 2077  
Ph: (02) 9476 3683  
Fax: (02) 9476 3567  
Mobile: 0412 581 313  
Email: rcrump@tpg.com.au


**DR. TONY RATANAWONGPRASAT**  
DENTAL SURGEY FITOUT  
1 ILLOURA AVENUE  
WAHROONGA NSW 2076

Scale: 1:100 @ A2 plot size  
Date: 10 May 2010  
Job No: 2085/01

DATE: R.C. R.C. R.C.



# LEGEND

-  EXISTING & ARCHITECTS LEVELS
-  PROPOSED LANDSCAPE LEVELS
-  EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE REMOVED
-  STEPPING STONES
-  EXISTING & PROPOSED DRIVEWAY AND CAR PARKING AREAS
-  CONCRETE PAVING

## SCHEDULE OF EXISTING TREES

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD
1.	<i>Jacaranda mimosifolia</i>	Jacaranda	8 x 10m
2.	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	8 x 8m
3.	<i>Plumeria rubra</i>	Frangipani	5 x 5m
4.	<i>Citrus spp.</i>	Citrus	3 x 3m
5.	<i>Jacaranda mimosifolia</i> %	Jacaranda	15 x 15m
6.	<i>Tristanopsis laurina</i>	Water Gum	10 x 10m
7.	<i>Callistemon salignus</i>	Willow Bottlebrush	10 x 10m
8.	<i>Tristanopsis laurina</i>	Water Gum	10 x 10m

% 1 x existing canopy trees to attain a minimum height of 13m on shale derived soils.

## SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
DC	<i>Dianella caerulea</i>	Paroo Lily	19	0.4m	140mm	-
ER	<i>Elaeagnus reticulatus</i> *	Blueberry Ash	1	5m	25 litre	2
LS	<i>Lomandra 'Seascape'</i>	Seascape Lomandra	24	0.4m	140mm	-
SG	<i>Syncaulia glaucoflora</i> #	Turpentine	2	20m	25 litre	2
SPd	<i>Syzygium paniculatum</i> Dwarf	Dwarf Lilly Pill	8	3m	200mm	-

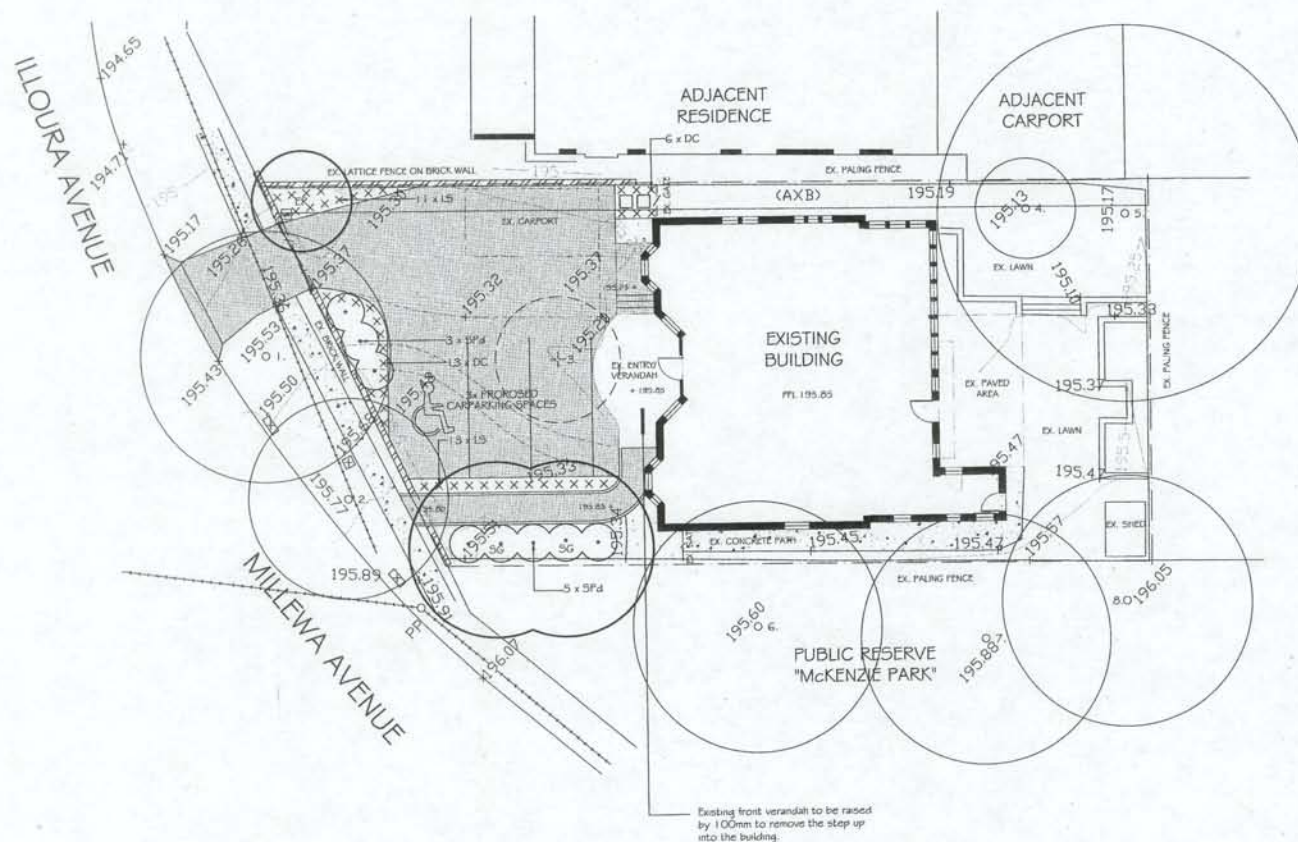
# 2 x proposed canopy trees to attain a minimum height of 13m on shale derived soils.

\* 1 x proposed landscape (small) trees.

The majority of the plants in this schedule have been selected from a list of Indigenous Blue Gum High Forest species and also in Ku-ring-gai Council's Indigenous plant list within the BASIX Specification.

## BUILT UPON AREA

Site Area 485.97m<sup>2</sup>  
Built upon area 346.41m<sup>2</sup> (=71.28%)



Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

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15 JUN 2010  
CLERK OF THE COURT

## REVISIONS

A 14.05.10  
1. Revisions to accommodate disabled access.

## NOTES

This plan is to be read in conjunction with all documentation prepared by Burton and Field Pty Ltd.

**iscape**  
LANDSCAPE ARCHITECTURE

office, 18/303 pacific highway  
lindfield nsw 2070  
postal, 25 bent street  
lindfield nsw 2070  
ph 9416 4290 fax 9416 4735  
A.C.N 097 328 580  
email ilja@netspace.net.au

project  
Proposed Professional  
Consulting Rooms  
1 Illoura Avenue, Warrington

drawing  
Landscape Plan

client  
T & S Ratanawongprast

date May 2010 scale 1:100 @ A1  
1:200 @ A3  
job.dwg no. 30.10/048'A' no. in set ONE/ONE  
designed by IJ drawn by AM



**8. OBJECTION PURSUANT TO STATE ENVIRONMENTAL PLANNING POLICY NO 1**

**VARIATION OF A DEVELOPMENT STANDARD REGARDING THE MAXIMUM BUILT UPON AREA OF LAND UPON WHICH A DWELLING HOUSE IS ERECTED PURSUANT TO CLAUSE 60C(2) OF THE KU-RING-GAI PLANNING SCHEME ORDINANCE**

**For:** Proposed Professional Consulting Rooms  
**At:** 1 Illoura Avenue, Wahroonga  
**Applicant:** Dentist at Care

---

**Introduction**

This objection is made pursuant to the provisions of Clause 6 of State Environmental Planning Policy No.1 (SEPP No.1). In this regard it is requested Council support a variation with respect to compliance with the maximum built upon area of land upon which a dwelling house is erected.

Clause 60C(2) ordinarily permits a maximum built upon area of 60% of the site area. The proposal provides for a built upon area of 71.28%.

This SEPP 1 objection has been structured in accordance with the approach adopted by the Land & Environment Court of NSW in *Winten Property Group v North Sydney Council* [2001] NSWLEC 46 at [26] as well as more recently in *Wehbe v Pittwater Council* [2007] NSW LEC 827.

**Questions to be answered in determining a SEPP No.1 Objection**

**1. Is the control to be varied a development standard?**

Clause 60C of the Ku-ring-gai Planning Scheme Ordinance (KPSO) controls the maximum built upon area of an allotment upon which a dwelling is or is proposed to be erected. In this regard a maximum built upon area of 60% of the site area is permitted.

It is considered that this provision is a development standard as defined by Section 4 of the Environmental Planning and Assessment Act.



**2. What is the underlying object or purpose of the development standard?**

The object of the particular standard with respect to the subject site is contained Clause 25D(2) of the KPSO and specifically at sub-clause (e) which states:

*(e) to provide built upon area controls to protect the tree canopy of Kuring-gai, and to ensure particularly the provision of viable deep soil landscaping in order to maintain and improve the tree canopy in a sustainable way, so that tree canopy will be in scale with the built form.*

**3. Is compliance with the development standard consistent with the aim of SEPP No.1?**

The aim of SEPP No.1 is to:

*Provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act.*

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

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

Strict compliance with the development standard would prohibit the proposed development from proceeding given that satisfactory on-site car parking could not be provided upon the site. Such an outcome would seem unreasonable given that:

1. The proposed use is clearly permissible upon the land.
2. The proposal seeks to utilise the existing built form consistent with the intent of the KPSO.
3. The proposal does not limit the ability for the site and the immediately adjoining lands to support an appropriate number of tall trees.
4. The proposal will not result in any unreasonable streetscape impacts.
5. The proposal will not result in any unreasonable environmental impacts.
6. The proposal is ideally located with regard to access to parking and transport.



**4. Why compliance with the standard is unreasonable or unnecessary in the circumstances of this case**

It is my opinion that compliance with the standard in relation to the proposal would be both unreasonable and unnecessary in the circumstances of this case given that the intent of the professional consulting room provision is to permit this form of development primarily within existing dwelling houses. In such a circumstance it is considered that it would be highly likely that the built upon area of the property would be already close to the 60% maximum and that the increase in built upon area resulting from the provision of on-site carparking would typically result in the 60% maximum being exceeded.

In addition to the above it is my opinion that the proposal does not unreasonably limit the ability for tall trees to grow on or adjacent to the subject site. It is noted that the proposal will result in the site supporting 3 tall trees in accordance with the requirements of the Council as well as appropriate perimeter landscaping.

It is also considered that the proposal will not unreasonably impact upon the streetscape of the locality given that the paved area will be largely screened by the existing front fence and proposed landscaping.

**Conclusion**

On this basis I submit that it would be both unreasonable and unnecessary for strict compliance with this standard to be required given that the objectives of the standard are achieved notwithstanding no-compliance with the standard.

In the circumstances I am of the opinion that the objection is well founded.

It is therefore my opinion that this request for a variation of a development standard is worthy of the support of the Council.

Andrew Minto  
Graduate Diploma (Urban & Regional Planning), Associate Diploma (Health & Building Surveying). MPIA, MAIBS.  
GLENDINNING MINTO & ASSOCIATES PTY LTD  
June 2010