



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 27 FEBRUARY 2007 AT 7.00PM
LEVEL 3, COUNCIL CHAMBERS**

A G E N D A

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

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

ADDRESS THE COUNCIL

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

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 6 February 2007

Minutes numbered 1 to 22

MINUTES FROM THE MAYOR

PETITIONS

GENERAL BUSINESS

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

GB.1 **9 to 15 Kings Avenue, Roseville - Demolition of 4 Dwellings & Construction of a Residential Flat Building containing 23 Units & Basement Car Parking for Vehicles, Section 96(2)** **1**

File: DA1285/04-2

Ward: Roseville

Applicant: Lindsay Hunt

Owners: B Carbines, B Eschmann, J Teer and ETC Developments Pty Ltd

To determine a section 96 modification to the consent to development application No. 1285/04, which proposes the following modifications:

Recommendation:

Approval

GB.2 **20 to 22 Tryon Road, Lindfield - Demolition of Two (2) Existing Dwellings & Construction of a Five (5) Storey Residential Flat Building containing Twenty-Six(26) Dwellings** **27**

File: DA0826/06

Ward: Roseville

Applicant: Mr Mohammed ChehelNabi - PD Mayoh Pty Ltd

Owners: Mrs L Fraser & Mrs A E Locke

To determine development application No.826/06, which seeks consent for demolition of two (2) existing dwellings and construction of a five (5) storey residential flat building containing twenty-six (26) dwellings with basement parking for 62 vehicles.

Recommendation:

Approval

GB.3 Policy on the Payment of Expenses & Provision of Facilities to Councillors 110

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File: S03779

To adopt a new Policy on the Payment of Expenses and Provision of Facilities for Councillors following public exhibition of the revised draft Policy.

Recommendation:

That the revised Policy be adopted and the limits for Clause 2.9 (Care and Other Related Expenses) be adjusted for the period March to August 2007.

GB.4 Investment & Loan Liability as at 31 January 2007 137

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File: S02722

To present to Council investment allocations, returns on investments and details of loan liabilities for January 2007.

Recommendation:

That the summary of investments and loan liabilities for January 2007 be received and noted.

GB.5 NSW Department of Local Government Comparative Data 2004/2005 145

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File: S02779

To present to Council an analysis of the NSW Department of Local Government Comparative Data Report for 2004/2005.

Recommendation:

That Council receive and note the analysis of the Department of Local Government 2004/2005 Comparative Data.

GB.6 Analysis of Land & Environment Court Costs - 2nd Quarter 2006/2007 149

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File: S02466

To provide information in relation to proceedings to which Council is a party in the Land & Environment Court for the quarter ended 31 December 2006, including appeals commenced, costs incurred by Council and outcomes.

Recommendation:

That the analysis of Land & Environment Court costs for the second quarter ended December 2006, be received and noted.

GB.7 5 Suakin Street/986 Pacific Highway, Pymble - energyAustralia Request 159
for Short Term Lease

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File: P54824

Provide Council with details of a request from energyAustralia for a short term lease over a portion of Council-owned vacant land at 5 Suakin Street/986 Pacific Highway, Pymble (Lot 1 in DP 830320).

Recommendation:

That Council approve a four (4) month lease to energyAustralia.

GB.8 Draft Local Environmental Plan No 211 Consideration following Public 167
Exhibition

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File: S05706

To consider the finalisation of Draft Local Environmental Plan No 211 following completion of the statutory public exhibition.

Recommendation:

That Council resolve to adopt the final format of Draft Local Environmental Plan No 211 and forward to the Department of Planning and Minister with the request for its gazettal.

GB.9 4 Ontario Avenue, Roseville - To alter Terms of Drainage Easement & 175
Connection to Council Stormwater Pipeline

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File: DA1523/03-2

To consider a request by owners of No 4 Ontario Avenue Roseville to alter the terms of the Council drainage easement over downstream properties to permit connection and discharge into a Council pipeline.

Recommendation:

That the proposal be approved subject to Conditions A to C noted in recommendation.

GB.10 Alcohol Free Zones

181

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File: S03151

To consider the re-establishment of Alcohol Free Zones in South Turrumurra Shopping Centre South Turrumurra, Wade Lane car park Gordon and St Ives Village Green St Ives.

Recommendation:

That Council proceeds with the proposal to renew the Alcohol Free Zones in South Turrumurra Shopping Centre, Wade Lane car park and St Ives Village Green by notification and invitation for public comment in accordance with Section 644A of the Local Government Act 1993.

GB.11 2006 to 2010 Management Plan, 2nd Quarter Review as at 31 December 2006

189

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File: S04708

To report to Council on progress made toward achieving Key Performance Indicators as contained in Council's 2006-2010 Management Plan.

Recommendation:

That the 2nd quarter Management Plan review 2006-2010 be received and noted.

GB.12 Budget 2006/2007 2nd Quarter Review as at End December 2006

228

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File: S04708

To present to Council the quarterly financial review for the 2nd quarter ended 31 December 2006.

Recommendation:

That Council approve the budget transfers as outlined in this report.

EXTRA REPORTS CIRCULATED AT MEETING

File: S05882

Notice of Motion from Councillor I Cross dated 19 February 2007.

I move that:

Further work on the rezoning of land between Beechworth and Warragal Roads be undertaken in conjunction with the development of Council's Comprehensive LEP and that this work include further review of heritage matters, access and vegetation. Further, the matter be discussed with and outlined to the Department of Planning and relevant property owners.

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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

The Item listed hereunder is recommended for consideration in Closed Meeting, Press & Public excluded for the reason stated below:

C.1 Staff Matter - General Manager

(Section 10A(2)(a) - Personnel matters concerning particular individuals)

File: S03001

Report by the Mayor, Councillor Nick Ebbeck.

John McKee
GENERAL MANAGER

** ** *

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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DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	9 TO 15 KINGS AVENUE, ROSEVILLE - DEMOLITION OF 4 DWELLINGS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING CONTAINING 23 UNITS AND BASEMENT CAR PARKING FOR VEHICLES, SECTION 96(2)
WARD:	Roseville
DEVELOPMENT APPLICATION N^o:	1285/04A
SUBJECT LAND:	9 to 15 Kings Avenue, Roseville
APPLICANT:	Lindsay Hunt
OWNER:	B Carbines, B Eschmann, J Teer and ETC Developments Pty Ltd
DESIGNER:	Patrick and Partners
PRESENT USE:	Residential Dwellings
ZONING:	Residential 2(D3)
HERITAGE:	No
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	KPSO - LEP 194, DCP 31 - Access, DCP 40 - Waste Management, DCP 43 - Car Parking, DCP 47 - Water Management
COMPLIANCE WITH CODES/POLICIES:	Yes
GOVERNMENT POLICIES APPLICABLE:	SEPP 65, SEPP 55
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	11 September 2006
40 DAY PERIOD EXPIRED:	21 October 2006
PROPOSAL:	Demolition of 4 dwellings and construction of a residential flat building containing 23 units and basement car parking for vehicles, Section 96(2)
RECOMMENDATION:	Approval

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DEVELOPMENT APPLICATION N^o 1285/04A
PREMISES: 9 TO 15 KINGS AVENUE, ROSEVILLE
PROPOSAL: DEMOLITION OF 4 DWELLINGS AND
CONSTRUCTION OF A RESIDENTIAL FLAT
BUILDING CONTAINING 23 UNITS AND
BASEMENT CAR PARKING FOR
VEHICLES, SECTION 96(2)
APPLICANT: LINDSAY HUNT
OWNER: B CARBINES, B ESCHMANN, J TEER AND
ETC DEVELOPMENTS PTY LTD
DESIGNER PATRICK AND PARTNERS

PURPOSE FOR REPORT

To determine a section 96 modification to the consent to development application No. 1285/04, which proposes the following modifications:

- revised apartment mix, involving conversion of the approved 2 bedroom plus study units into 3 bedroom units
- additional car spaces within the basement as required for 3 bedroom units
- reduction of some balconies as required by Condition 80
- increase in eave overhang to improve shading
- corrections to elevations where inconsistent with plans

This matter was called to full council by Councillor Shelley.

EXECUTIVE SUMMARY

Issues:

- Increased floor area
- Additional excavation
- Whether the proposal results in substantially the same development

Submissions: Twenty- seven (27) submissions.

Land & Environment Court appeal: N/A

Recommendation: Approval

HISTORY

Site history:

The site is used for residential purposes.

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Development application history:

DA 1285/04 was approved by Council on 8 November 2005.

The approved development consists of the demolition of four (4) dwelling houses and the construction of six (6) storey residential flat building, containing twenty-three (23) units and basement car parking for forty-one (41) vehicles. The residential flat building comprises two primary built elements with connecting walkways and a common lift with basement parking to each building and landscaped setbacks to all boundaries.

The main components of the approved development are as follows:

A total of 23 residential units, comprising 6 x 2 bedroom units, 9 x 2 bedroom units with study and 8 x 3 bedroom units with study.

A total of 41 car parking spaces, comprising 31 residential spaces, 4 disabled spaces and 5 visitors' spaces plus 1 disabled visitors' space, located on 2 basement levels.

A communal open space area of 356 square metres and 1693 square metres (51%) of deep soil area.

THE SITE AND SURROUNDING AREA

The site

Zoning:	Residential 2(D3)
Visual Character Study Category:	Pre 1920/1945-1968/Post 1968
Lot Number:	5, 6, 7 and 8
DP Number:	9613
Heritage Affected:	No
Bush Fire Prone Land:	Yes (500mm in width for a length of 6.1 metres in north-west corner of the site)
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

The subject site is located on the eastern side of Kings Avenue and the western end of Maclaurin Parade, Roseville. The site is of an irregular shape, with a total area of 3320 square metres. It has frontages of 67.82 metres to Kings Avenue and 36.41 metres to Maclaurin Street. The site has depths of 45 metres along the southern property boundary and 71.99 metres along the eastern property boundary. The site has a cross-fall from south-east to north-west. The centre of the site falls 10 metres over a distance of 49.5 metres towards Maclaurin Parade, with a gradient of 20%. A drainage depression crosses the site at its northern end.

The site comprises four (4) allotments as follows:

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9 Kings Avenue	-	Lot 5 in DP 9613
11 Kings Avenue	-	Lot 6 in DP 9613
13 Kings Avenue	-	Lot 7 in DP 9613
15 Kings Avenue	-	Lot 8 in DP 9613

No.9 Kings Avenue contains a single dwelling with minimum setbacks of 7 metres to Kings Avenue, 2.5 metres to the southern boundary and 17 metres to the eastern boundary to No.1 Nola Road. An in-ground pool with timber deck and paved private open space area as well as a timber carport also exist on site.

No.11 Kings Avenue contains a single storey dwelling. The dwelling is set back 9 metres from Kings Avenue and approximately 20 metres from the rear (eastern) property boundary.

No. 13 Kings Avenue contains a part two storey and part single storey dwelling, set back 10 metres from Kings Avenue and 15.5 metres from the rear (eastern) boundary.

No.15 Kings Avenue contains a part two storey and part single storey dwelling. The dwelling has setbacks of 11 metres to Kings Avenue and 10 metres to the rear (eastern property) boundary. A drainage line runs diagonally through the site and the existing dwelling is setback 5 metres from the drainage line.

The site is bound to the south and east by allotments zoned Residential 2(d3) which allows for multi-unit development. The site forms part of the Nola Road Precinct within Development Control Plan No.55 which is bound by Kings Avenue, Maclaurin Parade and Corona Avenue, Roseville.

Surrounding development:

The subject site is bound by Kings Avenue, Corona Avenue, Maclaurin Parade and includes Nola Road located to the north of the precinct which has been recently rezoned Residential 2(D3) to allow for multi-unit housing.

A development application for a residential flat building comprising 32 units, carparking and landscaping at the site 8 to 12 Nola Road, Roseville was refused by Council on 23 August 2005. The application was subsequently approved by the Land and Environment Court.

To the immediate west of the site, are one and two storey dwelling houses with established gardens.

Zoning history:

In the preliminary draft LEP194 adopted by Council in October 2002, the site was incorporated as Special Area 1 which required a specific plan for the area to be created prior to the lodging of development applications.

The exhibited draft LEP194 included the site within the 2D(a) zone in which five storeys were permissible. It was retained as Special Area 1.

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Following the exhibition of draft LEP194, the area was removed from the plan and retained as a 2A zone. This was submitted to the Department of Infrastructure, Planning and Natural Resources in November 2003.

When the LEP was gazetted by the Minister in May 2004, the Minister included the site and Nola Road Precinct within a 2(d3) zone (excluding any special area provisions). As a result of this, site specific controls were introduced within DCP55.

THE PROPOSAL

The proposal is to modify the approved development as follows:

- revised apartment mix involving conversion of the approved 9 x 2 bedroom plus study units into 3 bedroom units which represents 39% of the total unit mix
- 11 additional car spaces within the basement as required for 3 bedroom units
- reduction of some balconies as required by Condition 80 of the consent
- increase in eave overhangs to improve shading
- correction to elevations where inconsistent with plans

CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, owners of surrounding properties were given notice of the section 96 application. The following comments have been received:

In response, 27 submissions were received from the following:

1. *Mr M & Mrs C Hoffman, 6 Pockley Avenue, Roseville*
2. *Mr P Robertson & Ms S Donnelly, 25 Alexander Parade, Roseville*
3. *Mr D & Mrs D Grosvenor, 1 Nola Road, Roseville*
4. *Miss M A Hill, 10 Alexander Parade, Roseville*
5. *Mr M & Mrs C Gulley, 7 Kings Avenue, Roseville*
6. *The Kenny Family, alisonwk@bigpond.net.au*
7. *Mr H & Mrs J Badger, jbadger@aapt.net.au*
8. *A Woodhouse, PO Box 8, Killara*
9. *E Madsen, 5 Alexander Parade, Roseville*
10. *Mrs P White, 8 MacLaurin Parade, Roseville*
11. *Mr F Walker, 4 Alexander Parade, Roseville*
12. *P A Brook, 1/2 MacLaurin Parade, Roseville*
13. *P Palmero, 33 Alexander Parade, Roseville*
14. *Mrs J Culvenor, 17 Alexander Parade, Roseville*
15. *B & G Wood, 3/7 Nola Road, Roseville*
16. *A & N Inall, PO Box 402, Roseville*
17. *H Larcombe, 6 Alexander Parade, Roseville*
18. *B & V Narula, 5 Nola Road, Roseville*
19. *J & L Sharp, 3 Nola Road, Roseville*
20. *S Johnson, 3 Pockley Avenue, Roseville*

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21. Mr & Mrs G & J Watman, 45 Findlay Avenue, Roseville
22. The Ewen Family, 6 Kings Avenue, Roseville
23. B Holgate & J Weideman, 8 Pockley Avenue, Roseville
24. K Raine, 7 Alexander Parade, Roseville
25. R Delaney & S Bradshaw, 37 Alexander Parade, Roseville
26. W P Larcombe, 6 Alexander Parade, Roseville
27. Mr M Fitjer, 15 Alexander Parade, Roseville

The submissions raised the following issues:

Loss of privacy to backyard, kitchen and living area 6 Pockley Avenue due to additional height

The application does not increase the approved height of the development. The reconsideration of this issue is not available in the section 96 application. However, given that the rear yard of No.6 Pockley Avenue is a minimum of 60 metres from the development and that there is substantial boundary landscape screening, no adverse privacy impact is expected.

Loss of value to property due to increased noise and traffic due to additional bedrooms

This is not an issue for consideration under the Environmental Planning and Assessment Act 1979.

Increased traffic

The revised unit mix and the provision of 11 additional car spaces will not result in a significant impact with respect of the potential traffic generated during peak hours. This will have no detrimental affect upon the existing operation or level of service of Kings Avenue or the surrounding road network.

The proposal does not fit well into its surrounding streetscape

Multi-unit residential developments are permissible under the zoning and are therefore anticipated in the area. The development as proposed to be modified complies with the prescribed standards of LEP 194, in particular maximum height, number of storeys and site coverage, has adequate deep soil landscaping and sufficient tree planting provision, consistent with the established landscape character of the area.

Adjoining properties to the south and east are also zoned for multi-unit residential development. The modified proposal responds effectively to the objectives and development standards of LEP 194 and DCP 55 and is therefore in accordance with the desired future character of the area.

The modified awnings visually detract from the building's appearance as they have been added only for functional appearance

The eaves overhang to level six of building element A (northern section) is proposed to be extended 1.8 metres in both east and west directions and 1.2 metres in the north and south direction. The eaves overhang to level six of building element B (southern section) is proposed to be extended

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700mm in all directions. The additional roof overhang will add architectural merit to the proposal, whilst improving the amenity of the occupants by providing additional sun protection in summer.

The extended eaves overhang may add to the shadowing to No. 7 Kings Avenue

Amended shadow diagrams (Drawing No. A-115, Issue D) illustrate a non-discernible impact to shadowing to No. 7 Kings Avenue between the hours of 9am and 3pm on June 21. The proposed modification allows the retention of 3 hours of sunlight to this property over the duration of the day in midwinter.

Revised shadow diagrams have not been provided

Revised shadow diagrams have been provided to reflect the proposed modification as discussed above (Drawing No. A-115, Issue D). The diagrams indicate that the proposed amendments will not significantly alter the approved shadow cast on June 21 with regard to affected neighbouring properties at No. 1 Alexander Parade and No. 7 Kings Avenue. Accordingly, adequate solar access to these properties will be maintained in midwinter.

The change in plan means the entire application should be assessed under DCP 55

An assessment under DCP 55 has been undertaken and the amendments have been included in the DCP 55 table in this report.

The increase in underground car parking results in there not being sufficient deep soil landscaping

The area of deep soil landscaping has been reduced to 1770m² or 53.3% of the 3320m² site. The resultant area of deep soil is still in excess of 50% and is compliant with LEP 194.

Increase in size of building form

The increase in gross floor area is 14m² which represents a floor space ratio of 1.094:1 whereas DCP 55 permits a floor space ratio of 1.3:1 for a site of this size. The additional floor space is therefore minimal and within the requirements of DCP 55.

Tandem parking is not suitable

Council's Development Control Engineer has no objection to the proposed tandem car spaces, which can be allocated to individual units. The tandem car spaces ensure the efficient use of available space and are acceptable in this configuration.

The increase of bedrooms in the top level apartments is at the reduction in the setback of the lower apartments.

The increase in floor area of Units 5.01 and 5.02 by 6m² each result in a 1 metre reduction in setback for a length of 8.5 metres in relation to the footprint of Level 4. Level 5 remains less than

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the 60% required from level 4, being 55.34%. The small increase in floor area to level 5 is therefore satisfactory. The proposed modification maintains compliance with regard to required setbacks as indicated in the DCP 55 compliance table.

The increased excavation will affect significant trees

The applicant has sought advice from an arborist, Ian English, who has provided a report and recommendations in relation to the impact of the proposal on Tree #2, an *Angophora costata* (Sydney Red Gum) 22 metres high and in good condition and Tree # 6, a *Eucalyptus pilularis* (Blackbutt) 25 metres and also in good condition.

Council's Landscape Development Officer, Robyn Askew, is satisfied that the proposed amendments will not impact on Tree #2, an *Angophora costata* (Sydney Red Gum) and Tree # 6, a *Eucalyptus pilularis* (Blackbutt) provided protection measures are imposed. It is recommended that **Conditions 23, 89 and 90** be amended to provide protection for Trees #2 and #6.

The upper storey exceeds the space required under DCP 55

Level 5 has an area equating to 58.48% of the area of Level 4, which is below the 60% maximum. The area of Level 5 is therefore compliant with LEP 194.

The proposal should be rejected as an unlawful application as it is not a minor error, misdescription or miscalculation.

The application was originally made under section 96(1A) Modification involving minimal environmental impact. However subject to advice from Council officers, the applicant has now requested the application be considered under section 96(2) of the EPAA. This classification is appropriate.

The proposal is not substantially the same development

The proposed modifications include:

- Converting the approved 2 bedroom plus study units into 3 bedroom units.
- Providing additional basement car parking required for the 3 bedroom units.
- Consequential minor internal amendments.
- Minor changes to some elevations.

The modified proposal is substantially the same development as that already approved by Council. This issue is discussed in detail below.

The detrimental impact upon Little Blue Gum Creek

The proposed amendments do not result in an impact upon the creek.

CONSULTATION - WITHIN COUNCIL

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Landscaping

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

Deep soil zone

The proposed 11 additional car spaces and slight increase in selected eaves overhangs will decrease the deep soil zone marginally from 53.8% to 53.3%. The proposed deep soil zone of 53% still complies with the LEP194 requirements.

Impact on trees

The applicant has sought the advice of an arborist, Ian English, who has provided a report and recommendations in relation to the impact on Trees #2 & #6.

Tree 2 - Angophora costata (Sydney Red Gum) 22 metres high in good condition.

Tree 6 - Eucalyptus pilularis (Blackbutt) 25 metres high in good condition.

I am in agreement with the Arborist's conclusion that the proposed amendments will not impact on the subject trees, provided the protection measures are imposed. Conditions 23, 89 & 90 shall be amended to provide protection for Trees #2 & #6.

Condition No. 80

Condition 80 of the development consent required various changes to the plans to preserve Tree #8. The plans submitted with the section 96 have been amended and comply with this condition. Therefore Condition #80 may be deleted.

Landscape plan

An amended landscape plan will not be required as the incursion within the landscaped area is very minor.

Conclusion

The Landscape Section finds the application acceptable in relation to landscape issues, subject to amended Conditions 23, 89 & 90 and the deletion of Condition 80.

Engineering

Council's Engineering Assessment Officer has commented on the proposal as follows:

"No objections to the amendments. No additional or amended conditions. The provision of 11 additional car spaces will not result in a significant impact with respect to the potential traffic generated during peak hours. This will have no detrimental

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affect upon the existing operation or level of service of Kings Avenue or the surrounding road network.”

ASSESSMENT UNDER SECTION 96

The proposal is considered under Section 96(2) Other modifications.

Substantially the same development

The development as modified by the subject application, is substantially the same development as that approved by Council. The proposed modifications still result in a residential flat building with the same number of units as approved by Council and its character, essence and visual appearance would remain substantially the same. An additional 11 car spaces are proposed with 7 of them to be located on Level 1 basement and 4 on Level 2 basement. In terms of site coverage, deep soil planting and open space the proposal is also substantially the same as that which was approved.

Ku-ring-gai Planning Scheme Ordinance - LEP 194

COMPLIANCE TABLE			
Development standard	Approved	Proposed	Complies
Site area (min): 1200 m ²	3320 m ²	3320 m ²	YES
Deep landscaping (min): 50%	51%	53.3%	YES
Street frontage (min): 30 m	67.82 m	67.82 m	YES
Number of storeys (max): 6	6 (4.6 and loft)	6 (4.6 and loft)	YES
Site coverage (max): 35%	33%	33%	YES
Top floor area (max): 60% of level below	(Level 5) 58.45	(Level 5) 58.48	YES
Storeys and ceiling height (max): 6 and 16.4 m	6 & 16.04 m	6 & 16.04 m	YES
Additional Storey: 25% of footprint	18.8%	18.8%	YES
Car parking spaces (min): • 6 (visitors) • 40 (residents) • 46 (total)	6 35 41	6 46 52	YES YES YES
Manegeable housing (min): 3 (10%)	65% (15 units)	65% (15 units)	YES
Lift access: required if greater than three storeys	2 lifts proposed	2 lifts proposed	YES

POLICY PROVISIONS**Development Control Plan No 55 - Railway/Pacific Highway Corridor &**

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St Ives Centre

COMPLIANCE TABLE			
Development control	Approved	Proposed	Complies
Part 3 Local context:			
Development adjacent to a heritage item:	Structure no closer than 110 metres to any heritage item.	Structure no closer than 110 metres to any heritage item.	YES
Part 4.1 Landscape design:			
Deep soil landscaping (min) <ul style="list-style-type: none"> 150m² per 1000m² of site area = 498 m² No. of tall trees required (min): 12 trees	Min 730m ² (located at rear and northern side) Exceeds 12 trees	Min 730m ² (located at rear and northern side) Exceeds 12 trees	YES YES
Part 4.2 Density:			
Building footprint (max): <ul style="list-style-type: none"> 35% of total site area Floor space ratio (max): <ul style="list-style-type: none"> 1.3:1 	32.98% 0.92	33.08 % 1.094:1	YES YES
Part 4.3 Setbacks:			
Street boundary setback (min): <ul style="list-style-type: none"> 10-12 metres (<40% of the zone occupied by building footprint) Rear boundary setback (min): <ul style="list-style-type: none"> 6m Side boundary setback (min): <ul style="list-style-type: none"> 6m Setback of ground floor courtyards to street boundary (min): <ul style="list-style-type: none"> 8m/11m % of total area of front setback occupied by private courtyards (max): <ul style="list-style-type: none"> 15% 	10-12 m (38.6% of zone occupied by building footprint) 11.7m 6.0m 10m 4.6%	10-12 m (38.6% of zone occupied by building footprint) 11.7m 6.0m 10m 4.6 %	YES YES
Part 4.4 Built form and articulation:			
Façade articulation: <ul style="list-style-type: none"> Wall plane depth >600mm Wall plane area <81m² 	>600mm 122m ²	>600mm 122m ²	YES NO

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COMPLIANCE TABLE			
Development control	Approved	Proposed	Complies
Built form:			
• Building width < 36m	53.6m	53.6m	NO
• Balcony projection < 1.2m	1.2m	1.2m	YES
Part 4.5 Residential amenity			
Solar access:			
• >70% of units receive 3+ hours direct sunlight in winter solstice	83 %	83 %	YES
• >50% of the principle common open space of the development receives 3+ hours direct sunlight in the winter solstice	70 %	70 %	YES
• <15% of the total units are single aspect with a western orientation	17.3 %	17.3 %	NO
Visual privacy: Separation b/w windows and balconies of a building and any neighbouring building on site or adjoining site: Storeys 1 to 4			
• 12m b/w habitable rooms	12 m (7 Kings Avenue)	12 m (7 Kings Avenue)	YES
• 9m b/w habitable and non-habitable rooms	No direct relationship	No direct relationship	YES
• 6m b/w non-habitable rooms	No direct relationship	No direct relationship	
5th Storey			
• 18m b/w habitable rooms	23.4 m (1 Nola Road)	23.4 m (1 Nola Road)	YES
• 13m b/w habitable and non-habitable rooms	22.9 m (1 Nola Road)	22.9 m (1 Nola Road)	YES
• 9m b/w non-habitable rooms	No direct relationship	No direct relationship	
Internal amenity:			
• Habitable rooms have a minimum floor to ceiling height of 2.7m	2.7 m	2.7 m	YES
• Non-habitable rooms have a minimum floor to ceiling height of 2.4m	2.7 m	2.7 m	YES

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COMPLIANCE TABLE			
Development control	Approved	Proposed	Complies
<ul style="list-style-type: none"> 1-2 bedroom units have a minimum plan dimension of 3m in all bedroom 3+ bedroom units have a minimum plan dimension of 3m in at least two bedrooms Single corridors: <ul style="list-style-type: none"> - serve a maximum of 8 units - >1.5m wide - >1.8m wide at lift lobbies 	<p>>3m</p> <p>>3m</p> <p>3 units 1.5m >1.8m and 1.8m at Basement level 2</p>	<p>>3m</p> <p>>3m</p> <p>3 units 1.5m >1.8m and 1.8m at Basement level 2</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>Outdoor living:</p> <ul style="list-style-type: none"> ground floor apartments have a terrace or private courtyard greater than 25m² in area Balcony sizes: <ul style="list-style-type: none"> - 12m² – 2 bedroom unit - 15m² – 3 bedroom unit <p>NB. At least one space >10m²</p> <ul style="list-style-type: none"> primary outdoor space has a minimum dimension of 2.4m 	<p><25m²</p> <p>Minimum 16.64 m² Minimum 16.6 m²</p> <p>>2.4m or <2.4m 9 units, 2.0m; 14 units >2.4</p>	<p><25m²</p> <p>Minimum 16.64 m² Minimum 16.6 m²</p> <p>>2.4m or <2.4m 9 units, 2.0m; 14 units >2.4</p>	<p>NO</p> <p>YES</p> <p>YES</p> <p>NO</p>
Part 4.7 Social dimensions:			
<p>Visitable units (min):</p> <ul style="list-style-type: none"> 70% 	65 %	65 %	NO
<p>Housing mix:</p> <ul style="list-style-type: none"> Mix of sizes and types 	15 x 2 bed and 8 x 3 bedroom units	6 x 2 bed and 17 x 3 bedroom units	YES
Part 4.8 Resource, energy and water efficiency:			
<p>Energy efficiency:</p> <ul style="list-style-type: none"> >65% of units are to have natural cross ventilation single aspect units are to have a maximum depth of 10m 25% of kitchens are to have an external wall for natural ventilation and light >90% of units are to have a 4.5 star NatHERS rating with 10% achieving a 3.5 star rating 	<p>70 %</p> <p>>10m</p> <p>>25%</p> <p>4.5 star rating = 30% 3.5 star rating = 70%</p>	<p>70 %</p> <p>>10m</p> <p>>25%</p> <p>4.5 star rating = 30% 3.5 star rating = 70%</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>NO</p> <p>YES</p>
Part 5 Parking and vehicular access:			
Car parking (min):			

Item 1

COMPLIANCE TABLE			
Development control	Approved	Proposed	Complies
• 40 resident spaces	35 spaces	46 spaces	YES
• 6 visitor spaces	6 spaces	6 spaces	YES
• 46 total spaces	41 spaces	52 spaces	YES

The non-compliances indicated in the above table are unaltered from those in the original development application approved by Council and have been addressed in the assessment of this application. These matters are unaltered by the subject section 96 application and as such are not available for reconsideration by Council under the provisions of this section.

Development Control Plan 31 - Access

Matters for assessment under DCP 31 have been taken into account in the assessment of this application against DCP 55 and the modified proposal is satisfactory.

Development Control Plan 40 - Construction and Demolition Waste Management

Matters for assessment under DCP 40 have been taken into account in the assessment of this application against DCP 55 and the modified proposal is satisfactory.

Development Control Plan No. 43 - Car Parking

Matters for assessment under DCP 43 have been taken into account in the assessment of this application against DCP 55 and the modified proposal is satisfactory.

Development Control Plan 47 - Water Management

Matters for assessment under DCP 47 have been taken into account in the assessment of this application against DCP 55 and the modified proposal is satisfactory.

SECTION 94 PLAN

The development attracts a section 94 contribution of \$432,201.07, which is unaffected by the proposed modification and is required to be paid by **Condition No 79** of the development consent.

LIKELY IMPACTS

All likely impacts have been assessed elsewhere in this report.

SUITABILITY OF THE SITE

The site is suitable for the proposed development.

PUBLIC INTEREST

Item 1

The approval of the application is considered to be in the public interest.

ANY OTHER RELEVATION MATTERS/CONSIDERATIONS NOT ALREADY ADDRESSED

There are no other matters for consideration.

CONCLUSION

Having regard to the provisions of section 96 and section 79C of the Environmental Planning and Assessment Act 1979, the proposed modification is considered to be satisfactory. Therefore, it is recommended that the application be approved.

RECOMMENDATION

Pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979

THAT the Council, as the consent authority, modify development consent to DA 1285/04, for demolition of 4 dwellings and the construction of a residential flat building containing 23 units and basement car parking for 52 vehicles on land at 9 to 15 Kings Avenue, Roseville, in the following manner:

1. Condition No 1 is modified so as to read as follows:

The development must be carried out in accordance with plans identified within the following table, and endorsed with Council's approval stamp, except where amended by the following conditions:

Dwg No.	Rev.	Description	Author	Dated	Lodged
A-002	A	Photo Montage	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-003	A	Entry Perspective	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-101	A	Location Plan	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-102	A	Survey Plan	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-103	A	Site Analysis	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-104	A	Existing Building Use	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-105	A	Existing Circulation	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-106	A	Existing Open Space	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-107	A	Opportunities analysis	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-108	C	Building Edges	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-109	C	Landscape Response	Fitzpatrick & Partners	26 November 2004	18 July 2005
A-110	B	Building Performance	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-111	C	Deep Soil Planting	Fitzpatrick & Partners	26 November 2004	18 July 2005
A-112	B	Access & Parking	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-113	D	Landscape Area & Site Cover	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-114	B	Sun Diagrams – equinox	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-115	C	Sun Diagrams – June	Fitzpatrick & Partners	8 July 2005	18 July 2005
SK24	A	Level 1 Basement	Fitzpatrick & Partners	17 August 2005	18 August 2005
SK25	A	Level 2 Basement	Fitzpatrick & Partners	17 August 2005	18 August 2005
SK26	A	Level 3 Entry	Fitzpatrick & Partners	17 August 2005	18 August 2005
A-204	C	Level 4	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-205	C	Level 5	Fitzpatrick & Partners	8 July 2005	18 July 2005

Item 1

A-206	C	Level 6	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-207	D	Level 7	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-208	C	Level 8	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-209	C	Roof	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-301	A	West Elevation Montage	Fitzpatrick & Partners	19 October 2004	18 July 2005
A-302	C	West Elevation	Fitzpatrick & Partners	26 November 2004	18 July 2005
A-303	E	East Elevation	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-304	C	North Elevation	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-305	C	South Elevation	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-401	D	Section A-A	Fitzpatrick & Partners	8 July 2005	18 July 2005
A-501	A	Detailed Entry Plan	Fitzpatrick & Partners	19 October 2004	18 July 2005
SK03	J	Landscape Plan	McGregor & Partners	December 2004	22 April 2005
SK08	B	Diagrammatic Section 1	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK09	B	Diagrammatic Section 2	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK10	B	Diagrammatic Section 3	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK27	A	Detail Section 5	Fitzpatrick & Partners	17 August 2005	18 August 2005
SK12	B	Area Diagram L5	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK13	B	Area Diagram L6	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK14	B	Area Diagram L7	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK15	B	Area Diagram L8	Fitzpatrick & Partners	5 July 2005	18 July 2005
SK16	A	Typical Accessible Plan	Fitzpatrick & Partners	14 July 2005	18 July 2005
SK20	B	Front Boundary Setback	Fitzpatrick & Partners	5 July 2005	18 July 2005
		Level 4			

And as amended in highlighting on plans prepared by Fitzpatrick and Partners, dated 7 September 2006, reference A-109E, A-111E, A-113F, A-201G, A-202G, A-203E, A-204D, A-205D, A-206D, A-207E, A-209D, A-302D, A-303F, A-304D, A-305D, SK06-B, SK07-B, SK08-C, SK09-C, SK10-C, SK12-C, SK13-C, SK14-C, SK15-C, SK17C, SK18C, SK19-C, SK20-C, SK21-B, SK22-B, SK34-B, lodged with Council on 11 September 2006, and Sun Diagrams dated 28 November 2006, reference A-114C, A-115D, lodged with Council on 7 December 2006.

2. Conditions Nos 23, 89 and 90 are modified so as to read as follows:

Condition 23 is amended as follows with the addition of Trees #2 & #6.

23. The trees to be retained shall be inspected, monitored and treated when necessary by a qualified Arborist before, during and after completion of development works to ensure their long term survival. Regular reports from the Arborist to the principal certifying authority shall be required at quarterly/three monthly intervals. Documentary evidence of compliance with this condition shall be submitted to Council with the Occupation Certificate.

No mechanical excavation of the proposed structure shall be undertaken within the specified radius of the trunk/s of the following tree/s until root pruning by hand along the perimeter line of such works is completed:

Tree/Location	Radius From Trunk
#2 <i>Angophora costata</i> (Sydney Red Gum)	7.0m
Adjacent to the south eastern corner	

Item 1

#6 <i>Eucalyptus pilularis</i> (Blackbutt) Centrally located in the rear setback	7.0m
#08 <i>Eucalyptus saligna</i> (Bluegum) Centrally located in rear garden	8.0m
#11 <i>Syncarpia glomulifera</i> (Turpentine) Adjacent to southern site boundary on the Kings Ave nature strip	6.0m

Condition 89 is amended as follows, with the minor reduction to the tree protection zone for Tree # 6

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

Tree/Location	Radius in Metres
#01 <i>Jacaranda mimosifolia</i> (Jacaranda) Adjacent to the south-eastern site corner	5.0m
#03 <i>Eucalyptus saligna</i> (Bluegum) Adjacent to north-eastern/rear site boundary	8.0m
#05 <i>Eucalyptus pilularis</i> (Blackbutt) Adjacent to north-eastern/rear site boundary	6.0m
#06 <i>Eucalyptus pilularis</i> (Blackbutt) Centrally located in rear setback	3.0m
#11 <i>Syncarpia glomulifera</i> (Turpentine) Adjacent to southern site boundary on the Kings Ave nature strip	3.0m
#12 <i>Eucalyptus saligna</i> (Bluegum) Adjacent to western site corner on Kings Ave nature strip	6.0m
#13 <i>Angophora costata</i> (Sydney Redgum) Adjacent to western site corner within Council's road reserve	6.0m
#18 <i>Eucalyptus saligna</i> (Bluegum) Adjacent to the northern site boundary	6.0m

Condition 90 is amended as follows with the minor reduction to the tree protection zone for Tree # 2 and to correct the location of the tree protection fencing to be erected.

90. To preserve the ongoing health and vigour of Tree #2 *Angophora costata* (Sydney Redgum) located adjacent to the eastern site boundary, protection fencing will require

Item 1

two stages. The first stage is to construct a 1.8m fence at a 2.8m metres distance from the base of the tree along the edge of the existing pool line and to a 9.0m radius in both directions, encompassing Tree #2 and the *Jacaranda* #1 on the high side. Once the fence has been constructed, demolition of the swimming pool can proceed ensuring that the tree receives ample protection during the demolition of the pool.

Following the demolition works the fence shall be relocated to a distance of 5.0 metres on the trees western side.

The fill left at the base of the tree as a consequence of the pools construction should be removed and the soil level reinstated to close to original grade. This is to be done under the direct supervision of the site Arborist to ensure roots are not exposed during the removal of the waste fill.

3. The following condition is deleted:

Condition No 80.

G Bolton
Executive Assessment Officer

R Eveleigh
Acting Executive Assessment Officer

M Prendergast
Manager
Development Assessment Services

M Miocic
Director
Development & Regulation

Attachments: **Location sketch - 737428**
 Zoning extract - 737428
 Elevations - 737432
 Revised shadow plans - 737436
 Confidential - Landscape plan showing floor plans
 Confidential floor plans

LOCATION SKETCH

9-15 Kings Avenue, ROSEVILLE NSW

DEVELOPMENT APPLICATION No 1285/04A



Scale : 1:2000

23-11-2006



AGREEMENT



OBJECTION



SUBJECT LAND



PETITION



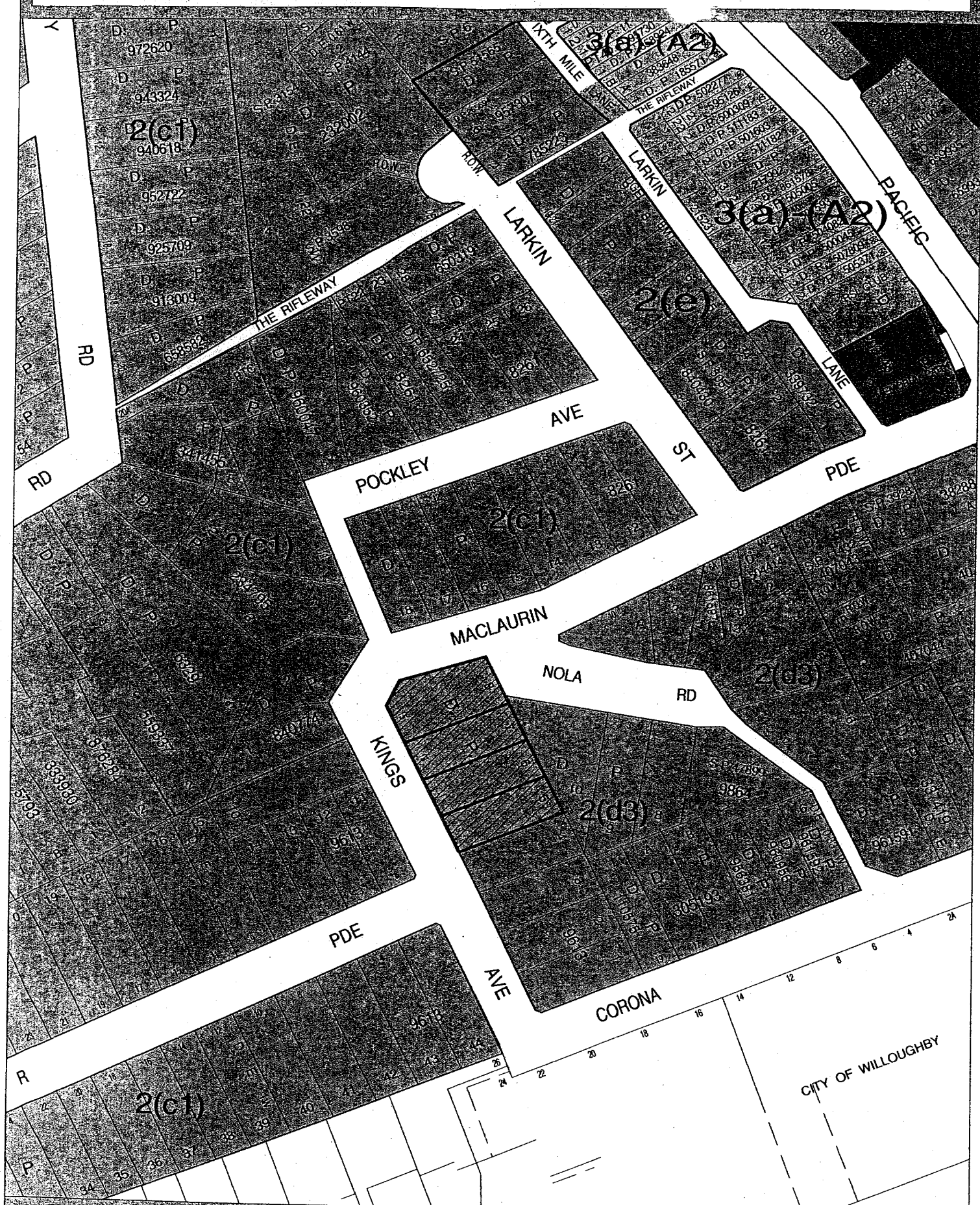
SUBMISSION



CIRCULATED AREA



9 Kings Avenue, ROSEVILLE NSW



SCALE: 1:2000

DATE: 31-08-2005



SUBJECT LAND





RECEIVED
11 SEP 2006
CUSTOMER SERVICE

NOTES

The drawing is issued under the condition that all parties, including the client, shall be responsible for the accuracy of the information provided. The client shall be responsible for the accuracy of the information provided. The client shall be responsible for the accuracy of the information provided.

REVISIONS

No.	Date	Description
1	10/10/06	Issued for client
2	10/10/06	Issued for client
3	10/10/06	Issued for client

REVISIONS

No.	Date	Description
1	10/10/06	Issued for client
2	10/10/06	Issued for client
3	10/10/06	Issued for client

REVISIONS

No.	Date	Description
1	10/10/06	Issued for client
2	10/10/06	Issued for client
3	10/10/06	Issued for client

KEY PLAN

CLIENT
ETC Development Trust

PROJECT
Kings Ave Roseville

PROJECT NO.
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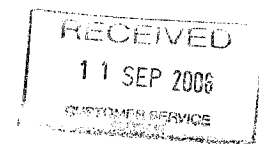
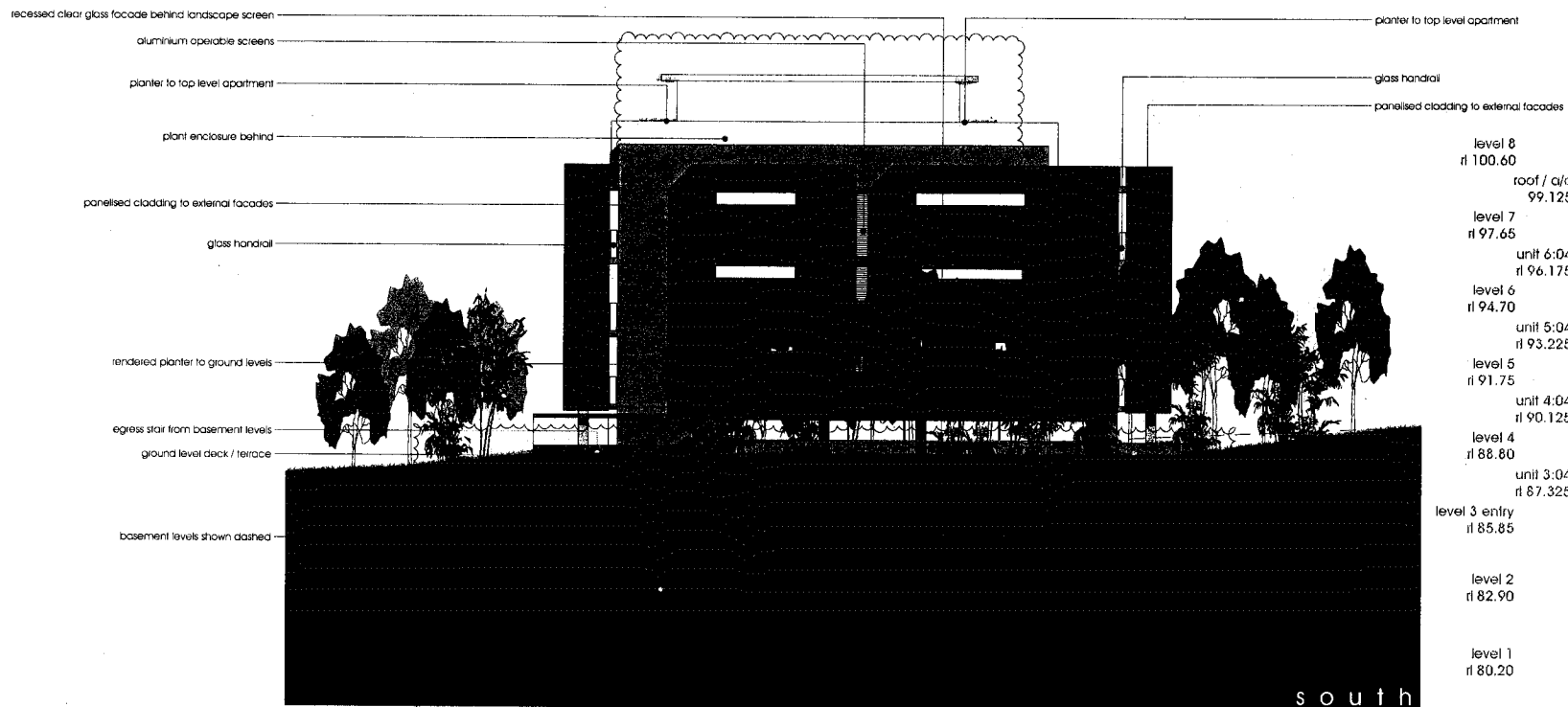
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NOTES

The drawing is issued under the condition that it is not to be used for any other purpose than that for which it was prepared. It is the responsibility of the user to ensure that the drawing is used in accordance with the conditions of use. The drawing is issued under the condition that it is not to be used for any other purpose than that for which it was prepared. It is the responsibility of the user to ensure that the drawing is used in accordance with the conditions of use.

REVISIONS

Rev	Date	Description
1	10/12/05	Issued for I.D.
2	10/12/05	Issued for I.D.
3	10/12/05	Issued for I.D.
4	10/12/05	Issued for I.D.

AUTHORISATION

On: 10/12/05

ISSUED

On: 10/12/05

NOTES

On: 10/12/05

Client: ETC Development Trust

Project: Kings Ave Roseville

Project North: Kings Ave Roseville

Project Date: 10/12/05

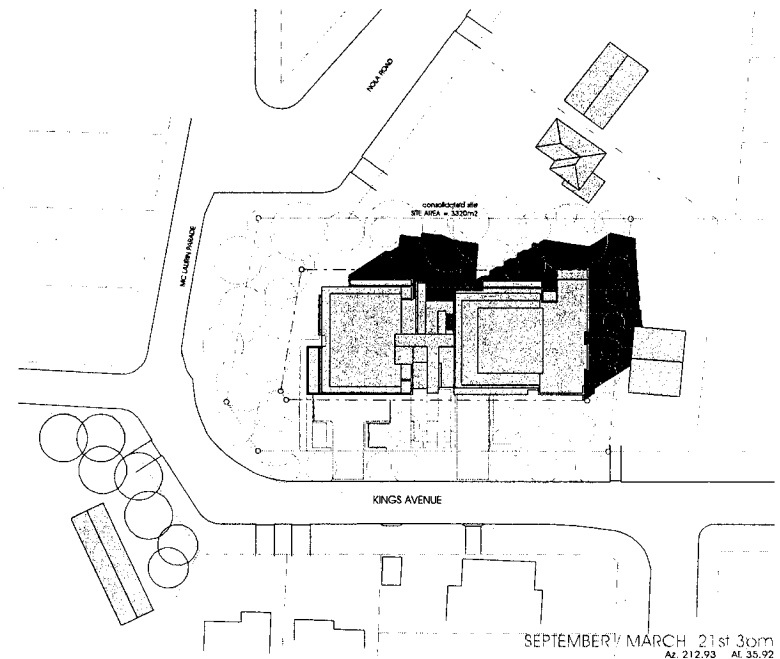
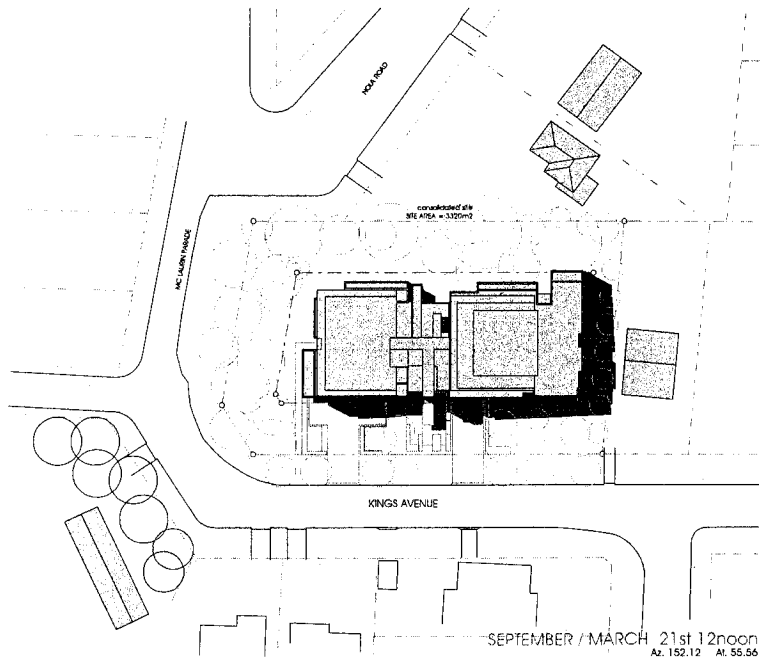
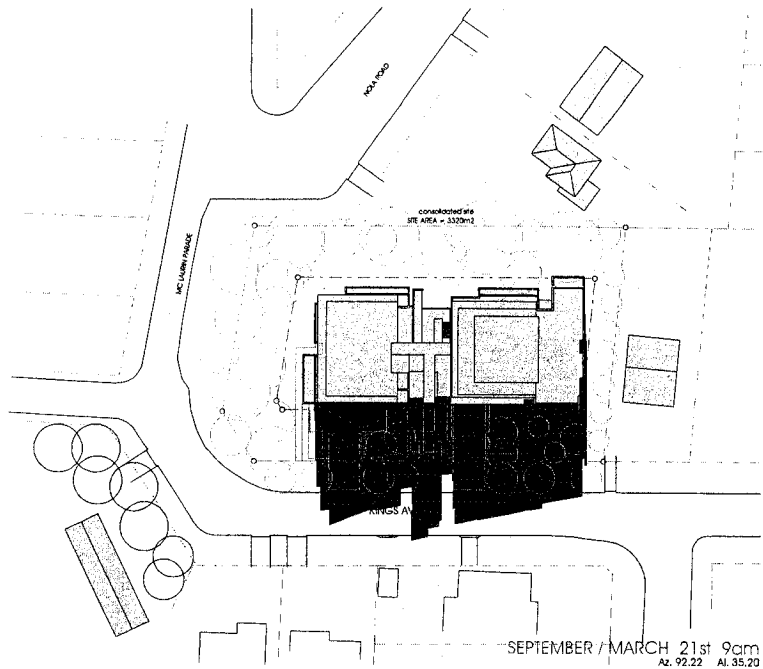
Project Date: 10/12/05

Project No: 2334

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NOTES

1. The drawings are to be used for the purpose of obtaining planning consent only. They are not to be used for any other purpose without the written consent of the architect.

2. The drawings are to be used for the purpose of obtaining planning consent only. They are not to be used for any other purpose without the written consent of the architect.

3. The drawings are to be used for the purpose of obtaining planning consent only. They are not to be used for any other purpose without the written consent of the architect.

REVISIONS

1. Initial Design
2. Final Design
3. Construction

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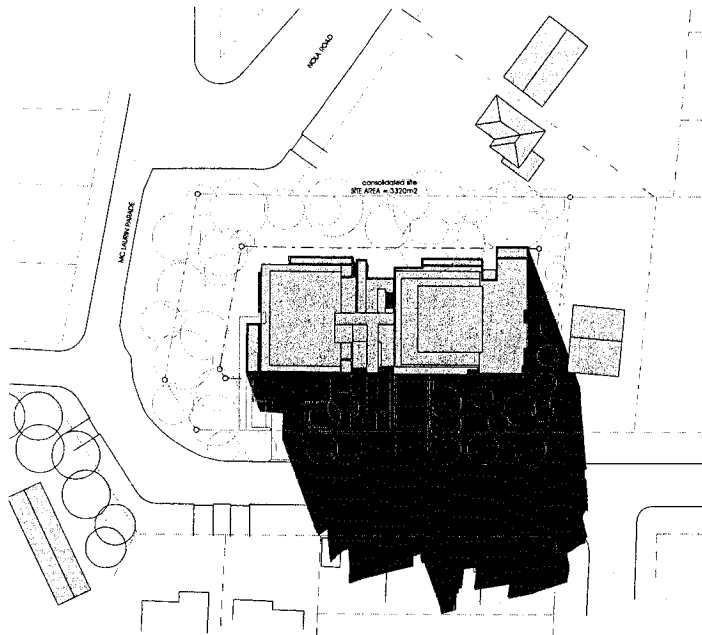
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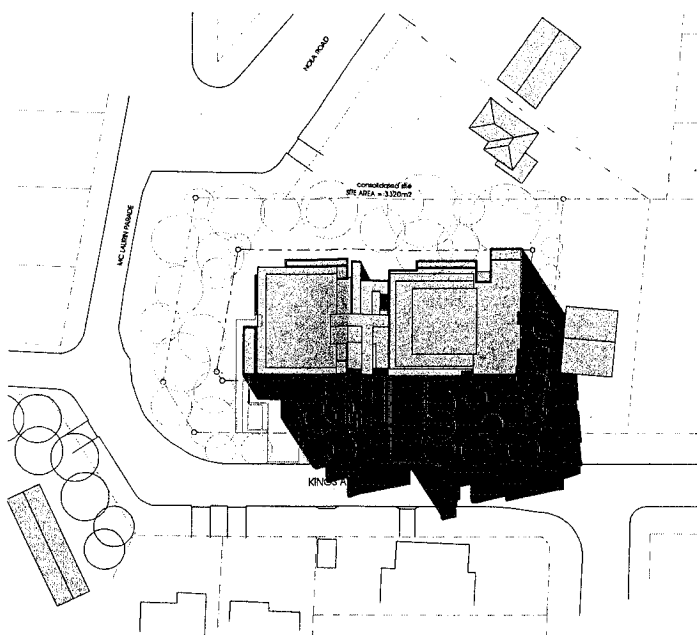
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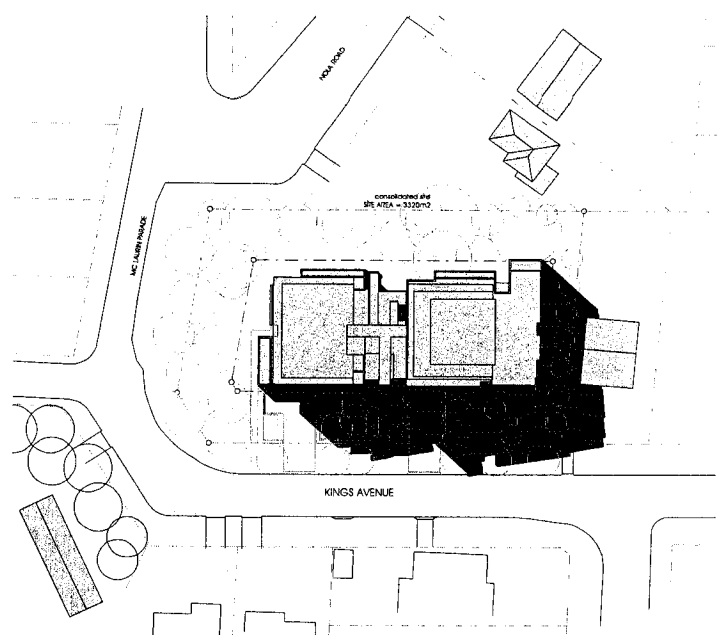
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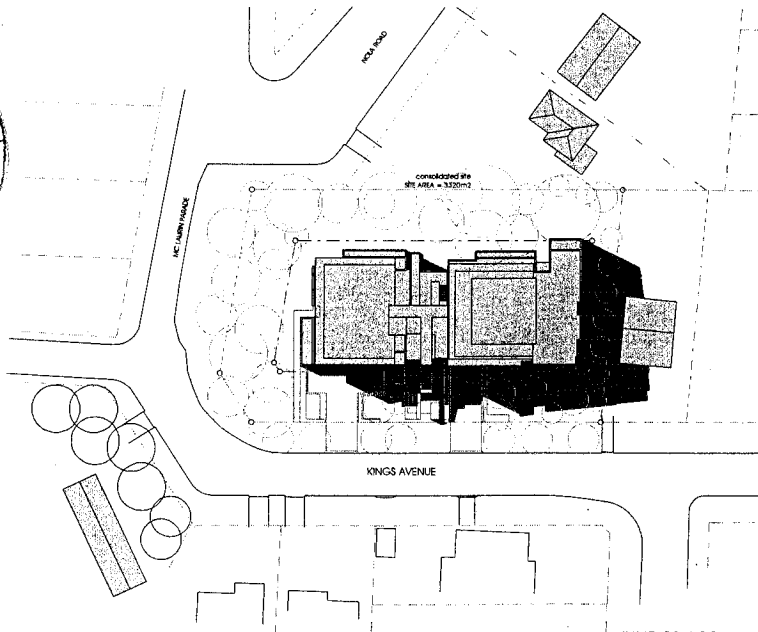
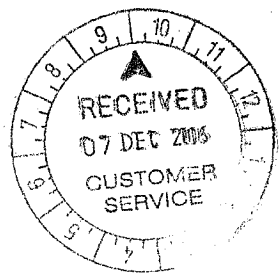
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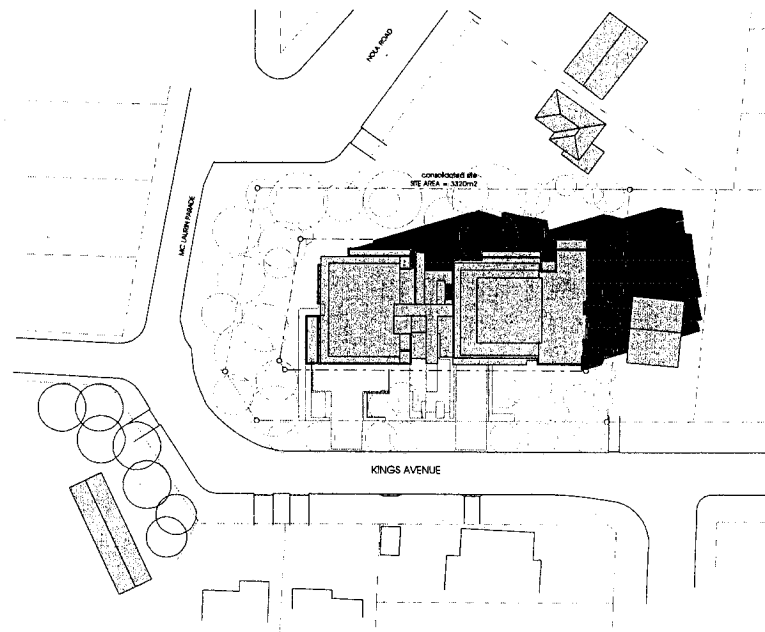
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JUNE 21st 12noon
Az: 153.87 Alt: 32.63



JUNE 21st 3pm
Az: 196.72 Alt: 17.98

3D model - photos

Notes:
1. The 3D model is a simplified representation of the building and its surroundings.
2. The model is not to scale and is for illustrative purposes only.
3. The model is not to be used for any other purpose without the written consent of the architect.
4. The model is not to be used for any other purpose without the written consent of the architect.

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DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	20 TO 22 TRYON ROAD, LINDFIELD - DEMOLITION OF TWO (2) EXISTING DWELLINGS AND CONSTRUCTION OF A FIVE (5) STOREY RESIDENTIAL FLAT BUILDING CONTAINING TWENTY- SIX(26) DWELLINGS
WARD:	Roseville
DEVELOPMENT APPLICATION N^o:	826/06
SUBJECT LAND:	20 to 22 Tryon Road, Lindfield
APPLICANT:	Mr Mohammed Chehelnabi - PD Mayoh Pty Ltd
OWNER:	Mrs L Fraser & Mrs A E Locke
DESIGNER:	Mayoh Architects
PRESENT USE:	Residential (low density)
ZONING:	Residential 2(d3)
HERITAGE:	No
PERMISSIBLE UNDER:	KPSO – LEP 194
COUNCIL'S POLICIES APPLICABLE:	KPSO - LEP 194, DCP 31 - Access, DCP 40 - Waste Management, DCP 43 - Car Parking, DCP 47 - Water Management
COMPLIANCE WITH CODES/POLICIES:	No
GOVERNMENT POLICIES APPLICABLE:	SEPP 1, SEPP 55, SEPP 65, Draft SEPP (Application of Development Standards)
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	28 July 2006
40 DAY PERIOD EXPIRED:	6 September 2006
PROPOSAL:	Demolition of two (2) existing dwellings and construction of a five (5) storey residential flat building containing twenty-six(26) dwellings, basement car parking and landscaping
RECOMMENDATION:	Approval

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DEVELOPMENT APPLICATION N^o 826/06
PREMISES: 20-22 TRYON ROAD, LINDFIELD
PROPOSAL: 20-22 TRYON ROAD, LINDFIELD -
DEMOLITION OF TWO (2) EXISTING
DWELLINGS AND CONSTRUCTION OF A
FIVE (5) STOREY RESIDENTIAL FLAT
BUILDING CONTAINING TWENTY-SIX(26)
DWELLINGS
APPLICANT: MR MOHAMMED CHEHELNABI - PD
MAYOH PTY LTD
OWNER: MRS L FRASER & MRS A E LOCKE
DESIGNER MAYOH ARCHITECTS

PURPOSE FOR REPORT

To determine development application No.826/06, which seeks consent for demolition of two (2) existing dwellings and construction of a five (5) storey residential flat building containing twenty-six (26) dwellings with basement parking for 62 vehicles.

EXECUTIVE SUMMARY

Issues:

- setbacks from Tryon Road and Milray Street and reliance on Draft Town Centre DCP provisions
- balcony projection
- building width

Pre DA meeting: Yes – The issues raised are as follows:

- setbacks from Milray Street and Kochia Lane
- deep soil landscaping
- number of storeys
- location of vehicular access
- overshadowing
- Privacy impacts.

Submissions: 3 submissions were received.

Land and Environment Court Appeal: No

Recommendation: Approval

HISTORY

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Site history:

The site has previously been zoned and used for the purpose of low density residential development.

On 28 May 2004, Local Environmental Plan 194 was gazetted, rezoning the site to permit residential flat development.

Development application history:

18 January 2006	Pre DA meeting held.
10 August 2006	Application lodged.
25 September 2006	Heritage Impact Statement received.
25 September 2006	Request from Council officers for additional information in relation to setbacks, isolated sites, solar access and deep soil landscaping.
7 November 2006	Meeting with applicant and senior staff to discuss outstanding issues.
28 November 2006	Additional information regarding setbacks, isolated sites, solar access and deep soil landscaping received by Council.

THE SITE AND SURROUNDING AREA

The site

Zoning:	Residential 2(d3)
Visual Character Study Category:	1920-1945
Lot Number:	Lot 1, DP 933568 & Lot 1, DP 128990
Heritage Affected:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

The site is located on the north-eastern corner of the intersection of Tryon Road and Milray Street. The northern (rear) boundary of the site fronts Kochia Lane and the eastern (side) boundary adjoins No.24 Tryon Road, which contains a dwelling house and tennis court.

The site has an area of 3048.6m², is rectangular in shape, with frontages of 50.01m to both Tryon Road and Kochia Lane and 60.96m to Milray Street. Existing development on the site includes a dwelling house and garage on each of the two allotments. The site falls approximately 3.0m from Tryon Road down to Kochia Lane.

Surrounding development

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Surrounding development includes a four storey retail and commercial building with an adjoining open car park to the west, dwelling houses to the north and immediately to the east, Cromehurst Public school further to the east. Multiple four and five storey residential flat buildings are located on the southern side of Tryon Road and were approved by the NSW Minister for Planning.

The area surrounding the site is in a state of transition due to zoning changes under LEP 194.

The site is located within walking distance of The Pacific Highway, Lindfield Railway Station and Lindfield shops.

THE PROPOSAL

The proposed development comprises the following:

- demolition of the two dwellings and garages on site
- construction of a 5 storey residential flat building, containing 26 units, with basement car parking for 62 vehicles
- dwelling mix includes 2 x 1 bedroom units, 7 x 2 bedroom units, 15 x 3 bedroom units and 2 x 4 bedroom units
- three levels of basement car parking, including 54 resident spaces, 8 visitor spaces, 1 car wash bay and bicycle storage
- external finishes include a combination of slate rock cladding, rendered and painted surfaces, aluminium venetian shutters, aluminium framed glass louvres, aluminium framed windows and glass balustrades
- site landscaping, including the planting of street trees to Tryon Road and Milray Street.

CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, adjoining owners were given notice of the application.

Three submissions were received:

1. *Therese Burke - 14 Nelson Road, Lindfield*
2. *Susan Macdonald - 12 Nelson Road, Lindfield*
3. *Peter Walker (Principal Cromehurst Special School) – 8 Nelson Road, Lindfield*

The submissions raised the following issues:

increased traffic (including construction traffic) in Kochia Lane, which should be made a one-way lane

The development includes vehicular access from Milray Street, with no access proposed from Kochia Lane. The Lindfield Town Centre DCP identifies Kochia Lane as the preferred vehicular access location for development on 20-24 Tryon Road and also proposes one-way (westbound) traffic in the lane. The proposed development may result in a minor increase in traffic volume in Kochia Lane, however, this is satisfactory given that the main vehicular entry is located off

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Milray Street and the future implementation of a one-way traffic restriction in Kochia Lane as indicated in the DCP. Suitable conditions of consent have been recommended in relation to construction traffic, including the requirement for a detailed traffic management plan, excluding the use of Kochia Lane for construction vehicles. **(Refer to Conditions Nos. 97 & 98)**

difficulties in accessing the main traffic arteries (Pacific Highway and the Eastern Arterial Road/Rosedale Road)

The development will have no adverse impacts on traffic movements to The Pacific Highway and Eastern Arterial Road/Rosedale Road. Council's Engineering Team Leader has indicated that the development is expected to generate approximately 10 to 15 vehicle trips per peak hour, being approximately 1 vehicle movement every 4-6 minutes, which will not adversely affect the traffic flows in the surrounding road network.

on-street parking problems

The development provides on-site car parking in excess of the rate required by DCP 43 – Car Parking, including resident and visitor parking, bicycle storage and a car wash bay.

inadequate existing stormwater drainage infrastructure

The development includes the provision of on-site detention in accordance with DCP 47 requirements. This will improve the current situation with regard to existing uncontrolled run-off from the subject site.

a clearly defined and level pedestrian route between Cromehurst Special School and Lindfield Station is required during demolition and construction.

This is required by **Condition No. 46** which stipulates details to be provided with the construction management plan in this regard. **(Refer to Condition No. 46)**

CONSULTATION - WITHIN COUNCIL

Urban design

Council's Urban Design Consultant, Russell Olsson, commented on the proposal in the context of SEPP 65 and the Residential Flat Design Code considerations as follows:

Principle 1: Context

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

The built form context is comprised of -

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- *Lindfield Train Station located to the west of the site*
- *Lindfield Town Centre located to the west of the site along Pacific Highway and along Lindfield Avenue*
- *Car parking allotments located to the west of the site at Milray Street*
- *Lindfield Early Childhood Centre located to the west of the site at 12-18 Tryon Road*
- *Tryon Road Uniting Church, located to the east of the site at 33 Tryon Road. This building is a state heritage item*
- *Nursing home located to the south of the site directly opposite the site at 23-29 Tryon Road*
- *Cromehurst Special School located to the east of the site at 8-10 Nelson Road*
- *Kochia Lane servicing the rear of the site to the north*
- *Commercial block of commercial buildings located to the west of the site along Lindfield Avenue. These buildings are heritage items, and*
- *Lindfield Anglican Church located at the corner of Lindfield Avenue and Tryon Road.*

This site is located within DCP 55 'Milray Street Precinct' and the nominated area controls apply to this site. DCP 55 has been amended to allow 20-22 Tryon Road to develop without amalgamating with 24 Tryon Road. LEP 194 and DCP 55 apply to this site.

The site has a frontage to Tryon Road of approximately 50m and a frontage to Milray Street of 60m. The site slopes 2.5m in height diagonally across the site from the north-west to the south-east. The site comprises a number of trees to the rear of the site along the boundary to Kochia Lane. Kochia Lane has a width of 6m.

The adjoining sites to the east and north of the site have a 2(d3) zoning. 27-21 Tryon Road, located south-east of the site, also has a 2(d3) zoning. The site immediately opposite the site to the west is zoned for a 2 storey commercial building, with basement car parking. A DA has recently been approved for a number of 4-5 storey buildings on the southern side of Tryon Road and on the western side of Milray Street. LEP 194 and DCP 55 apply to these sites.

The setbacks to the site are reduced from 8-10m along Milray Street and Tryon Road to mediate between the neighbouring commercial building to the west. The setback to Kochia Lane is 12m to preserve important landscape characteristics of the laneway.

Car park access is from Milray Street.

All of the setbacks are consistent with DCP 55 'Milray Street Precinct' nominated area controls.

Principle 2: Scale

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

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

The proposed building steps with the slope of the land to Tryon Road. The proposed building is 4 storeys at Kochia Lane and 5 storeys to Tryon Road.

The scale of development is acceptable, as it complies with the 2(d3) controls.

Principle 3: Built form

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

The building footprint deviates from the building zone proposed in DCP 55 'Milray Street Precinct'. The building zone in DCP 55 has an L-form, with frontages to Milray Street and Tryon Road. The proposed building is arranged in a U-form, with 2 wings along the Tryon Road frontage and frontages to Milray Street and Kochia Lane to the north. This maximises the northern orientation of apartments within the building. As well, the Tryon Road frontage consists of 2 wings of a similar proportion to the built form controls of 24 Tryon Road. The amended building zone is considered appropriate.

The separation between the 2 wings is 12m between habitable rooms and 9m between non-habitable rooms and common spaces. However, at both internal corners of the building on the ground level to level 3, bedroom windows are approximately 7.5m apart. It is recommended that privacy is maintained between these bedrooms in separate apartments, by extending out the party wall between apartments by a minimum of 1m on the lower levels of the building.

The built form is considered acceptable.

Principle 4: Density

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

The proposed site coverage is 35% of the site. The FSR is approximately 1.3:1. There are 2x1 bedroom, 7x2 bedroom, 13x3 bedroom, 3x3 bedroom plus study and 2x4 bedroom apartments. The top floor of the building is 40% of the floor immediately below it.

The density is considered acceptable.

Principle 5: Resource, energy and water efficiency

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

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The U-form building footprint ensures that all apartments have northern solar access. There are no single orientation apartments. The depths of the building are between 12-15m.

Car parking access is located within the building footprint maximising deep soil zones around the building. Hard surface areas are limited and significant planting proposed within the setback zones satisfying the objectives of DCP 55, with buildings sited within a landscaped setting.

Principle 6: Landscape

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

The proposed landscape is acceptable.

Principle 7: Amenity

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

All apartments receive greater than 3 hours sunlight between 9am and 3pm in mid-winter. All apartments are naturally cross-ventilated. 25 of 26 kitchens are located on external walls and no kitchens have rear walls greater than 6m from a window, allowing the kitchen to be ventilated naturally.

The amenity is considered acceptable.

Principle 8: Safety and security

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

There are no perceived safety or security issues.

Principle 9: Social dimensions

SEPP 65: Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

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New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or, in the case of precincts undergoing transition, provide for the desired future community.

The mix of apartments is acceptable.

Principle 10: Aesthetics

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

The proposed building uses a range of materials, textures and proportions that are suitable to the context and satisfy DCP 55. The aesthetics of this proposal are considered acceptable.

Conclusion and recommendations

It is recommended that:

Privacy is maintained between bedrooms 7.5m apart on the internal corners of the building, by extending out the party wall between apartments by a minimum of 1m on the lower levels of the building.

Whilst the proposed building footprint deviates from the building zone in DCP 55 'Milray Street Precinct', there are no perceived negative effects in amending the building zone.

This proposal is to be commended and is an excellent example of a new multi-residential building (2d3) in the Ku-ring-gai LGA.

Comment - With regard to the use of the rooms as bedrooms and the 7.5m separation between the bedroom windows, the proposed internal privacy is satisfactory, and it is unnecessary to implement this part of the recommendation.

Heritage

Council's Heritage Advisor, Paul Dignam, has commented on the proposal as follows:

Heritage status

The site is located within the vicinity of several heritage items, including; Nos 1 – 21 Lindfield Avenue and the Church at the corner of Tryon Road and Nelson Road. The shops in Lindfield Avenue are local items. The Church is listed as a state heritage item and included in an LEP as a draft heritage item. Clause 61 E of the KPSO requires Council to make an assessment of the impact of the proposed development on the heritage significance of the

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items “within the vicinity of the heritage item”. Chapter 3.5 of DCP 55 sets design objectives and design controls for sites within the vicinity of heritage items.

The existing houses at 20 & 22 Tryon Avenue are identified as contributory items in the National Trust Urban Conservation Area No 6 - Lindfield (UCA 6). Chapter 3.4 of DCP 55 sets design objectives and design controls for sites within a UCA.

Demolition of existing houses

Despite being relatively good examples of Inter War houses, the existing houses have not been identified as having individual heritage significance and the sites have been zoned for medium density. In this circumstance, demolition of the houses is acceptable provided archival recording is undertaken prior to any works commencing on the site.

Comments

The subject site is separated from the heritage item at 1 – 21 Lindfield Avenue by a considerable distance, including a public car park and an existing commercial building. Impacts on the shop buildings are considered to be minimal due to the physical separation.

In relation to DCP 55, the minimum setbacks are achieved. The heritage item is a large, visually dominant commercial and/residential building, facing Lindfield Avenue. It has a side elevation to Tryon Road and a secondary rear elevation to Chapman Lane. Although this site is located near the heritage item, it will have minimal adverse impact. Generally, the proposed building is contemporary in style and responds to its immediate setting and context. It should be noted that this part of Tryon Road is rapidly undergoing transformation to medium density residential development and a similar development is located on the opposite side of Tryon Road. Screen planting is proposed that would achieve screening on all boundaries. Proposed colours are neutral and surface finishes are predominantly rendered and painted masonry with some metal and timber.

The Uniting Church is located on the opposite side of the road and further to the east. In terms of setbacks, the minimum numeric controls in Clause 3.5 of DCP 55 are achieved. It is considered that the subject development would have minor impacts on the significance of the Church as the subject site is not within the immediate curtilage of the item.

UCA 6, Lindfield, is identified as a relatively intact precinct of Federation and Inter War residential houses set within mature gardens, with highly intact streetscapes. As acknowledged in the applicant’s heritage report, it is clearly not possible for medium density housing to respect the predominant character of the UCA, resulting in impacts on the integrity of the UCA. In reality, with development of the rezoned sites, this section of Tryon Road will be isolated from the existing UCA and it might be necessary to redefine the boundaries of the UCA in the future to exclude the rezoned sites.

In terms of DCP 55, the design of the proposed building is articulated in a U shape, which relates to the existing lot layout and results in minimising the bulk of the building from Tryon Road. It is a contemporary building and in that respect does not compete with the established

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architectural periods in the UCA. Perimeter fencing is not proposed and site separation is achieved by planting rather than a physical barrier. However, some stone walls are proposed at the entry and at each end of the site to define the boundaries. Generally, the proposal complies with the controls for sites within a UCA framed in DCP 55.

Conclusions and recommendations

Demolition of the existing houses is acceptable, provided archival photographic recording is undertaken prior to any work commencing on the site. (Refer to Condition No. 107)

It is considered that the site is separated from the nearby heritage items and would not have adverse impacts on them. In terms of impacts on the UCA, the proposed development is contemporary in style and is generally consistent with the design objectives and controls for such sites in DCP 55.

It is suggested that more variety in surface finishes, specifically colours and materials would assist in providing a better fit in relation to the UCA and nearby heritage items.

Conditions

The recommendation includes a condition requiring the archival recording of the two (2) existing houses to be demolished. **(Refer to Condition No. 107).**

A condition requiring greater variety in materials, finished and colours is not considered necessary. Council's Urban Design Consultant is satisfied that the materials and colours proposed are acceptable given the modern design of the building and the surrounding context of built form.

Landscaping

Council's Landscape Assessment Officer, Tempe Beavan, commented on the proposal as follows:

The site

The site is located on the corner of Tryon Road and Milray Street and falls gently to the north from Tryon Road. Kochia Lane runs along the northern boundary. The site is located within the Lindfield Urban Conservation Area.

Deep soil

*Numerical compliance is achieved at 50.54%
All setbacks comply with landscape requirements under DCP 55.*

Tree removal and tree replenishment

A tree report prepared by tree and landscape consultants, dated 29 March 2006, has been submitted. Tree numbers refer to this report.

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Number of existing trees to be removed 12

Number of existing trees to be retained 8

Trees to be retained

Lophostemon confertus (Brushbox) tree 13/nature strip

Existing trees located at the north west corner of the site and along Kochia Lane are to be retained.

No significant trees in the middle of the site are to be removed

Number of canopy trees to be planted – 26

Common open space

Proposed communal areas are located along Tryon Road and Milray Street frontage. The areas include stepping stone paths and seating with shrubs, groundcovers and canopy trees. An additional communal courtyard space is accessed from Tryon Road and provides clear links to the building entries.

Private outdoor space

Private gardens to ground floor apartments are small and well set back from all street frontages and to the adjoining LEP 194 site to the east, enabling generous screen planting. A private courtyard to Milray Street is set back 6m from the street boundary which is acceptable.

Screen planting

Screen planting to eastern boundary to include tall tree planting to 20m (angophora costata), and medium tree planting to 8m (elaecarpus reticulatus) with under planting of shrubs to 3m (kunzea ambigua and Grevillea 'moonlight').

Stormwater

To increase viability of deep soil landscape area, stormwater pits and lines within areas of soft landscape treatment are recommended to be deleted. (Refer to Condition No. 89)

Other comments

Stone walls to a height of 1.8m are proposed to corners of the site, with 1.8m high timber palisade fence infills. Fencing is recessed 2m from the boundary behind shrub and groundcover planting. The fence treatment is supported.

Trees 18 and 19 are located on the boundary between Nos.22 and 24 Tryon Road. Written permission for removal of trees should be submitted from the owner of 24 Tryon Road, prior to removal. (Refer to Condition No. 104)

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Engineering

Council's Engineering Assessment Team Leader, Kathy Hawken, commented on the proposal as follows:

The following documentation was used for the assessment:

- Colston Budd Hunt & Kafes Statement of Environmental Effects dated April 2006;
- ITM design Stormwater drainage plans H-DA-01 to 03, all issue B;
- Jeffery and Katauskas Report on Geotechnical Investigation, dated 29 March 2006;
- P. D. Mayoh Pty Ltd Environmental Management Plan, dated April 2006;
- Colston Budd Hunt & Kafes Transport Report, dated January 2006;
- BASIX Certificate 120659M;
- P. D. Mayoh Pty Ltd architectural drawings 0520 .
- Survey plan based on Garvin Morgan 9605 dated 7 April 2004.

Water management

The site has gravity fall to the street drainage system and the stormwater concept plan shows runoff being connected to a kerb inlet pit. This is acceptable.

The BASIX Certificate requires 18m³ of roofwater to be retained. The retained roofwater is to be re-used for toilet flushing, clothes washing and irrigation.

On site detention is shown in a separate tank, with a volume of 64m³, which is as required by DCP 47.

Traffic generation

The development is expected to generate some 10 to 15 vehicle trips per peak hour. That is approximately 1 vehicle movement every 4-6 minutes. This is not expected to adversely affect the traffic flows in the surrounding road network.

Parking and vehicular access

The site is within 400 metres of Lindfield Station, so 26 resident and 7 visitor parking spaces are required. The plans indicate 54 resident and 8 visitor spaces, which is ample. The dimensions of the basement parking areas comply with AS2890.1.

Waste management

A garbage room and collection area is shown at the ground floor entry. The driveway ramp grade is adequate and manoeuvring is available. An easement for waste collection will be required.

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Council infrastructure

The applicant will be required to construct a new footpath along the Milray Avenue frontage, and kerb and gutter and footpath along the Kochia Lane frontage. Details for these works will be submitted prior to issue of the Construction Certificate. (Refer to Condition No. 90)

Construction management

Construction vehicle access to the site will be via Tryon Road, Lindfield Avenue and Strickland Avenue. This is the route which was used by Mirvac recently. A detailed traffic management plan will be submitted by the builder prior to commencing works.

Geotechnical investigation

Excavation to basement level will be up to 10 metres below existing ground level. Three boreholes were drilled to 10 to 14 metres depth and encountered residual clay and weathered shale over medium and high strength sandstone at 6 to 9 metres depth. Groundwater was noted in two boreholes, but was considered to be associated with discontinuities in the soils and rock rather than a true water table.

The report recommends anchored piles for excavation support. Temporary anchors may extend outside the property boundaries, so the recommended conditions require Council's approval to be obtained. The report also contains recommendations for inspection of excavated faces and vibration monitoring. Dilapidation reporting of 24 Tryon Road is also recommended and this is included in the conditions.

The proposed development is acceptable on engineering grounds, subject to conditions.

(Refer to Conditions Nos. 65 & 66)

Building

No objection is raised to the proposed development. The proposal is capable of achieving the provisions of the Building Code of Australia.

(Refer to Condition No. 17)

STATUTORY PROVISIONS

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

SEPP 65 aims to improve the design quality of residential flat buildings across NSW and to provide an assessment framework and design code for assessing 'good design'.

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A Design Verification Statement has been submitted by registered architect Mohammed Chehelnabi (Registered Architect Number 7057) of PD Mayoh Pty Ltd, in accordance with the requirements of the Policy.

Part 2 sets out design principles against which design review panels and consent authorities may evaluate the merits of a design. This section is to be considered in addition to the comments of Council's Urban Design Consultant, as previously detailed. The proposal is assessed against the heads of consideration specified in SEPP 65, as follows:

Principle 1 - Context

Good design responds and contributes to its context. Context can be defined as key natural and built features of an area.

Responding to context involves identifying the desirable elements of a locations current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

The subject site is in a residential area, zoned for residential flat buildings, that is undergoing transition from single dwelling houses to multi-unit residential buildings. The site is well located with regard to public transport, shops, service facilities and public open space.

The proposed development, which includes substantial street tree planting to both Tryon Road and Milray Street and has a height of 5 storeys, will sit comfortably with surrounding development, particularly in the context of the recently constructed 4 and 5 storey Mirvac development on Tryon Road. The proposal is consistent with the desired future character of the locality.

The core objectives of LEP 194 and DCP 55 are to create new residential flat buildings within a landscaped setting. The proposed design is consistent with this objective.

Principle 2 - Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

The proposal is consistent with both the scale of new surrounding development, and the permissible scale of development under the relevant development controls. The site is in an area undergoing significant transition and the height, bulk and scale of the proposal achieves the desired future character and scale.

Principle 3 - Built form

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

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The building form has architectural merit and exhibits a well articulated design, with appropriate façade modulation and the use of a range of contemporary external finishes. The proposed building setbacks, particularly to Tryon Road and Milray Street, will enhance those streetscapes and provide adequate space for landscaping to soften the visual impact of the building.

The roof form also responds appropriately to the site characteristics and steps down from Tryon Road to Kochia Lane, consistent with the natural topography.

Principle 4 - Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The proposal contains 26 dwellings and basement parking for 62 vehicles. The proposed FSR of 1.29:1 is below the maximum permissible FSR of 1.3:1 under DCP 55 and is consistent with the envisaged future density of the area.

The proposed density is supported by the local community facilities, including public transport, road network and shops in close proximity to the subject site.

Principle 5 - Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

The proposal has been designed to be energy efficient, particularly with regard to thermal comfort, water consumption and energy consumption. A BASIX certificate has been provided in this regard. Additionally, the proposed dwellings receive an adequate level of solar access and have adequate cross ventilation.

Principle 6 - Landscape

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Good design recognises that together landscape and buildings operating as an integrated and sustainable system, resulting in greater aesthetic quality for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the developments natural environmental performance by co-ordinating water and soil management, solar access, and microclimate and tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbouring character or desired character.

Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.

The proposal incorporates 50.5% of the site as deep soil landscaping, which complies with the prescribed standard of 50%.

A detailed landscape plan has been provided proposing a variety of plantings located throughout the site and also including street trees to Tryon Road and Milray Street. The proposed landscape treatment will provide an adequate level of amenity for residents and will maintain the amenity of adjoining residents.

Principle 7 - Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

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

Over 70% of units will receive more than the required 3.0 hours of sunlight between 9.00am and 3.00pm during the winter solstice. The building design maximises the benefits of solar access during winter and minimises the need for cooling during summer. All apartments have cross ventilation.

Rooms are of adequate size and will accommodate a variety of furniture arrangements. The balconies and terraces are of an appropriate size and can accommodate an outdoor furniture setting.

The development incorporates accessible communal open space for passive recreation. The proposed materials contribute to the energy efficiency of the apartments.

Principle 8 - Safety and security

Good design optimises safety and security, both internal to the development and for the public domain.

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This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities and clear definition between public and private spaces.

The development complies with the principles of safety and security. Passive surveillance is achieved from the apartments overlooking Tryon Road and Milray Street. The building will have security intercom systems at both basement level and ground level entry points. Security lighting is proposed throughout the site, particularly the pedestrian access ways, to maximise safety and security.

Principle 9 - Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or in the case of precincts undergoing transition, provide for the desired future community.

The proposed size and mix of the apartments, which includes 1, 2, 3 and 4 bedroom dwellings, is appropriate for the area.

Principle 10 - Aesthetics

Quality aesthetics require the appropriate composition of building elements textures, material and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to the desirable elements of the existing streetscape or in precincts undergoing transition, contribute to the desired future character of the area.

External finishes include a combination of slate rock cladding, rendered and painted surfaces, aluminium venetian shutters, aluminium framed glass louvres, aluminium framed windows and glass balustrades.

The proposed high quality, contemporary finishes, will enhance the streetscape and are consistent with the desired future character of the area.

Residential Flat Design Code

The considerations contained in the Residential Flat Design Code are as follows:

Relating to the local context

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The proposed development has been designed with particular regard to the surrounding area, which includes recently constructed residential flat buildings, retail/commercial buildings, churches, a school and dwelling houses. The area is undergoing transition as previously discussed and the proposal positively responds to elements of the existing character and also to the desired future character. The proposal relates appropriately to the local context.

Site design

A satisfactory site analysis plan has been submitted, indicating how the proposal performs in terms of building edges, landscape design, access and parking and overall building performance in respect of energy efficiency.

In terms of site configuration, the proposal responds satisfactorily to the characteristics of this corner site, including inter alia frontages to two (2) streets and a laneway, existing trees, topography, street trees and surrounding development,. The design provides adequate areas for private and common open space and retains a significant proportion of the site as deep soil landscaping.

The orientation of the development ensures adequate solar access to habitable areas and private open space, both internally and to adjoining residential development.

Building design

The proposed building design is satisfactory with regard to the site constraints and site features identified in the site analysis. The building envelope and architectural form exhibit desirable design characteristics, as previously discussed in greater detail in relation to SEPP 65 and the dwelling configuration will provide a high level of internal residential amenity. In addition, the proposal provides satisfactory private open space to all dwellings in the form of ground level terraces or balconies.

Other relevant matters in relation to 'Building Design' have been assessed elsewhere in this report and are satisfactory.

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, is unlikely to contain any contamination. No further investigation is warranted in this case.

SEPP - Building Sustainability Index

A BASIX certificate has been submitted with the development application. The proposed development is therefore deemed to comply with the requirements of SEPP BASIX.

Ku-ring-gai Planning Scheme Ordinance (KPSO)

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COMPLIANCE TABLE		
Development standard	Proposed	Complies
Site area (min): 1200 m ²	3048.6m ²	YES
Deep soil (min): 50%	1539.5m ² or 50.5 %	YES
Street frontage (min): 30 m	Tryon Road 50.1m Kochia Lane 50.1m Milray Street 60.96m	YES
Number of storeys (max): 5 storeys and 13.4m	5 storeys and 13.4m	YES
Site coverage (max): 35%	34.9 %	YES
Top floor area (max): 60% of level below	<60%	YES YES
Ceiling height (max): 13.4m	13.4m	YES
Car parking spaces (min): • 26 (residents) • 7 (visitors) • 33 (total)	54 8 62	YES YES YES
Manageable housing (min): 3 dwellings (10%)	3 dwellings	YES
Lift access: required if greater than three storeys	Lift access available to all levels	YES

The proposed development complies with all of the development standards contained in LEP 194 and is satisfactory with regard to its aims and objectives.

Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 3

	LEP 194	Compliance		DRAFT LEP	Compliance	
Zone	2(d3)			R-4 High density residential		
Height	5 storeys & 13.4m	5 storeys & 13.4m		5 storeys / 18m	5 storeys / < 18m	YES
	DCP 55			DRAFT DCP		
Setbacks	13-15m Tryon Rd (<40% occupied by building footprint)	8.9m(basement) / 100%	NO	10-12m Tryon Rd (<40% occupied by building footprint)	8.9m (basement) / 100%	NO
		10m to 33m (ground level) / 65%	NO		10m-33m (ground level) / 45%	NO
	13-15m Milray St	10m(basement) / 100%	NO	10-12m Milray St	10m (basement) / 100%	NO
		10m to 17.5m (ground level)	NO		10m to 17.5m	NO

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	LEP 194	Compliance		DRAFT LEP	Compliance	
		/ 92%	YES		(ground level) / 78%	
	Min 6m Kochia Lane	6m		6m Kochia Lane	6m	YES
FSR	1.3:1	1.29:1	YES	1.3:1	1.29:1	YES

On 27 May 2004, the Planning Minister directed Ku-ring-gai Council to prepare plans, pursuant to section 55(1) of the Environmental Planning and Assessment Act 1979, for additional housing in and around Ku-ring-gai's key commercial centres and to provide for additional retail and commercial demand to cater for the needs of the local community.

Ku-ring-gai Council has prepared a draft LEP and DCP consistent with the Ministers' direction. On 30 June 2006, the NSW Department of Planning issued a conditional section 65 certificate permitting public exhibition of Draft Ku-ring-gai Local Environmental Plan 2006 (Town centres). This is the base written instrument for all six town centres in the Ku-ring-gai Council local government area.

Public exhibition of the Lindfield Town Centre component of the Draft Plan has been completed and on 18 and 19 December 2006, Council adopted Draft Ku-ring-gai Local Environmental Plan (LEP) Amendment No. 3 and Draft Town Centres Development Control Plan (DCP) for the Lindfield and Roseville Centres. Council is awaiting the Minister's decision on the Draft LEP, in accordance with section 70 of the Environmental Planning and Assessment Act 1979.

The provisions of the Draft LEP are a matter for consideration under section 79C of the Environmental Planning and Assessment Act 1979, as the subject site is located in the Lindfield Town Centre area. The provisions of a draft DCP, however, are not a matter for consideration under Section 79C. The Lindfield Town Centre DCP, although adopted by Council on 19 December 2006, does not come into effect until the date of gazettal of Ku-ring-gai Local Environmental Plan (LEP) Amendment No. 3.

Under the Draft LEP, the subject property is zoned R4 - High Density Residential. The draft development standards conform with the existing development standards applicable to residential flat development in the 2(d3) zone. The floor space ratio (FSR) in the draft Lindfield Town Centre Plan also conforms with DCP 55, being a maximum of 1.3:1.

With regard to setbacks, the Draft DCP varies from the existing provisions contained in DCP 55. The front setback control under DCP 55 for the subject site is 13m-15m, applying to both the Tryon Road and Milray Street frontages. The setback control under the Draft DCP is 10m-12m for both Tryon Road and Milray Street. The proposed development has been designed with regard to the Draft DCP controls and has setbacks at ground level of between 10m and 33m from Tryon Road and 10m to 17.5m from Milray Street. Front setbacks are discussed further in this report in relation to DCP 55.

The proposal is compliant with the 6m minimum setback which applies to the Kochia Lane frontage under both DCP 55 and the draft DCP.

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The proposed development is consistent with the objectives of both the draft LEP and DCP, despite minor numerical non-compliances in relation to setbacks.

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

COMPLIANCE TABLE		
Development control	Proposed	Complies
Part 4.1 Landscape design:		
Deep soil landscaping (min) <ul style="list-style-type: none"> 150m² per 1000m² of site area = 457.3m² 	<p style="text-align: center;">480m²</p> <p style="text-align: center;">(One contiguous area to the north and north-east of the site)</p>	YES
No. of tall trees required (min): 11 trees	<p style="text-align: center;">34 trees</p> <p style="text-align: center;">(8 existing canopy trees to be retained and 26 new canopy trees to be planted)</p>	YES
Part 4.2 Density:		
Building footprint (max): <ul style="list-style-type: none"> 35% of total site area 	34.9 %	YES
Floor space ratio (max): <ul style="list-style-type: none"> 1.3:1 	1.29:1	YES
Part 4.3 Setbacks:		
Street boundary setback (min): <ul style="list-style-type: none"> 13-15 metres (<40% of the zone occupied by building footprint) 	<p style="text-align: center;">Tryon Road 8.9m (basement) / 100%</p> <p style="text-align: center;">Tryon Road (building footprint) 10m-33m / 65%</p> <p style="text-align: center;">Milray Street 10m (basement) / 100%</p> <p style="text-align: center;">Milray Street 10m (building footprint) 10m-17.5m / 92%</p>	NO NO NO NO
Min 6m (Kochia Lane)	Kochia Lane: 6m-13m	YES
Rear boundary setback (min): 6m	6m	YES
Side boundary setback (min): 6m	6m	YES
Setback of ground floor courtyards to street boundary (min): <ul style="list-style-type: none"> 11m 	5.7m	NO

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COMPLIANCE TABLE		
Development control	Proposed	Complies
% of total area of front setback occupied by private courtyards (max): <ul style="list-style-type: none"> 15% 	10.2%	YES
Part 4.4 Built form and articulation:		
Façade articulation: <ul style="list-style-type: none"> Wall plane depth >600mm 	>600mm	YES
<ul style="list-style-type: none"> Wall plane area <81m² 	<81m ²	YES
Built form: <ul style="list-style-type: none"> Building width < 36m Balcony projection < 1.2m 	Tryon Road 34m Milray Street 37m 3m	YES NO NO
Part 4.5 Residential amenity		
Solar access: <ul style="list-style-type: none"> 70% of units receive 3+ hours direct sunlight at winter solstice 50% of the principle common open space of the development receives 3+ hours direct sunlight in the winter solstice No single aspect units with southern orientation <15% of the total units are single aspect with a western orientation 	77 % >50% 0 units 0 units	YES YES YES YES
Visual privacy: Separation b/w windows and balconies of a building and any neighbouring building on site or adjoining site: Storeys 1 to 4		
<ul style="list-style-type: none"> 12m b/w habitable rooms 	>12m	YES
<ul style="list-style-type: none"> 9m b/w habitable and non-habitable rooms 	>12m	YES
<ul style="list-style-type: none"> 6m b/w non-habitable rooms 	>12m	YES

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COMPLIANCE TABLE		
Development control	Proposed	Complies
5th Storey <ul style="list-style-type: none"> 18m b/w habitable rooms 13m b/w habitable and non-habitable rooms 9m b/w non-habitable rooms 	>18 m to all	YES
Internal amenity: <ul style="list-style-type: none"> Habitable rooms have a minimum floor to ceiling height of 2.7m Non-habitable rooms have a minimum floor to ceiling height of 2.4m 1-2 bedroom units have a minimum plan dimension of 3m in all bedroom 3+ bedroom units have a minimum plan dimension of 3m in at least two bedrooms Single corridors: <ul style="list-style-type: none"> - serve a maximum of 8 units - >1.5m wide - >1.8m wide at lift lobbies 	2.7m Min 2.4 m >3 m >3 m 3 units 1.5m 3.0m	YES YES YES YES YES YES YES
Outdoor living: <ul style="list-style-type: none"> ground floor apartments have a terrace or private courtyard greater than 25m² in area Balcony sizes: <ul style="list-style-type: none"> - 10m² – 1 bedroom unit - 12m² – 2 bedroom unit - 15m² – 3 bedroom unit NB. At least one space >10m ² <ul style="list-style-type: none"> primary outdoor space has a minimum dimension of 2.4m 	>25m ² >10m ² >12m ² >15m ² >2.4m	YES YES YES YES YES
Part 4.7 Social dimensions:		
Visitable units (min): <ul style="list-style-type: none"> 70% 	77%	YES
Housing mix:		

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<ul style="list-style-type: none"> Mix of sizes and types 	Mix of 1,2 and 3 bedroom units	YES
Part 4.8 Resource, energy and water efficiency:		
Energy efficiency:		
<ul style="list-style-type: none"> >65% of units are to have natural cross ventilation 	100%	YES
<ul style="list-style-type: none"> single aspect units are to have a maximum depth of 10m 	No single aspect units	YES
<ul style="list-style-type: none"> 25% of kitchens are to have an external wall for natural ventilation and light 	100%	YES
<ul style="list-style-type: none"> >90% of units are to have a 4.5 star NatHERS rating with 10% achieving a 3.5 star rating 	Complies with BASIX	YES
Part 5 Parking and vehicular access:		
Car parking (min):		
<ul style="list-style-type: none"> 35 resident spaces 	54 spaces	YES
<ul style="list-style-type: none"> 7 visitor spaces 	8 spaces	YES
<ul style="list-style-type: none"> 42 total spaces 	62 spaces	YES

Part 4.3 Setbacks

As previously discussed in relation to the Town Centres LEP and DCP, the Draft DCP varies from the existing provisions contained in DCP 55. The front setback control under DCP 55 for the subject site is 13m-15m, applying to both the Tryon Road and Milray Street frontages. The setback control under the Draft DCP is 10m-12m for both frontages. A minimum setback of 6m applies to the Kochia Lane frontage under DCP 55. The proposal is compliant with this requirement.

The development has setbacks of between 10m and 33m from Tryon Road and 10m to 17.5m from Milray Street. The basement car park has setbacks of 8.9m to Tryon Road and 10m to Milray Street. The proposed setbacks do not comply with the DCP 55 setback requirements. Notwithstanding numeric non-compliance with DCP 55, the proposed setbacks achieve consistency on merit with the intent of DCP 55 provisions.

The proposal has been designed with regard to the Draft DCP setback control, being the 10m-12m requirement, which applies to the Tryon Road and Milray Street frontages. As the site is a corner allotment, the street frontage setback requirements apply to both street frontages and it is acknowledged that this is an inherent difficulty in developing the site. The setback of the building footprint to Tryon Road at ground level varies from 10m to 33m. The basement level relative to Tryon Road is set back 8.9m from the boundary. Although this constitutes a numeric non-compliance it does not compromise the provision of deep soil landscaping or the ability to provide appropriate landscaping within the front setback. In addition, the building complies with the

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minimum 10m setback at grade and includes a significant recess of 33m, so as to ensure an appropriate scale, bulk and form when viewed from the public domain. The Tryon Road elevation is the primary street frontage by design and includes the main pedestrian access to the building. The design of this elevation and the setback respond appropriately to the surrounding built form. The Milray Street setback varies from 10m to 17.5m. The Milray Street elevation reads as a secondary frontage and contains a satisfactory degree of façade modulation and articulation, with balcony and wall plane recesses and variations.

Despite not complying with the 40% limit for building footprint (excluding the basement level) located within the 10m-12m setback area (Tryon Road 45% and Milray Street 78%), the proposal is satisfactory with regard to the objectives of the Draft DCP setback control, relating to building form and more specifically to building articulation, the provision of sufficient deep soil landscaping, adequate space for the planting of large canopy trees in the setback area and streetscape impact. The building design achieves a satisfactory level of articulation and architectural interest and provides in excess of the required deep soil landscaping (50.5% of the site area), with adequate area for the planting of large canopy trees. The proposal makes a positive contribution to the streetscapes of Tryon Road and Milray Street.

Contextually, the proposed setbacks are also compatible with the Minister's site development on the opposite side of Tryon Road to the south of the site and with the commercial site on the opposite side of Milray Street to the west. When viewed within this existing context and that envisaged under the Draft LEP, to which consideration must be made under Section 79C of the EPA Act 1979, the proposed reliance on the Draft DCP provisions is logical, consistent and acceptable on merit.

With regard to the non-complying ground floor courtyard within the Milray Street side setback (Unit A106), it is recommended that the courtyard be deleted to increase landscaped area and improve the streetscape appearance. (**Refer Condition No. 2**)

Part 4.4 Built form and articulation

The Kochia Lane elevation includes balconies with a depth of 3m. These balconies are integrated into the building design and do not appear out of place or architecturally inappropriate on this façade. The proposed balconies are satisfactory with regard to building design, despite not complying with the 1.2 m maximum balcony projection control.

In general terms, the building form is sufficiently articulated and modulated over its length and height and would make a positive contribution to the built form in the Lindfield Town Centre.

Part 4.5 Residential amenity

The proposed building has a compliant set back of 6m from the eastern boundary under both DCP 55 and the draft DCP, adjoining No. 24 Tryon Road. The proposed 5 storey building will result in a degree of overlooking of the private open space (back yard) of the adjoining dwelling house at No. 24 Tryon Road. However, the extent of overlooking will be ameliorated by screen planting adjacent to the eastern boundary of the site, which includes 9 large canopy trees (Sydney Red Gums – *Angophora costata*) and understorey screen planting to 1.5 metres in height. Accordingly, the

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proposal will have an acceptable impact on the privacy of the adjoining property at No.24 Tryon Road.

Part 6.0 Consideration of isolated sites

The proposed development adjoins No. 24 Tryon Road, which has an area of approximately 1300m² and a front boundary length of approximately 21.8m. Section 6 of DCP 55 requires consideration of isolated sites with an area less than 1200m², or a street frontage less than 23m.

The proposal is not technically defined as an isolated site under DCP 55, as the property to the east of the site has not been redeveloped under LEP 194 and is zoned Residential 2(d3). However, given that the adjoining property to the east is the Cromehurst Public School which is unlikely to be redeveloped in the foreseeable future, No. 24 Tryon Road would effectively become isolated for the purpose of higher density residential redevelopment.

No. 24 Tryon Road has an area greater than 1200m², but is below the 23m frontage requirement, with a frontage width of approximately 21.8m. Despite this minor non-compliance with the frontage control (approximately 1.2m), No. 24 Tryon Road could be redeveloped independently, consistent with Clause 25L(4) of the KPSO – *Multi-unit housing on smaller sites*, subject to an appropriate design solution complying with other requirements in the KPSO. The dimensions and area of No. 24 Tryon Road would allow a well designed residential flat building, villa or townhouse development to a potential maximum of three storeys to be constructed on the site, subject to compliance with all relevant development controls and other considerations.

Development Control Plan 31 - Access

Matters for consideration under DCP 31 have been taken into account in the assessment of this application against DCP 55 and the proposal is acceptable.

Development Control Plan 40 - Construction and Demolition Waste Management

Matters for consideration under DCP 40 have been taken into account in the assessment of this application against DCP 55 and the proposal is acceptable.

Development Control Plan No 43 - Car Parking

Matters for consideration under DCP 43 have been taken into account in the assessment of this application against DCP 55 and the proposal is acceptable.

Development Control Plan 47 - Water Management

Matters for assessment under DCP 47 have been taken into account in the assessment of this application against DCP 55 and the proposal is acceptable.

Section 94 Plan

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The proposal requires a contribution of \$700,00.56 which is required to be paid by **Condition No. 55.**

LIKELY IMPACTS

All likely impacts have been assessed elsewhere in the report and are considered acceptable, subject to conditions.

SUITABILITY OF THE SITE

The site is suitable for the proposed development.

ANY SUBMISSIONS

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

PUBLIC INTEREST

The approval of the application is considered to be in the public interest.

OTHER RELEVANT MATTERS

There are no other 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 satisfactory. Therefore, it is recommended that the application be approved.

RECOMMENDATION

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

THAT the Council, as the consent authority, grant development consent to DA 826/06 for demolition of two dwelling houses and construction of a residential flat building on land at 20-22 Tryon Road, Lindfield, for a period of two (2) years from the date of the Notice of Determination, subject to the following conditions:

GENERAL CONDITIONS

1. The development must be carried out in accordance with plans identified within the following table and endorsed with Council's approval stamp, except where amended by the following conditions:

Dwg No.	Rev.	Description	Author	Dated	Lodged
001	D	Cover sheet and calcs	PD Mayoh P/L	April 06	28 July 2006
002	D	Site survey	PD Mayoh P/L	April 06	28 July 2006

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003	D	Site plan	PD Mayoh P/L	April 06	28 July 2006
004	B	Demolition & ES control	PD Mayoh P/L	April 06	28 July 2006
010	D	Streetscape elevation	PD Mayoh P/L	April 06	28 July 2006
011	D	Streetscape elevation	PD Mayoh P/L	April 06	28 July 2006
098	D	Basement 2 plan	PD Mayoh P/L	April 06	28 July 2006
099	D	Basement 1 plan	PD Mayoh P/L	April 06	28 July 2006
100	D	Ground floor plan	PD Mayoh P/L	April 06	28 July 2006
101	C	Level 1 plan	PD Mayoh P/L	April 06	28 July 2006
102	C	Levels 2 & 3 plan	PD Mayoh P/L	April 06	28 July 2006
103	C	Level 4 plan	PD Mayoh P/L	April 06	28 July 2006
104	C	Level 5 plan	PD Mayoh P/L	April 06	28 July 2006
105	C	Roof plan	PD Mayoh P/L	April 06	28 July 2006
150	C	North and south elevations	PD Mayoh P/L	April 06	28 July 2006
151	C	East and west elevations	PD Mayoh P/L	April 06	28 July 2006
160	C	Section A	PD Mayoh P/L	April 06	28 July 2006
161	C	Section B	PD Mayoh P/L	April 06	28 July 2006
162	C	Section C	PD Mayoh P/L	April 06	28 July 2006
163	C	Section D	PD Mayoh P/L	April 06	28 July 2006
LP-01	E	Landscape site plan	John Lock & Associates	April 06	28 July 2006
LP-02	E	Landscape elevations	John Lock & Associates	April 06	28 July 2006
LP-03	E	Landscape sections	John Lock & Associates	April 06	28 July 2006

- The proposed ground level courtyard adjoining Unit A106 is to be deleted and replaced with landscaping, in order to increase landscaping in the front setback area and improve the streetscape appearance. Details are to be provided on an amended landscape plan, as required by Condition No. 94. (Reason – to increase landscaped area and improve the streetscape appearance)
- The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and an Occupation Certificate has been issued.
- The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
- For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
- For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the 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.
- HOURS OF WORK:** For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines,

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excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

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

8. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
9. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
10. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.
11. Compliance with the notations overdrawn on the consent plans.
12. To maintain existing ground levels all excavated material shall be removed from the site.
13. Any excavation of rock involving hydraulic or compressed air rock hammers or other excavation equipment shall comply with the requirements of Council's Code for the Control and Regulation of Noise on Building Sites.
14. No rock breaking or other machinery for the excavation, drilling or removal of rock shall be used on the site without the prior approval of the Principal Certifying Authority. Should rock breaking or associated machinery be required, the following details are to be submitted to the Principal Certifying Authority for consideration:
 - a. The type and size of machinery proposed.
 - b. The routes of all trucks to convey material to and from the site.
 - c. A report by a Geotechnical Engineer detailing the measures recommended in undertaking the work so as to prevent any damage to any adjoining or nearby buildings.
15. With regard to the proposed rock breaking the following conditions are to be observed:
 - a. The Geotechnical Engineer shall supervise the works in progress.
 - b. A dilapidation report on adjoining or nearby properties shall be prepared prior to any excavation, rock breaking, or associated work commencing and shall be submitted to the Principal Certifying Authority.
 - c. All material removed from or imported to the site shall be loaded, unloaded or conveyed in such a manner that will minimise nuisance. Trucks shall be covered and site controls shall include shaker grids at the exits of the site. All materials falling to any part of the road or footpath or any public place shall be immediately cleaned up.

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- d. All material removed from or imported to the site shall be loaded, unloaded or conveyed in such a manner that will minimise nuisance. Trucks shall be covered and site controls shall include shaker grids at the exits of the site. All materials falling to any part of the road or footpath or any public place shall be immediately cleaned up.
16. For the purpose of maintaining visual amenity, no permanent electricity supply poles are to be erected forward of the building setback without the prior Consent of Council. It is the onus of the applicant to consult with the authorised statutory electricity provider prior to construction commencing to ensure that direct connection to the building is possible. Details of any proposed permanent pole must be submitted to and approved by Council prior to installation.
17. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
18. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
19. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a. must preserve and protect the building from damage, and
 - b. if necessary, must underpin and support the building in an approved manner, and
 - c. must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
20. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.
21. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
22. To maintain residential amenity, all electrical services to the site are to be provided underground and must not disturb the root system of any trees. Please contact the energy supply authority's local customer service office to obtain documentary evidence that the authority has been consulted and that their requirements have been met. This information is to be submitted to Council prior to the release of the 21. Certificate.

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23. If the work involved in the erection or demolition of a building:
- 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, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

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

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

24. The developer shall submit to Council a letter from the energy supply authority and either Telstra or Optus, confirming that satisfactory arrangements have been made for the provision of underground telephone and power services, prior to the release of the Subdivision Certificate or Occupation. Application may be made to Energy Australia Phone No. 13 1525 and either Optus, Network Operations, Facsimile No 9837 9060, Phone No 9837 9010, or Telstra Phone No 12 455.
25. All noise generating equipment associated with any proposed mechanical ventilation system/s shall be located and/or soundproofed so the equipment is not audible within a habitable room in any other residential premises before 7am and after 10pm Monday to Friday and before 8am and after 10pm Saturday, Sunday and Public Holidays. Furthermore, the operation of the unit outside these restricted hours shall emit a noise level of not greater than 5dbA above the background when measure at the nearest adjoining boundary.
26. The fence and footings shall be constructed entirely within the boundaries of the property.
27. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
28. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
29. Where a new development is not commencing immediately following demolition, the demolition shall be limited to the extent of the footprint of the building/s on the site and no excavation shall be carried out.
30. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.

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

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

32. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
33. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
- a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:
 - i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
 - ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
 - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.
 - b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.
34. Soil on vacant sites is to be stabilised as soon as possible to prevent erosion and the site shall be kept clear of excess vegetation.
35. A temporary construction exit and sediment trap to reduce the transport of sediment from the site onto public roads shall be provided before demolition commences.
36. Existing stormwater lines on the site are to be blocked and made inoperable after buildings are demolished so as to prevent the conveyance of silt or sediments into the gutter or street drainage system.
37. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
38. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.

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39. Trees and vegetation on a site shall not be disturbed except with the approval of the Council.
40. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
41. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
42. The applicant or builder/developer is responsible for the cost of making good any damage that may be caused to any Council property as a result of work associated with the demolition.
43. A photo record of the buildings to be demolished and vegetation on site is to be submitted to Council for archival purposes.
44. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a. stating that unauthorised entry to the work site is prohibited, and
 - b. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

Any such sign is to be removed when the work has been completed.

This clause does not apply to:

- a. building work carried out inside an existing building, or
 - b. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
45. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
46. All public footways and roadways fronting and adjacent to the site are to be maintained in a safe condition at all times during the course of the development works. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to the public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where circulation is diverted on to the roadway, clear directional signage and protective barricades must be installed in accordance with AS1742-3 1996 "*Traffic Control Devices for Work on Roads*". **If pedestrian circulation is not satisfactorily maintained, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**
47. Driveways and access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard 2890.1 – 2004 "Off-Street car parking".

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48. For the purpose of any inspections by 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.
49. The Applicant must obtain a **Section 73 Compliance Certificate** under the *Sydney Water Act 1994*. An application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s web site at www.sydneywater.com.au then the “e-developer” icon or telephone 13 20 92. Following application a “Notice of Requirements” will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
50. In order to allow unrestricted access for Council waste collection vehicles to the basement garbage storage area, no doors or gates shall be provided in the access driveways to the basement carpark which would prevent this service.
51. For the protection of the health and safety of occupants, workers and the environment, any person renovating or demolishing any building built before the 1970's should be aware that surfaces may be coated with lead-based paint. Lead dust is a hazardous substance. Persons are required to follow the attached recommended guidelines to prevent personal and environmental contamination.
52. To preserve and enhance the natural environment, all soil erosion and sediment control structures shall be inspected following each storm event and any necessary maintenance work shall be undertaken to ensure their continued proper operation. Sediment shall be removed from the soil erosion and sediment control structures when no more than forty percent (40%) capacity has been reached. These structures shall continue in proper operation until all development activities have been completed and the site fully stabilised.
53. To prevent pollution, all vehicles making a delivery to or from the site are to be covered to prevent loose materials, dust etc falling from the vehicles.
54. No advertising signs are to be erected without the prior consent of Council.
55. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF 24 ADDITIONAL DWELLINGS IS CURRENTLY \$700,004.56. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council’s Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

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

1. Community Facilities	\$1,117.76
2. Park Acquisition and Embellishment Works - Lindfield	\$8,223.35
3. Sportsgrounds Works	\$1,318.32
4. Aquatic / Leisure Centres	\$27.82
5. Traffic and Transport	\$150.28
6. Section 94 Plan Administration	\$100.04

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

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

56. Stormwater runoff from new hard surfaces generating runoff or landscaped areas that are not at natural ground level shall be piped to the street drainage system. New drainage line connections to the street system shall conform and comply with the requirements described in sections 5.3 and 5.4 of Council's Water Management Development Control Plan 47, available in hard copy at Council and on the Council website.
57. A mandatory rainwater retention and re-use system comprising storage tanks and ancillary plumbing must be provided for the development. The (minimum) total storage volume of the rainwater tank system, and the prescribed re-use of the water on site, must satisfy all relevant BASIX commitments and the requirements specified in chapter 6 of Ku-ring-gai Council Water Management Development Control Plan 47 (DCP47).
58. In addition to the mandatory rainwater retention and re-use system provided, an **on-site stormwater detention** system must be provided for the development to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with chapter 6 of the Ku-ring-gai Council Water Management Development Control Plan 47 (DCP 47) - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. The design of the on-site detention system must be performed by a qualified civil/hydraulic engineer and must satisfy the design controls set out in appendix 5 of DCP 47.
59. A maintenance period of six (6) months applies to all work in the public road reserve carried out by the applicant - **after** the works have been completed to the satisfaction of Ku-ring-gai

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Council. In that maintenance period, the applicant shall be liable for any section of the completed public infrastructure work which fails to perform in the designed manner, or as would reasonably be expected under the operating conditions. The maintenance period shall commence once the Applicant receives a written indication from Council stating that the works involving public infrastructure have been completed satisfactorily.

60. For the purpose of any development related inspections by Ku-ring-gai Council engineers, the corresponding fees set out in Council's 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.
61. 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 Applicant's full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services at the appropriate stage of the development (including water, phone, gas and the like). Council accepts no responsibility whatsoever for any matter arising from its approval of this application involving any influence upon utility services provided by another authority.
62. The provision of temporary sediment and erosion control facilities and measures must be installed, prior to the commencement of any works on the site to eliminate unnecessary erosion and loss of sediment. These facilities must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority and Council officers.
63. The Applicant must obtain a **Section 73 Compliance Certificate** under the *Sydney Water Act 1994*. An application must be made through an authorised Water Servicing Coordinator. The Applicant is to refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92. Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
64. In order to allow **unrestricted access at all times** for Ku-ring-gai Council waste collection vehicles into the basement garbage collection area - no doors, grilles, gates or other devices are to be provided in the access driveways to the basement carpark preventing this service.
65. A contractor with specialist excavation experience must undertake the excavations for the development and a suitably qualified and consulting geotechnical engineer must oversee the excavation procedure. Geotechnical aspects of the development work, namely:
 - Appropriate excavation method;

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- Vibration monitoring and control,
- Support and retention of excavated faces,
- Dilapidation survey of neighbouring structures,
- Hydrogeological considerations.

Must be undertaken in accordance with the recommendations of the geotechnical report by Jeffery and Katauskas and all subsequent geotechnical inspections carried out during the excavation and construction phase. Approval must be obtained from all affected property owners, including Ku-ring-gai Council where rock anchors (both temporary and permanent) are proposed below adjacent private or public property.

66. The geotechnical and hydrogeological works implementation, inspection, testing and monitoring program for the excavation and construction works must be in accordance with the report by Jeffery and Katauskas Ref 20097SPrpt, dated 29 March 2006. Over the course of the works a qualified Geotechnical/hydrogeological Engineer must complete the following:

- Further geotechnical investigations and testing recommended in the above report(s) and as determined necessary,
- Further monitoring and inspection at the hold points recommended in the above report(s) and as determined necessary,
- Written report(s) including certification(s) of the geotechnical inspection, testing and monitoring programs.

67. Removal or pruning of the following trees is not approved as part of this Development Application. A tree report prepared by Tree and Landscape Consultants, dated 29 March 2006, has been submitted. Tree numbers refer to this report.

Tree/ Location

Lophostemon confertus (Brushbox) Tree 13

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

Tree/Location	Tree Works
<i>Thuja sp.</i> (Arborvitae) Trees 5	Removal
<i>Thuja sp.</i> (Arborvitae) Trees 6	Removal
<i>Taxodium distichum</i> (Swamp Cypress) Trees 8	Removal
<i>Chamaecyparis lawsoniana</i> (Cypress) Trees 9	Removal
<i>Bauhinia variegata</i> (Butterfly Bush) Tree 11	Removal
<i>Chamaecyparis lawsoniana</i> (Cypress) Trees 12	Removal
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	Removal
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	Removal
<i>Magnolia x soulangiana</i> (Magnolia) Tree 17	Removal
<i>Cupressus macrocarpa</i> (Cypress) Tree 18	Removal
<i>Cupressus macrocarpa</i> (Cypress) Tree 19	Removal
<i>Plumeria sp.</i> (Frangipani) Tree 20	Removal
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 21	Removal

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

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

70. Canopy pruning of the following tree/s which may be necessary to accommodate the approved building footprint shall be undertaken by an experienced Arborist/Horticulturist, with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate. All other branches are to be tied back and protected during construction as recommended in the arborist report, under the supervision of a qualified arborist.

Tree/Location

Jacaranda mimosifolia (Jacaranda) Tree 1
Acer palmatum (Japanese Maple) Tree 2
Jacaranda mimosifolia (Jacaranda) Tree 3
Jacaranda mimosifolia (Jacaranda) Tree 4
Jacaranda mimosifolia (Jacaranda) Tree 7
Jacaranda mimosifolia (Jacaranda) Tree 14
Cassia fistula (Golden Shower Tree) Tree 15
Lagerstroemia indica (Crepe Myrtle) Tree 16

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

Tree/Location	Tree Works
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 1	Root Pruning
<i>Acer palmatum</i> (Japanese Maple) Tree 2	Root Pruning
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 3	Root Pruning
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 4	Root Pruning
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 7	Root Pruning
<i>Lophostemon confertus</i> (Brushbox) Tree 13	Root Pruning
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	Root Pruning
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	Root Pruning
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	Root Pruning

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72. If tree roots are required to be severed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate

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

Tree/Location	Radius From Trunk
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 1	4m
<i>Acer palmatum</i> (Japanese Maple) Tree 2	6m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 3	3m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 4	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 7	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	3m
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	3m
<i>Lophostemon confertus</i> (Brushbox) Tree 13	5m
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	2m

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

Tree/Location	Radius From Trunk
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 1	4m
<i>Acer palmatum</i> (Japanese Maple) Tree 2	6m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 3	3m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 4	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 7	4m
<i>Lophostemon confertus</i> (Brushbox) Tree 13	5m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	3m
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	3m
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	2m

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

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

Species/From	To
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	Northern boundary

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

Tree Species	Quantity
<i>Lophostemon confertus</i> (Brushbox)	3

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

Tree Species	Quantity
<i>Lophostemon confertus</i> (Brushbox)	5

79. 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.
80. The canopy replenishment trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

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

81. Critical Stage Inspections for Building Work (Class 2):

Where applicable inspections of the development site may be required to be undertaken at the following stages:

- At the commencement of the building work; and
- Prior to covering of waterproofing in any wet areas, for a minimum of 10 percent of rooms with wet areas within a building; and
- Prior to covering any stormwater lines/connections; and
- After the building work has been completed and prior to any occupation certificate being issued in relation to the building.
- Other inspection required by PCA

Critical Stage Inspections for Building Work (Class 7):

Where applicable inspections of the development site may be required to be undertaken at the following stages:

- At the commencement of the building work; and
- Prior to covering any stormwater drainage lines/connections; and
- After the building work has been completed and prior to any occupation certificate issued in relation to the building;
- Other inspection as required by the PCA.

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If the person having the benefit of the development consents appoints Council as the PCA, Council will give written advice as to what critical stage inspections apply.

Prior to issuing an occupation certificate or subdivision certificate, the PCA must be satisfied that the work has been inspected on the above occasions.

Except as provided by subclause (d), the inspections may be carried out by the PCA or, if the PCA agrees, by another certifying authority.

The final inspection detailed at subclause (d) may only be carried out by the PCA.

For each inspection, the principal contractor (or owner builder) must notify the PCA at least forty eight (48) hours in advance that the site is ready to be inspected prior to the commencement of work on the next stage.

Where Council undertakes an inspection each inspection costs, \$180 (includes GST).

82. Basix Certificate Compliance

The development shall fully comply with the schedule of BASIX Commitments specified with BASIX CERTIFICATE NO: **120659M**, Plans and specifications indicating the Basix Commitments to be satisfied at Construction Certificate stage shall be submitted to the Principal Certifying Authority prior to the release of a Construction Certificate.

83. Fire Safety Schedule:

In determining the Construction Certificate, Council or Accredited Certifier shall issue a **'Fire Safety Schedule'** specifying the fire safety measures (both current and proposed) that shall be implemented in the building premises.

84. Prior to issue of the Construction Certificate the Applicant must consolidate the existing Torrens lots which will form the development site. Evidence of lot consolidation, in the form of a plan registered with Land and Property Information, must be submitted for approval of the Principal Certifying Authority prior to issue of the Construction Certificate. This condition is imposed to ensure continuous structures will not be placed across separate titles.

85. Prior to issue of the Construction Certificate, driveway and associated footpath levels for any fully new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Ku-ring-gai Council. Such levels are only able to be issued by Council under the *Roads Act 1993*. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings" or as specified by Council. Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant Development Application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

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For this development, the driveway crossing is to be 7 metres wide at the kerb to improve access and manoeuvring in the event that 90 degree parking is installed on the opposite side of Milray Street.

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

86. Prior to the issue of the Construction Certificate, longitudinal driveway sections are to be prepared by a qualified civil/traffic engineer and be submitted for approval by the Principal Certifying Authority. These profiles are to be at 1:100 scale along both edges of the proposed driveway, starting from the centreline of the frontage street carriageway to the proposed basement floor level. The traffic engineer shall provide specific written certification on the plans that:

- Vehicular access can be obtained using grades of 20% (1 in 5) maximum and
- All changes in grade (transitions) comply with clause 2.5.3 of Australian Standard 2890.1 (2004) –“Off-street car parking” to prevent the scraping of the underside of vehicles, particularly along the inside radius for curved driveways.

If a new driveway crossing is proposed then the longitudinal sections at the boundary alignment **must incorporate the driveway crossing levels as issued by Council** upon prior application.

87. Prior to issue of the Construction Certificate the Applicant must submit, for approval by the Principal Certifying Authority, certified parking layout plan(s) to scale showing all aspects of the vehicle access and accommodation arrangements clearly dimensioned. A qualified civil/traffic engineer must review the proposed vehicle access and accommodation layout and provide written certification on the plans that:

- All parking space dimensions, driveway and aisle widths, driveway grades, transitions, circulation ramps, blind aisle situations and other trafficked areas comply in full with Australian Standard 2890.1 – 2004 “Off-street car parking”.
- A clear height clearance of 2.5 metres (required under DCP40 for waste collection trucks) is provided over the designated garbage collection truck manoeuvring areas within the basement.
- No doors or gates are provided in the access driveways to the basement carpark which would prevent unrestricted access for internal garbage collection at any time from the basement garbage storage and collection area.

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

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

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

90. The Applicant must submit carry out the following infrastructure works in the Public Road:
 - a. Construct a new concrete footpath along the Milray Street frontage of the site;

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- b. Construct new kerb and gutter and footpath along the Kochia Lane frontage of the site.

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

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

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

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

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

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

91. The applicant shall ensure that no underground services (ie water, sewerage, drainage and gas) shall be laid beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

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

Tree/Location

Radius From Trunk

<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 1	4m
<i>Acer palmatum</i> (Japanese Maple) Tree 2	6m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 3	3m

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<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 4	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 7	4m
<i>Lophostemon confertus</i> (Brushbox) Tree 13	5m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	3m
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	3m
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	2m

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

Tree/Location	Radius From Trunk
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 1	4m
<i>Acer palmatum</i> (Japanese Maple) Tree 2	6m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 3	3m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 4	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 7	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	3m
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	3m
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	2m

93. The submitted landscape plan LP-01/G and LP-01.1/C, dated 28/11/06 prepared by John Lock and Associates is not approved. An amended, detailed plan of the proposed landscape works for the site shall be prepared by a Landscape Architect or qualified Landscape Designer. The plan must be submitted to, and approved by the Principal Certifying Authority prior to the release of the Construction Certificate. The landscape works shall be carried out and installed in accordance with the approved landscape plan/s.

The following amendments to the plan shall apply:

- Spot levels to all existing trees to be retained.
- Proposed street trees to be shown at 10m centres
- Existing levels are to be retained beneath the canopy drip lines of all trees to be retained on site and adjoining properties.
- Proposed planting of all canopy trees to be minimum 5 metres from building.
- Proposed planting of canopy trees to be at 10 metres centres.
- Proposed planting of *Angophora costata* along eastern and western boundary to be substituted with *Syncarpia glomulifera* (Turpentine).
- Proposed planting of *Angophora costata* along southern boundary to be substituted with *Eucalyptus saligna* (Sydney Blue Gum).
- Screen planting species of *Syzigium*, *Acmena* and *Leptospermum* to be provided that can attain 4-6m in height.

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94. A CASH BOND/BANK GUARANTEE of \$10 000 shall be lodged with Council as a Landscape Establishment Bond prior to release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan/s and other landscape conditions.

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

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

95. The applicant must apply to Council or an Accredited Certifier for a Construction Certificate to carry out the relevant building works that are approved by this consent. The details to be included in the Construction Certificate Application are:
- a) A set of architectural plans and specifications complying with the development consent plans, conditions and the Building Code of Australia.
 - b) If the application for the Construction Certificate is with Council you will have to submit engineering details for all structural elements i.e. Piers, footings, reinforced concrete slab, first floor joist layout, roof trusses layout, bracing and hold down details, steel beams etc, where relevant, for approval. A practising consulting structural engineer must prepare the details.
 - c) A plan indicating the location of smoke alarm installation for the proposed development.
 - d) Details of proposed termite treatment for the proposed development.
 - e) Essential services plan outlining the existing and proposed fire safety measures.
 - f) Disable access provisions to common and public areas in accordance with AS1428 parts 1-4 inclusive.

NOTE

Should any alternative solution to satisfy the performance requirements of the Building Code of Australia for part of the Construction Certificate Application the following is to be met:

Assessment methods used to determine compliance with the performance requirements, including if and how each performance objective impacts on other requirements of the Building Code of Australia; and

A statement about the person who prepared the alternative solution, indicating qualification, experience, insurance details, and membership of an approved accreditation body.

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(Any performance-based application may be required to be reviewed by a suitable qualified independent body. Any cost relating to this reviewed will be the responsibility of the applicant and must be paid **prior to the release of the Construction Certificate**)

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

96. Prior to the commencement of any works on site the Applicant must submit, for approval by the Principal Certifying Authority (with a copy forwarded to Council) a full dilapidation report on the visible and structural condition of structures at 24 Tryon Road.

Any reports must be completed by a consulting structural/geotechnical engineer. Upon submitting a copy of the dilapidation report to Council, a written acknowledgment from Council development engineers shall be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any works on site.

97. Prior to the commencement of **any** works on site the applicant must submit, for review by Council Engineers, a *Construction and Traffic Management Plan*. The following matters must be specifically addressed in the Plan:

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

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

Traffic Control Plan(s) for the site

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

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A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided.

Light traffic roads (including Kochia Lane) and those subject to a load or height limit must be avoided at all times unless otherwise approved.

A copy of this route is to be made available to all contractors, and shall be clearly depicted at a location within the site.

In addition, the plan must address:

- Evidence of RTA concurrence where construction access is provided directly or within 20m of an Arterial Rd.
- A schedule of site inductions to be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations. These must specify that construction-related vehicles to comply with the approved requirements.
- For those construction personnel that drive to the site, the Applicant shall attempt to provide on-site parking so that their personnel's vehicles do not impact on the current parking demand in the area.

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

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

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

- Full road pavement width, including kerb and gutter, of Kochia Lane, Milray Street and Tryon Road over the site frontage.
- All driveway crossings and laybacks opposite the site.

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

The developer may be held liable to any recent damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition prior to the commencement of works. A written acknowledgment from Council engineers must be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any works on site.

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

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

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

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

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

Tree/Location	Radius From Trunk
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 1	4m
<i>Acer palmatum</i> (Japanese Maple) Tree 2	2.5m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 3	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 4	4m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 7	4m
<i>Lophostemon Confertus</i> (Brushbox) Tree 13	5m
<i>Jacaranda mimosifolia</i> (Jacaranda) Tree 14	3m
<i>Cassia fistula</i> (Golden Shower Tree) Tree 15	3m
<i>Lagerstroemia indica</i> (Crepe Myrtle) Tree 16	2m

102. The tree protection fence shall be constructed of galvanised pipe at 2.4 metres spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.

103. Prior to works commencing tree protection signage is to be attached to each tree Protection Zone and displayed in a prominent position and the sign repeated at 10m intervals or closer where the fence changes direction. Each sign shall advise in a clearly legible form, the following minimum information:

- Tree Protection Zone
- This fence has been installed to prevent damage to the trees and their growing environment both above and below ground, and access is restricted.
- If encroachment or incursion into this Tree Protection Zone is deemed to be essential the consulting Arborist should be informed prior to the undertaking of such works
- Name, address, and telephone number of the developer.

104. Written permission for the removal of Trees 18 & 19 is to be obtained from the owners of No.24 Tryon Road.

105. Prior to works commencing the area of the Tree Protection Zone is to be mulched to a depth of 100mm with composted organic material being 75% Eucalyptus leaf litter and 25% wood, The depth of mulch and type as indicated, to be maintained for the duration of the project & Principal Certifying Authority.

106. Upon completion of the installation of the required tree protection measures you are required to arrange for an inspection of the site by the Principal Certifying Authority to verify that tree protection measures comply with all relevant conditions. Following the carrying out of a

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satisfactory inspection and subject to the payment of all relevant monies and compliance with any other conditions of approval, work may commence.

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

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

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

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

- Each elevation
- Photographs of specific details nominated by Council
- All structures on site such as sheds, outhouses and significant landscape features
- Several photographs of house from public streets or laneways including several views showing relationship to neighbouring buildings.

Minimum requirements:

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

Digital images may be submitted provided the images are printed on archival quality paper and the recording document is generally consistent with the NSW Heritage Council guidelines for photographic recording using film or digital capture.

108. This Development Consent does not constitute approval to carry out construction work. Construction work may only commence upon the issue of a Construction Certificate and lodgement of Notice of Commencement.

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Please be informed that a Construction Certificate is not required for demolition. Demolition work can be carried out without a Construction Certificate but must comply with any conditions relating to demolition within the Development Consent.

109. To maintain residential amenity, all electrical services to the site are to be provided underground and must not disturb the root system of any trees. Please contact the energy supply authority's local customer service office to obtain documentary evidence that the authority has been consulted and that their requirements have been met. This information is to be submitted to Council prior to the release of the Subdivision Certificate.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

110. Prior to issue of the Occupation Certificate, the Principal Certifying Authority (where not Council) must provide Ku-ring-gai Council with a signed declaration that the following works in the road reserve have been completed in full:
111. New concrete driveway crossing in accordance with levels and specifications issued by Council.
- Removal of all redundant driveway crossings and kerb laybacks (or sections thereof) and reinstatement of these areas to footpath, turfed verge and upright kerb and gutter. (Reinstatement works to match surrounding adjacent infrastructure with respect to integration of levels and materials).
 - Full repair and resealing of any road surface damaged during construction.
 - Full replacement of damaged sections of grass verge with a non-friable turf of native variety to match existing.

All works must be completed in accordance with the General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council, dated November 2004. The Occupation Certificate must not be issued until all damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council. Repair works shall be at no cost to Council.

112. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the approved road, footpath and/or drainage works must be completed in the road reserve, in accordance with the Council approved *Roads Act 1993* drawings, conditions and specifications. The works must be supervised by the applicant's designing engineer and the works shall be completed and approved in full to the satisfaction of Council's Engineers. The supervising consulting engineer is to provide certification upon completion that the works were constructed in accordance with the Council approved drawings. The works are also to be subject to inspection by Council at the hold points noted on the approved drawings. Any conditions attached to the approved drawings for these works must be met in full.
113. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88B or 88E of the Conveyancing Act 1919,

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

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

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

117. Prior to issue of an Occupation Certificate the Section 73 Sydney Water compliance certificate must be obtained and submitted to the Principal Certifying Authority.

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118. Prior to issue of an Occupation Certificate the applicant must submit certification from a suitably qualified and experienced traffic/civil engineer to the Principal Certifying Authority. This certification must be based on a site inspection of the constructed vehicle access and accommodation areas, with dimensions measurements as necessary, and must make specific reference to the following:
- That the as-constructed carpark complies with the approved Construction Certificate plans,
 - That the completed vehicle access and accommodation arrangements comply in full with Australian Standard 2890.1 – 2004 “Off-Street car parking” in terms of minimum parking space dimensions provided,
 - That finished driveway gradients and transitions will not result in the scraping of the underside of cars.
 - That no doors, gates, grilles or other structures have been provided in the access driveways to the basement carpark, which would prevent unrestricted access for internal garbage collection from the basement garbage storage and collection area.
 - That the vehicular headroom requirements of:
 - Australian Standard 2890.1 - “Off-street car parking”,
 - 2.5m height clearance for waste collection trucks (refer DCP 40) are met from the public street into and within the applicable areas of the basement carpark.
119. Prior to issue of the Occupation Certificate a qualified and experienced consulting civil/hydraulic engineer must undertake a site inspection of the completed stormwater drainage and management system. The engineer is to provide written certification based on the site inspection to the Principal Certifying Authority, prior to issue of the Occupation Certificate, which makes specific reference to all of the following:
- That the stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans.
 - That the minimum retention and on-site detention storage volume requirements of BASIX and Ku-ring-gai Council Water Management DCP 47 respectively, have been achieved in full.
 - That retained water is connected and available for uses including toilet flushing, laundry and garden irrigation as required by the BASIX commitments.
 - That basement and subsoil areas are able to drain via a pump/sump system installed in accordance with AS3500.3 and appendix 7.1.1 of Ku-ring-gai Council Water Management DCP 47.
 - That all grates potentially accessible by children are secured.
 - That components of the new drainage system have been installed by a licensed plumbing contractor in accordance with the Plumbing and Drainage code AS3500.3 2003 and the BCA, and
 - All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

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

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

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

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

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

121. Prior to issue of the Occupation Certificate a maintenance regime shall be prepared for the basement stormwater pump-out system and submitted to Principal Certifying Authority. The regime shall specify that the system is to be regularly inspected and checked by qualified practitioners.

122. Prior to issue of the Occupation Certificate a suitably qualified consulting geotechnical engineer is to provide certification to the Principal Certifying Authority that excavation and construction of the basement level, including temporary and permanent shoring and retention measures, have been carried out :

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- a) According the relevant Australian Standards and guidelines, and
- b) According to any approved Geotechnical report undertaken for the development, and
- c) In a manner that ensures that the structural amenity of adjoining structures and property is fully maintained.

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

- Full road pavement width, including kerb and gutter and verge, of Kochia Lane, Milray Street and Tryon Road, for site frontage.
- Structures at 24 Tryon Road.

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

124. The trees to be retained shall be inspected, monitored and treated when necessary by a qualified Arborist before, during and after completion of development works to ensure their long term survival. Inspections by and documentation from the Arborist to the Principal Certifying Authority is required as specified. Documentary evidence of compliance with this condition shall be submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.

125. The landscape works, shall be installed in accordance with the approved plan/s and/ or conditions of consent, be completed prior to release of Occupation Certificate and be maintained in a healthy and vigorous condition at all times.

126. The Principal Certifying Authority shall ensure that the landscape works, have been installed correctly, consistent the approved landscape plan(s), specification and the conditions of consent prior to release of the Occupation Certificate

127. Fire Safety Certificate

A final Fire Safety Certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment (Amendment) Regulation 2000, before a final occupation certificate can be issued for the building.

A copy of the Fire Safety Certificate and Fire Safety Schedule shall be

- Forwarded to Ku-ring-gai Council;
- *If required forwarded to the Commissioner of the New South Wales Fire Brigade; and*
- Prominently displayed in the building.

128. Annual fire Safety Statement

Item 2

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulations (as amended) the owner of the building shall furnish to Council with an annual Fire Safety Statement from a competent person to certify the essential fire safety measures in the building. The Annual Fire Safety Statement shall be within 12 months of the issue of the fire safety certificate, and then on an annual basis.

129. No Occupation or use of the building (*or change of use where an existing building*) may commence until the Principal Certifying Authority (PCA) has issued an interim occupation certificate or final occupation certificate.
130. Prior to issuing an Occupation Certificate (either Interim or Final) for occupation or use of the building (*or change of use where an existing building*) the PCA is required to be satisfied, amongst other things, that:
 - a) All required inspections (including each applicable mandatory critical stage inspection have been carried out; and
 - b) Any preconditions to the issue of the certificate required by a development consent or complying development certificate have been met.

G Youhanna
Executive Assessment Officer

M Leotta
Team Leader
Development Assessment – South

M Prendergast
Manager
Development Assessment Services

M Miocic
Director
Development & Regulation

Attachments:

- Location plan - 737864**
- Zoning plans - 737864**
- Shadow diagrams - 737866**
- Survey plan - 737870**
- Architectural plans – 737872, 737875, 737876**
- Landscape plan - Elevations, Sections & Detail - 737876**
- Confidential - Landscape Plan showing Floor Plan**
- Confidential Floor Plans**

NOTIFICATION SKETCH

20 Tryon Road, LINDFIELD



SCALE: 1:2000

DATE: 08-08-2006



SUBJECT LAND



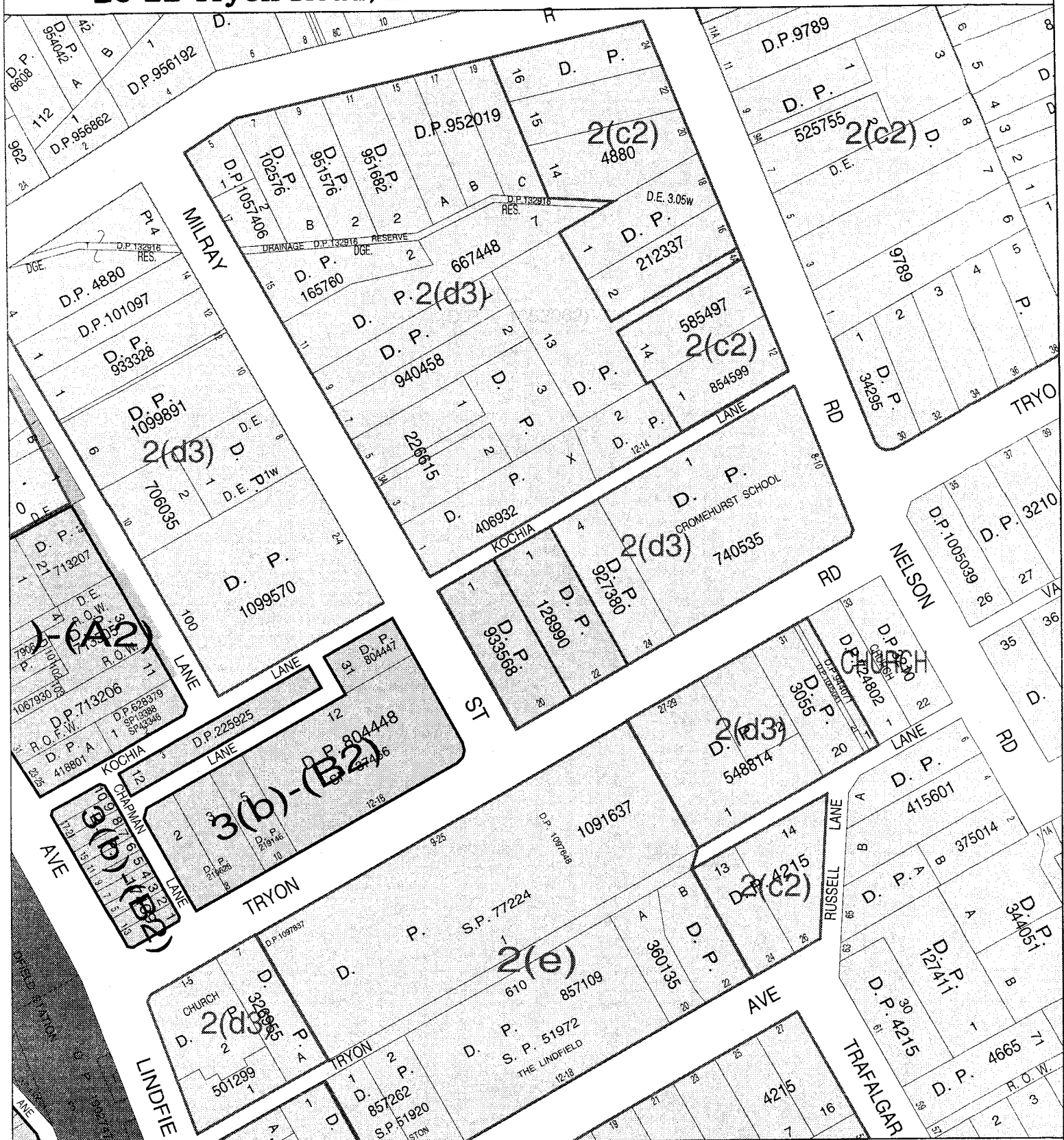
NOTIFICATION AREA

X SUBMISSIONS



Zoning Extract

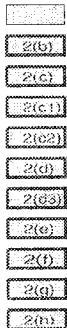
20-22 Tryon Road, Lindfield



ZONES

2. RESIDENTIAL

- (a) RESIDENTIAL A
- (b) RESIDENTIAL B
- (c) RESIDENTIAL C
- (c1) RESIDENTIAL C1
- (c2) RESIDENTIAL C2
- (d) RESIDENTIAL D
- (d3) RESIDENTIAL D3
- (e) RESIDENTIAL E
- (f) RESIDENTIAL F
- (g) RESIDENTIAL G
- (h) RESIDENTIAL H



3. BUSINESS

- (a) RETAIL SERVICES
- FLOOR SPACE RATIOS
- A1 2.0:1
- A2 1.0:1
- A3 0.75:1

- (b) COMMERCIAL SERVICES
- FLOOR SPACE RATIOS
- B1 1.0:1
- B2 1.0:1



5. SPECIAL USES

- (a) SPECIAL USES A (Schools etc)
- (a1) SPECIAL USES A1
- (b) SPECIAL USES (Railway)

6. OPEN SPACE

- (a) RECREATION EXISTING
- (b) RECREATION PRIVATE
- (c) RECREATION PROPOSED



RESERVATIONS

OPEN SPACE

- (a) OPEN SPACE (Public Parks & Recreation)
- (b) COUNTY OPEN SPACE

SPECIAL USES

- SPECIAL USES (Parking etc)

ROADS

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



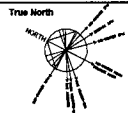
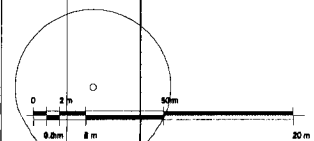
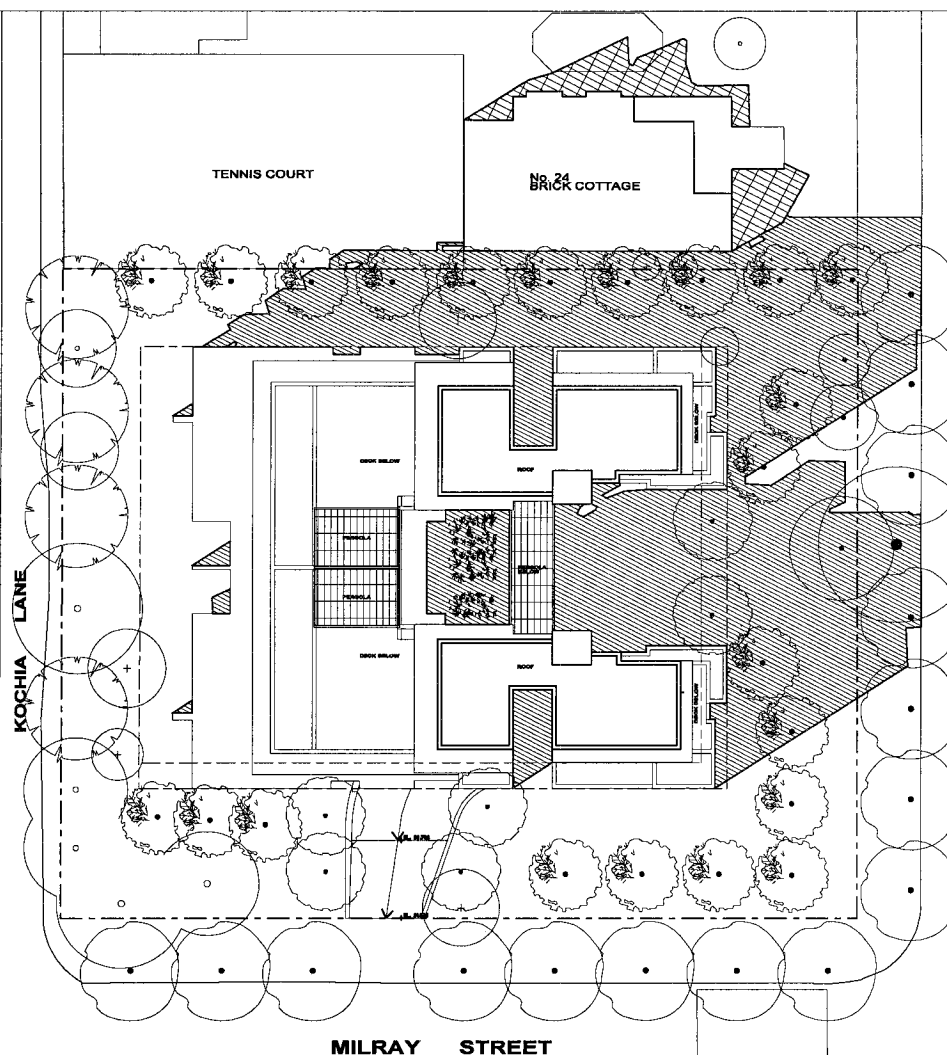
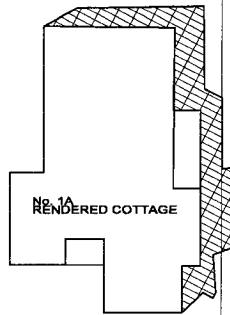
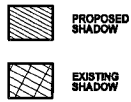
GENERAL

- EXISTING COUNTY ROAD
- OTHER PLANNING INSTRUMENTS



Scale: 1:2000
Date: 16-02-2007

KEY TO SHADOWS



Project

**20 -22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE - DEVELOPMENT APPLICATION
- B. ISSUE TO CONSULTANTS
- C. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
APRIL 06

TRYON PTY LTD

Architects



Title

SHADOW DIAGRAM
EQUINOX 21 MARCH/ SEPTEMBER
3PM

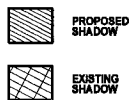
Scale

1:200
Drawn
RW/MC
Check No
705
Job No
0520

Date

JAN 05
Issue
C

KEY TO SHADOWS



No. 16
RENDERED COTTAGE

TENNIS COURT

No. 24
BRICK COTTAGE

No. 27
STOREY BRICK
BUILDING

KOCHIA LANE

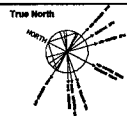
TRYON ROAD

RVAC DEVELOPMENT
UNDER CONSTRUCTION

MILRAY STREET

RVAC DEVELOPMENT
UNDER CONSTRUCTION

No. 12-18
SHOPS AND OFFICES



Project

No. 2

**20 -22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE - DEVELOPMENT APPLICATION
- B. ISSUE TO CONSULTANTS
- C. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
APRILL 06

TRYON PTY LTD

Architects



PD MAYOH PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

20 Birchmead Ave., Northridge NSW 2063
Phone: (02) 9555 0450 Fax: (02) 9555 0424
Email: pdmayoh@netcom.com.au

Title

SHADOW DIAGRAM
EQUINOX 21 MARCH/ SEPTEMBER
12PM

Scale

1:200
Drawn
RW/ MC
Dwg No
704
Job No
0520

Date

JAN 05
Issue
C

KEY TO SHADOWS



No. 16
RENDERED COTTAGE

TENNIS COURT

No. 24
BRICK COTTAGE

No. 27
3 STOREY BRICK
BUILDING

KOCHIA LANE

TRYON ROAD

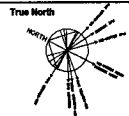
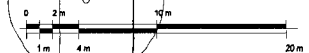
RVAC DEVELOPMENT
UNDER CONSTRUCTION

MILRAY STREET

RVAC DEVELOPMENT
UNDER CONSTRUCTION

No. 2

No. 12-18
SHOPS AND OFFICES



Project

**20-22 TRYON RD
LINDFIELD**

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- B. ISSUE TO CONSULTANTS
- C. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
APRIL 06

TRYON PTY LTD

Architects

PD MAYOR PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

MAYOR
ARCHITECTS

80 Birniehill Ave., Maitland NSW 2323
Phone: (02) 9008 0480 Fax: (02) 9008 0424
Email: pdmayor@netnet.com.au

Title

SHADOW DIAGRAM
EQUINOX 21 MARCH/ SEPTEMBER
9AM

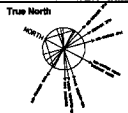
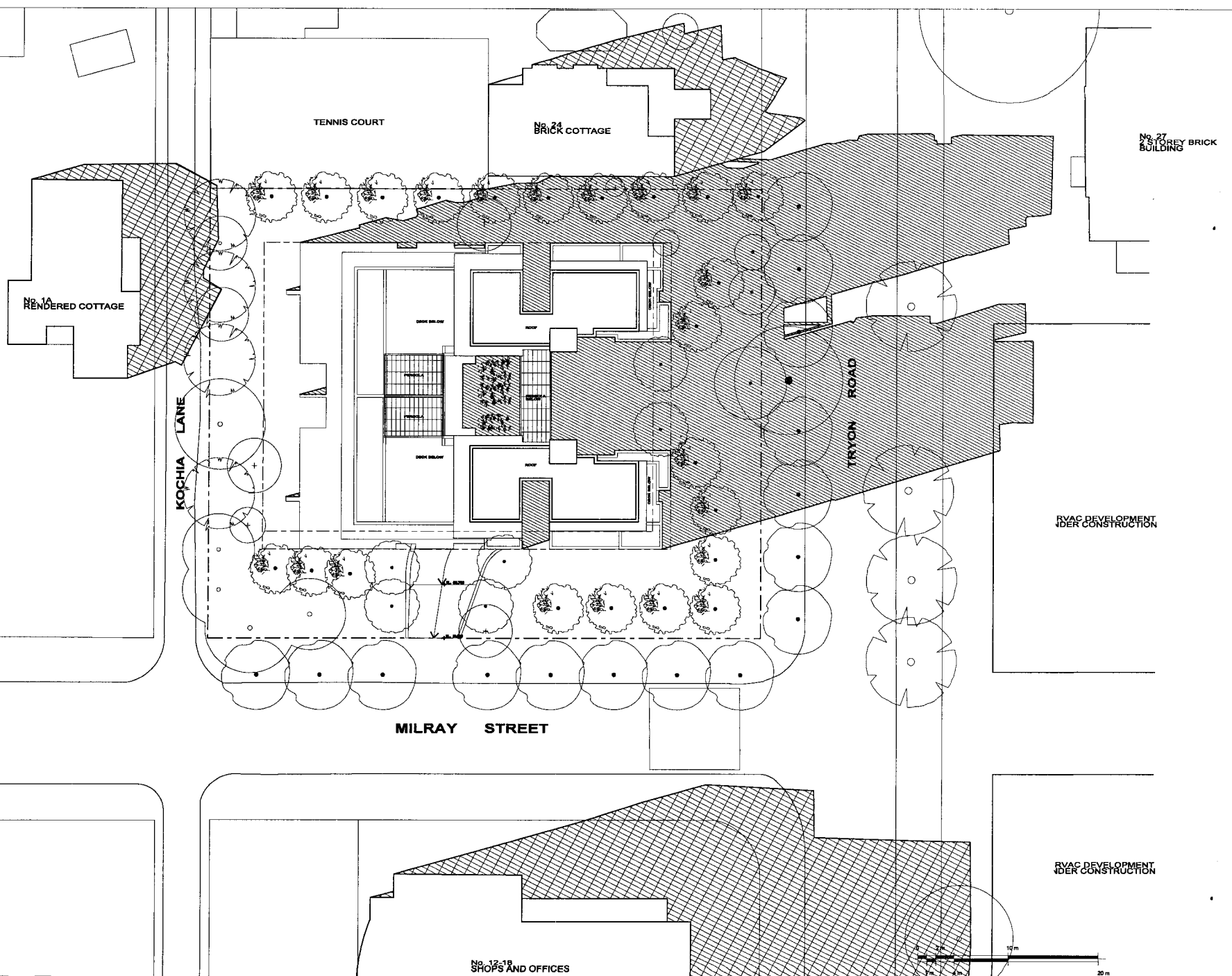
Scale

1:200
Drawn
RW/ MC
Dwg No
703
Job No
0520

Date

JAN 05
Issue
C

KEY TO SHADOWS



Project
**20-22 TRYON RD
LINDFIELD**

ISSUE
A. PRE - DEVELOPMENT APPLICATION
B. ISSUE TO CONSULTANTS
C. DEVELOPMENT APPLICATION

DATE
12 JAN 05
3 MAR 05
APRIL 05

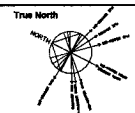
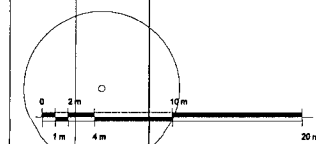
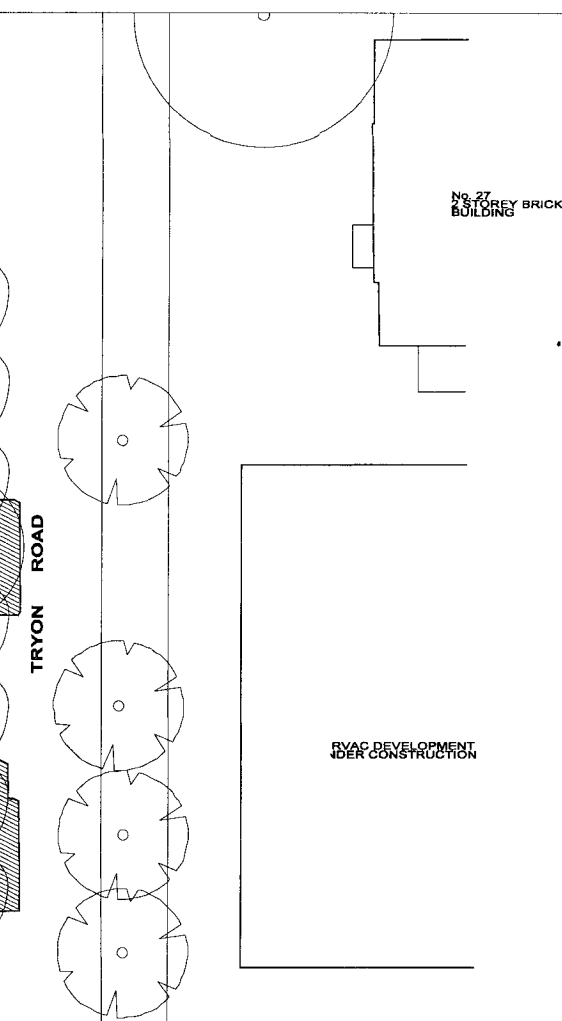
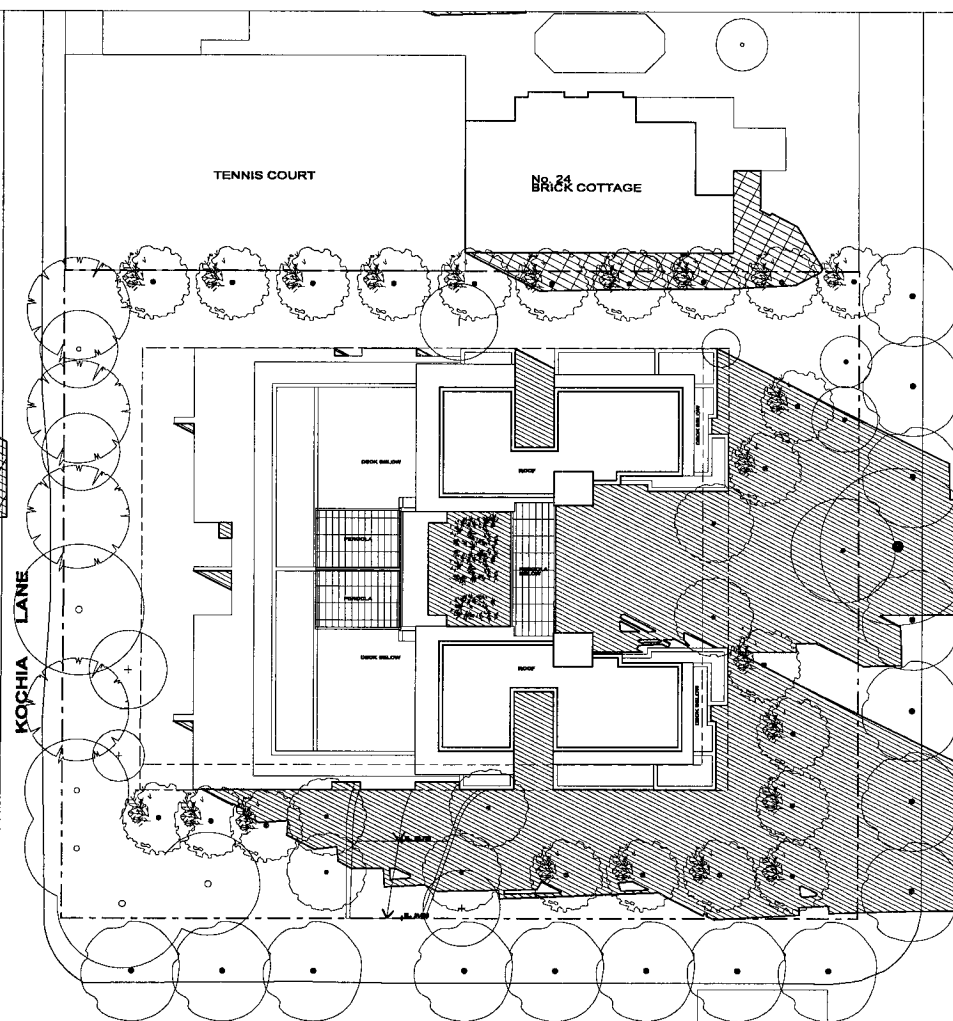
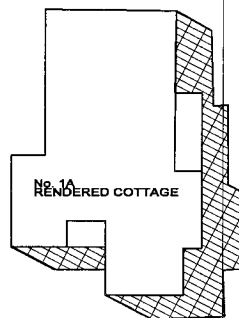
TRYON PTY LTD

Architects
PD MAYOH PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS
MAYOH
ARCHITECTS
80 Strickland Ave., Northbridge NSW 2063
Phone: (02) 9558 0455 Fax: (02) 9558 0424
Email: pdm@pdmayoh.com.au

Title
**SHADOW DIAGRAM
WINTER SOLSTICE 21 JUNE
3PM**

Scale
1:200
Drawn
RW/MC
Design
702
Job No
0520
Date
JAN 05
Issue
C

KEY TO SHADOWS



Project
**20 -22 TRYON RD
LINDFIELD**

ISSUE
A. PRE - DEVELOPMENT APPLICATION
B. ISSUE TO CONSULTANTS
C. DEVELOPMENT APPLICATION

DATE
12 JAN 06
3 MAR 06
APRIL 06

TRYON PTY LTD

Architects
PD MAYOR PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

MAYOR
ARCHITECTS

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Email: pdmayor@nsw.net.au

Title
**SHADOW DIAGRAM
WINTER SOLSTICE 21 JUNE
12PM**

Scale
1:200

Drawn
RW/ MC

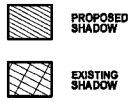
Drawn No
701

Job No
0520

Date
JAN 05

Issue
C

KEY TO SHADOWS



No. 1A
RENDERED COTTAGE

TENNIS COURT

No. 24
BRICK COTTAGE

No. 27
3 STOREY BRICK
BUILDING

KOCHIA LANE

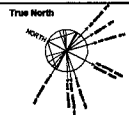
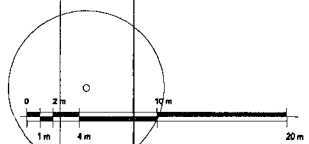
TRYON ROAD

RVAC DEVELOPMENT
UNDER CONSTRUCTION

MILRAY STREET

RVAC DEVELOPMENT
UNDER CONSTRUCTION

No. 12-18
SHOPS AND OFFICES



Project

**20 -22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE - DEVELOPMENT APPLICATION
- B. ISSUE TO CONSULTANTS
- C. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
APRIL 06

TRYON PTY LTD

Architects



50 Birchmead Ave. Northmead NSW 2063
Phone: (02) 9958 0450 Fax: (02) 9958 0424
Email: pdmayoh@nsolnet.com.au

Title

**SHADOW DIAGRAM
WINTER SOLSTICE 21 JUNE
9AM**

Scale

1:200
Drawn
RW/ MC
Dwg No
700
Job No
0520

Date

JAN 05
Issue
C

373411

X
DP 406932No 12A
REND BK RES
89.93 FLOOR
92.60 CUTTER
94.80 RIDGE

D P

CAR PARK

D P 80447

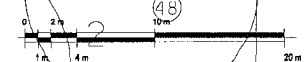
LEGEND

DEMOUNTABLE
METAL BUILDING15/17/18 • DENOTES TREE SPREAD/TRUNK DIAMETER/HEIGHT.
TK • TOP OF KERB.
BK • BASE OF KERB.
EB • EDGE OF BITUMEN.
FL • FLOOR LEVEL.
GUT • TOP OF CUTTER LEVEL.
DP • POWER POLE.
TEL • TELSTRA PIT.
PIT • UNIDENTIFIED PIT.
OPT • OPTUS PIT.
HYD • HYDRANT.
SV • STOP VALVE.
SWP • STORMWATER DRAINAGE PIT.
TRW • TOP OF RETAINING WALL.
BRW • BASE OF RETAINING WALL.
• OVERHEAD ELECTRICITY LINE.

NOTES

1. NO SURVEY HAS BEEN MADE OF THE BOUNDARIES.
2. THE BOUNDARIES HAVE NOT BEEN MARKED.
3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT LAND AND PROPERTY INFORMATION AND ARE SUBJECT TO FINAL SURVEY.
4. ORIGIN OF LEVELS ON AND IS TAKEN FROM SSM 36397 RL 104.859 LOCATED ALONG THE PACIFIC HIGHWAY.
5. CONTOUR INTERVAL 0.5 METRE.
6. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
7. THE SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT VERY DETAILED FURTHER SURVEY. THE SHAPE AND SIZE OF SPREAD OF THE TREE MAY VARY DUE TO LACK OF UNIFORMITY OF THE BRANCHES, TRUNK AND OTHER REASONS.
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE. WE STRONGLY SUGGEST THAT YOU CONTACT DIAL BEFORE YOU DIG ON 1100 OR AT www.dialbeforeyoudig.com.au

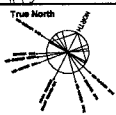
DIMENSIONS SHOWN ON DP 740535 TO THE EAST INDICATE THAT DIMENSIONS AVAILABLE DIFFER SLIGHTLY FROM THOSE SHOWN ON THIS PLAN.

Title
SURVEY

Scale
1:200
Drawn
RW/MC
Check
No
002
Job No
0520

Date
JAN 05

Issue
D



Project

20-22 TRYON RD
LINDFIELD

ISSUE

- PRE - DEVELOPMENT APPLICATION
- ISSUE TO CONSULTANTS
- DRAFT DEVELOPMENT APPLICATION
- DEVELOPMENT APPLICATION

DATE

12 JAN 08
3 MAR 08
3 MAR 08
APRIL 08

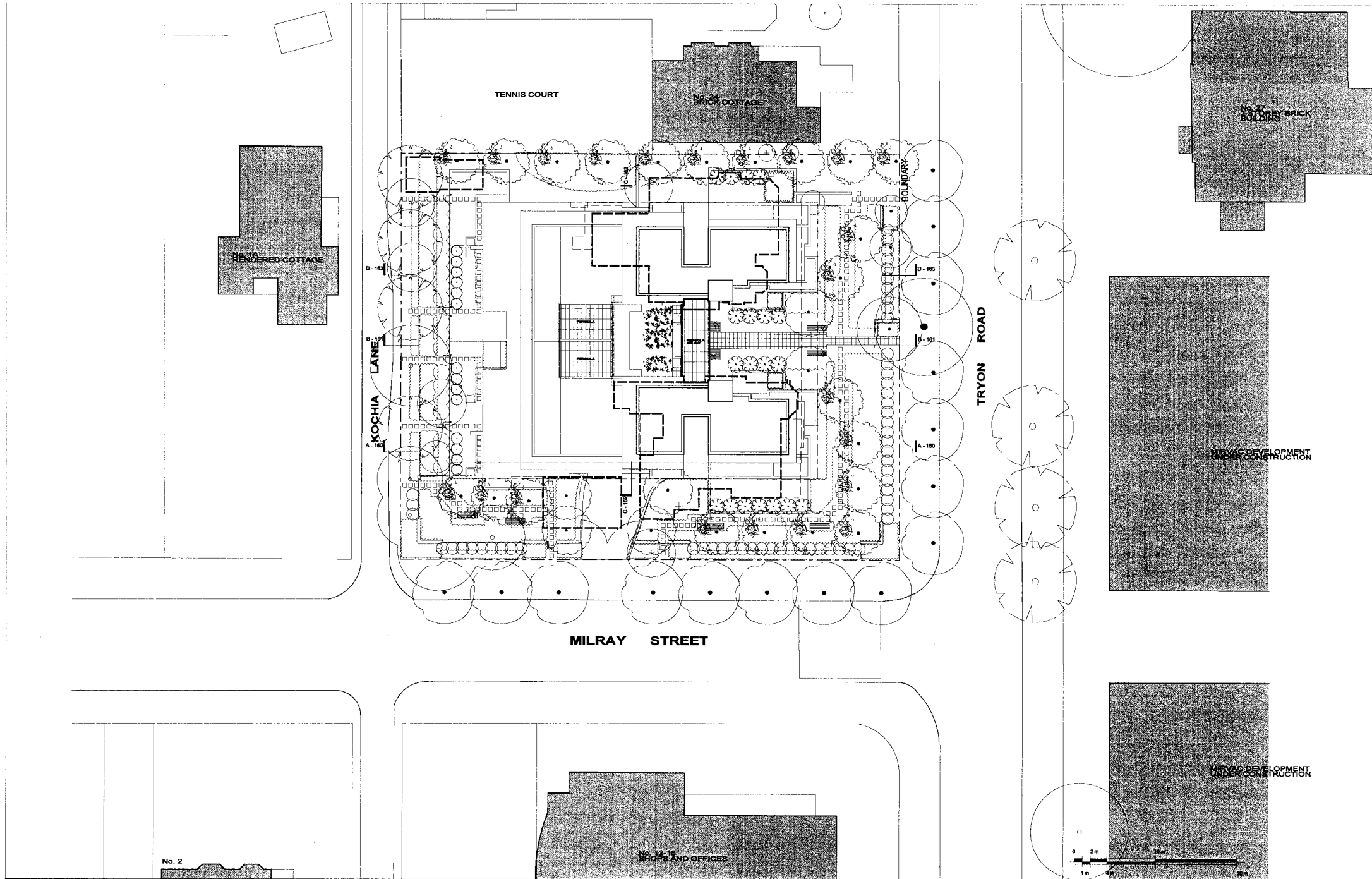
TRYON PTY LTD

Architects

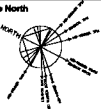
PD MAYOR PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

80 Birchfield Ave. Northfield NSW 2060
Phone: (02) 9888 0488 Fax: (02) 9888 8424
Email: pdmayor@nsw.net.au

Title



True North



Project

**20-22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE-DEVELOPMENT APPLICATION
- B. ISSUE TO CONSULTANTS
- C. DRAFT DEVELOPMENT APPLICATION
- D. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
24 MAR 06
APRIL 06

TRYON PTY LTD

Architects



PD MAYOH PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

20 Breinell Ave. Northbridge NSW 2060
Phone: (02) 9986 0486 Fax: (02) 9986 0424
Email: pdmayoh@netnet.com.au

Title

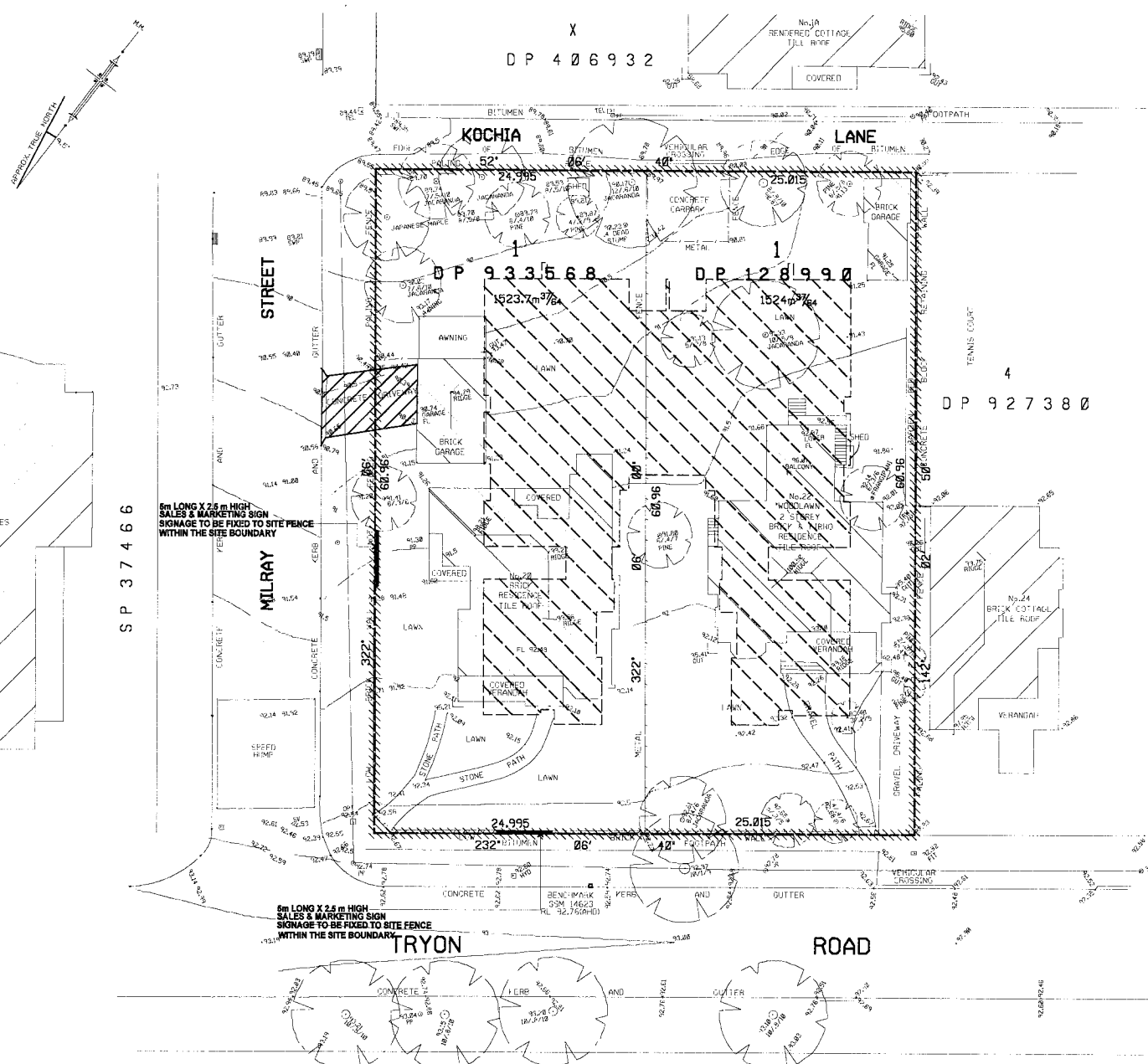
SITE PLAN

Scale

1:200
Drawn
RW/MC
Dwg No
003
Job No
0520

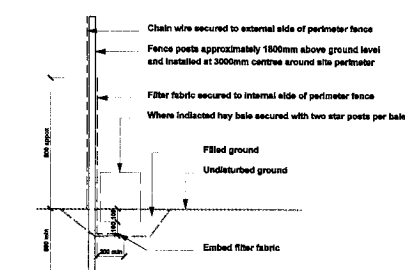
Date

JAN 05
Issue
D



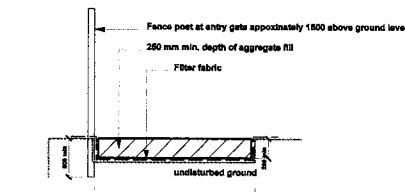
Find below typical section of silt fence to be erected. Refer to drawing which highlights the extent of silt fencing on the site.

SEDIMENT MANAGEMENT DETAIL



SILT FENCE DETAIL (N.T.S)

Find below a typical section of a "truck shaker" which will be located near the exit of the site. This will enable any excess material caught under trucks to be vibrated off during their exit. The location will differ at different points during construction.



CONSTRUCT ENTRY - EXIT DETAIL (N.T.S)

SEDIMENT CONTROL BRIEF

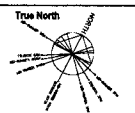
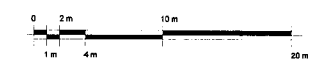
1. The intent of this statement and attached drawing is to prevent pollution and/or damage to public property and adjacent sites during the construction phases of this development.
2. Concepts provided on the attached drawing require on site monitoring and modification during construction to ensure continued functionality of the control measures.
3. Particular attention should be directed to maintenance of silt fences for prevention of air-borne contaminants leaving the site.
4. Particular attention should be directed to truck washing for prevention of soil transfer to local roadways.
5. Additional hay bales may be required to prevent surface water discharge to council drainage systems. From the site locate any additional hay bales as required.

KEYS:

- SEDIMENT FENCE WITH BARRIER
- CONSTRUCT ENTRY & EXIT
- EXISTING BUILDING TO BE DEMOLISH
- OUTLINE OF PROPOSED

NOTE:

EXISTING TREES: REFER TO LANDSCAPE CONSULTANT'S DRAWINGS FOR TREES TO BE RETAINED OR REMOVED
PROPOSED TREES: REFER TO LANDSCAPE CONSULTANT'S DRAWINGS FOR DETAIL



Project
**20-22 TRYON RD
LINDFIELD**

ISSUE
A. DRAFT DEVELOPMENT APPLICATION
B. DEVELOPMENT APPLICATION

DATE
24 MAR 06
APRIL 06

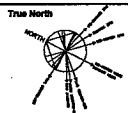
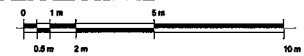
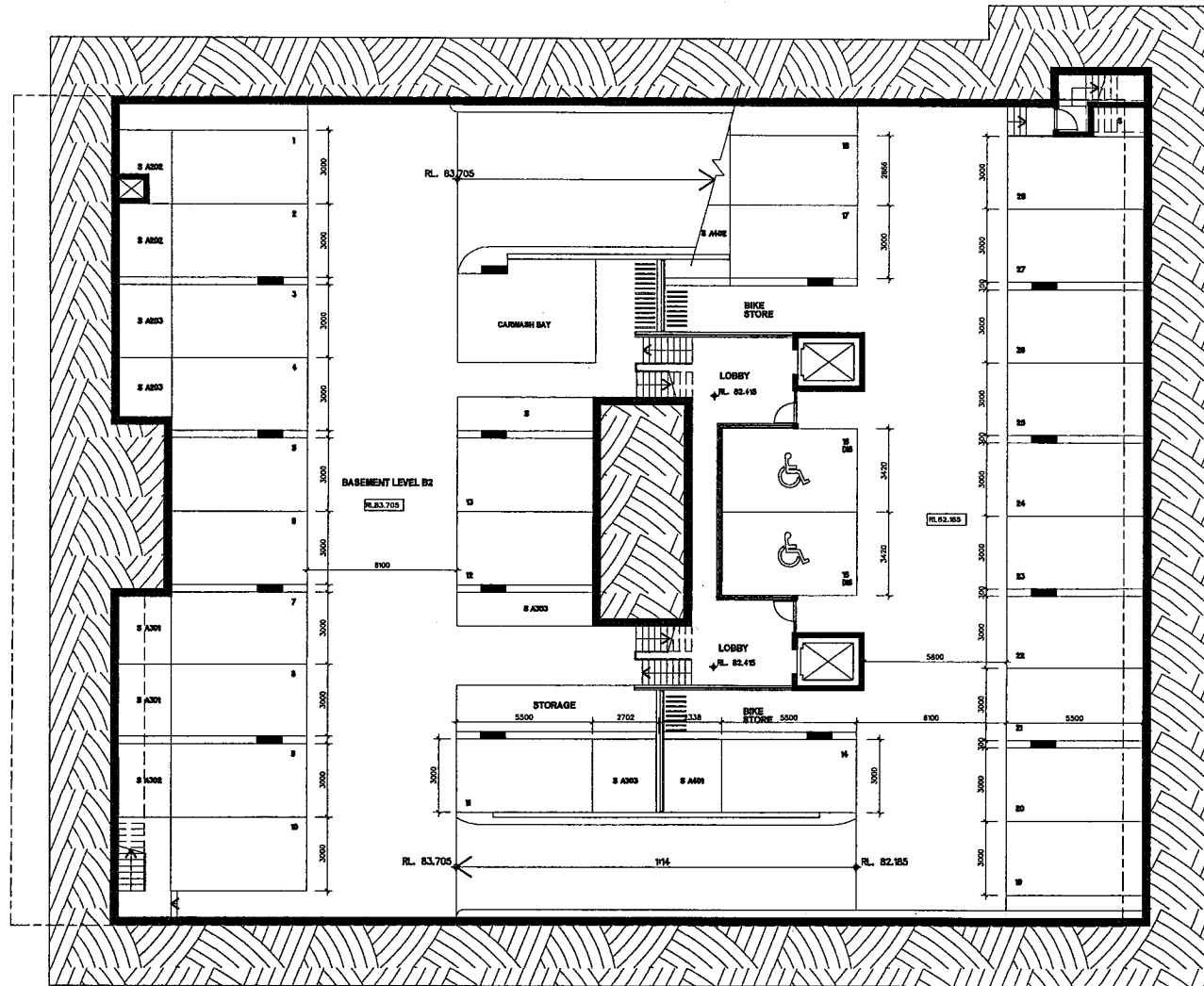
TRYON PTY LTD

Architects
PD MAYOR PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS
MAYOR
80 Stratford Ave. Northbridge NSW 2063
Phone: (02) 9550 0468 Fax: (02) 9550 0464
Email: info@mayor.com.au

Title
**DEMOLITION, EROSION
& SEDIMENT CONTROL
PLAN + SITE SIGNAGE
PLAN**

Scale
1:200
Drawn
RAW/MC
Dwg No
004
Job No
0520

Date
JAN 05
Issue
B



Project

**20 -22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE - DEVELOPMENT APPLICATION
- B. ISSUE TO CONSULTANTS
- C. CHANGED ISLE WIDTHS
- D. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
22 MAR 06
APRIL 06

TRYON PTY LTD

Architects



PD MAYOH PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

80 Breckenridge Ave. Northbridge NSW 1583
Phone: (02) 9908 0488 Fax: (02) 9908 9424
Email: pdmayoh@nswnet.net.au

Title

BASEMENT 2 PLAN

Scale

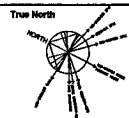
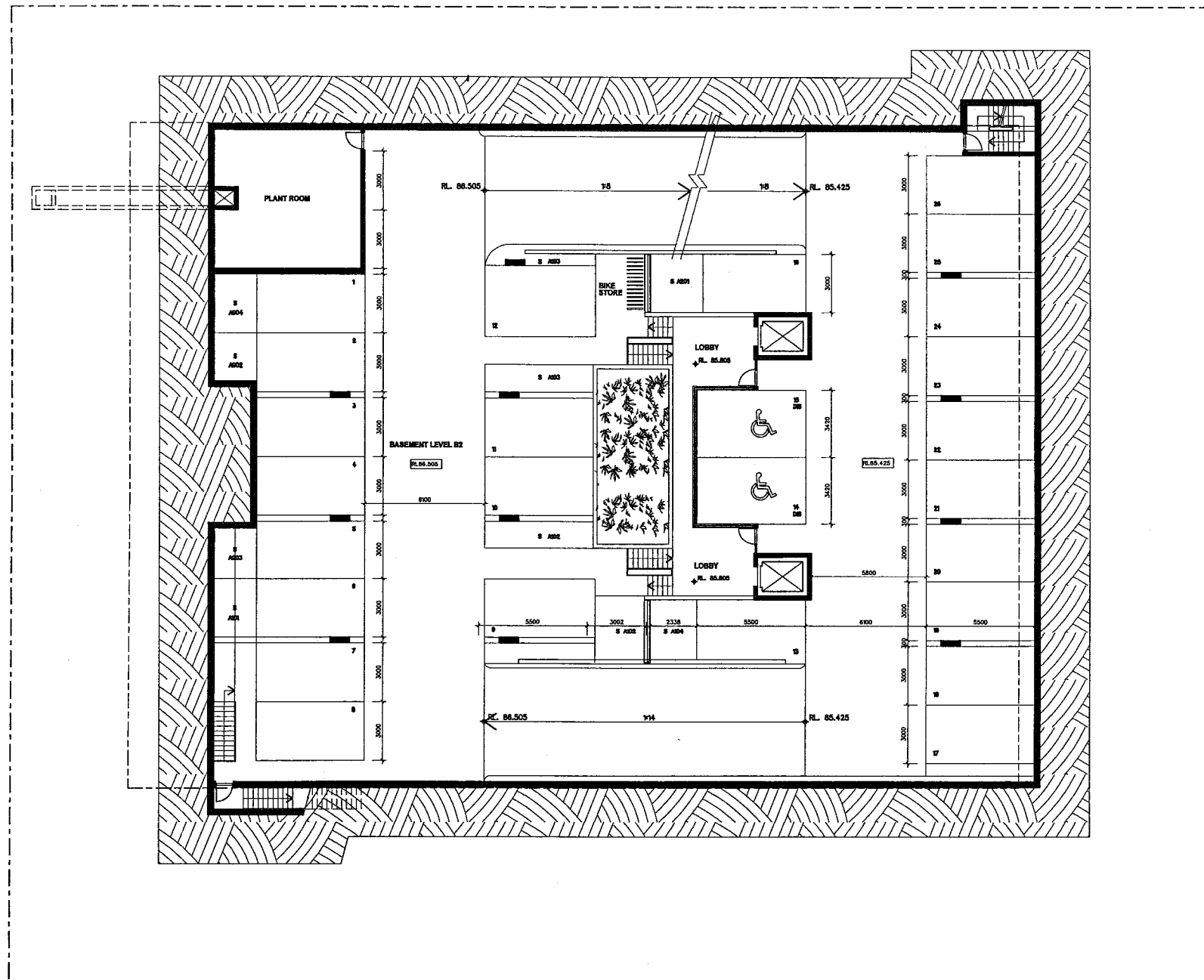
1:100
Drawn
RW/ MC
Dwg No
058
Job No
0520

Date

JAN 05

Issue

D



Project

**20 -22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE - DEVELOPMENT APPLICATION
- B. ISSUE TO CONSULTANTS
- C. CHANGED ISLE WIDTHS
- D. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
22 MAR 06
APRIL 06

TRYON PTY LTD

Architects



PD MAYOR PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

80 Birchmell Ave. Northbridge NSW 2060
Phone: (02) 9959 0468 Fax: (02) 9959 0424
Email: pdmayor@netstar.com.au

Title

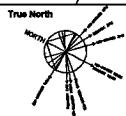
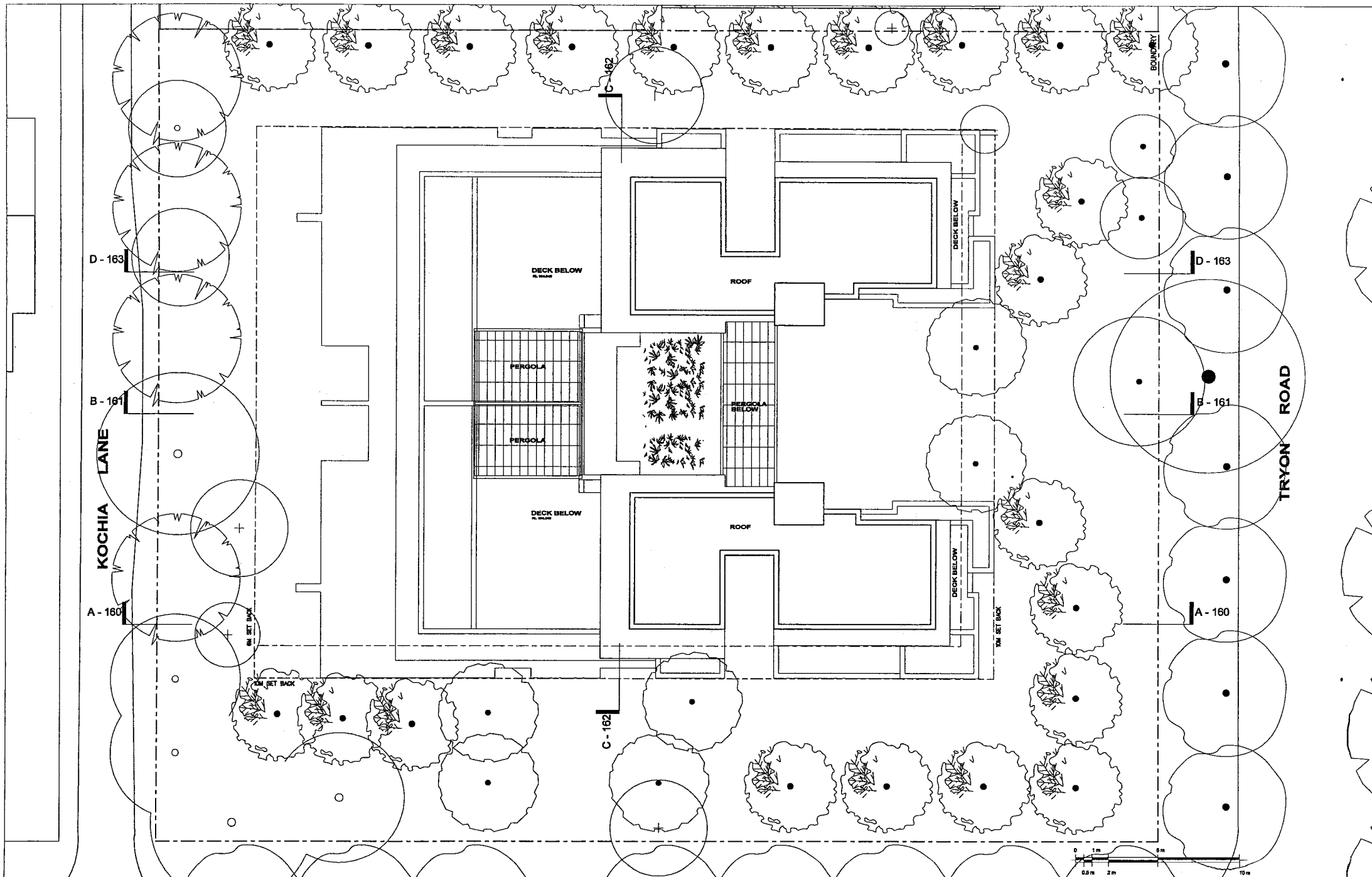
BASEMENT 1 PLAN

Scale

1:100
Drawn
RW/MC
Check
099
Job No
0520

Date

JAN 05
Issue
D



Project

**20 -22 TRYON RD
LINDFIELD**

ISSUE

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- C. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
APRIL 06

TRYON PTY LTD

Architects



PD MAYOH PTY LTD
ARCHITECTS & LANDSCAPE CONSULTANTS

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Title

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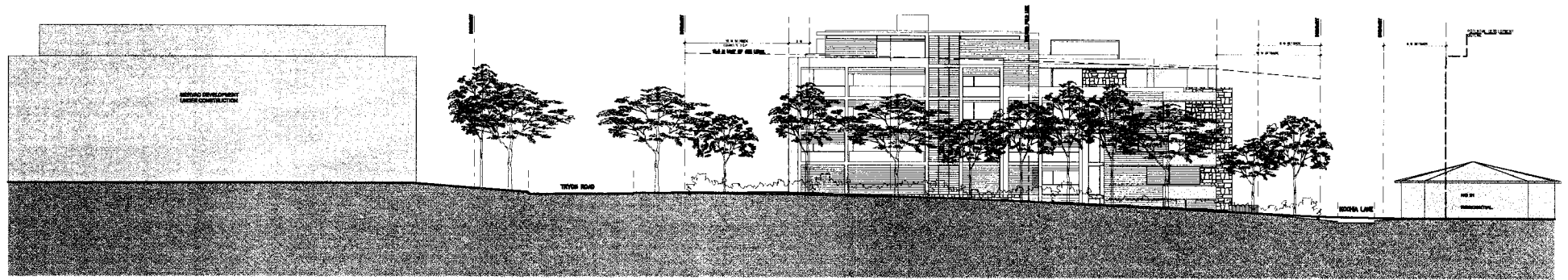
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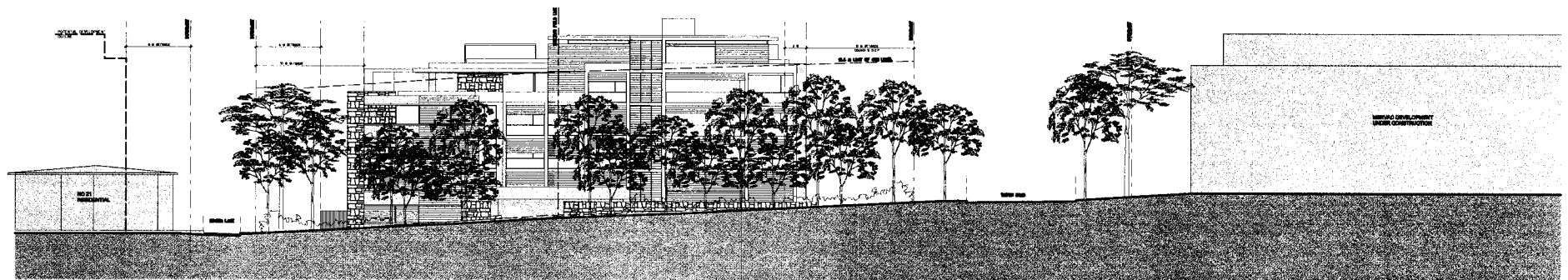
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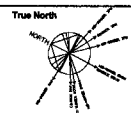
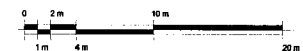
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EAST ELEVATION



WEST ELEVATION



Project
**20 -22 TRYON RD
LINDFIELD**

ISSUE
A. PRE - DEVELOPMENT APPLICATION
B. ISSUE TO CONSULTANTS
C. DRAFT DEVELOPMENT APPLICATION
D. DEVELOPMENT APPLICATION

DATE
12 JAN 06
3 MAR 06
24 MAR 06
APRIL 06

TRYON PTY LTD

Architects



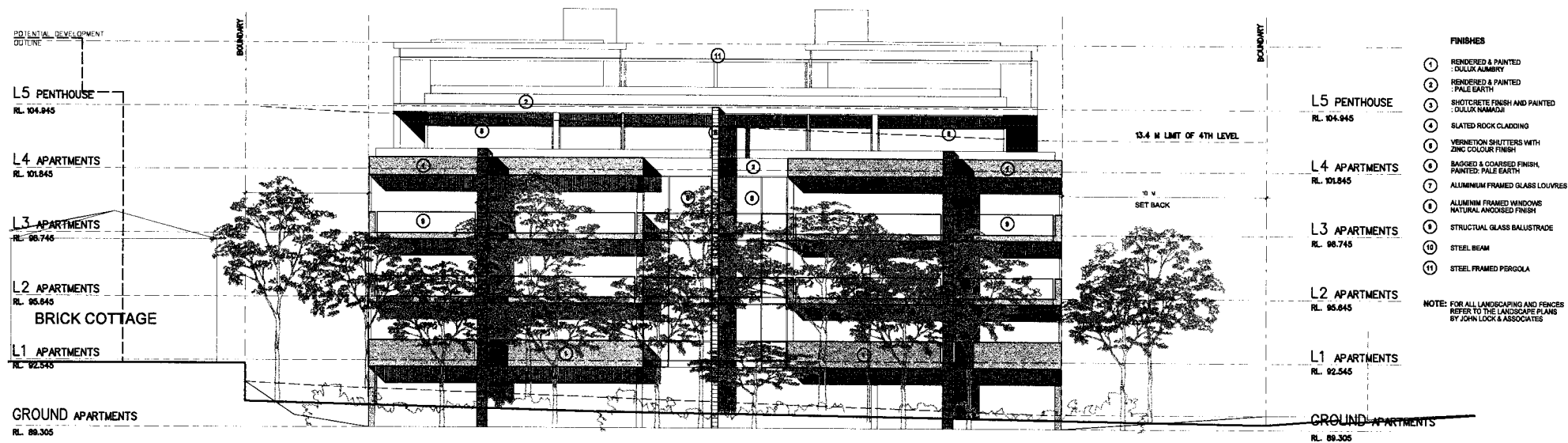
PD MAYOH PTY LTD
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Title

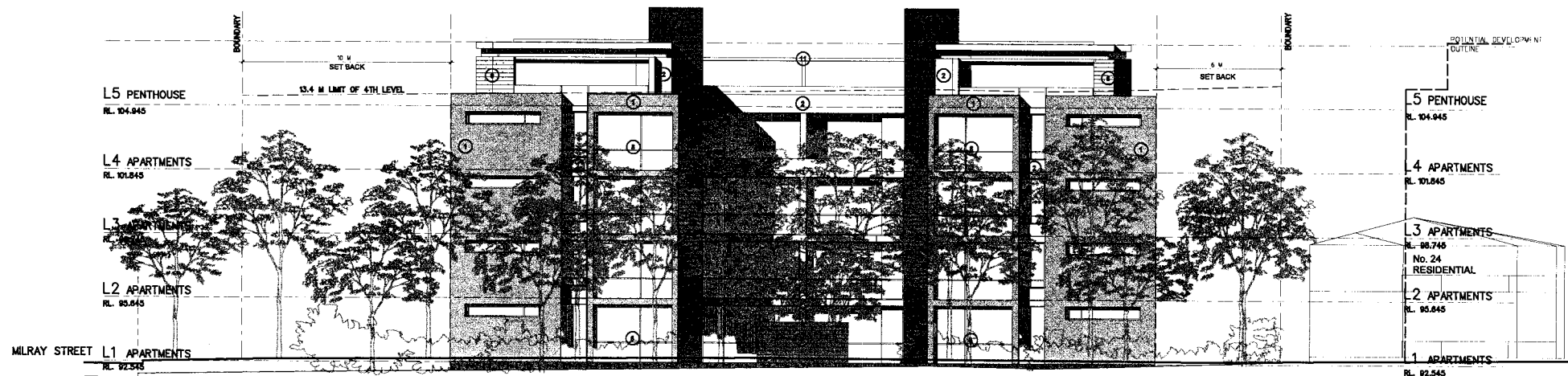
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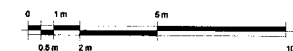
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JAN 05
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NORTH ELEVATION



SOUTH ELEVATION



True North

Project

**20-22 TRYON RD
LINDFIELD**

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DATE

12 JAN 08
3 MAR 08
APRIL 08

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Title

**NORTH & SOUTH
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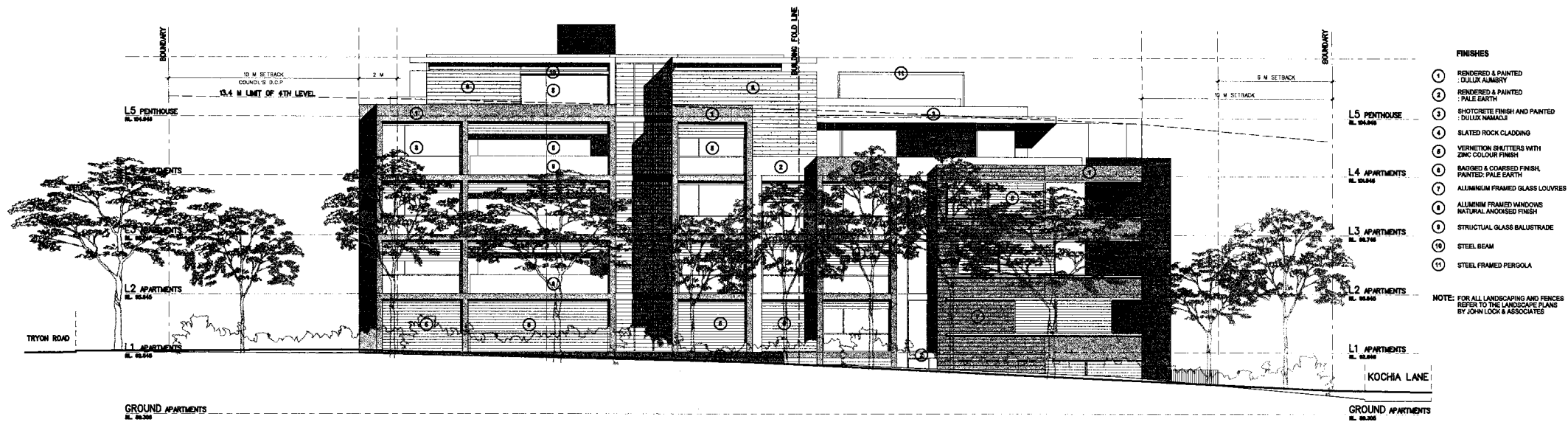
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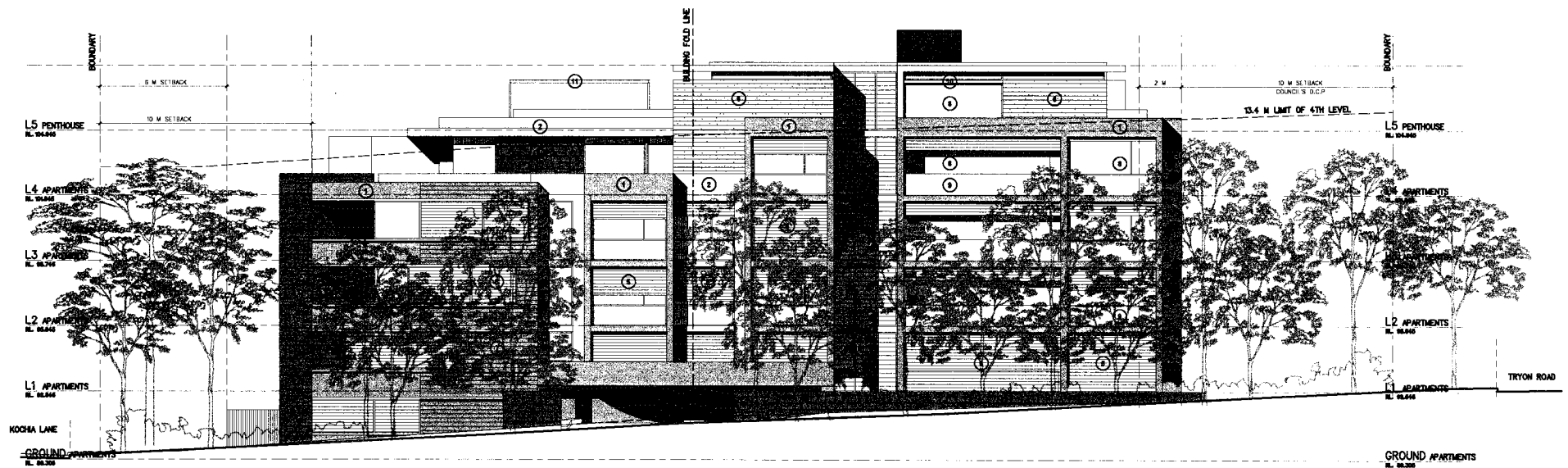
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Issue

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EAST ELEVATION



WEST ELEVATION

True North

Project

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**EAST & WEST
ELEVATIONS**

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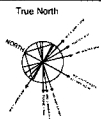
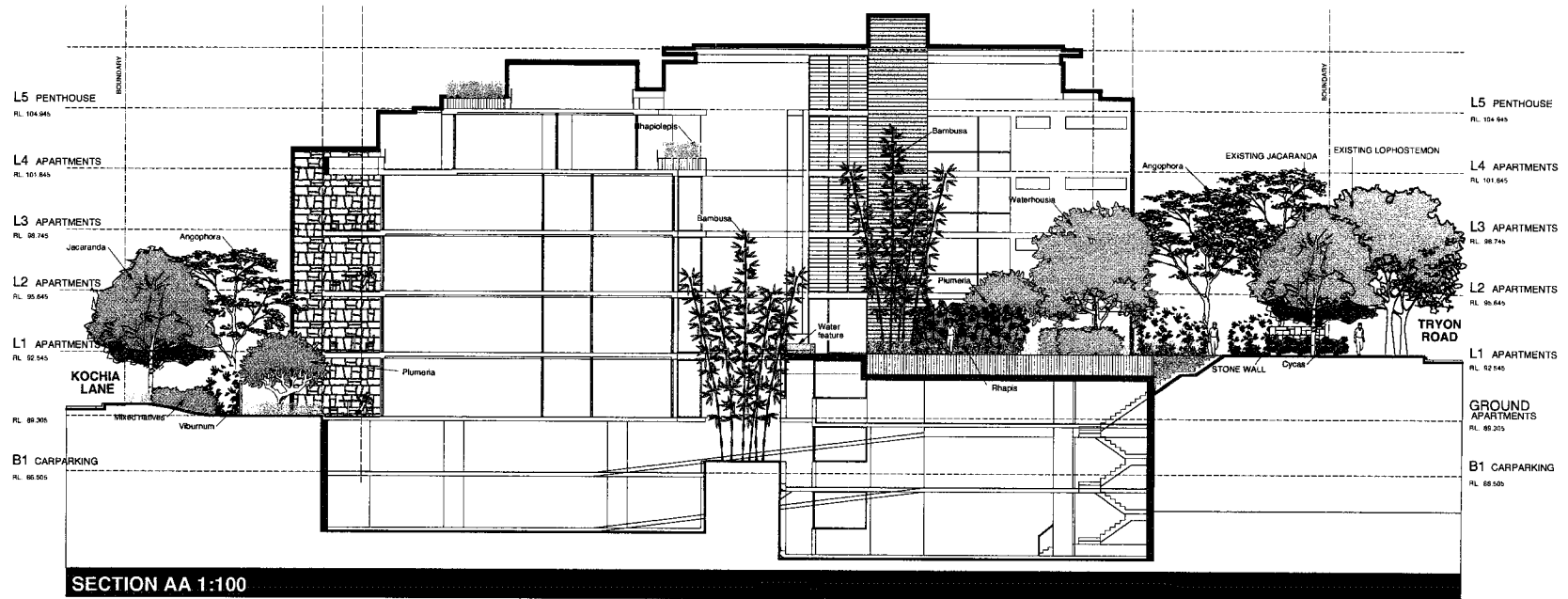
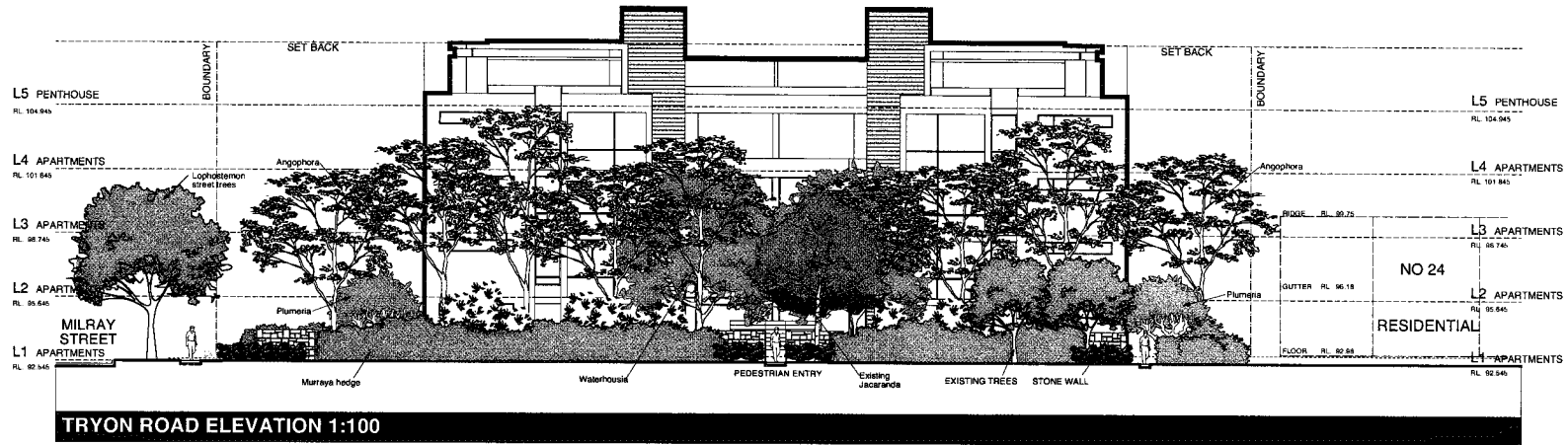
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Date

JAN 05

Issue

C



Project
**TRYON ROAD
LINDFIELD**

ISSUE
A PRE DA ISSUE
B REVISED PRELIMINARY ISSUE
C REVISED PRELIMINARY ISSUE
D REVISED PRELIMINARY ISSUE
E DA ISSUE

DATE
DEC 05
MAR 06
MAR 06
APR 06



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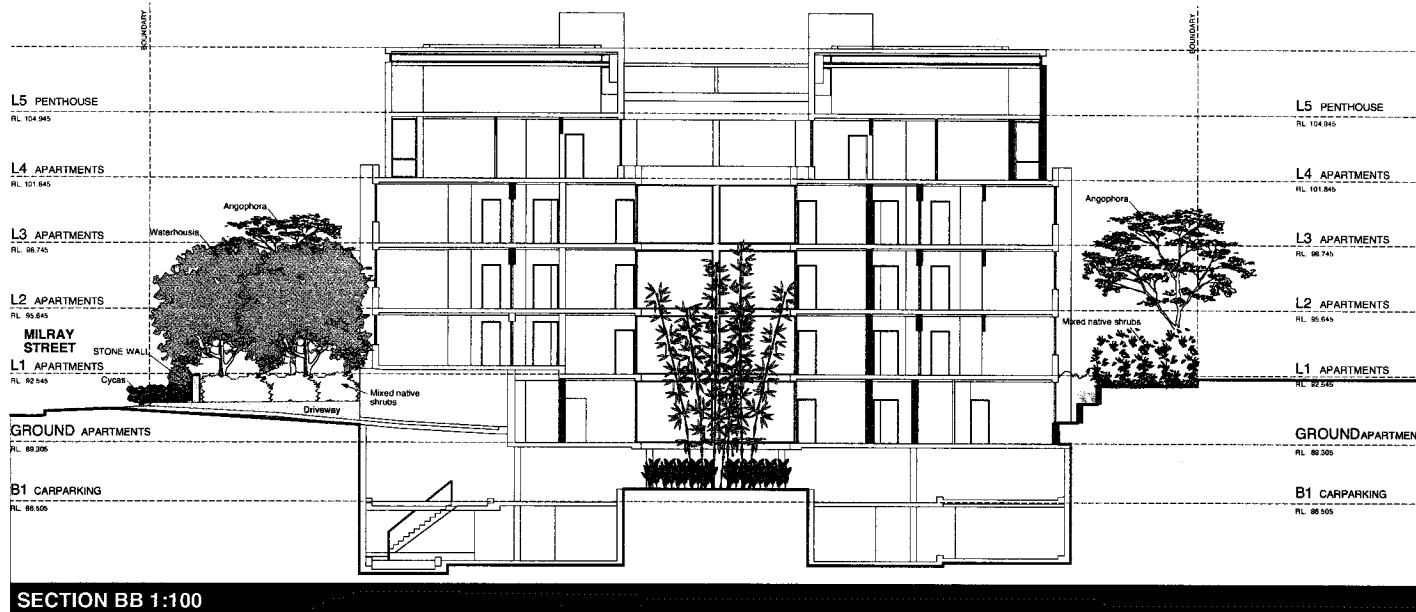


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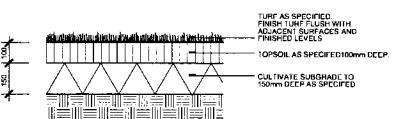
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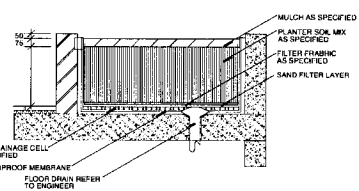
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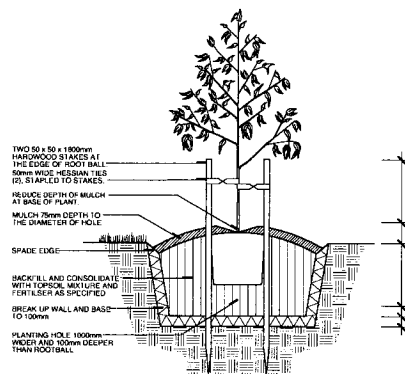
1 TIMBER PALLISADE FENCE DETAIL
SCALE 1:50



2 TURFING DETAIL
SCALE 1:10



3 SECTION THROUGH PLANTER
SCALE 1:20



4 TREE PIT DETAIL
SCALE 1:20

SPECIFICATION NOTES

SITE PREPARATION / SOIL WORKS
ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS CYCAS, ONYX WEDD AND THE LIKE.

NO EXCAVATION IS TO BE CARRIED OUT WITHIN THE DRAINAGE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY, USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION
PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURING OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

Tree Protection Fence
INSTALL A TREE PROTECTION FENCE AT THE MAXIMUM RADII ALLOWABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

Construct the fence 1.8m high with CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

Temporary Irrigation
INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLYETHYLENE TUBING. IRRIGATION SYSTEMS TO BE CONTROLLED BY A GALECON OR SIMILAR AUTOMATIC CONTROLLER.

Hazardous materials
DO NOT STORE STOCKPILE, DUMP OR OTHERWISE REPLACE LINDOR OR NEAR TREES, BULK MATERIALS AND HAZARDOUS MATERIALS INCLUDING OIL, PAINT, WASTE CONCRETE, CEMENT, BRICKS AND THE LIKE. DO NOT PLACE SPILL FROM EXCAVATIONS, CLEANING, TRUCK TRUCKS, EVEN FOR SHORT PERIODS. PREVENT WIND BLOWN MATERIALS SUCH AS DUST FROM HARMING TREES AND PLANTS.

Damage
PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

Work under trees
DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED UNHARMED AND UNDAUNTED.

Roots
DO NOT CUT TREE ROOTS EXCEEDING 50 MM DIAMETER UNLESS PERMITTED BY THE OPENING ENGINEER. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A GALECON OR SIMILAR MEANS SUCH THAT THE CUTTING DOES NOT UNDOLE DISTURB OR HOOK THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, APPLY AN APPROVED BUTYLMASTIC TAPING SEALANT TO THE CUT SURFACE TO PREVENT THE INGRESS OF ROT OR DISEASE.

Compacted Ground
AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDOLE COMPACTIONED DURING THE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTION PLANT, LOOSEN THE SOIL BY CORING.

SOIL WORKS
THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL TO A DEPTH OF 300 MM THE FOLLOWING SOIL MIX:

SOIL DEPTH	TURFING	PLANTING	CONCRETE
100MM	100%	100%	100%
300MM	100%	100%	100%
60%	100%	100%	100%
CONCRETE WASHED RIVER SAND	40%	40%	40%

ORGANIC LAYER - 50 MM DEEP
CULTIVATE A 50MM LAYER OF ORGANIC ADDITIVE INTO THE TOP 100MM OF SOIL MIX.

Additive composition

TREATED HARDWOOD SAWDUST	30%
PRIC PINK FINES	30%
COMPOSTED MANURE	30%

TREE PLANTING AREAS TO BE MOUND TO 300 MM ABOVE THE EXISTING GROUND LINE TO MAINTAIN DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED 10 TIMES LARGER THAN THE ROOT BALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

MULCH
SUPPLY AND PLACE 25 MM LAYER OF HARDWOOD HORIZONTAL GRADE MULCH (CHIPPED IN SIZE 15 MM X 15 MM X 15 MM, FREE FROM WOOD SLIVERS). SET DOWN 25MM FROM ADJACENT PLANTING.

Gravel mulch WHERE DETAIL SPECIFY AND PLACE 20MM ROUNDED WASHED NEPEAN RIVER GRAVEL TO A DEPTH OF 75MM.

ON SLAB PLANTERS

Drainage Layer
AFTER WALL (OR ROOFING OF PLANTERS BY OTHERS) LAY DRAINAGE LAYER WHICH SHALL INCLUDE:

- 1. 100mm LAYER DRAINAGE CELL OR SIMILAR APPROVED
- 2. FILTER FABRIC EQUIVALENT TO TCI TERRA FIRMA 700
- 3. WASHED RIVER SAND LAYER 50 MM IN DEPTH

Light Weight Soil Mix
LIGHT WEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE ONCE PROPORTIONS TO PRODUCE A MATERIAL WITH A pH range of 6.0-6.5

- 50% Black Loam
- 20% Double Washed Coarse River Sand
- 20% Bulky Humus
- 10% Composted Sawdust
- 10% Composted Hardwood Sawdust

TURF AREAS
APPLY SHIRLEY'S NOT LAMINATED TURF TO SOIL. APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TURF SHALL BE LAYED WITH AN EVEN THICKNESS OF 30MM.

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS 6 WEEKS AFTER LAYING WITH 10MM IMPROVED TOPSOIL. MATCH TO BE LAD WITH ADJACENT JOINTS FLUSH WITH PATHWAY LEVELS.

TIMBER EDGE
ALL MOUND PLANTING AREAS WHICH THEY ADJACENT GRASSED AREAS SHALL HAVE A TREATED TIMBER EDGE 100 X 30 MM NOMINAL. COATING 30 MM F.W. STAKES. SET EDGING FLUSH WITH ADJACENT SURFACES AS SHOWN ON THE DRAWINGS TO DEFINE STAKE, DRIVE STAKES 100 MM INTO GROUND AT 1200 MM CENTRES ON THE PLANTING SIDE OF THE EDGING WITH THE TOP FLUSH WITH THE EDGING.

PLANT MATERIALS
ALL PLANTS SHALL BE TRUE TO TYPE OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT UNDESIRABLE WEEDING GROWTH PATTERNS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT CHANGED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIATIONS TO HAVE BEEN REQUIRED FOR SLOW RELEASE FERTILIZER TO ALL PLANTS APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE TO BE SAME OR SIMILAR TO COMPOSITE.

FERTILIZER
MASS PLANTING AREAS - ALLOW 2 SHIRLEY'S SLOW RELEASE KOKOPILL'S PER 5.35 LITRE LITRE AND ONE PER 100MM PLANT. TURF AREAS - ALLOW 500G PER 17.7 LITRE LITRE OF EQUIVALENT. APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

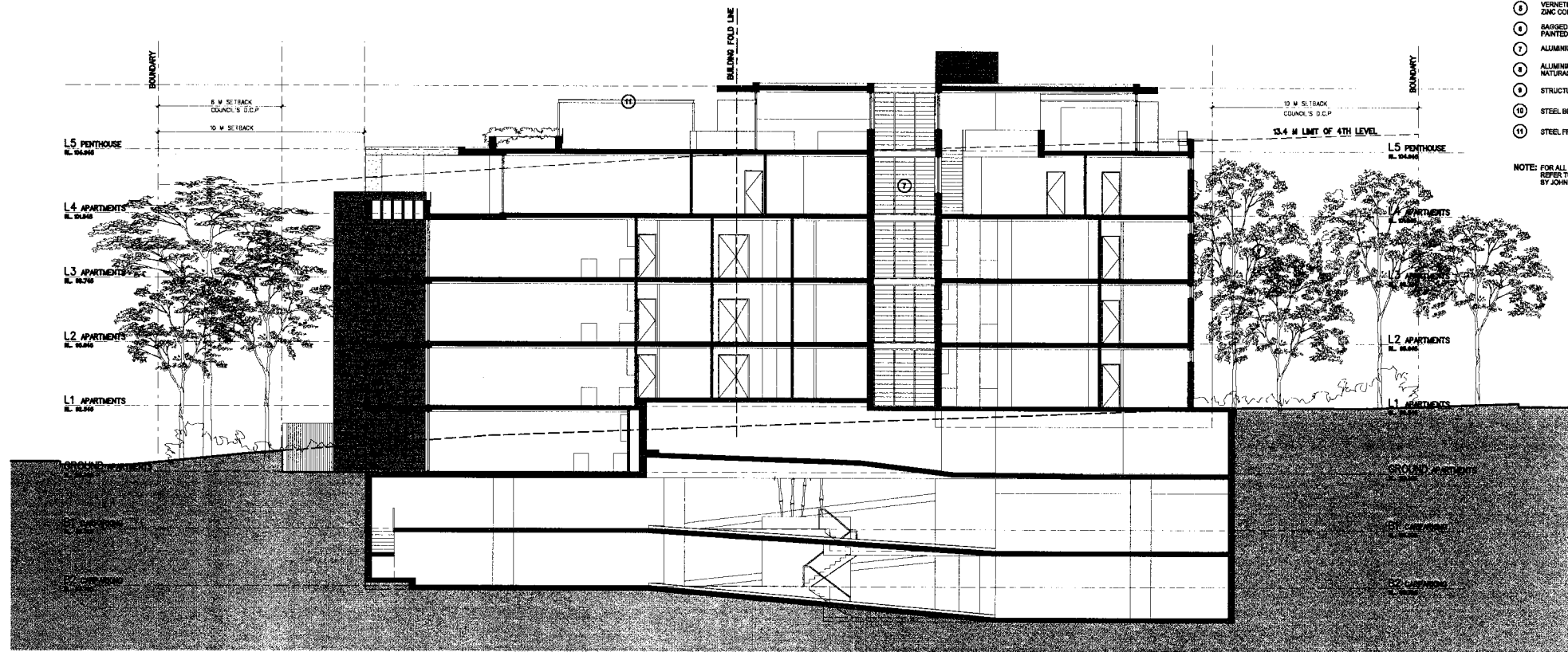
STAKES AND TIES
ULTRACOR HARDWOOD - 51MM DIA. SIZE SHALL BE 500X100X100 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 100MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESIAN WEAVING TIED IN A FIGURE OF EIGHT PATTERN.

PLANT ESTABLISHMENT PERIOD
FROM THE DATE OF PRACTICAL COMPLETION, THERE SHALL BE A PERIOD OF 32 WEEKS FOR THE PLANTING ESTABLISHMENT PERIOD. ANY FAILED PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES. ANY PLANTS THAT SURVIVE SURFACES SHALL BE MAINTAINED IN A MAINTENANCE PROGRAM. STAKES AND TIES SHALL BE ADJUSTED AS REQUIRED AND THE TURF SHALL BE REGULARLY MOVED TO MAINTAIN A HEALTHY GROUND COVER. A CONSTANT WATERING SHALL BE MAINTAINED TO ENSURE HEALTHY GROWTH OF ALL PLANT MATERIAL.

IRRIGATION
ALL PLANTING AREAS TO BE SUPPLIED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM EQUIVALENT TO NE TAP. THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER AND ELECTRICITY SUPPLY AUTHORITY AND HELD IN ALL RELEVANT STANDARDS. PROVIDE MICRO-OR SIMILAR APPROVED CONTROLLER CONNECTION TO SYDNEY WATER MAINS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE AND TIED TO WATER REGULATIONS.

PRECAST CONCRETE RETAINING STONES
DIMENSIONS: 400 X 400 X 100MM. INSTALL WITH A REINFORCED SANDSTONE FINISH. MATERIAL: CONCRETE SETTING STONES.

DRIVEWAYS
400 X 400 X 100MM. INSTALL WITH A REINFORCED SANDSTONE FINISH. MATERIAL: CONCRETE SETTING STONES.



FINISHES

- ① RENDERED & PAINTED : DULUX ALABRY
- ② RENDERED & PAINTED : PALE EARTH
- ③ SHOTCRETE FINISH AND PAINTED : DULUX NAMADJ
- ④ SLATED ROCK CLADDING
- ⑤ VERNITION SHUTTERS WITH ZINC COLOUR FINISH
- ⑥ BAGGED & COARSE FINISH, PAINTED: PALE EARTH
- ⑦ ALUMINUM FRAMED GLASS LOUVRES
- ⑧ ALUMINUM FRAMED WINDOWS NATURAL ANODISED FINISH
- ⑨ STRUCTURAL GLASS BALUSTRADE
- ⑩ STEEL BEAM
- ⑪ STEEL FRAMED PERGOLA

NOTE: FOR ALL LANDSCAPING AND FENCES REFER TO THE LANDSCAPE PLANS BY JOHN LOCK & ASSOCIATES

SECTION A

True North

Project

**20 -22 TRYON RD
LINDFIELD**

ISSUE

- A. PRE - DEVELOPMENT APPLICATION
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- C. DEVELOPMENT APPLICATION

DATE

12 JAN 06
3 MAR 06
APRIL 06

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Title

SECTION A

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Job No

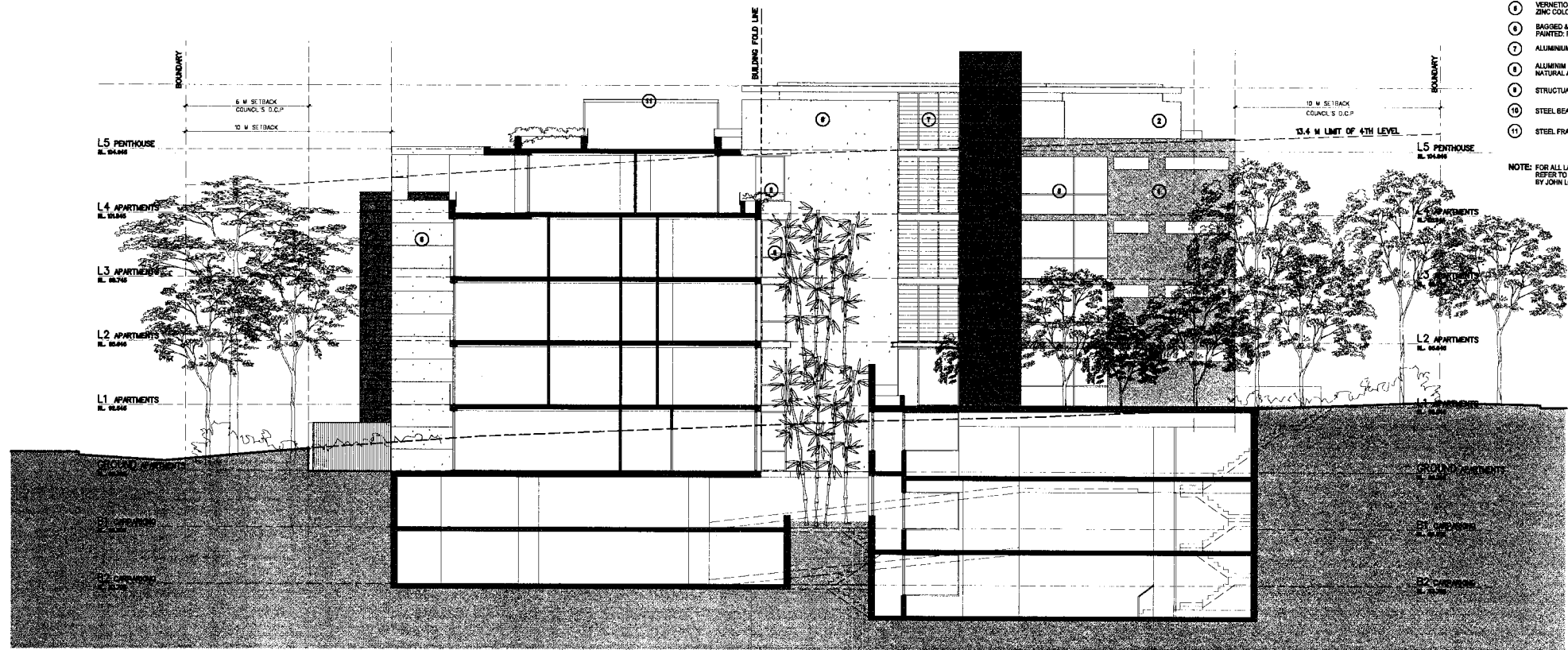
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Issue

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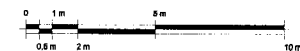


SECTION B

FINISHES

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Title

SECTION B

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Job No

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Date

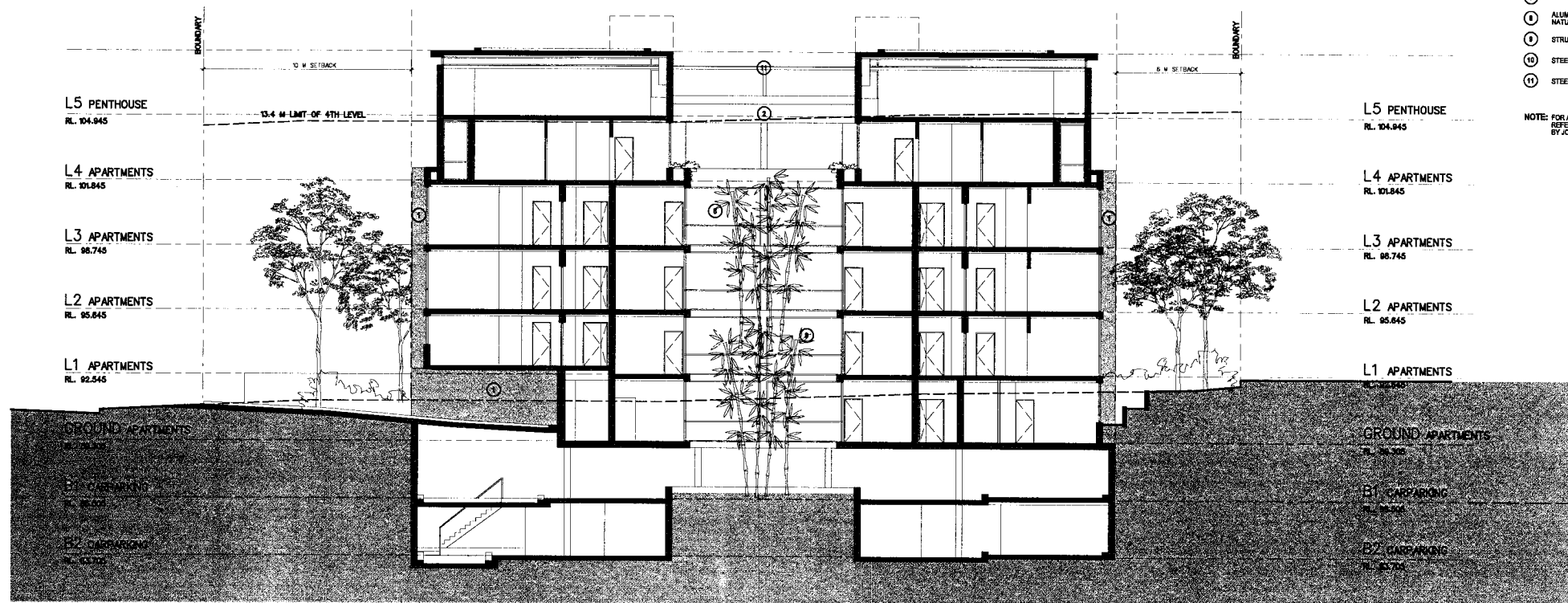
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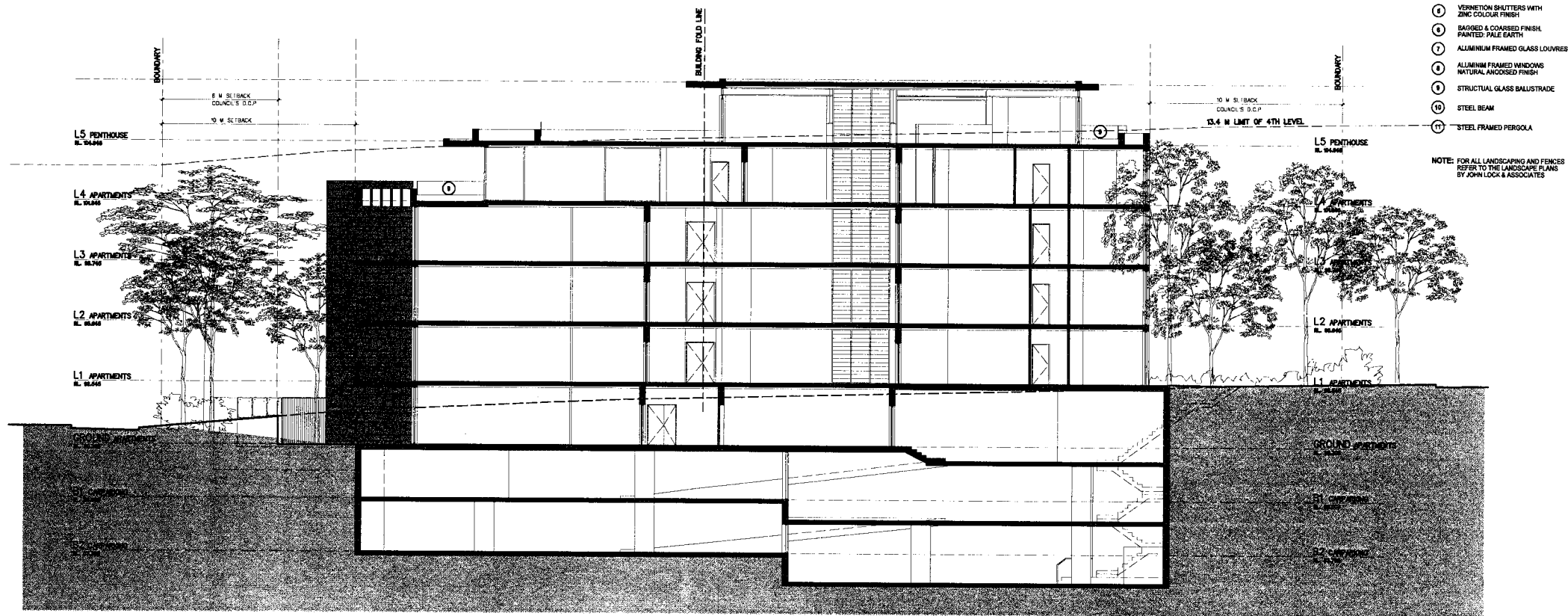
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DULUX AUMBY
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- 3 SHOTCRETE FINISH AND
DULUX NAMAQUJI
- 4 SLATED ROCK CLADDING
- 5 VEGETATION SHUTTERS WITH
ZEPHYRUS FINISH
- 6 BAGGED & COARSED FINISH.
PAINTED: PALE EARTH
- 7 ALUMINUM FRAMED GLASS LOUVRES
- 8 ALUMINUM FRAMED WINDOWS
NATURAL ANODISED FINISH
- 9 STRUCTURAL GLASS BALUSTRADE
- 10 STEEL BEAM
- 11 STEEL FRAMED PERGOLA

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SECTION C





SECTION D

True North

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Title

SECTION D



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Dwg No

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Job No

0520

Date

JAN 05

Issue

C

POLICY ON THE PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO COUNCILLORS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To adopt a new Policy on the Payment of Expenses and Provision of Facilities for Councillors following public exhibition of the revised draft Policy.

BACKGROUND:

In September 2006 the Department of Local Government issued Circular 06/57 providing new guidelines for the payment of expenses and provision of facilities to Mayors and Councillors. In accordance with the guidelines Council's Policy was reviewed and amended. On 6 December 2006 Council approved the revised draft for public exhibition.

COMMENTS:

No public submissions were received during the exhibition period.

RECOMMENDATION:

That the revised Policy be adopted and the limits for Clause 2.9 (Care and Other Related Expenses) be adjusted for the period March to August 2007.

PURPOSE OF REPORT

To adopt a new Policy on the Payment of Expenses and Provision of Facilities for Councillors following public exhibition of the revised draft Policy.

BACKGROUND

In September 2006 the Department of Local Government issued Circular 06/57 providing new guidelines for the payment of expenses and provision of facilities to Mayors and Councillors. In accordance with the guidelines Council's Policy was reviewed and amended. On 6 December 2006 Council approved the revised draft for public exhibition.

COMMENTS

The revised draft policy was advertised in the North Shore Times on 12 January 2007 and again on 2 February 2007 as well as being placed on Council's website during this period. Public submissions closed on 9 February 2007. No submissions were received.

After preparation of the draft, an amendment was made to clause 217 of the Local Government (General) Regulation. This clause sets out information to be provided in the Annual Report regarding costs associated with implementation of the Councillors' Policy. The amended clause has now been incorporated into the Policy (**attached**).

CONSULTATION

Section 253 of the Local Government Act requires Council to allow at least 28 days for the making of public submissions. Council has complied with this requirement.

FINANCIAL CONSIDERATIONS

Throughout the Policy there are annual limits set on certain expenses and facilities. These limits are for the 12 month period commencing in September. As adoption of the new Policy is occurring six months into this period these limits could be adjusted to cover the period March to August 2007.

However, with the exception of Clause 2.9 (Care and Other Related Expenses), the costs involved are insignificant. It is recommended that for Clause 2.9 the limits for Care of Relatives and Special Requirements of Councillors be set at \$1,000 each for the period March to August 2007, being 50% of the annual limits.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

None

SUMMARY

The Councillors' Expenses and Facilities Policy has been amended following release of new guidelines by the Department of Local Government. The amended draft was placed on public exhibition and no submissions were received. The amended Policy is recommended for adoption. The limits specified for Clause 2.9 (Care and Other Related Expenses) is to be adjusted for the period March to August 2007.

RECOMMENDATION

- A. That the Policy on the Payment of Expenses and Provision of Facilities to Councillors dated February 2007 be adopted.
- B. That for the period March to August 2007 the maximum amount of reimbursement for the provisions under Clause 2.9 (Care and Other Related Expenses) be \$1,000 each, being 50% of the annual limits.

John Clark
Acting Director Finance and Business

Attachments: Policy on the Payment of Expenses and Provision of Facilities to Councillors February 2007 - 737285



POLICY

for the Payment of Expenses and Provision of Facilities to Councillors

(Section 252, Local Government Act 1993)

February 2007
Adopted by Council
Minute ...

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POLICY FOR THE PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO COUNCILLORS

(SECTION 252, LOCAL GOVERNMENT ACT 1993)

Part 1 INTRODUCTION

Title and Commencement of the Policy

- 1.1** This Policy shall be cited as the Policy for the Payment of Expenses and Provision of Facilities to Councillors.

The Policy is effective from <date>.

In this Policy, unless otherwise stated, the expression “Councillor” refers to all Councillors of Ku-ring-gai Council including the Mayor and Deputy Mayor.

In this Policy the expression “year of term” means the twelve (12) month period commencing on the date of election to Council of a Councillor and every subsequent twelve (12) month period of the term of office.

Purpose of the Policy

- 1.2** The purpose of this Policy is to ensure that there is accountability and transparency in the reimbursement of expenses incurred or to be incurred by the Councillors. The Policy also ensures that the facilities provided to assist and support the Councillors to carry out their civic functions are reasonable.

Objectives and Coverage of the Policy

- 1.3** The objective of this Policy is to describe those expenses incurred or to be incurred by, and the facilities provided to, the Councillors the cost of which shall be met by Council.

This Policy also aims to uphold and demonstrate the following key principles:

- **Conduct.** Councillors must act lawfully, honestly and exercise a reasonable degree of care and diligence in carrying out their functions under the Local Government Act ("the Act") or any other Act.

- **Participation, equity and access.** The provisions of the Policy are to be non-discriminatory and used in an equitable manner to enable the full participation by Councillors from different walks of life. The provisions of the Policy shall also be at an appropriate level to encourage members of the community, particularly under-represented groups such as those in primary caregiver roles, to seek election to Council by ensuring that they would not be financially or otherwise disadvantaged in undertaking the civic functions of a Councillor.

The Policy shall also take into account and make reasonable provision for the special needs of Councillors to allow access to the appropriate parts of Council premises, and facilities, and maximise participation in the civic functions and business of Council.

- **Accountability and transparency.** The details and range of benefits provided to the Councillors are to be clearly stated and be fully transparent and acceptable to the local community.
- **Reasonable expenses.** Councillors shall only be reimbursed for expenses reasonably incurred in the performance of their role as a Councillor.

Only those entitlements specifically described in this Policy shall be provided by Council.

Making and Adoption of the Policy

- 1.4** This Policy is made pursuant to Sections 252 - 254 of the Local Government Act 1993. These sections are set out in clause 1.6.

The Policy is to be adopted by Council annually, within 5 months after the end of each financial year.

Prior to adoption public notice must be given and public submissions invited for 28 days. Council must then consider all submissions received and make any appropriate changes to the Policy.

Public notice is not necessary if the proposed changes are insubstantial, i.e. if there are only minor changes to the wording of the Policy, changes to monetary provisions or rates that are less than 5% or minor changes to the standard of equipment and facilities to be provided. Public notice, however, is required prior to each annual adoption process even if there is no proposed change to the Policy.

Reporting Requirements

- 1.5** Section 428 of the Act and clause 217 of the Local Government (General) Regulation ("the Regulation") require Council to include in each Annual Report a copy of this Policy and details of the cost of implementing the Policy. Copies of this legislation are set out in clause 1.6.

Legislative Provisions

- 1.6** The relevant legislative provisions are set out below. In this legislation the expression "year" means the period from 1 July to the following 30 June.

Local Government Act

252 *Payment of expenses and provision of facilities*

- (1) Within 5 months after the end of each year, a council must adopt a policy concerning the payment of expenses incurred or to be incurred by, and the provision of facilities to, the mayor, the deputy mayor (if there is one) and the other councillors in relation to discharging the functions of civic office.*
- (2) The policy shall provide for fees payable under this Division to be reduced by an amount representing the private benefit to the mayor or a councillor of a facility provided by the council to the mayor or councillor.*
- (3) A council must not pay any expenses incurred or to be incurred by, or provide any facilities to, the mayor, the deputy mayor (if there is one) or a councillor otherwise than in accordance with a policy under this section.*
- (4) A council shall from time to time amend a policy under this section.*
- (5) A policy under this section must comply with the provisions of this Act, the regulations and any relevant guidelines issued under section 23A.*

253 *Requirements before policy concerning expenses and facilities can be adopted or amended*

- (1) A council must give public notice of its intention to adopt or amend a policy for the payment of expenses or provision of facilities allowing at least 28 days for the making of public submissions.*
- (2) Before adopting or amending the policy, the council must consider any submissions made within the time allowed for submissions and make any appropriate changes to the draft policy or amendment.*
- (3) Despite subsections (1) and (2), a council need not give public notice of a proposed amendment to its policy for the payment of expenses or provision of facilities if the council is of the opinion that the proposed amendment is not substantial.*

- (4) *Within 28 days after adopting a policy or making an amendment to a policy for which public notice is required to be given under this section, a council is to forward to the Director-General:*
 - (a) *a copy of the policy or amendment together with details of all submissions received in accordance with subsection (1), and*
 - (b) *a statement setting out, for each submission, the council's response to the submission and the reasons for the council's response, and*
 - (c) *a copy of the notice given under subsection (1).*
- (5) *A council must comply with this section when proposing to adopt a policy each year in accordance with section 252 (1) even if the council proposes to adopt a policy that is the same as its existing policy.*

254 Decision to be made in open meeting

The council or a council committee all the members of which are councillors must not close to the public that part of its meeting at which a policy for the payment of expenses or provision of facilities is adopted or amended, or at which any proposal concerning those matters is discussed or considered.

428(pt) Annual reports

- (1) *Within 5 months after the end of each year, a council must prepare a report as to its achievements with respect to the objectives and performance targets set out in its management plan for that year.*
- (2) *A report must contain the following:*
 - (f) *the total amount of money expended during the year on mayoral fees and councillor fees, the council's policy on the provision of facilities for use by councillors and the payment of councillors' expenses, together with a statement of the total amount of money expended during that year on the provision of such facilities and the payment of such expenses,*

Local Government (General) Regulation

217(pt) Additional information for inclusion in annual reports

- (1) *For the purposes of section 428(2)(r) of the Act, an annual report of a council is to include the following information:*
 - (a) *details (including the purpose) of overseas visits undertaken during the year by councillors, council staff or other persons representing the council (including visits sponsored by other organisations),*

403 Payment of expenses and provision of facilities

A policy under section 252 of the Act must not include any provision enabling a council:

- (a) to pay any councillor an allowance in the nature of a general expense allowance, or*
- (b) to make a motor vehicle owned or leased by the council available for the exclusive or primary use or disposition of a particular councillor other than a mayor.*

Also, under Section 248A of the Act Council must not, unless otherwise permitted, pay an annual fee to a Councillor for any period during which the Councillor is suspended from civic office or the right to be paid any fee is suspended.

Under Section 254A of the Act Council may resolve that an annual fee not be paid to a Councillor or the amount reduced if the Councillor is absent, with or without leave, from meetings of the Council for a period not more than 3 months or in any circumstances prescribed by regulation. A fee must not be paid if the period of absence exceeds 3 months.

Under clause 404 of the Regulation a prescribed circumstance for non-payment or reduction of a Councillor's annual fee is where payment would adversely affect the Councillor's entitlement to a pension, benefit or allowance and the Councillor is agreeable to the non-payment or reduction.

A Councillor may elect not to accept any entitlement under this Policy, except that the Mayor and every Councillor must be paid the appropriate minimum fees determined by the Local Government Remuneration Tribunal (unless the provisions of Section 254A of the Act apply). Payment of the appropriate minimum fees determined by the Remuneration Tribunal is a requirement of Sections 248 (4) and 249 (4) of the Act.

Other Government Policy Provisions

1.7 This Policy has been prepared with reference to other Government and Council Policy provisions as follows:

- Department of Local Government Circular No. 06-57, 5 September 2006, *Guidelines for the Payment of Expenses and Provision of Facilities to the Mayor and Councillors*
- Department of Local Government Circular No. 05/08, 9 March 2005 *Legal Assistance for Councillors and Council Employees*
- ICAC Publication *No Excuse for Misuse*, November 2002
- Ku-ring-gai Council *Code of Conduct*.

Part 2 PAYMENT OF EXPENSES

GENERAL PROVISIONS

Payment of Allowances and Expenses Generally

- 2.1** An annual fee is paid to each Councillor by Council. The fee is the amount fixed by Council under Division 5 of Part 2 of Chapter 9 of the Act in accordance with the appropriate determination of the Local Government Remuneration Tribunal.

This Policy is intended to cover most situations where a Councillor reasonably incurs expenses in discharging the functions of civic office. The annual fee paid to each Councillor is generally not intended to offset those costs.

The payment of allowances and reimbursement of expenses under this Policy shall only be in respect of costs directly associated with discharging the functions of civic office.

Reimbursement and reconciliation of expenses

Claims for reimbursement of expenses shall be submitted no later than 3 months after the expenses were incurred. Claims shall be submitted to the General Manager or delegate in a form and manner acceptable to the General Manager in the circumstances to enable full assessment of the claim. Tax invoices and receipts are to be supplied when available to support claims.

Claims for travelling expenses under this Policy shall include details of:

- Date and place of departure
- Date and place of arrival
- Distance travelled
- Fares and parking fees paid
- Amount claimed as travelling allowances
- Total amount of claim

The rate of calculation of the amount payable for travel in a Councillor's own car shall be the rate payable for claims by staff in the Local Government (State) Award.

Where travel out of the Sydney metropolitan area can be undertaken by air, the amount payable for travel in a Councillor's own car shall be no more than the corresponding air fare and taxi fares to and from the airport.

Council shall, where possible pay expenses directly by account or through the corporate credit card. However it shall be necessary for Councillors to pay unexpected expenses and then seek reimbursement.

Once expenses of attending a conference, seminar or training course have been finalised, accounts shall be forwarded to Councillors for any expenses payable by them. Such accounts are to be repaid in full within Council's normal terms, i.e. 30 days. Any arrangements to finalise an account by periodic payment may only be approved by Council.

An employee delegated by the General Manager shall assess all claims made under this Policy. The employee shall review a claim against the provisions of this Policy and make a recommendation to the General Manager. The General Manager shall then determine the claim. Approved claims, in part or in whole, shall be paid within seven (7) days.

Should a determination be made that a claim should not be paid, the General Manager shall explain such decision to the Councillor and should the Councillor still believe that the claim should be paid, in part or in full, it shall be considered that a dispute exists.

In the event of a dispute at any time regarding this Policy, the parties to the dispute shall provide a written report on the nature of the dispute. The General Manager shall submit such reports to the next meeting of Council to have the dispute determined by a resolution of Council having regard to this Policy, the Act and any other relevant law. The decision of Council shall be binding on all of the parties.

Payment in advance

Councillors may request payment in advance in anticipation of expenses to be incurred in attending conferences, seminars and training courses. Councillors may also request an advance payment for the cost of any other service or facility covered by the policy, where the service or facility is not ordinarily acquired by Council. However, Councillors must fully reconcile all expenses against the cost of the advance. Within one (1) week of incurring the cost and/or returning home the Councillor shall submit the details to the General Manager for verification and pay back to Council any unspent money. The maximum value of a cash advance is \$500.

Establishment of Monetary Limits and Standards

- 2.2** Monetary limits prescribed in this Policy set out the maximum amount payable in respect of any facility or expense. Any additional cost incurred by a Councillor in excess of any limit set shall be considered a personal expense that is the responsibility of the Councillor. All monetary amounts stated are exclusive of GST.

Where applicable the standard of any equipment, facility or service to be provided shall be to the maximum standard prescribed in this Policy.

Spouse and Partner Expenses

- 2.3** In this clause *accompanying person* means *a person who has a close personal relationship with a Councillor and/or provides carer support to the Councillor.*

In limited circumstances Council shall meet certain costs incurred by a Councillor on behalf of their spouse, partner or accompanying person that are properly and directly related to the role of the Councillor, such as costs associated with attendance at official Council functions that are of a formal and ceremonial nature when accompanying Councillors within metropolitan Sydney.

Costs and expenses incurred by the Councillor on behalf of their spouse, partner or accompanying person shall be reimbursed if the cost or expense relates specifically to the ticket, meal and/or direct cost of attending the function. Each Councillor is entitled to a maximum of \$200 per year of term for these types of expenses.

In addition Council shall meet limited expenses of spouses, partners or accompanying persons associated with attendance at the Local Government and Shires Associations' annual conferences. These expenses are limited to the cost of registration and the official conference dinner. Expenses such as travel expenses, any additional accommodation expenses and the cost of any accompanying persons program shall not be met by Council.

Costs associated with spouses, partners or accompanying persons attending other conferences, seminars and training courses shall not be met by Council.

Also, Council shall meet limited expenses of spouses, partners or accompanying persons of the Mayor, or a Councillor representing the Mayor, when attending an official function of Council or carrying out an official ceremonial duty while accompanying the Mayor outside Council's area, but within New South Wales. Such circumstances could include charitable functions or award ceremonies to which the Mayor has been invited to attend. These expenses are limited to the ticket, meal and/or direct cost of attending the function.

In all cases under this clause peripheral expenses of spouses, partners or accompanying persons such as grooming, special clothing and transport are not considered reimbursable expenses.

EXPENSES FOR COUNCILLORS

Attendance at Seminars, Conferences and other Training and Educational Expenses

2.4 Council shall meet expenses incurred by Councillors attending conferences, seminars and training courses in any of the following circumstances:

- Attendance authorised by resolution of Council
- Attendance at conferences which are included in Council's Annual Program of Conferences and funds are provided in the adopted Management Plan and where the prior authority of the Mayor and General Manager has been obtained
- Attendance on a study tour involving domestic travel where the study forms part of a Task Force project plan and funds are available in the Task Force budget to be established and where the prior authority of the Mayor and General Manager has been obtained
- Attendance at day long industry seminars or workshops as the need arises subject to the availability of funds and only where local or domestic travel is involved and where the prior authority of the Mayor and General Manager has been obtained.

Where the Mayor is seeking approval to attend a conference, seminar or training course the authority of the Deputy Mayor and the General Manager is required where applicable.

Requests from individual Councillors for attendance at conferences, seminars and training courses shall be in writing outlining the benefits for Council and the community.

After return from a conference, the Councillor/s or an accompanying staff member shall provide a written report to Council on the aspects of the conference relevant to Council business and/or the community. Such a report is not required for the Annual Conferences of the Local Government and Shires Associations.

If requested Council shall make all necessary arrangements for the attendance of Councillors at the conference, seminar or training course. Where the Councillor is being accompanied by another person, Council shall also make all of the necessary arrangements for that person. Council shall meet only those costs relating to the attendance of that person as set out in clause 2.3.

Council shall meet the following costs for attendance at approved conferences, seminars and training courses:

Registration fees

Council shall meet the cost of the registration fee set by the organiser, including costs of related official lunches and dinners, and associated tours where they are relevant to the business and interests of Council.

Accommodation

Councillors shall be accommodated in the hotel where the conference, seminar, or training course is being held or the nearest hotel to it that is of a similar standard, or as authorised by the host organiser where the conference is not located within the Sydney metropolitan area. Accommodation shall be provided at the rate of a double room.

Transportation

Councillors attending a conference, seminar or training course shall travel by the most direct route and the most practical and economical mode of transport, subject to any personal medical considerations. Any time and costs incurred in undertaking activities not related to attendance at the conference, seminar or training course shall not be included in any expenses paid by Council.

For conferences out of the Sydney metropolitan area Council shall meet the cost of an economy class air ticket or Council shall reimburse transportation expenses as detailed below whichever is the lesser amount.

Council shall reimburse transportation expenses by a Councillor with the Councillor's own vehicle. For travel within a Council-owned vehicle, actual costs incurred shall be reimbursed.

Council shall meet the cost of transferring Councillors from their place of residence to the airport and return or meet the cost of taxi fares, whichever is the lesser amount.

Council shall meet the cost of transferring Councillors from the airport to the hotel and return at the conclusion of the conference, seminar or training course, such costs not to exceed the cost of taxi fares.

Should a Councillor be accommodated in a hotel not being the site of the conference, seminar or training course, and the Councillor is travelling in a non Council-owned vehicle, Council shall meet the cost of the Councillor travelling from the hotel to the site of the conference, seminar or training course and return each day, such costs not to exceed the cost of taxi fares.

Where as a result of attending a conference, seminar or training course a Councillor visits another Council in the course of discharging the functions

of civic office or to further knowledge of local government, and the Councillor is travelling in a non Council-owned vehicle, Council shall meet the cost of transfer of the Councillor from the hotel to the Council premises visited and return, such costs not to exceed the cost of taxi fares.

Meals

Council shall meet the cost of breakfast, lunch and dinner for Councillors where any of the meals are not provided as part of the conference, seminar or training course. Council shall also meet the reasonable cost of drinks accompanying the meals.

Bar Service

Council shall meet the cost of any expenses incurred at a bar located within the conference hotel or the accommodation hotel only when special guests have been invited for drinks at the request of the Mayor or the leader of Council's delegation.

Other costs

Council shall meet other reasonable out of pocket or incidental expenses associated with attending conferences, seminars or training courses, such as telephone or facsimile calls, refreshments, other meals, internet charges, laundry and dry cleaning, newspapers, taxi fares and parking fees up to a maximum amount of \$50 per day.

Local Travel Arrangements and Other Expenses

- 2.5** Travelling expenses shall be paid for travel on official business of Council in the Sydney metropolitan area. Councillors may, where necessary, be provided with a taxi voucher for transportation purposes on Council business.

Council shall meet the cost of parking fees and road tolls but not the cost of traffic or parking fines. Claims for reimbursement under this provision shall be supported with an explanation of the need for the travel in relation to official Council business.

Council shall meet the cost of Councillors' attendance at dinners and other non-council functions which provide briefings to Councillors from key members of the community, politicians and business where the function is relevant to Council's interest. Council shall meet the cost of any component of the ticket to the function that is a donation to a registered charity but shall not meet the cost of any component of the ticket that is a donation to a political party, candidate's electoral fund or other private benefit. Each Councillor is entitled to a maximum of \$200 per year of term for these types of expenses.

Travel Outside the Local Government Area including Interstate and Overseas Travel

- 2.6** For any proposed travel by a Councillor on Council related business not otherwise addressed in clauses 2.4 and 2.5 the approval of Council in non-confidential session of a Council meeting is required. Approval shall be granted subject to any conditions Council so determines. Council shall meet only those expenses that Council so determines.

Telephone Costs and Expenses

2.7 Facsimile

Council shall meet the cost of providing a telephone landline for any facsimile machine provided under this Policy. Council shall meet the cost of landline rental and all calls incurred in transmitting facsimiles, to a maximum cost of \$100 per month.

Mobile telephone

Council shall meet the cost of a mobile telephone either:

- A Council provided mobile telephone including vehicle kit to the value of \$1000, for which Council shall pay rental and 100% of metered calls charged against that service, to a limit of \$200 per month for calls, provided that the mobile telephone is used for Council business only, and the number is available to be given out for general public information; or
- If the Councillor provides their own mobile telephone and mobile telephone service, Council shall reimburse the cost of rental plus the cost of those calls certified by the Councillor as being Council business calls charged against that service, to a limit of \$200 per month for calls.

In addition Council shall meet data costs in respect of mobile telephones up to a limit of 100 megabytes per month. For Councillor-owned mobile telephones the amount payable by Council under this provision shall not exceed the amount paid under contracts entered into by Council for Council-owned mobile telephones.

Internet

- 2.8** Council shall meet the cost of providing and maintaining an internet connection at the residence of the Councillor.

Care and Other Related Expenses

2.9 Care of relatives

In this clause, *relative* shall have the same meaning as set out in the Dictionary in the Act;

Relative, in relation to a person, means any of the following:

- (a) *the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the person or of the person's spouse;*
- (b) *the spouse or de facto partner of the person or of a person referred to in paragraph (a).*

Where a Councillor has responsibilities for the care and support of any relative, Council shall reimburse the actual cost incurred by the Councillor to engage professional care for the relative whenever considered necessary by the Councillor in order for the Councillor to discharge the functions of civic office.

The total amount paid to a Councillor under this provision shall not exceed \$2,000 per year of term.

Special requirements of Councillors

Council shall meet reasonable expenses associated with any special requirements of a Councillor, such as disability and access needs, in order to discharge the functions of civic office.

The total amount paid to a Councillor under this provision shall not exceed \$2,000 per year of term.

Insurance Expenses and Obligations

2.10 Council shall meet the cost of providing the following insurance cover for Councillors on a 24 hour basis while discharging the functions of civic office including attendance at meetings of external bodies as Council's representative:

- Public Liability insurance
- Professional Indemnity insurance
- Personal Accident insurance

Council shall pay the insurance policy excess in respect of any claim made against a Councillor arising from Council business where any claim is accepted by Council's insurers, whether defended or not.

Legal Expenses and Obligations

2.11 Council shall, if requested, indemnify or reimburse the reasonable legal expenses of:

- a Councillor defending an action arising from the performance in good faith of a function under the Act; or
- a Councillor defending an action in defamation provided the statements complained of were made in good faith in the course of exercising a function under the Act; or
- a Councillor for proceedings before the Local Government Pecuniary Interest and Disciplinary Tribunal or an investigative body provided the subject of the proceedings arises from the performance in good faith of a function under the Act and the Tribunal or investigative body makes a finding substantially favourable to the Councillor.

Legal expenses incurred in relation to proceedings arising out of the performance by a Councillor of his or her functions under the Act shall be distinguished from expenses incurred in relation to proceedings arising merely from something that a Councillor has done during his or her term in office. For example, expenses arising from an investigation as to whether a Councillor acted corruptly by using knowledge of a proposed rezoning for private gain is not covered by this provision.

Council shall not meet the costs of an action in defamation taken by a Councillor as plaintiff in any circumstances and shall not meet the costs of a Councillor seeking advice in respect of possible defamation, or in seeking a non-litigious remedy for possible defamation.

Council shall not meet the costs of any enquiry, investigation or hearing initiated at the request of, or to any legal proceedings taken by, Council itself.

ADDITIONAL EXPENSES FOR THE MAYOR

Allowances and expenses

- 2.12** An additional annual fee is paid to the Mayor by Council. The fee is the amount fixed by Council under Division 5 of Part 2 of Chapter 9 of the Act in accordance with the appropriate determination of the Local Government Remuneration Tribunal.

This Policy is intended to cover most situations where the Mayor reasonably incurs additional expenses in discharging the functions of Mayoral office. The annual fee paid to the Mayor is generally not intended to offset those costs.

There are no other Mayoral allowances and expenses in this Part.

Part 3 PROVISION OF FACILITIES

GENERAL PROVISIONS

Provision of Facilities Generally

- 3.1** Unless otherwise stated, where a facility may be provided by Council in accordance with this Policy and a Councillor chooses to accept the facility, it shall be provided by Council with all establishment, routine maintenance, operating, training, replacement and insurance costs being met by Council, subject to any limits specified and adequate funds being allocated and available in Council's adopted Management Plan.

All facilities provided shall be of adequate capacity and functionality to allow the role of Councillor to be fully undertaken.

Private Use of Equipment and Facilities

- 3.2** Councillors shall not generally obtain private benefit from the provision of equipment and facilities. This includes receipt of a travel bonus or other benefit arising from a loyalty scheme. However, incidental personal use of Council equipment and facilities may occur from time to time. No entitlement under this Policy shall be treated as being a private benefit that requires a reduction in the Mayoral fee or the Councillors fee.

If a Councillor does obtain a private benefit for the use of a facility provided by Council the Councillor shall be invoiced for the amount of the private benefit with repayment to be in accordance with Council's normal terms. The value of the private benefit shall be determined by Council in non-confidential session of a Council meeting.

Equipment, facilities and services provided under this Policy shall not be used to produce election material or for any other political purposes.

EQUIPMENT AND FACILITIES FOR COUNCILLORS

Equipment and Facilities at the Council Administration Building

- 3.3** Councillors shall be provided with equipment and facilities at the Council administration building. Equipment provided under this clause remains the property of Council. The following equipment and facilities shall be provided at the Council administration building:

Councillors' Room and resources

A room furnished for use by all Councillors shall be provided by Council. Included in the Councillors' Room shall be:

- A computer, printer and peripherals for use by all Councillors
- A website directory of relevant local government internet sites
- A technical library
- Councillors' robes for official, civic and ceremonial use.

Executive Assistant

A qualified and experienced Executive Assistant shall be provided to support all Councillors. The Executive Assistant shall be responsible to the General Manager.

Correspondence Processing

Council shall post all correspondence for Councillors relative to the discharge of the functions of civic office. Council shall provide letterhead for use by Councillors in replying to correspondence.

Council shall provide follow up procedures for correspondence by Councillors. Such follow-up for correspondence is to be carried out by the General Manager or delegate.

Copies of all correspondence by Councillors including facsimile transmission sheets shall be placed in folders in the Councillors' Room for reference by all Councillors.

Correspondence by Councillors relative to the discharge of the functions of civic office is considered official correspondence of Council where the matter is referred to the General Manager for attention. The correspondence shall be attached to the appropriate Council file for registration, attention and reply.

Meals and Refreshments

Prior to or after Council and Committee meetings the Councillors shall be provided with a suitable meal including refreshments. The standard of the meal provided shall be determined by the Mayor in consultation with the General Manager.

Car Parking

Three (3) car parking spaces shall be provided for Councillors in the Council car park at the Council administration building except on Committee meeting nights, public meetings and Council meeting nights when a further six (6) car parking spaces shall be allotted in the same car park.

Equipment and Other Items Required to be Returned

3.4 Upon election to office Councillors shall be provided with certain equipment and other items that shall be returned when the Councillor ceases to hold office. The following equipment and other items shall be provided under this clause:

- Printed copy of the current relevant Local Government and Planning Legislation
- Briefcase to the maximum cost of \$200
- Dictaphone (either hand held or desk variety) and cassettes to the maximum cost of \$200
- Facsimile/telephone machine to the maximum cost of \$500
- Filing cabinet for Council Business Papers and other Council correspondence to the maximum cost of \$300
- Bookcase to the maximum cost of \$200
- Personal computer, peripherals and software to the maximum cost of \$4000
- Security card to enable entry to Council's administration building
- Car parking stickers to enable the Councillor to park in any Council car park at any time for an unlimited period when discharging the functions of civic office. A list of Council's car parks shall be supplied also. No time restriction shall be imposed on an identified Councillor's private vehicle whilst parked in a parking space located at the Council administration building and the adjacent car parking area.

Other Items Not Required to be Returned

3.5 Upon election to office and where applicable throughout the term of office Councillors shall be provided with items of a consumable nature or which otherwise are not required to be returned when the Councillor ceases to hold office. The following items shall be provided under this clause:

- Name badge
- Minor items of stationery to the maximum cost of \$100 each year of term.
- Transport to and from the Council administration building or other sites for meetings when the Councillor's own mode of transport is not available
- 100 Christmas cards each year of term
- A copy of clippings (weekly) from the newspapers relating to matters affecting local government in general and Ku-ring-gai in particular
- 500 business cards each year of term
- Corporate attire and presentation gifts for use in connection with civic functions, eg tie, scarf, spoon etc.
- Street Directory
- Refreshments/meals when undertaking official Council business (satisfactory explanation of official Council business required to support claims)
- Copies of the most recent Electoral Roll for all Wards
- Facsimile transmission sheets
- A raincoat and one pair of protective footwear for site inspections during inclement weather
- Replacement consumables, such as tapes, inks, and toner (not including paper) for the continued operation of the equipment provided in clause 3.4.
- 5,000 sheets of plain white paper per year of term

ADDITIONAL EQUIPMENT AND FACILITIES FOR THE MAYOR

Equipment and Facilities at the Council Administration Building

- 3.6** The Mayor shall be provided with additional equipment and facilities at the Council administration building. Equipment provided under this clause remains the property of Council. The following equipment and facilities shall be provided at the Council administration building:

Mayoral Office and resources

Council shall provide:

- A furnished office
- A computer, printer and peripherals
- Mayoral letterhead
- Mayoral robes for official, civic and ceremonial use
- Mayoral Chain of Office for official, civic and ceremonial use.

Executive Assistant

A qualified and experienced Executive Assistant shall be provided with equivalent experience, responsibilities and skills to that of the General Manager's Executive Assistant. The Executive Assistant shall provide support to the Deputy Mayor in the absence of the Mayor.

Car parking

An allocated parking space shall be provided at the Council administration building.

Equipment and Other Items Required to be Returned

- 3.7** Upon election to office the Mayor may be provided with certain equipment and other items that shall be returned when the Mayor ceases to hold office. The following equipment and facilities shall be provided under this clause:
- Mayoral vehicle up to the standard of a Holden Statesman Caprice. The Mayoral vehicle shall be fully maintained by Council for the use by the Mayor for official, civic and ceremonial functions and appropriate use arising out of or in the course of the Mayor's official, civic and ceremonial functions. A petrol card shall be supplied to fuel the Mayoral vehicle at Council's cost for official use only.

- Mobile telephone costs additional to that provided under clause 2.7. The call limits referred to in clause 2.7 shall be increased by \$100 per month, making a total of \$300 per month and the data allowance shall be increased by 100 megabytes per month, making a total of 200 megabytes per month.

Other Items Not Required to be Returned

3.8 Upon election to the office and where applicable throughout the term of office the Mayor shall be provided with items of a consumable nature or which otherwise are not required to be returned when the Mayor ceases to hold office. The Mayor shall receive all of the items listed for Councillors under clause 3.5 and the following:

- Name badge
- Refreshments when fulfilling the role of Mayor
- An additional 100 Christmas cards each year of mayoralty, making a total of 200 cards during each year of mayoralty.
- An additional 250 Business cards each year of mayoralty, making a total of 750 cards during each year of mayoralty.
- Additional corporate attire and presentation gifts e.g. Council ties, scarves, spoons, cuff links, etc for own use and presentations as appropriate and gifts suitable for younger persons.

Part 4 OTHER MATTERS

Acquisition and Returning of Facilities and Equipment by Councillors

- 4.1** Upon ceasing to hold office a Councillor may purchase any Council equipment held by the Councillor at the depreciated value of the equipment as recorded in the Council's books of accounts at the time of ceasing to hold office. This clause does not include a vehicle.

Status of the Policy

- 4.2** This Policy was prepared having regard to Department of Local Government Circular No. 06-57 dated 5 September 2006 "Guidelines for the Payment of Expenses and the Provision of Facilities to Mayors and Councillors. This is the first version of the Policy to be based on Circular No. 06-57. This Policy replaces the previous version of the Policy adopted by Council on 8 March 2005, Minute no. 68.

This Policy was adopted by Ku-ring-gai Council at its meeting held on <date>, Minute no. <>. The Policy shall only be amended at a subsequent meeting of Council, subject to compliance with the Act.

INVESTMENT & LOAN LIABILITY AS AT 31 JANUARY 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council investment allocations, returns on investments and details of loan liabilities for January 2007.

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 18 July 2006 (Minute No.254).

COMMENTS:

The Reserve Bank of Australia (RBA) maintained the official cash rate at 6.25% during the month of January.

RECOMMENDATION:

That the summary of investments and loan liabilities for January 2007 be received and noted.

PURPOSE OF REPORT

To present to Council investment allocations, returns on investments and details of loan liabilities for January 2007.

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 18 July 2006 (Minute No. 254).

This policy allows Council to utilise the expertise of external fund managers or make direct investments for the investment of Council's surplus funds.

COMMENTS

During the month of January, Council had a net cash outflow of \$4,700,000 and gross interest and capital appreciation on Council's investments was \$269,000.

Council's total investment portfolio at the end of January 2007 is \$46,459,400. This compares to an opening balance of \$36,366,900 as at 1 July 2006.

Council's interest on investments for January year to date is \$1,646,000 compared to a year to date budget of \$1,612,000. This is a positive result as Council is achieving higher than expected rates of returns on investments and is meeting budget despite funds from the sale of Council's Depot not being received as anticipated.

Council's total debt as at 31 January 2007 stands at \$10,299,200.

PERFORMANCE MEASUREMENT

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

- **Management of General Fund Bank Balance**

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

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

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

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▪ **Allocation of Surplus Funds**

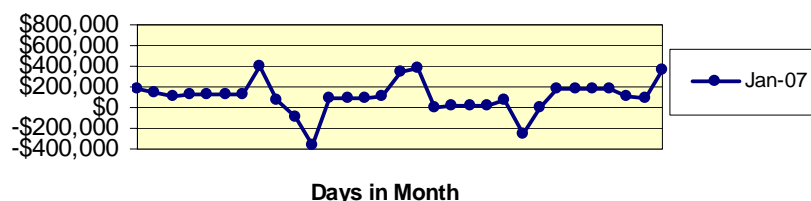
This represents the mix or allocation of surplus funds with each of Council's Fund Managers and direct securities.

Council's Investment Policy requires that not more than 35% of funds are to be with any one Fund Manager. All funds are kept below this required level of 35%.

Management of General Fund Bank Balance

During January, Council had a net outflow of funds of \$4,700,000. This was as a result of significant payments being made for waste contracts and the NSW fire Brigade levy.

Management of General Fund Bank Balance



Funds Performance against the UBS Bank Bill Index

The weighted average return for the total portfolio year to date was 8.52% compared to the benchmark of the UBS Bank Bill Index of 6.32%.

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Issuer	Investment Name	Investment Rating	Invested at 31-Jan-07 \$000's	Period Return (%)	YTD Return (%)	% of Total Invested
Macquarie Bank	Macquarie Income Plus	A	11,626	6.75	6.61	24.83
Select Access Investments	Titanium AAA	AAA	2,000	7.39	7.15	4.27
Deutsche Bank	Deutsche Income	A	11,783	7.52	6.63	25.16
Perpetual	Perpetual Credit Income	A	4,822	7.02	6.58	10.30
Bankers Trust	BT IMC	AAA	320	6.82	6.30	0.68
Bendigo Bank	Turrumurra Community Bank	BBB	559	6.52	6.19	1.19
Adelaide Bank	AAA SAVER	AAA	6,350	6.61	6.56	13.56
CBA/Helix Capital Jersey	Oasis Portfolio Note	AAA	2,000	8.24	7.64	4.27
Longreach/Rabobank	Longreach CPWF	AAA	3,290	45.56	39.44	7.03
ABN AMRO/Rembrandt Australia	SURF CPDO	AAA	2,016	8.39	8.31	4.31
NSW Treasury Corp	KRGC Tcorp MTGF	UNRATED	2,064	11.06	11.21	4.41
TOTALS/WEIGHTED AVERAGES			46,830	9.77	8.62	100

Matured/Traded Investments - Weighted YTD Average Return (%)	5.81
Weighted Average Overall Return Year To Date (%)	8.52
Benchmark Return: UBSWA Bank Bill Index(%)	6.32
Variance From Benchmark (%)	2.20

Comments on Individual Investment Performance

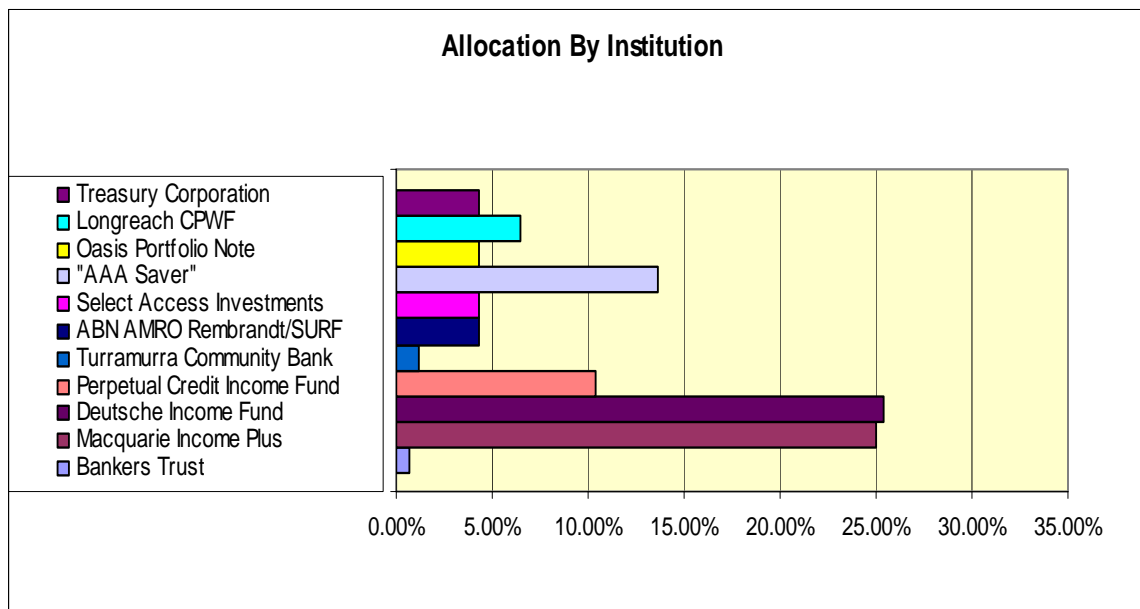
Longreach/Rabobank: This investment is in property, infrastructure and utilities and was made on 29 September 2006. The unit price has improved by 9.66% since inception with an increase of 3.08% over the month of January. As this investment has been in existence for less than 1 year, returns when annualised can appear to exaggerate performance. It should be noted that the actual return for the fund is 9.66% which is within the Fund Manager's expectation to have a target range of 8% to 10% pa over the life of the investment.

Treasury Corporation: The investment in the medium term growth fund was made in October 2006. This is a fund managed by the NSW Treasury Corporation which invests in a range of Australian shares 12.5%, international shares 12.5% and bonds and cash 75%. Shares performed very well in January driving the good result of 11.21% annualised on this investment.

Council's funds during January were allocated as follows:-

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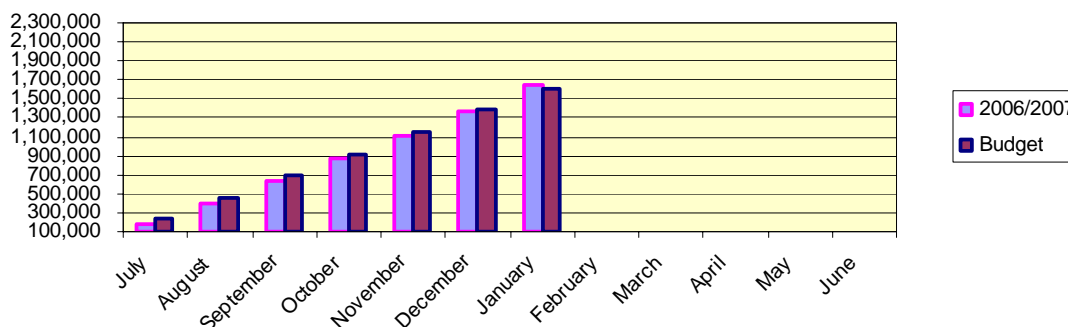
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Cumulative Interest

The following chart compares the interest earned on a cumulative monthly basis against the budgeted year to date forecast. At the end of January, year to date interest earnings totalled \$1,646,000 against a budget of \$1,612,000, representing a positive variance of \$34,000.

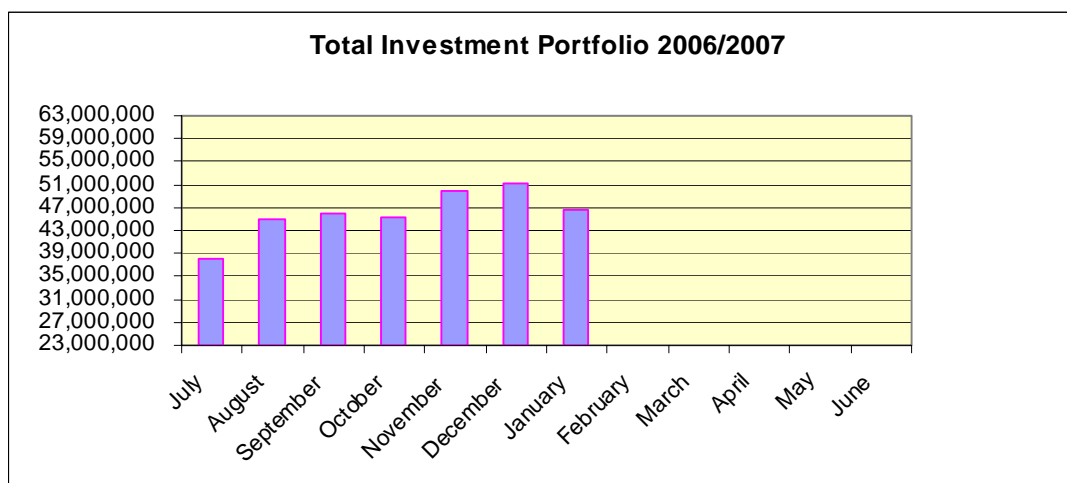
Cumulative Interest 2006/2007 v's Budget



Total Investment Portfolio

The following chart tracks the year to date investment portfolio balances for 2006/2007.

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During January 2007 Council's investment portfolio decreased by \$4,700,000.

Council's closing investment portfolio after interest and fees of \$46,459,400 in January 2007 is \$10,092,500 higher than the July 2006 opening balance of \$36,366,900.

Summary of Borrowings

There were no loan repayments made in January leaving total debt at \$10,299,160.

Lender	Loan Number	Original Principal	Principal Repayments	Balance Outstanding	Interest Rate	Draw Down Date	Maturity Date
Westpac	127	\$1,000,000	\$807,641	\$192,359	6.32%	29-Jun-98	29-Jun-08
CBA No 1	128	\$2,600,000	\$1,950,000	\$650,000	6.56%	29-Jun-99	13-Jun-09
CBA No 2	129	\$2,600,000	\$1,690,000	\$910,000	6.56%	13-Jun-00	14-Jun-10
CBA	130	\$2,600,000	\$1,229,331	\$1,370,669	6.32%	26-Jun-01	28-Jun-11
NAB	131	\$2,600,000	\$956,850	\$1,643,150	6.85%	27-Jun-02	27-Jun-12
Westpac	132	\$1,882,000	\$552,510	\$1,329,490	5.16%	27-Jun-03	27-Jun-13
CBA	133	\$1,800,000	\$349,402	\$1,450,598	6.36%	23-Jun-04	23-Jun-14
Westpac	134	\$1,600,000	\$183,495	\$1,416,505	6.05%	29-Jun-05	30-Jun-15
NAB	135	\$1,400,000	\$63,607	\$1,336,393	6.48%	30-Jun-06	29-Jun-16
TOTAL		\$18,082,000	\$7,782,836	\$10,299,164			

Capital Works Projects

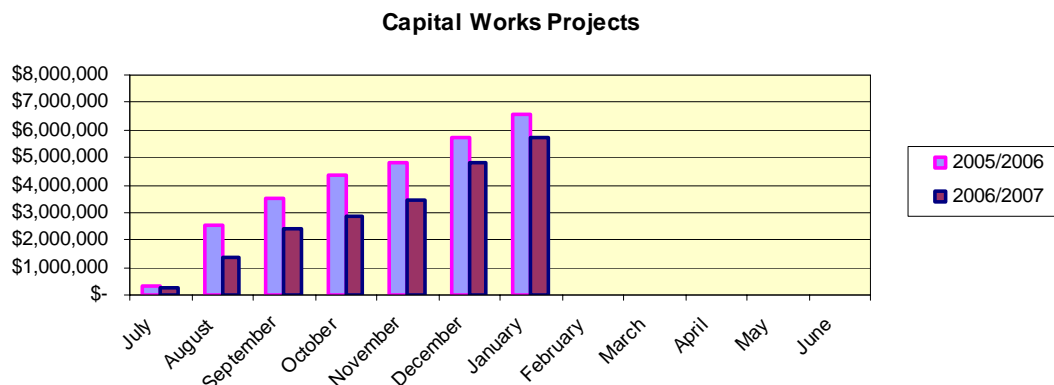
During January 2007, Council expended \$968,200 on capital works, which compares to \$874,000 during January 2006, an increase of \$94,200.

Council's 2006/2007 total revised budget for capital works is \$28,395,400, which leaves funds of \$22,639,800 unexpended at the end of January. \$11,300,000 relates to the Depot relocation.

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The following graph compares the gross cumulative monthly expenditure totals for capital works for financial years 2005/2006 and 2006/2007.



CONSULTATION

Not applicable

FINANCIAL CONSIDERATIONS

The Reserve Bank of Australia (RBA) maintained the official cash rate at 6.25% during the month of January.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

As at 31 January 2007:

- Council's total investment portfolio is \$46,459,400. This compares to an opening balance of \$36,366,900 as at 1 July 2006, an increase of \$10,092,500.
- Council's interest on investments totals \$1,646,000. This compares to the year to date budget of \$1,612,000.
- Council's total debt stands at \$10,299,160.

RECOMMENDATION

That the summary of investments and loan liabilities for January 2007 be received and noted.

CERTIFICATE OF THE ACTING DIRECTOR FINANCE & BUSINESS

I certify that as at the date of this report the investments listed have been made and are held in compliance with Council's Investment Policy and appropriate legislation.

John Clark
Acting Director Finance & Business
Responsible Accounting Officer

Edwin Athaide
Finance & Business Officer

NSW DEPARTMENT OF LOCAL GOVERNMENT COMPARATIVE DATA 2004/2005

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council an analysis of the NSW Department of Local Government Comparative Data Report for 2004/2005.

BACKGROUND:

Council's 2006/2010 Management Plan requires that a report be presented to Council which analyses the NSW Department of Local Government's Comparative Data Report for 2004/2005.

COMMENTS:

Each year the Department of Local Government releases 'The Comparative Information Return on New South Wales Local Government Councils'. The latest report released in 2007 is for the 2004/2005 financial year. The data is collected by an electronic survey of Councils as well as from Councils' Annual Financial Statements, NSW Grants Commission Returns and Notional Rate Returns. Analysis of the following has been undertaken:

- Group 3 Councils
- Neighbouring Councils
- History of Ku-ring-gai 1994/95- 2004/05.

RECOMMENDATION:

That Council receive and note the analysis of the Department of Local Government 2004/2005 Comparative Data.

PURPOSE OF REPORT

To present to Council an analysis of the NSW Department of Local Government Comparative Data Report for 2004/2005.

BACKGROUND

The 2006-2010 Management Plan requires that a formal report be presented to Council to analyse the NSW Department of Local Government Comparative Data report for 2004/2005. The requirement as contained in the Management Plan is as follows:

Principal Activity:	Council's Corporate Services
Performance Indicator:	Report and analysis of NSW Department of Local Government Comparative Data report 2004/2005 to Council.
Due Date:	2 nd quarter

COMMENTS

Each year the Department of Local Government releases 'The Comparative Information Return on New South Wales Local Government Councils'. The latest report released in January 2007 is for the 2004/2005 financial year. The data is collected by an electronic survey of Councils as well as from Councils' Annual Financial Statements, NSW Grants Commission Returns and Notional Rate Returns.

Comparative information provided for Local Government enables a performance assessment to be carried out with other 'like' Councils.

When comparing one Council with another it is important to be aware that the key performance indicators do not on their own give the full picture of a Council's performance. The figures provide indicators only and conclusions should not be drawn without qualitative assessments being made.

The Australian Classification of Local Governments categorises Councils according to their socio-economic characteristics and their capacity to deliver a range of services to the community.

- Initially, it is a system based on whether a Council is principally 'Urban' or 'Rural'.
- Urban Councils are then subdivided on the basis of whether they are 'capital cities', 'metropolitan developed', 'regional town/city' or 'fringe'.
- The final classification step is division based on population size.

Ku-ring-gai falls into Group 3, which is:

Urban – Metropolitan Developed – Population 70,000 - 120,000.

Analysis of the comparative data has been undertaken for the following:

Group 3 Councils

Group 3 consists of 13 other Councils which are: Bankstown, Blacktown, Canterbury, Fairfield, Holroyd, Hurstville, Marrickville, Parramatta, Randwick, Rockdale, Ryde, Sutherland and Warringah.

Neighbouring Councils

Due to the vast spread and differences among Councils in Group 3, another analysis has been undertaken comparing Ku-ring-gai to our neighbouring Councils. These Councils are: Hornsby, Pittwater, Ryde, Warringah, Willoughby, Lane Cove and North Sydney.

History of Ku-ring-gai

Finally, an analysis of the history of Ku-ring-gai's results between 1994/1995 and 2004/2005 has been included, to assess trends in the performance of Council over time.

CONSULTATION

The information contained in this report has been sourced from NSW Department of Local Government's Comparative Information Return 2004/2005.

A copy of the entire publication from The Department of Local Government is available on the Internet at:
<http://www.dlg.nsw.gov.au/dlg/dlghome/documents/Comparatives/Comparatives%202004-05.pdf>

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments of Council received a copy of the report from NSW Department of Local Government.

SUMMARY

Each year the Department of Local Government releases 'The Comparative Information Return on New South Wales Local Government Councils'. The latest report released in January 2007, is for the 2004/2005 financial year. The data is collected by an electronic survey of Councils as well as from Councils' Annual Financial Statements, NSW Grants Commission Returns and Notional Rate Returns.

The 2006-2010 Management Plan requires that a formal report be presented to Council to analyse the NSW Department of Local Government Comparative Data report for 2004/2005 by the end of the second quarter. This was not possible as the data was only published by the Department of Local Government in January 2007.

Analysis of the following has been undertaken:

- Group 3 Councils
- Neighbouring Councils
- History of Ku-ring-gai 1994/95–2004/2005

The report has been analysed and results are attached separately for Council's information.

RECOMMENDATION

That Council receive and note the analysis of Department of Local Government 2004/2005 Comparative Data report.

Edwin Athaide
Finance & Business Officer

John Clark
Acting Director Finance & Business

Attachments: **Analysis of NSW Department of Local Government Comparative Data
2004/2005 (Separate Book) - 700194, 700168**

NSW DEPARTMENT OF LOCAL GOVERNMENT



COMPARATIVE DATA 2004 – 2005

ANALYSIS OF KU-RING-GAI COUNCIL

**Ku·ring·gai
Council**

Ku-ring-gai Council

Comparative Information 2004/2005

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COMPARATIVE INFORMATION FOR NSW COUNCILS 2004/2005

Each year the Department of Local Government releases 'The Comparative Information Return on New South Wales Local Government Councils'. The latest report released in January 2007 is for the 2004/2005 financial year. The data is collected by an electronic survey of Councils as well as from Councils Annual Financial Statements, NSW Grants Commission Returns and Notional Rate Returns.

Comparative information on the performance of Local Government allows residents and ratepayers to make more informed assessments of the performance of their Council.

When comparing one Council with another, it is important to be aware that the key performance indicators do not on their own give the full picture of a Council's performance. The figures provide indicators only and conclusions should not be drawn without qualitative assessments being made.

The 'Australian Classification of Local Governments' categorises Councils according to their socio-economic characteristics and their capacity to deliver a range of services to the community.

- Initially, it is a system based on whether a Council is principally 'Urban' or 'Rural'.
- Urban Councils are then subdivided on the basis of whether they are 'capital cities', 'metropolitan developed', 'regional town/city' or 'fringe'.
- The final classification step is division based on population size.

Ku-ring-gai falls into Group 3 which is:

Urban – Metropolitan Developed – Population 70,000-120,000.

Group 3 consists of 13 other Councils which are:

Bankstown, Blacktown, Canterbury, Fairfield, Holroyd, Hurstville, Marrickville, Parramatta, Randwick, Rockdale, Ryde, Sutherland, and Warringah.

Graphs have been compiled comparing Ku-ring-gai with the other Group 3 Councils for each of the key performance indicators included in the report.

Due to the variances in size and other characteristics among Councils in Group 3, another set of graphs have been compiled in parallel to compare Ku-ring-gai to our neighbouring Councils.

These Councils are:

Hornsby, Pittwater, Ryde, Warringah, Willoughby, Lane Cove and North Sydney.

Below is a summary of the aims and objectives of each of the key performance indicators:

- ***Average Rate Per Assessment (Residential & Business)***

It is generally acknowledged that rate income is the main financial resource of Councils. The objective of this indicator is to highlight the level of Council's rates. Several factors that affect this indicator include: rate pegging legislation, the mix of residential/business properties and land values within a Council area.

- ***Outstanding Rates, Charges & Fees***

The percentage of rates, charges & fees unpaid at the end of an accounting year is a measure of a Council's effectiveness in managing debt recovery.

- ***Sources of Total Revenue***

This indicator assesses the degree of dependence on alternative sources of revenue. Factors such as the level of investment activity of the Council, the rate of new development within the Council area, and the level of State/Federal funding have a large bearing on the Council's level of alternative funding.

- ***Total Operating Revenue (per capita)***

Total Revenue per capita is an alternative method of analysing revenues received by Council. Many revenue streams are dependent upon the numbers of people living within the Council boundaries, although factors such as rate-pegging, development activity as well as the extent of user pays services also influence revenues. As such, this is only a basic indicator of the Council's ability to service the needs of its community.

- ***Dissection of Total Operating Expenses***

The objective of this indicator is to assess the expenditure pattern of Council. Expenditure requirements of Councils include: employee costs; materials and contracts; interest charges; depreciation; and other operating expenses. Council's expenditure patterns are influenced by many factors such as the socio-economic characteristics of the area, the rate of new development and the increase/decrease in population within the area.

- ***Total Operating Expenditure (per capita)***

This indicator measures Council's operating expenditure on a per capita basis.

- ***Unrestricted Current Ratio***

The unrestricted current ratio assesses the Council's liquidity and its ability to satisfy obligations as they fall due in the short-term, such as payment for goods and services supplied. A ratio of between 1:1 and 2:1 is considered satisfactory and indicates that the Council has enough liquid assets to satisfy its short-term requirements. The higher the ratio, the greater the Council's ability to meet short-term liabilities. The current ratio is included in the audited financial statements of Council.

- ***Debt Service Ratio***

The objective of this indicator is to assess the degree to which operating revenues are committed to the repayment of debt. Interest rate changes and loan terms effect this ratio. The use of loan funds for infrastructure improvements and other capital purposes is considered to be a prudent financial strategy allowing for contributions to the cost of the asset throughout its life by the community. Therefore, it is important to compare the ratio over a number of years in conjunction with other indicators such as the unrestricted current ratio. Generally, the ratio would be higher in growth areas. The debt service ratio is included in the audited financial statements of Council.

- ***Number of Equivalent Full Time Staff***

This information is based on the total number of full time or part time and casual staff on Council's payroll on the last payday of June. The number of staff at each Council will vary according to factors such as organisation structure, Council's budget and the type and extent of service delivery provided to the community.

- ***Library Operating Expenses (per capita)***

This indicator measures the gross expenditure for library services per person within the Council area. It is affected by factors such as the size of the library, the number of people within the area, the hours of opening, and the demographic characteristics of the population.

- ***Circulation for a Library Service (per capita)***

This indicator measures unit circulation per head of population. This indicator can be affected by influences such as the type and location of the library, the level of service offered, the number of registered borrowers, the availability of technology and the characteristics of the population.

- ***Average Charge for Domestic Waste Management Services Per Residential Property***

The objective of this performance indicator is to highlight the relative level of Council's domestic waste management service charge for comparative purposes. This indicator is influenced by the cost of the service, whether or not a contractor is used, the size and frequency of the collection, as well as the distance from the disposal facility.

- ***Costs per service for Domestic Waste Collection***

This indicator assesses the efficiency of a Council's domestic waste collection, including recyclables. The size of the garbage container, the frequency of collection, the type of recycling service provided, the use of contractors and the distance to the disposal facility are all factors that influence this indicator.

- ***Recyclables – Kilograms per capita per Annum***

This indicator is used to measure the effectiveness of a Council's recycling service. Factors that affect this indicator are: the size of the recycling container, the frequency of collection, the percentage of residential properties receiving service, the level of promotion and education about the service, the use of contract versus day labour.

- ***Domestic Waste per capita***

The purpose of this indicator is to measure the effectiveness of a Council's efforts in domestic waste minimisation. This indicator can be affected by factors such as: the size of the garbage container and frequency of collection, the percentage of residential properties receiving service, and also the availability of a Council tip.

- ***Number of Development Applications Determined***

This indicator is designed to measure the effectiveness of the local approvals system. The approval process should be undertaken in a manner which protects the rights of landowners, the community and the environment, and consequently is influenced by factors such as the nature and complexity of applications, the area growth rate, Council DA policies and litigation delays.

- ***Mean Time for Development Applications***

This performance indicator is designed to measure the speed with which DA's are determined. The less time taken to determine each DA, the more efficient the approval process is deemed to be. The mean time for Development Applications is inter-related with the KPI for "Number of DA's" above, and therefore is influenced by similar factors. It should be noted that this performance indicator does not take into account factors such as the complexity of DA's processed.

- ***Legal Expenses to Total Planning & Development Costs***

This performance indicator highlights the level of disputation in the Planning and Development process. The Department of Local Government encourages the use of non-judicial forums to resolve disputes occurring between Council and other parties as a means of reducing the increasing cost of legal activities incurred by Councils. Factors that can influence legal costs include the complexity of legislation, the level of scrutiny applied to inspections, the nature and complexity of the development as well as Council's adoption of alternative dispute resolution policies.

- ***Environmental Management and Health Services (per capita)***

The sustainable management of natural resources, the protection of the environment and the maintenance of public health are key council responsibilities. This indicator is a key performance measure in calculating the amount spent on environmental management and health per head of population.

- ***Recreation and Leisure Expenses (per capita)***

Councils are encouraged to develop and implement strategies that will result in more people becoming physically active. This indicator measures the calculated net amount spent on recreation and leisure services per head of population. This indicator can be affected by the size, type and number of facilities, the adoption of the user pays principle, the nature of section 94 contributions, the population mix and the available open space and natural resources.

- ***Community Services Expenses (per capita)***

The purpose of this indicator is to measure the amount spent on community services per head of population. Factors such as number of community services staff required, population mix (age and ethnicity) and the socio-economic standing of the population influence the cost of community services within a Council area.

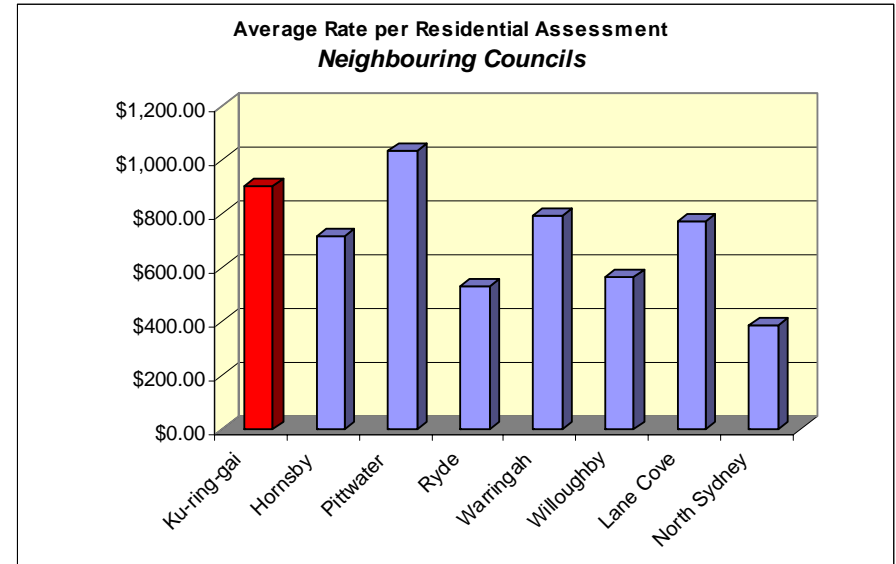
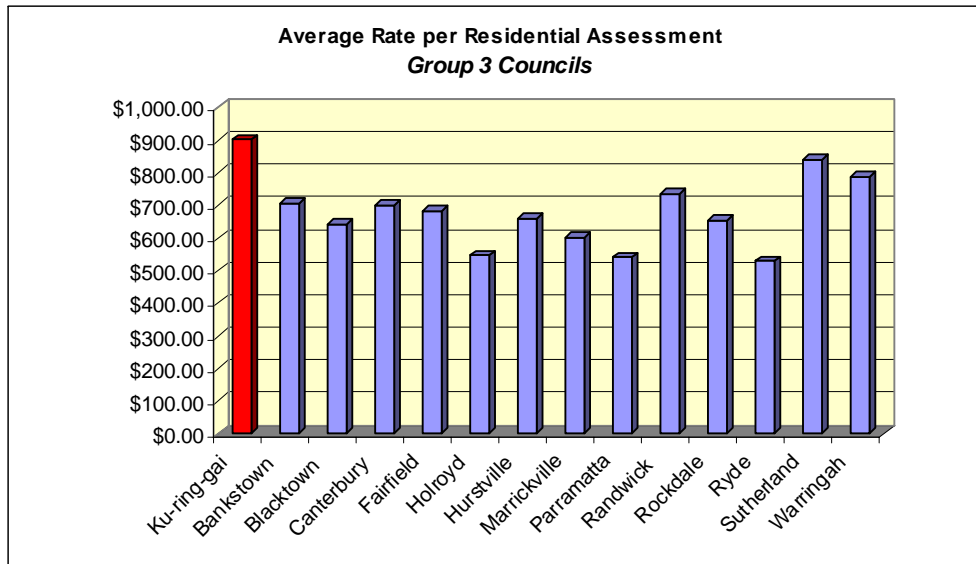
A copy of the entire publication from The Department of Local Government is available on the Internet at:
<http://www.dlg.nsw.gov.au/dlg/dlghome/documents/Comparatives/Comparatives%202004-05.pdf>

John Clark
Acting Director Finance and Business

Average Rate per Residential Assessment

This indicator is calculated by:

$$\frac{\text{Total Residential Rates Revenue}}{\text{Number of Rateable Residential Properties}}$$



Ku-ring-gai has the highest average rate of \$903 per residential property when compared to Group 3 and second highest when compared to neighbouring Councils. This is due to the high land values in Ku-ring-gai, combines with the fact that Council has minimal commercial rates or properties that qualify for a minimum rate.

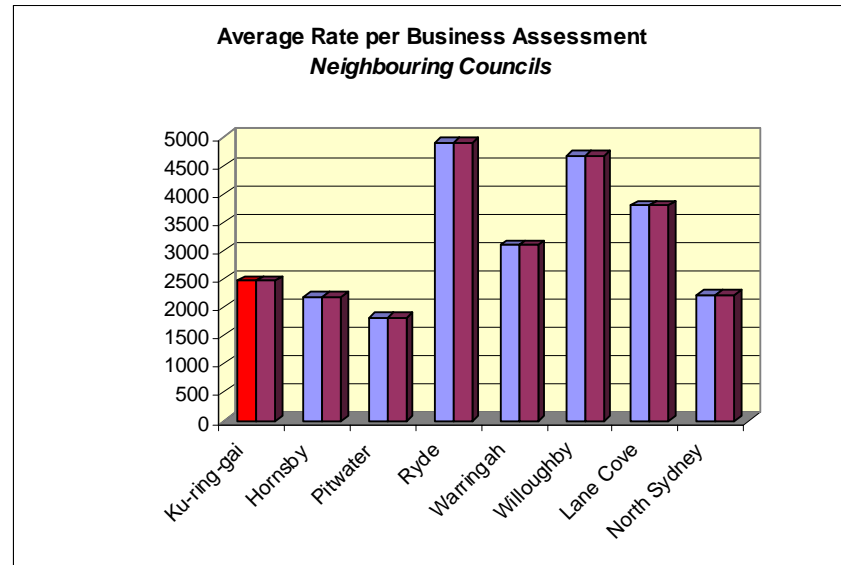
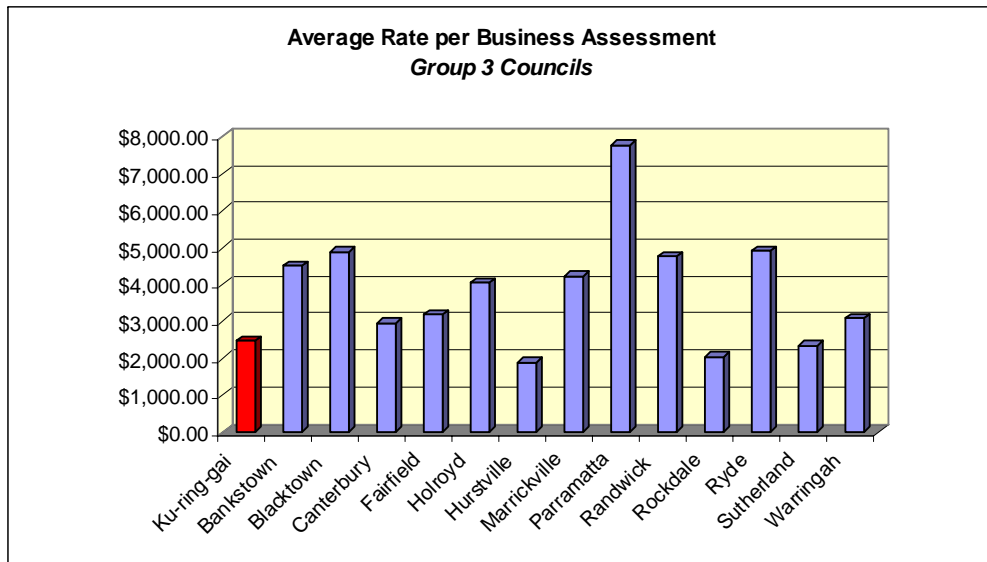
The average residential rate of the Group 3 Councils is \$681 per residential property, while the NSW average is \$642. This is an increase of 1% from the previous year 2002/2003. Neighbouring Councils have an average of \$712 with Pittwater recording the highest rate of \$1033 while North Sydney the lowest rate of \$385.

The highest average rate levied in 2004/2005 in NSW was \$1,047(Hunters Hill) while the lowest rate was \$97 (Brewarrina).

Average Rate per Business Assessment

This indicator is calculated by:

$$\frac{\text{Total Business Rates Revenue}}{\text{Number of Rateable Business Properties}}$$



As there are no major commercial or industrial areas within the Council area, Ku-ring-gai has a low average business rate of \$2,468 per business assessment compared with other Councils. The average business rate for Ku-ring-gai has decreased 11.1% from the previous year 2002/2003.

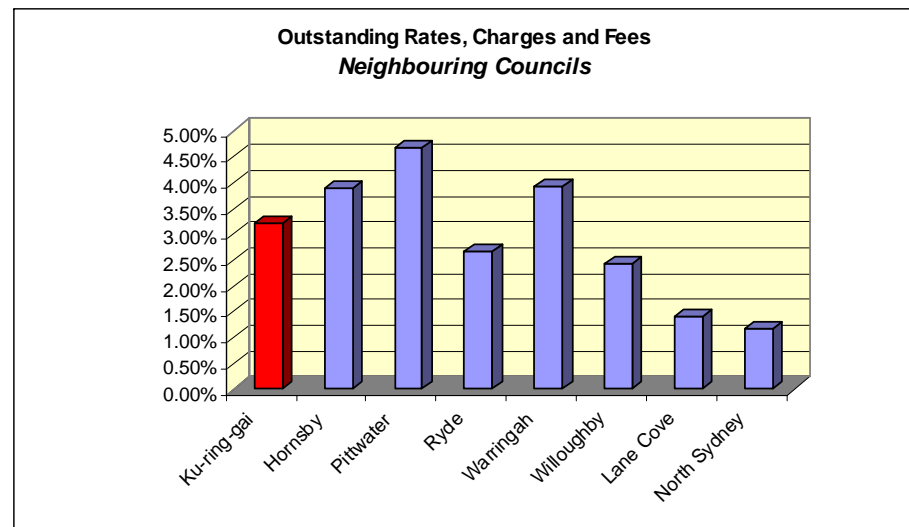
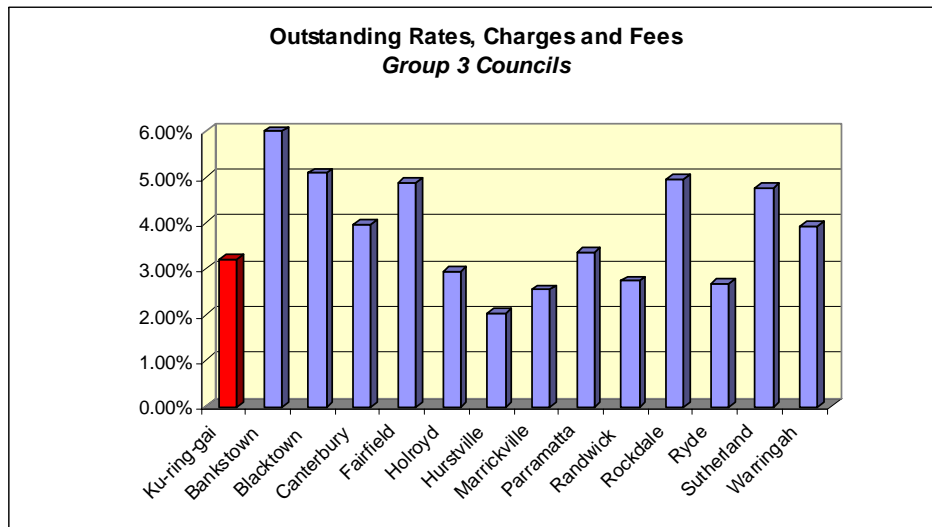
Council has minimal scope to increase business rate revenue, as there are no major commercial or industrial areas within the Local Government area.

The NSW Councils average was \$3,535. The highest average business rate levied was \$8,474 (Sydney) and the lowest \$108 (Brewarrina).

Outstanding Rates, Charges and Fees

This indicator is calculated by:

$$\frac{\text{Outstanding Rates, Charges and Fees}}{\text{Annual Income from Rates, Charges and Fees}}$$



The percentage of rates, charges and fees that are unpaid at the end of a financial year is a measure of how well a Council is managing debt recovery.

Ku-ring-gai has a strong commitment to maintaining the lowest possible rates, charges and fees outstanding. This has resulted in a ratio of 3.21% for Ku-ring-gai for outstanding rates, charges and fees. The Group 3 Councils average was 3.79% and neighbouring Councils average was 2.93%. Within neighbouring Councils North Sydney had the lowest ratio at 1.16% while Pittwater had the highest at 4.67%.

The average for NSW Councils is 4.9%. In previous years this indicator included fees. As items such as RTA payments distort this indicator, fees have been removed for 2004/05. The lowest percentage achieved by a NSW Council was 1.16% (North Sydney) and the highest was 16.2% (Brewarrina).

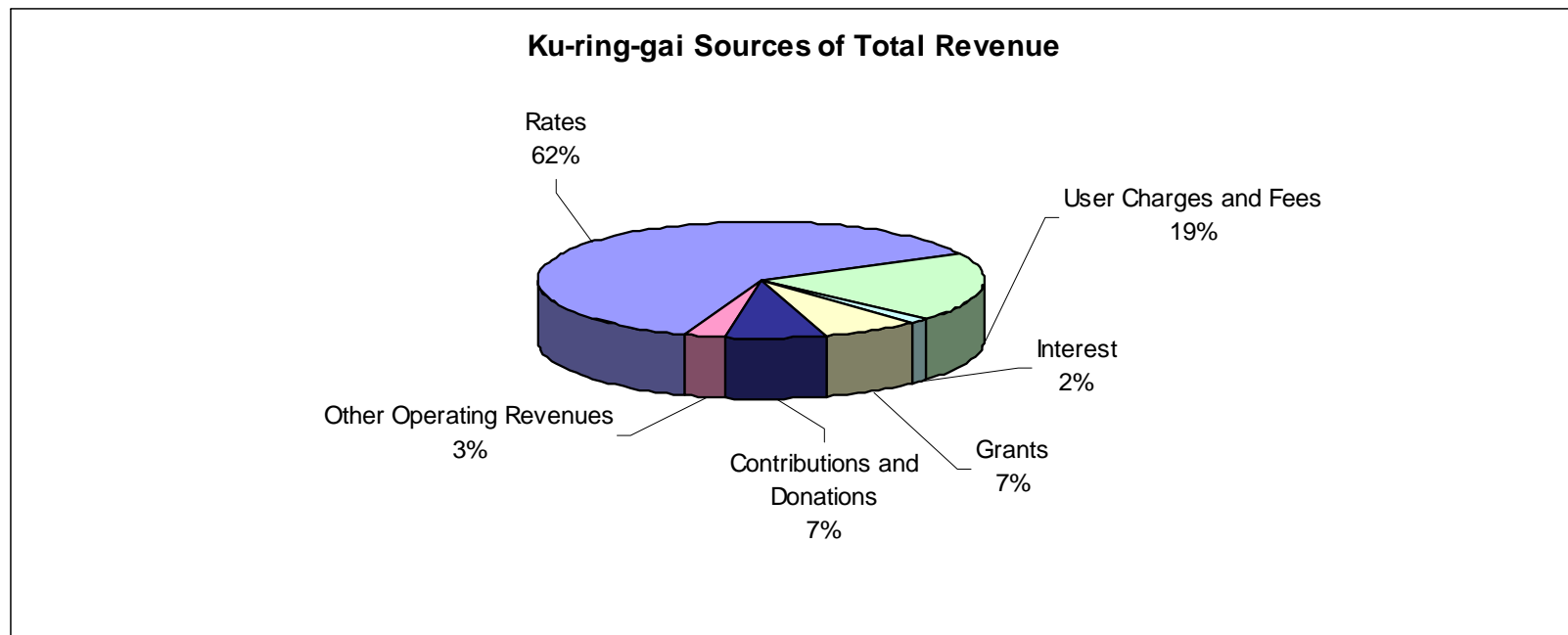
Factors influencing this indicator are: the council's rating policy, level of reliance on other revenue sources, the level of cash reserves, cash management and timing of cash flows, credit management policies, socioeconomic characteristics of the area, the physical size of the council and environmental factors.

Sources of Total Revenue

This indicator is calculated by:

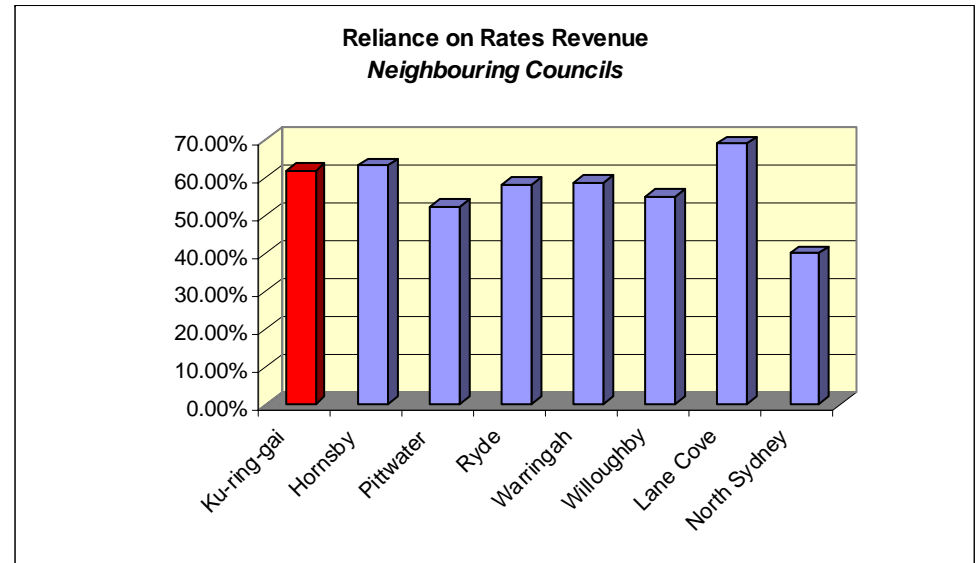
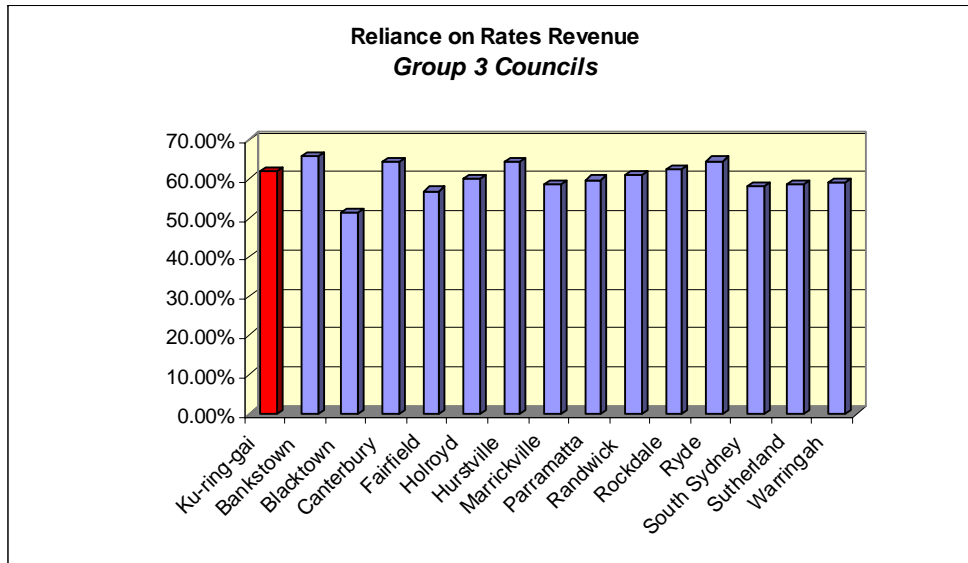
$$\frac{\text{"Y"}}{\text{Total Ordinary Revenue}}$$

“Y” is the source of revenue eg rates and annual charges, user charges and fees, interest, grants (including capital), contributions and donations (including capital) and other operating revenues.



Ku-ring-gai, as is the case for most Councils, has a high reliance on rates revenue. This is due to rate pegging, decreased government grants and minimal opportunity for commercial rating.

Reliance on Rates Revenue



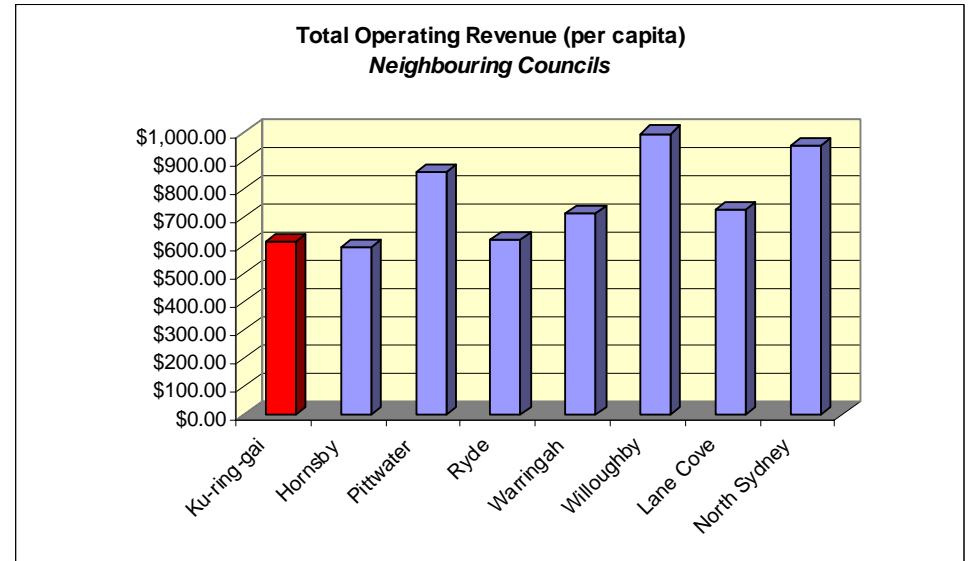
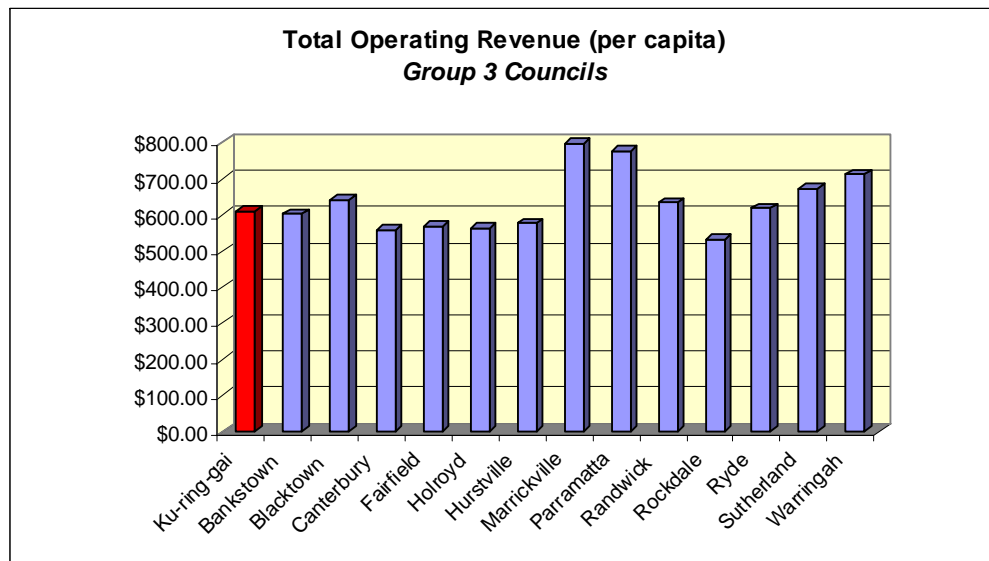
The above graphs show the reliance on rates revenue at each Group 3 Council and at each neighbouring Council. Ku-ring-gai has the sixth highest reliance at 61.89% when compared to Group 3 Councils and the third highest reliance when compared to neighbouring Councils.

Ku-ring-gai traditionally has a significant reliance on rates revenue. The NSW Councils average was 48%. The highest reliance on rates revenue was at Hunters Hill Council (74.71%) and the lowest at Central Darling Council (9.69%).

Total Operating Revenue (per capita)

This indicator is calculated by:

$$\frac{\text{Total Operating Revenue}}{\text{Total Resident Population}}$$



This indicator measures the total revenue (before capital) per head of population. It shows the revenue available to service the needs of the community.

Ku-ring-gai's revenue of \$611 per capita, is under the Group 3 Councils average of \$634. When compared with neighbouring Councils Ku-ring-gai had the second lowest revenue per capita. Pittwater and Willoughby Councils receive significant revenue from Section 94 Contributions, while Warringah and North Sydney Councils receive considerable revenue from User Charges and Fees in comparison to Ku-ring-gai.

Of all NSW Councils, Central Darling Council reported the highest revenue per capita at \$3,550. The lowest figure reported was \$512 (Ashfield).

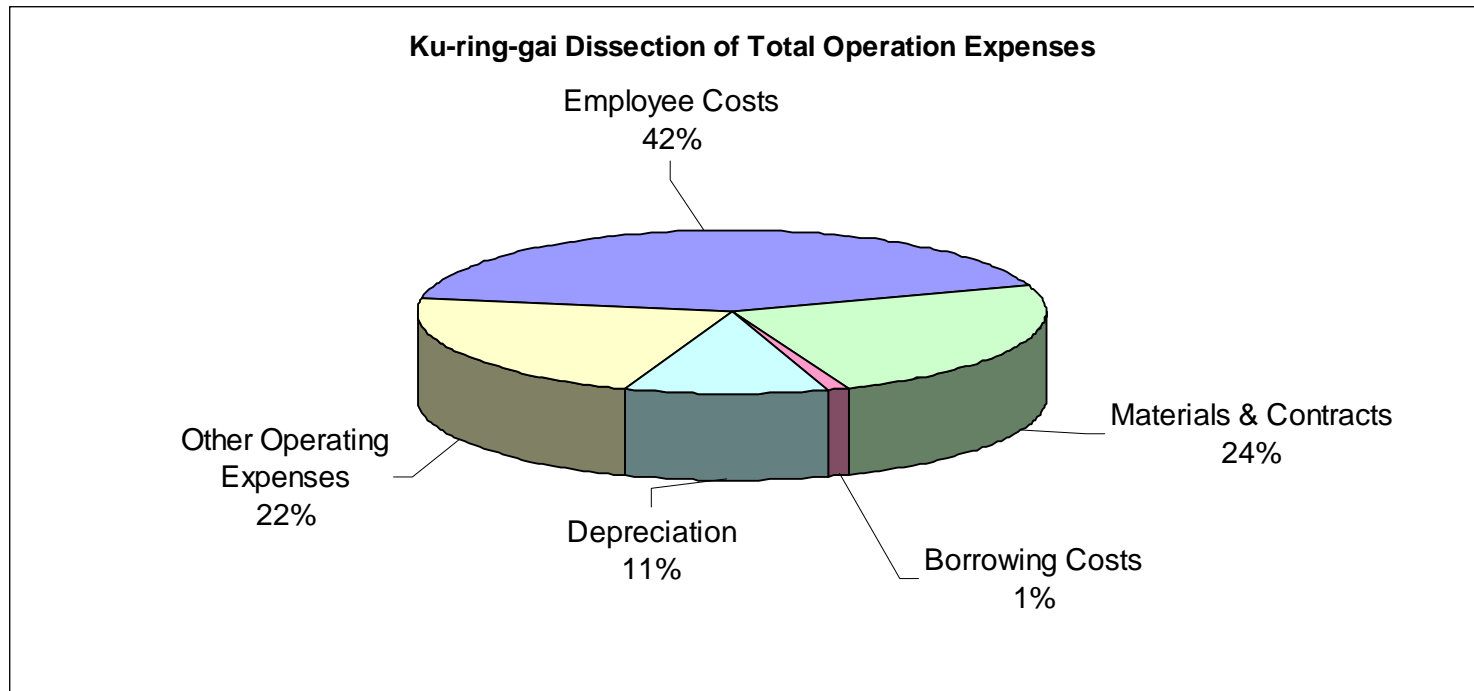
Factors that can influence this indicator are the level of Council's investment activity, the level of new development and the demographic characteristics of the population.

Dissection of Operating Expenses

This indicator is calculated by:

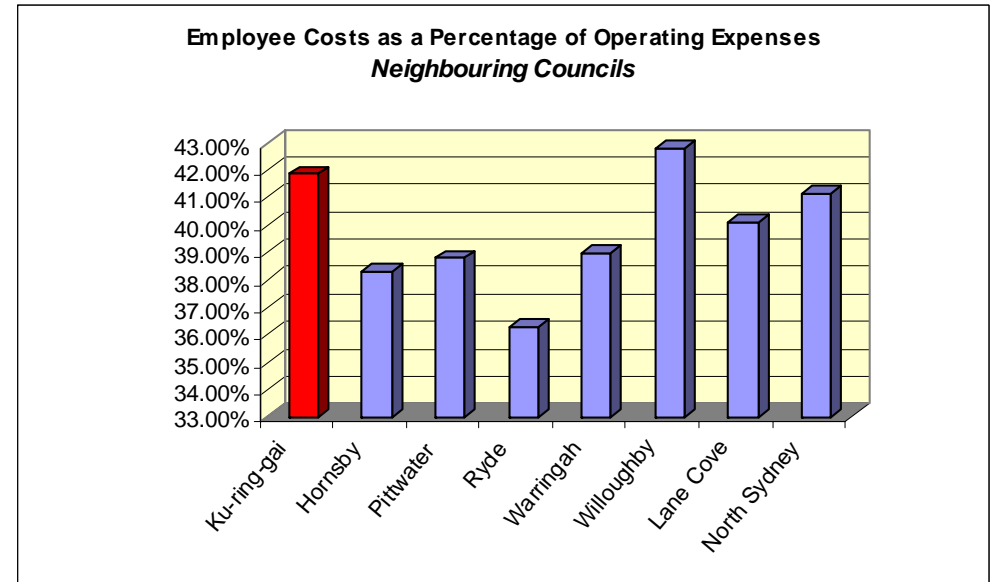
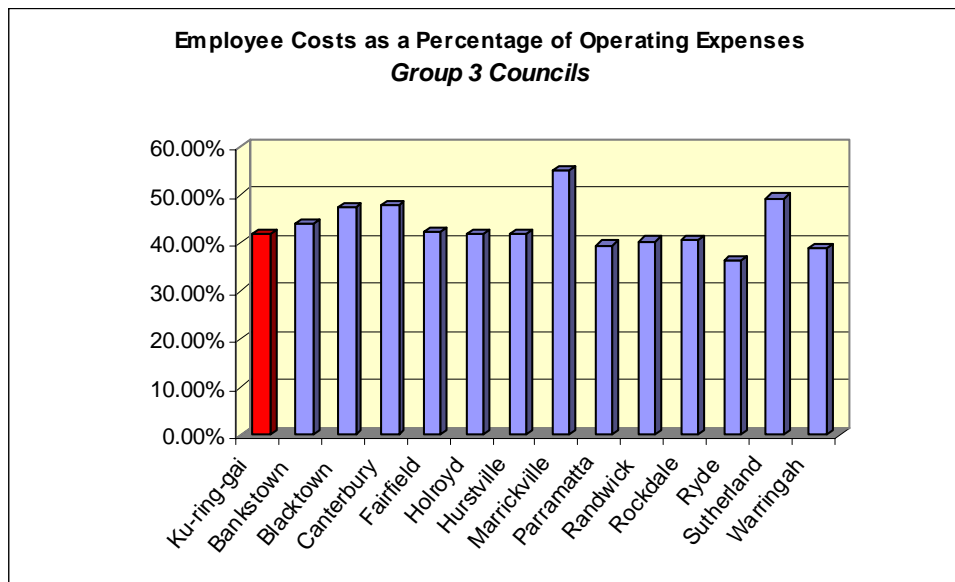
$$\frac{\text{"E"}}{\text{Total Expenditure}}$$

“E” is the type of expense eg employee costs, materials and contracts, borrowing costs, depreciation and other expenses.



Notable differences when comparing operating expense dissections at Ku-ring-gai with other Group 3 Councils include employee costs with an average of 42% and materials & contracts with an average of 24%. The neighbouring Councils average for employee costs was 39%, and materials & contracts average was 27%.

Employee Costs as a Percentage of Operating Expenses



The above graphs show employee costs as a percentage of total operating expenses at each of the Group 3 and neighbouring Councils.

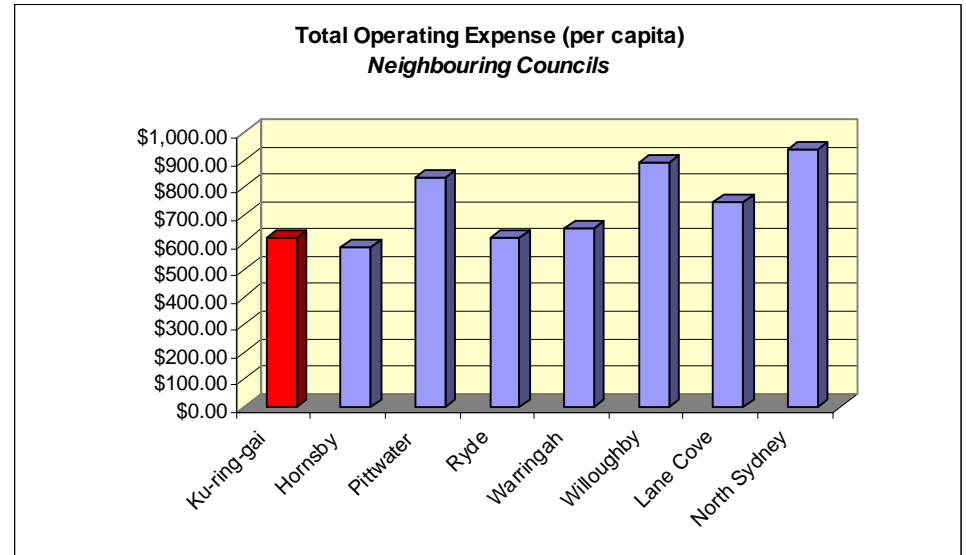
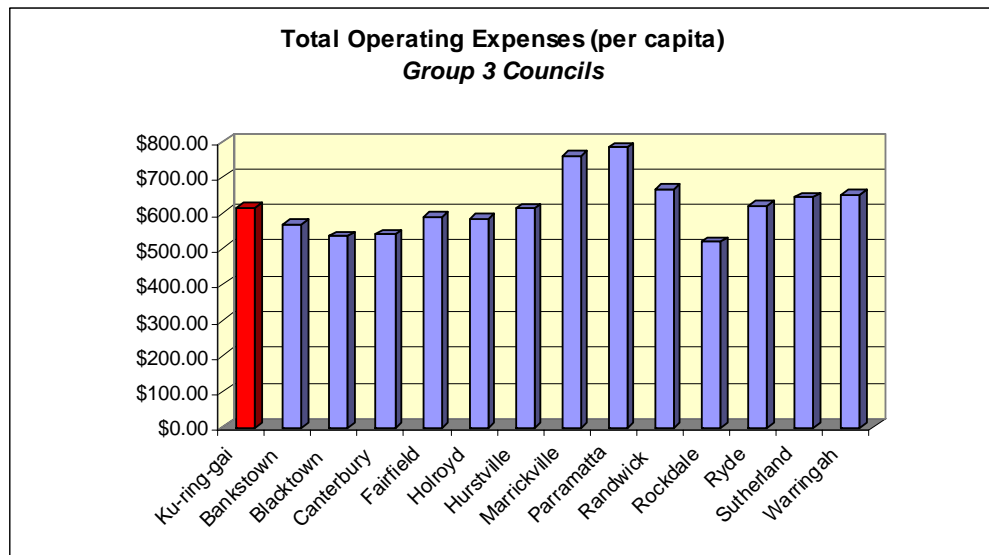
Of the Group 3 Councils Marrickville Council has the highest percentage at 55.03% while Ryde has the lowest at 36.30%. Willoughby recorded the highest percentage at 42.78% in the neighbouring Councils group. Ku-ring-gai's percentage came in at 41.85%.

The NSW Councils average for employee costs was 39.70%, with the highest percentage at Marrickville Council (55.03%) and the lowest at Narrabri Council (24.13%).

Total Operating Expenses (per capita)

This indicator is calculated by:

$$\frac{\text{Total Operating Expense}}{\text{Total Resident Population}}$$



This indicator measures the total expenses per head of population excluding capital expenditure. Ku-ring-gai's average expenses totalled \$604 per capita, which is below the Group 3 Councils average of \$612 and the neighbouring Councils' average of \$733. Only Warringah, Hurstville and Bankstown Councils in Group 3 and neighbouring Councils decreased their expenditure in 2004/2005.

Within the neighbouring Councils Hornsby incurred the lowest expenses of \$579 while North Sydney had the highest level of expenses of \$941 per capita.

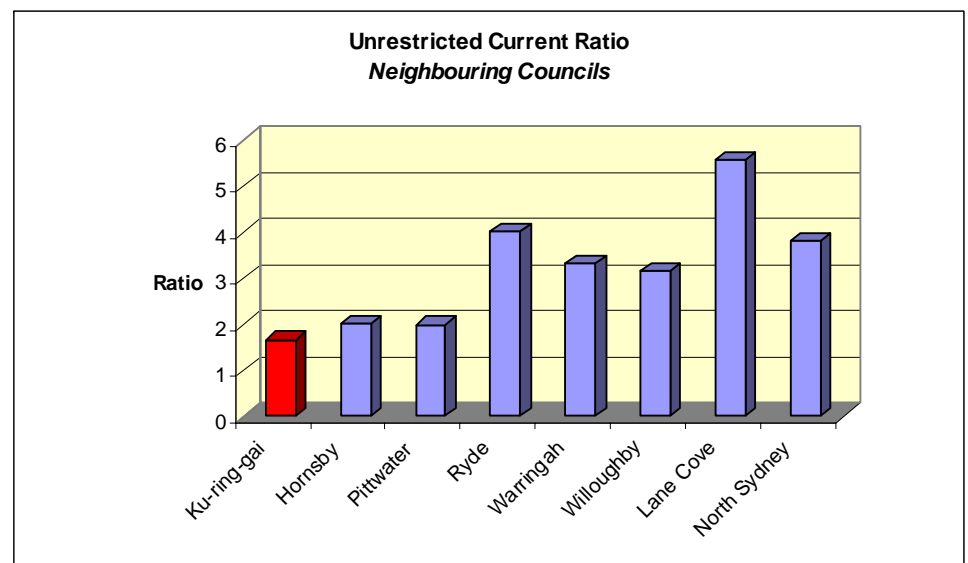
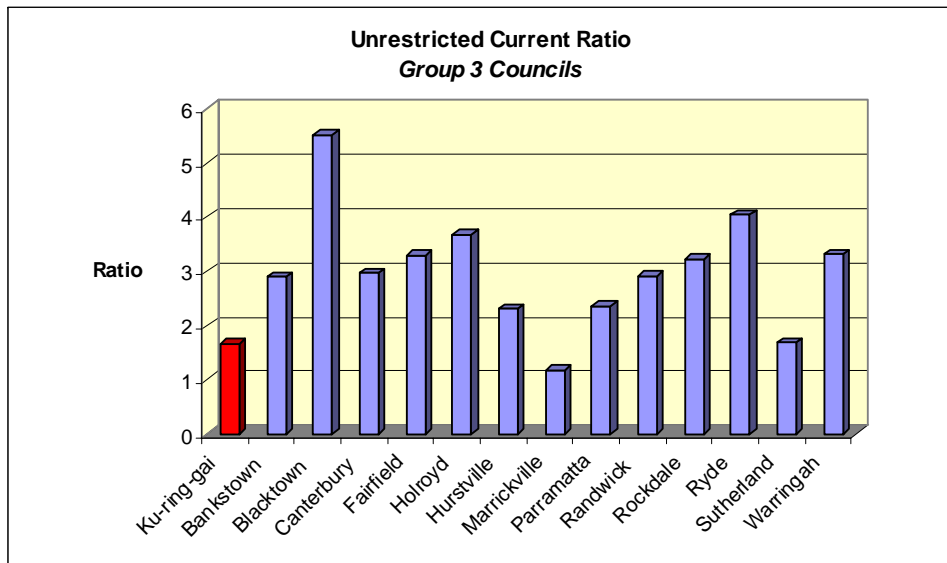
Ku-ring-gai's total operating expenses per capita are under the NSW median of \$1,062 per capita. Of all NSW Councils, Auburn reported the lowest per capita expense at \$515, and Central Darling reported the highest per capita expense at \$3,380.

Factors that can influence this indicator are: socioeconomic characteristics of area, the rate of new development, the demographic characteristics of the area and the level of population increase or decrease.

Unrestricted Current Ratio

This indicator is calculated by:

$$\frac{\text{Current Assets less External Restrictions}}{\text{Current Liabilities less Specific Purpose Liabilities}}$$



The Unrestricted Current Ratio is a key financial performance indicator as it assesses the level of liquidity and the ability to satisfy obligations as they fall due in the short term. Ku-ring-gai's ratio of 1.67 has increased by 0.04 on the previous year 2003/2004.

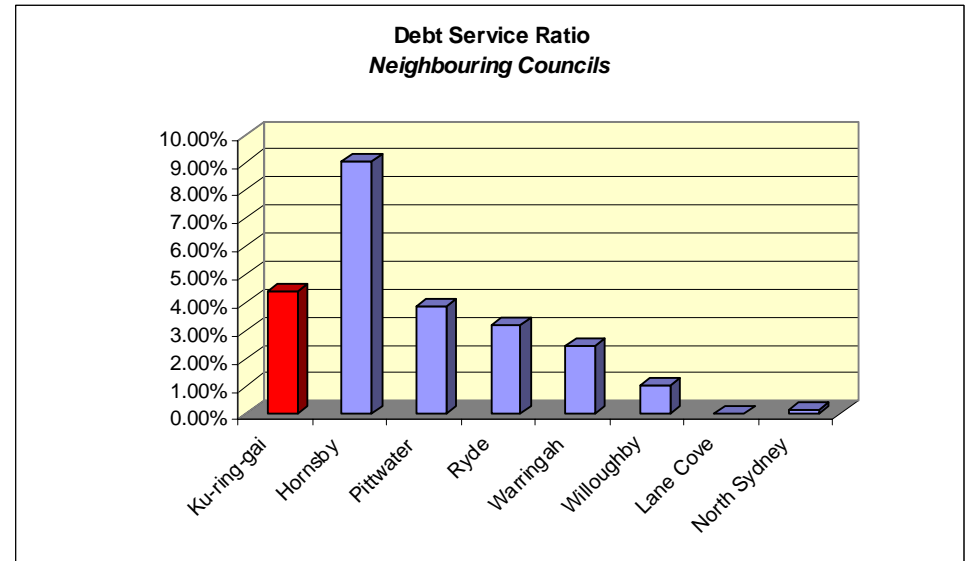
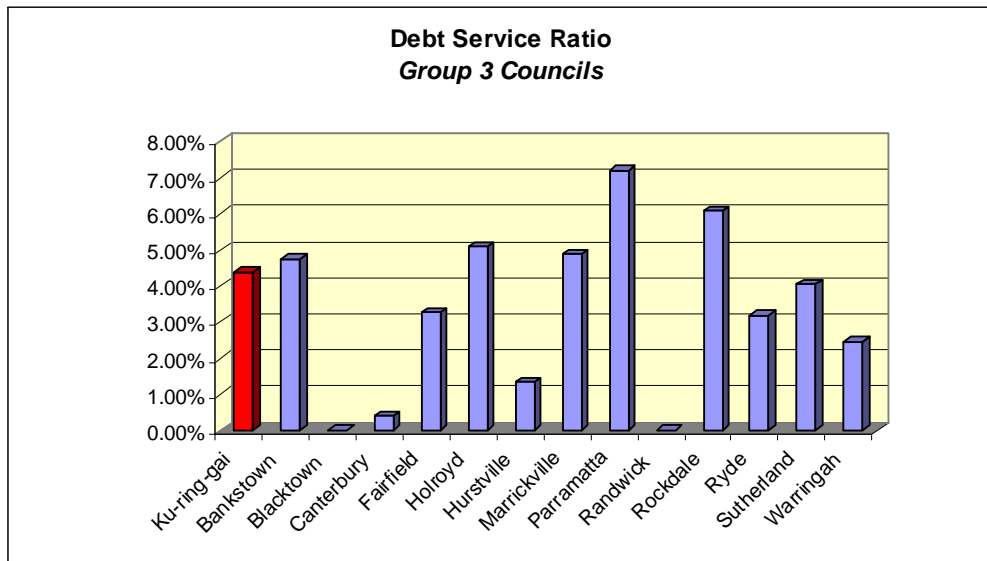
Of the Group 3 Councils, Blacktown has the highest ratio of 5.52 while Marrickville has the lowest of 1.18. The highest ratio within the neighbouring Councils was 5.59 (Lane Cove) while the lowest was 1.67 (Ku-ring-gai).

The unrestricted current ratios in NSW ranged from a low 0.92 (Wakool) to a high 13.26 (Cooma-Monaro). The majority of NSW Councils had an average current ratio between 2 and 3.

Debt Service Ratio

This indicator is expressed as a percentage and is calculated by:

$$\frac{\text{Principal plus Interest Payments}}{\text{Total Revenue less Specific Purpose Grants \& Contributions}}$$



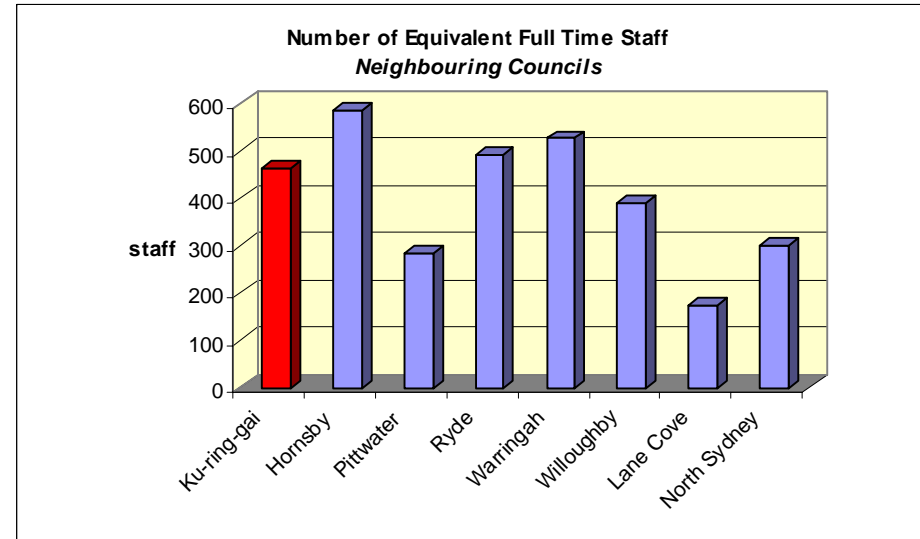
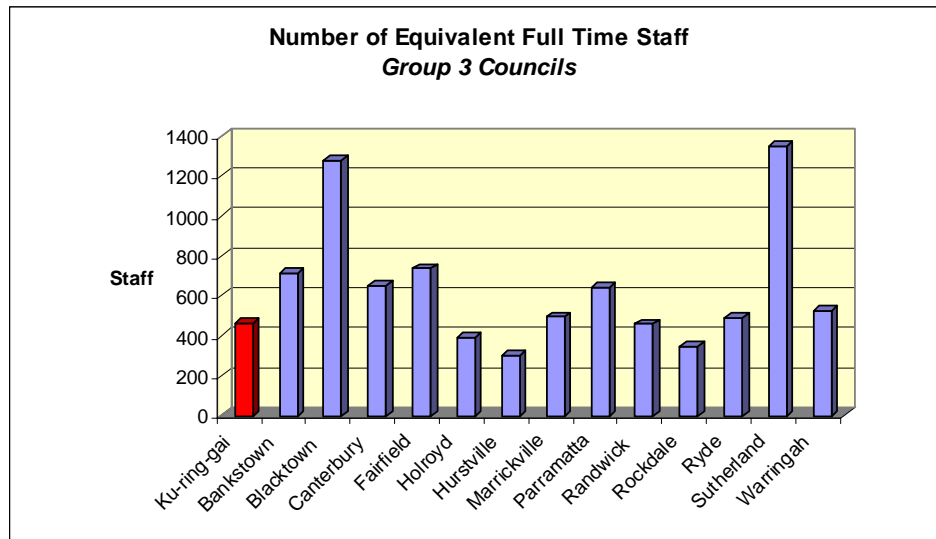
This indicator assesses the degree to which revenues from ordinary activities are committed to the repayment of debt. Ku-ring-gai's debt service ratio of 4.40% in 2004/2005 demonstrates a significant improvement over the previous year when 5.55% was recorded.

Within the Group 3 Councils, Blacktown and Randwick Councils are debt free which has the effect of lowering the average debt service ratio to 3.37%. When comparing to neighbouring Councils, Ku-ring-gai's debt service ratio was second to Hornsby, while Lane Cove had the lowest ratio at 0.01%.

NSW Urban Councils average debt service ratio was 4.65%. The highest ratio recorded in NSW was 21.43% (Coffs Harbour). There are fifteen NSW Councils that are debt free.

Factors that can affect this indicator are rate of new development, interest rate movements and loan terms and the infrastructure/life stage of assets. Council's 10 year financial model includes initiatives to reduce Council's borrowing costs and indebtedness. These initiatives will cause an improvement in this ratio in the coming years.

Number of Equivalent Full Time Staff



This indicator shows the number of equivalent full time staff (including casuals) on each Council's payroll on the last payday of the financial year.

Ku-ring-gai's equivalent full time staff totalled 463, which is below the Group 3 Councils average of 631. The highest number of staff employed of the Group 3 Councils was Sutherland who employed 1350, while Hurstville employs the least at 301.

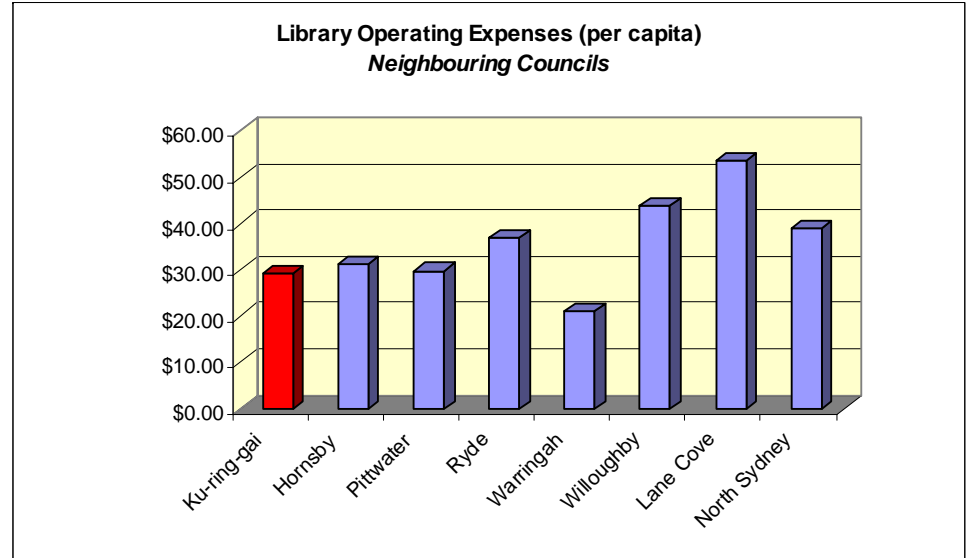
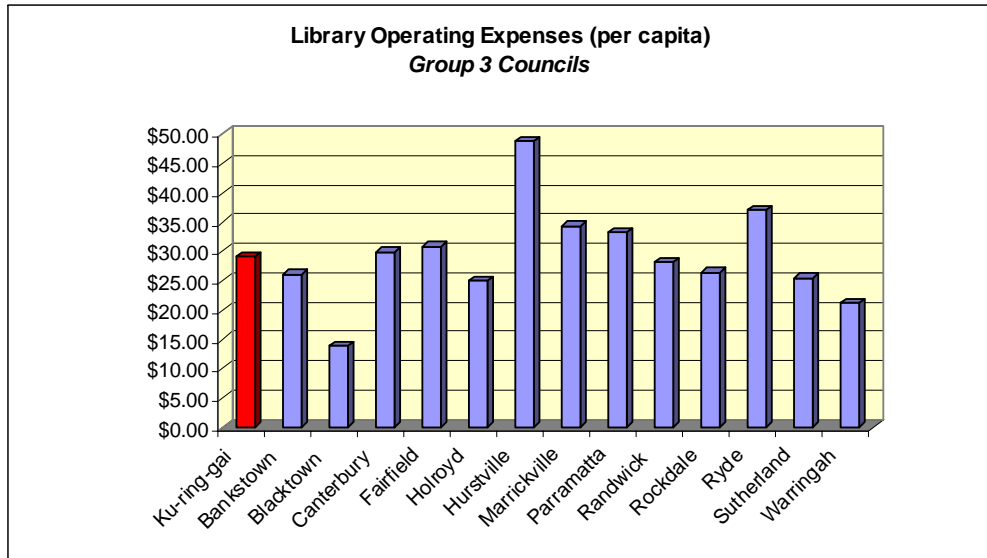
When compared with neighbouring Councils, Ku-ring-gai has the fourth highest (behind Ryde, Warringah and Hornsby) number of equivalent full time staff. Lane Cove employed 174 staff, which was the lowest number employed by a neighbouring Council while Hornsby employed the highest at 585 staff.

The lowest number of staff employed by a NSW Council is 29 (Urana) while the highest is 1,443 (Sydney). The number of staff is affected by factors such as: organisation structure, the level of outsourcing, Councils budgets and the type and extent of service delivery provided to the community.

Library Operating Expenses

This indicator is calculated by:

$$\frac{\text{Total Library Expenses}}{\text{Total Resident Population}}$$



This indicator measures the expenses from ordinary activities spent on library services per head of population. Ku-ring-gai's average of \$29.16 per capita is slightly lower than the Group 3 Councils average of \$29.26, and well below the neighbouring Council's average of \$35.62

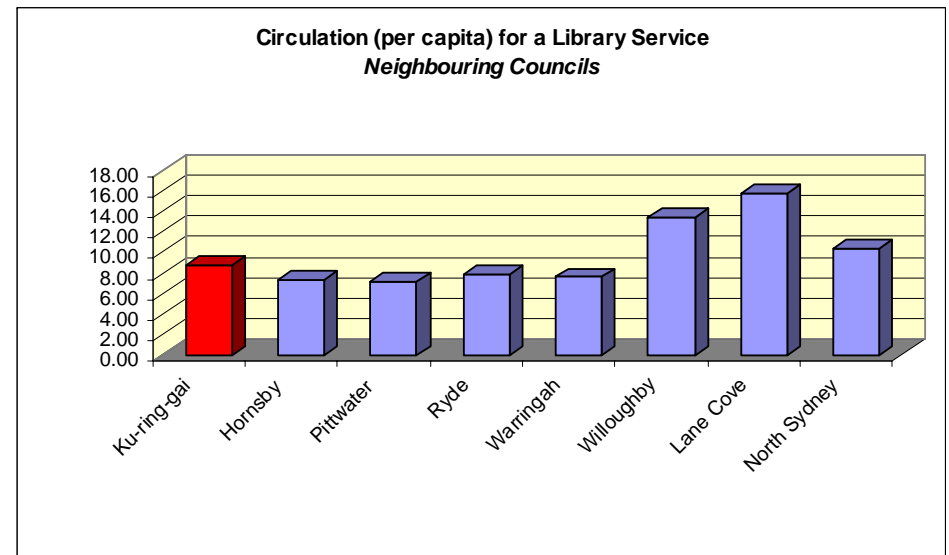
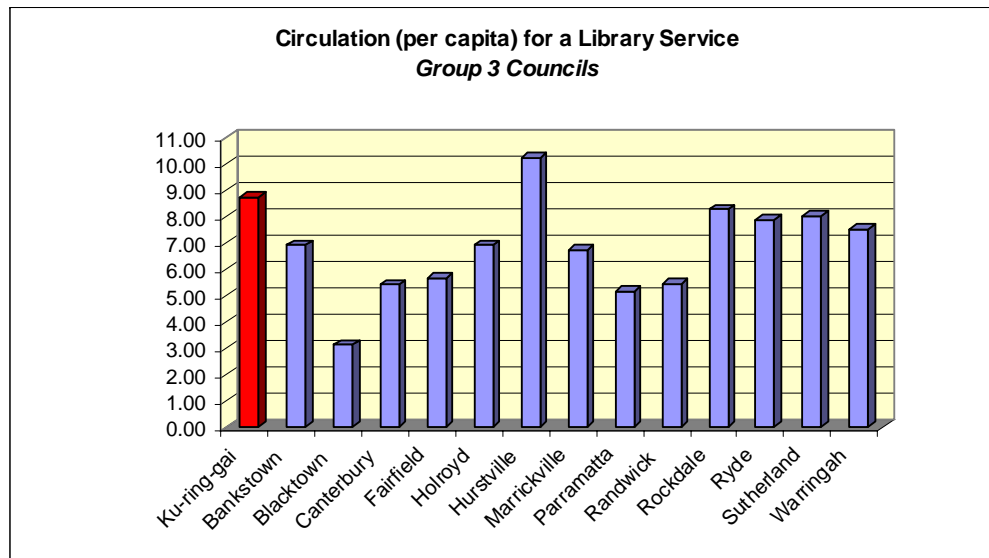
The NSW average library expense per capita was \$29.00. The lowest amount recorded by a NSW Council was \$14 (Blacktown), while the highest was \$182 (Jerilderie).

Factors that can influence these results are size and type of library service, library opening hours, level of services offered and the proportion of non-resident borrowers and visitors.

Circulation (per capita) for a Library Service

This formula used for this indicator is:

$$\frac{\text{Number of Circulations recorded for Library Services}}{\text{Total Resident Population}}$$



This indicator measures unit circulation per head of population for a library service. Ku-ring-gai's circulation of 8.77 per resident is above the Group 3 Councils average of 6.88, but is below the neighbouring Councils average of 9.76.

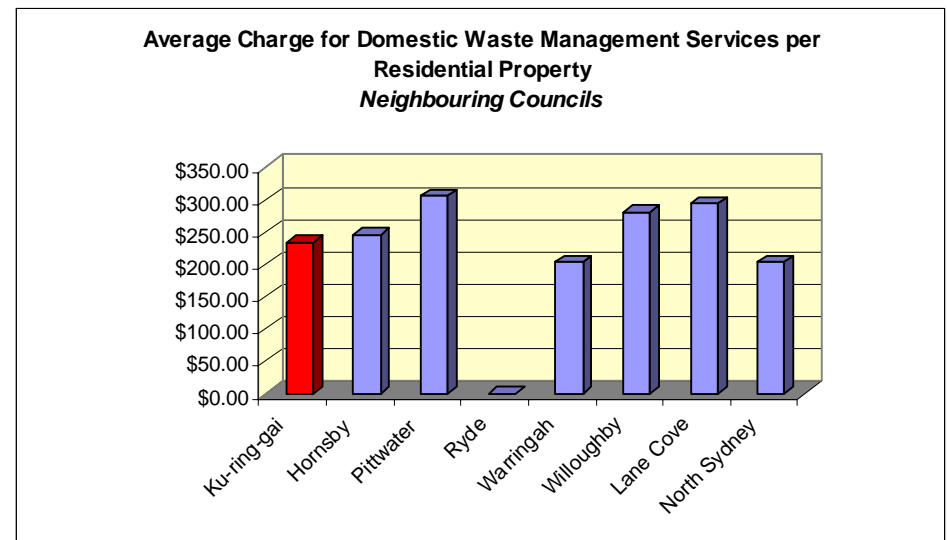
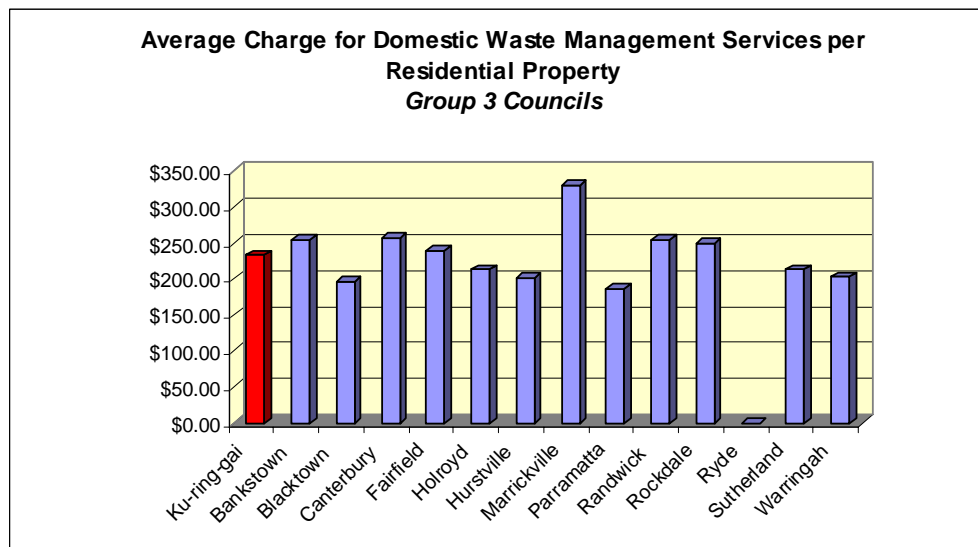
It should be noted that this indicator understates the use of library resources as many visitors to libraries do not borrow material but obtain information from reference collections including e-resources, photocopies, reading of magazines & newspapers, and collections such as family history and local studies.

This indicator can be influenced by factors such as: the type and location of the library, the level of service offered and the hours of opening, the number of registered borrowers, the proportion of non-resident borrowers and visitors, the availability of technology, the age and accessibility of the stock and the characteristics of the population.

Average Charge for Domestic Waste Management Services per residential Property

This indicator is calculated by:

$$\frac{\text{Total Domestic Waste Management Charges}}{\text{Number of Residential Properties Receiving Service}}$$



This indicator highlights the relative level of a Council's Domestic Waste Management Service charges. Ku-ring-gai had an average domestic waste charge per residential property of \$233, which is the average of the Group 3 Councils and below the neighbouring Councils average of \$251. Of group 3 Councils Marrickville recorded the highest charge of \$330. Pittwater recorded the highest of neighbouring Councils at \$305. Ryde is shown as N/A.

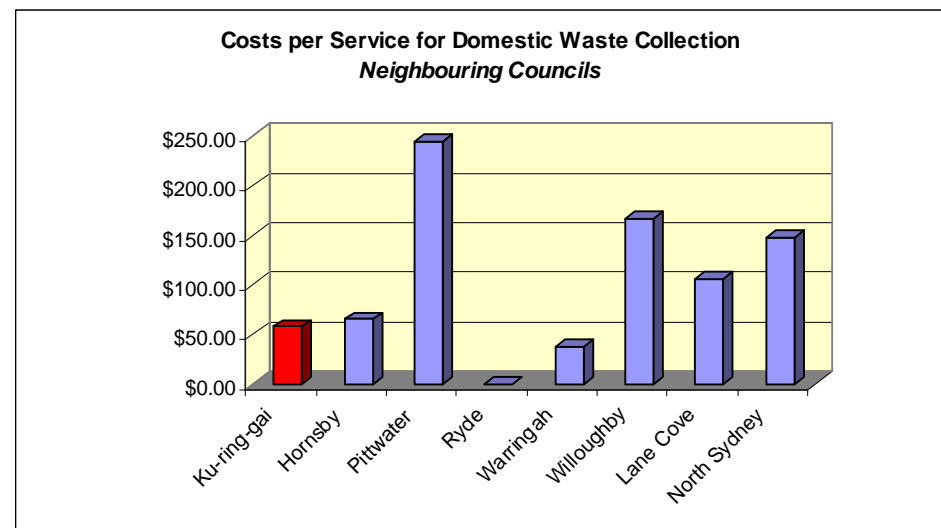
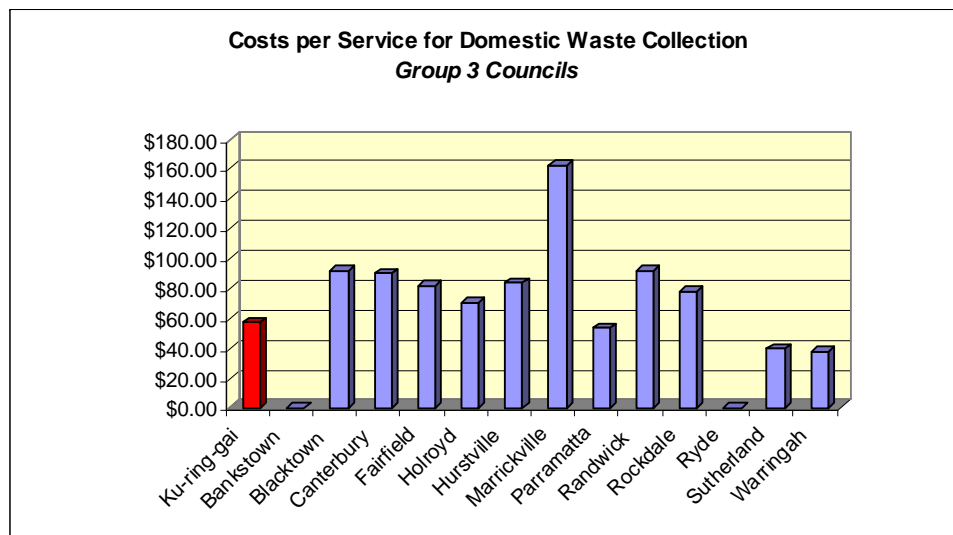
The highest average DWMS charge in 2004/2005 was \$453 (Gloucester Shire) and the lowest was \$70 (Hay Shire).

This charge can be influenced by factors such as: the size of the garbage container and the frequency of collection, the disposal facilities available, the use of contractors and the ease of collection.

Costs per Service for Domestic Waste Collection

This indicator is calculated by:

$$\frac{\text{Total Domestic Waste Collection Costs}}{\text{Number of Residential Properties Receiving service}}$$



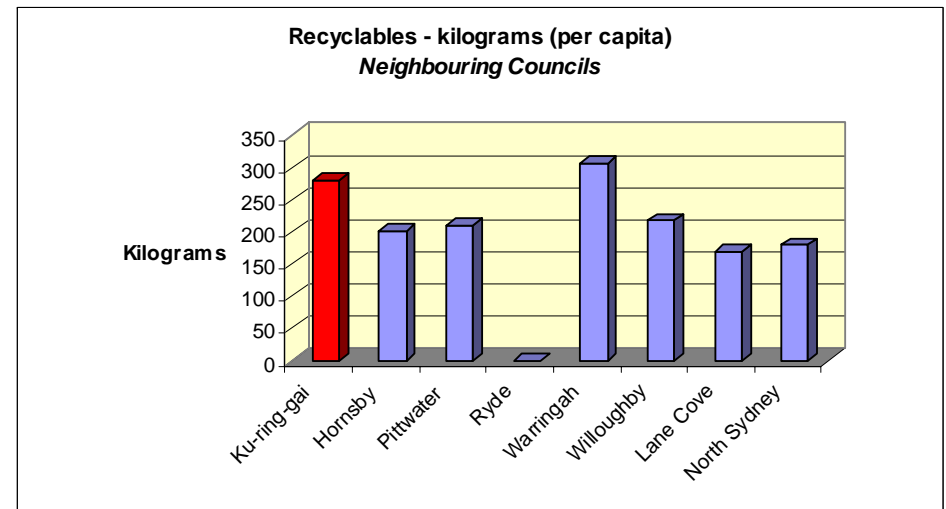
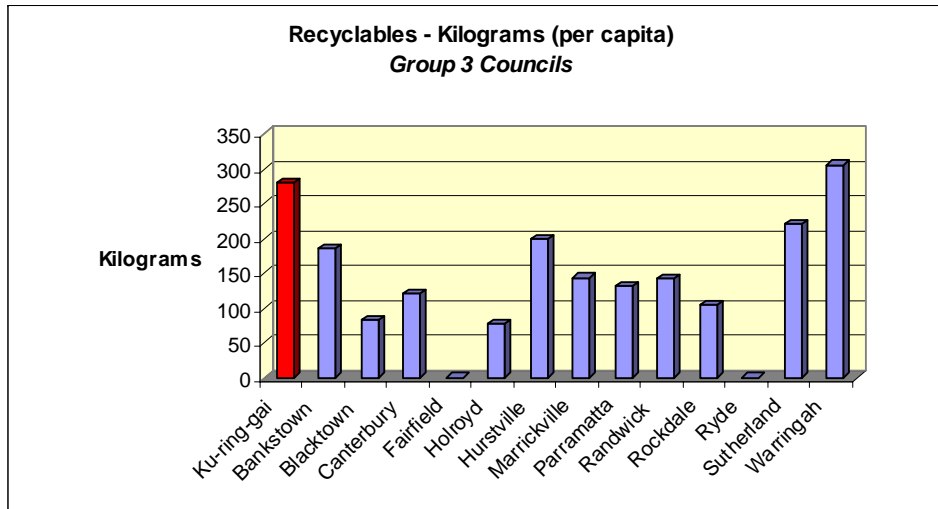
This indicator assesses the efficiency of a Council's domestic waste collections, including recyclables. Ku-ring-gai's average cost per service for domestic waste is \$57 per property. This is substantially below the Group 3 Councils average of \$72 and neighbouring Councils average of \$117. Ryde is shown as N/A.

The highest charge per property by a NSW Council was \$299 (Bogan) while the lowest was \$0.07 (Bankstown). Factors that can affect this indicator are: the type of recycling service provided the use of contractors and the level of promotion and education about the service.

Recyclables - Kilograms (per capita)

This indicator is calculated by:

$$\frac{\text{Total Kilograms of Recyclables Collected}}{\text{Total Resident Population}}$$



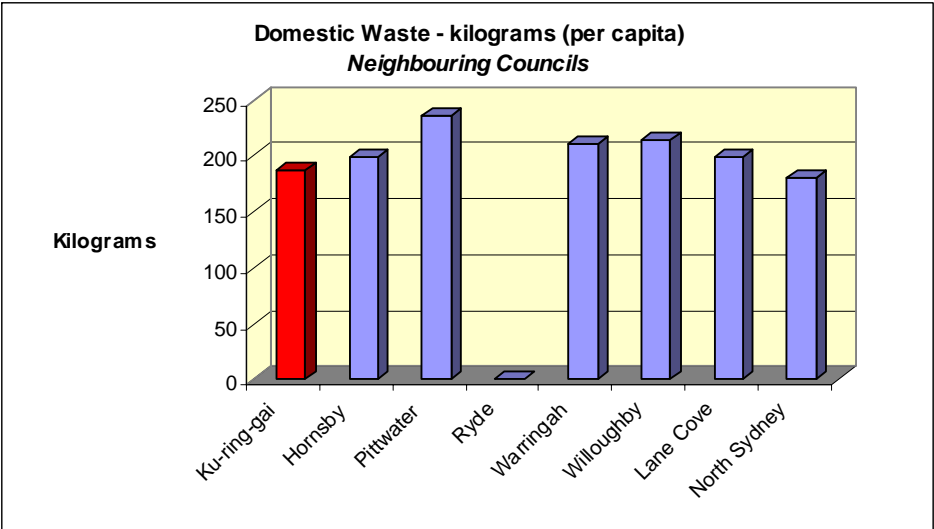
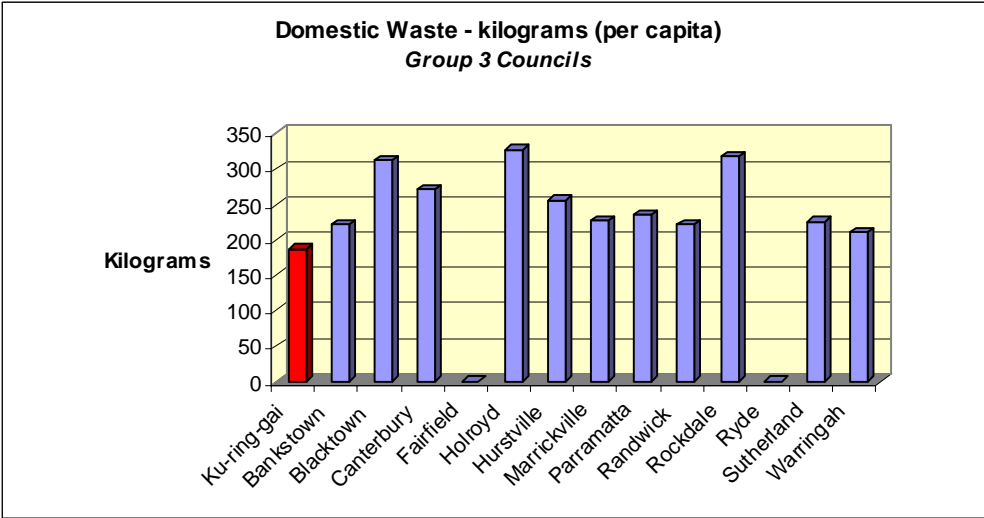
This indicator is used to measure the proficiency of a Council's recycling service. Ku-ring-gai collects 280 kilograms of recyclable materials per capita. This is the second highest amount per capita after Warringah when compared to both groups and is substantially above the NSW average of 155 kilograms. Fairfield and Ryde are shown as less than 1 kilogram.

Ku-ring-gai's high volume of recyclable material has in effect reduced Council's kilograms per capita of Domestic Waste collected which is a good result for Council.

Domestic Waste – Kilograms (per capita)

This indicator is calculated by:

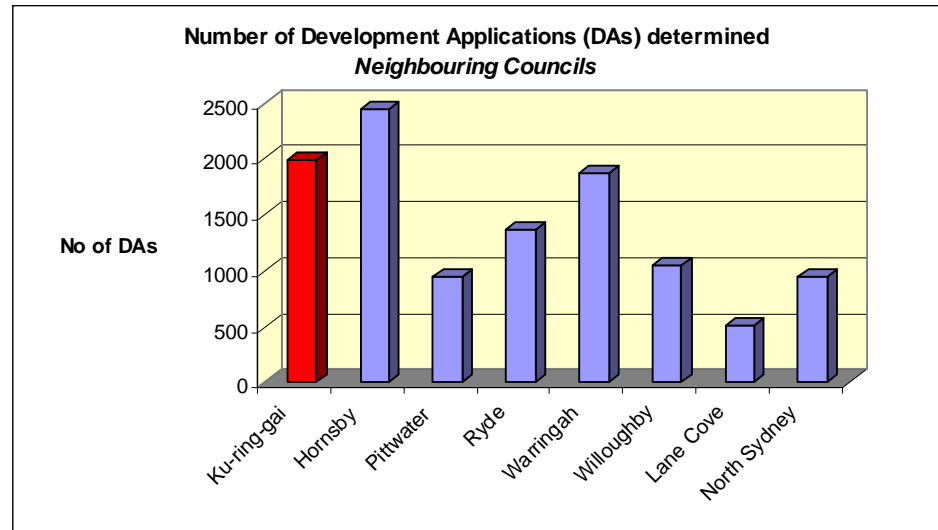
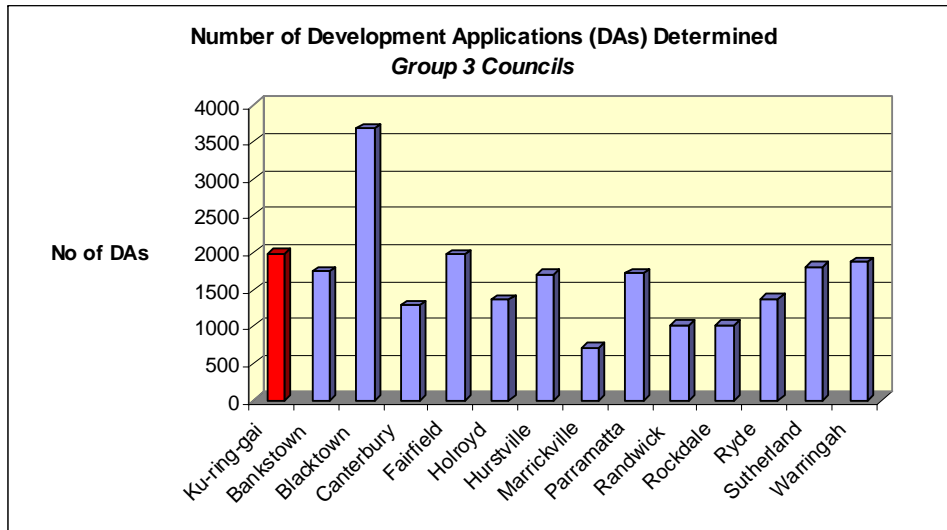
$$\frac{\text{Total Kilograms of Domestic Waste Collected}}{\text{Total Resident Population}}$$



This formula indicates the effectiveness of a Council's effort in domestic waste minimisation. Ku-ring-gai collects 188 kilograms of domestic waste per capita, this is the lowest quantity collected of the Group 3 Councils and the second lowest of the neighbouring Councils. This is due to the large amount of material that Ku-ring-gai residents recycle. Fairfield and Ryde are shown as less than 1 kilogram.

Ku-ring-gai's collection per resident is under the NSW average of 249 kilograms and under both, the Group 3 average of 215 kilograms and the neighbouring Councils average of 204 kilograms. This is a pleasing result for Council.

Number of Development Applications (DAs) Determined



This indicator provides information on the level of development activity within a local government area.

Ku-ring-gai determined 1,992 Development Applications in 2004/2005.

Of the Group 3 Councils Ku-ring-gai was second behind Blacktown Council which determined the highest number of Applications in 2004/2005 (3,690). Ku-ring-gai also determined the second highest number of Development Applications when compared with neighbouring Councils, behind Hornsby.

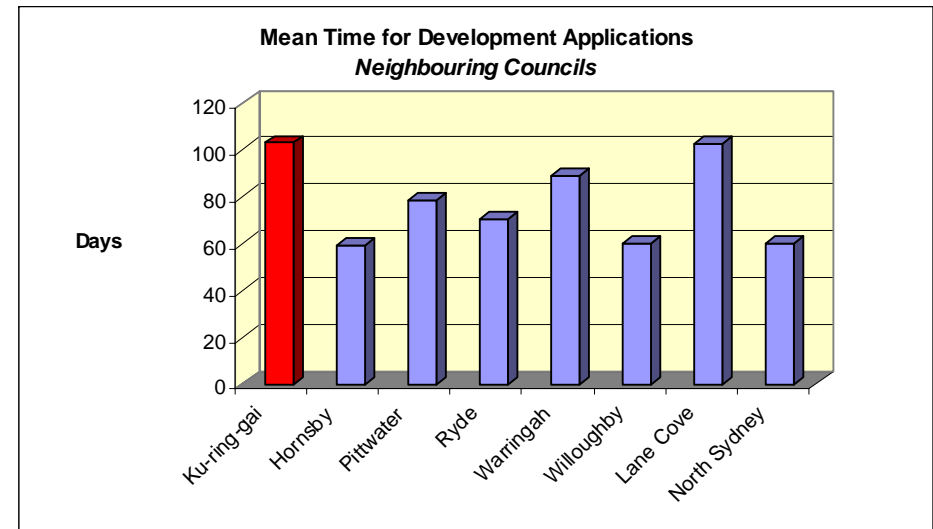
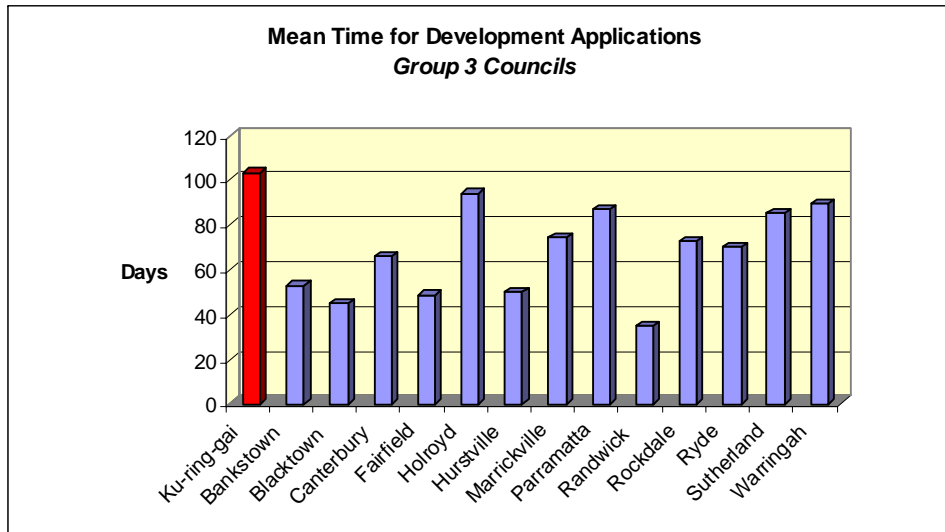
The Group 3 Councils average was 1,663 and neighbouring Councils average was 1,390 DAs.

The total number of DAs processed in NSW in 2003/2004 was 119,092, an average of 789 per Council a decrease of 9.5% when compared to the previous year 2003/2004. This is a substantial difference when compared to Ku-ring-gai's 1,992.

Mean Time for Development Applications

This indicator is calculated by:

$$\frac{\text{Total number of calendar days taken to determine each DA}}{\text{Number of DAs determined}}$$



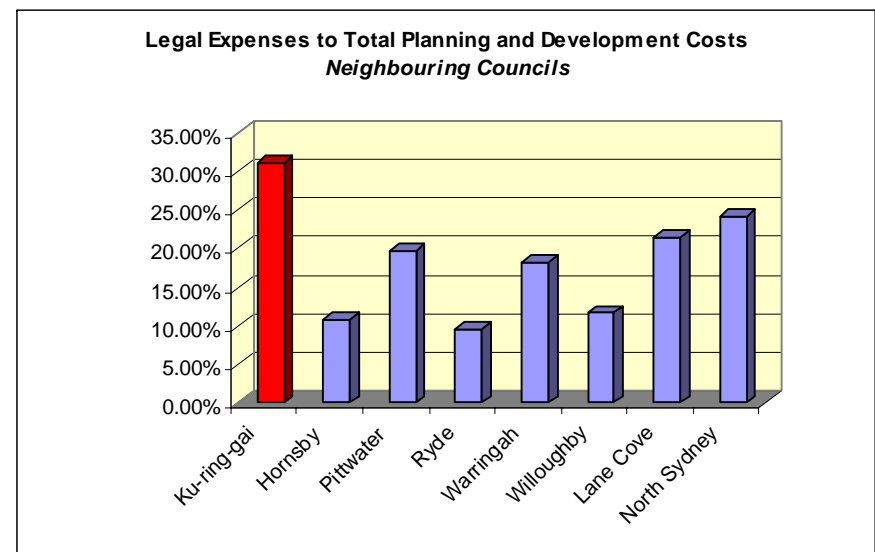
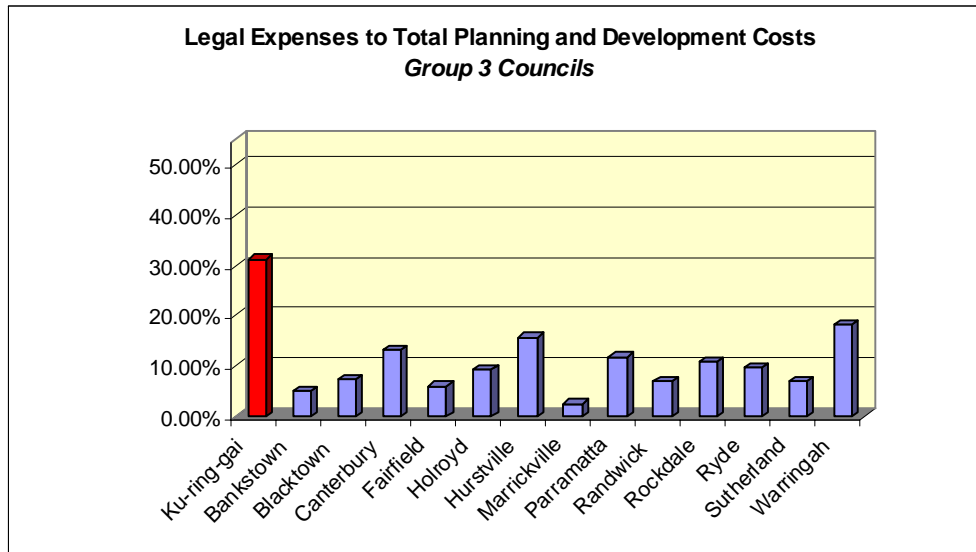
This indicator measures the speed with which Development Applications are determined. Ku-ring-gai had the highest mean time to determine a Development Application followed by Holroyd in Group 3 and the same mean time as Lane Cove amongst the neighbouring Councils. Of the neighbouring Councils, Hornsby achieved the lowest mean time of 59 days while Randwick reported the lowest mean time of 35 days within Group 3 Councils.

Ku-ring-gai's mean time to determine a DA in 2004/2005 was 103 days. The NSW Councils average was 53 days.

Some of the factors affecting this indicator are: the nature and complexity of the Development Applications, the degree of public consultation and notification, number of planning and development staff employed and the level of building and development activity within the area.

Legal Expenses to Total Planning and Development Costs

This indicator is expressed as a percentage and is calculated by:
$$\frac{\text{Legal Expenses (Planning and Development)}}{\text{Total Planning and Building Control Costs}}$$



This indicator highlights the level of disputation in the planning and development process. Most of these planning and development expenses involve Development Applications, with other costs including enforcement and building matters.

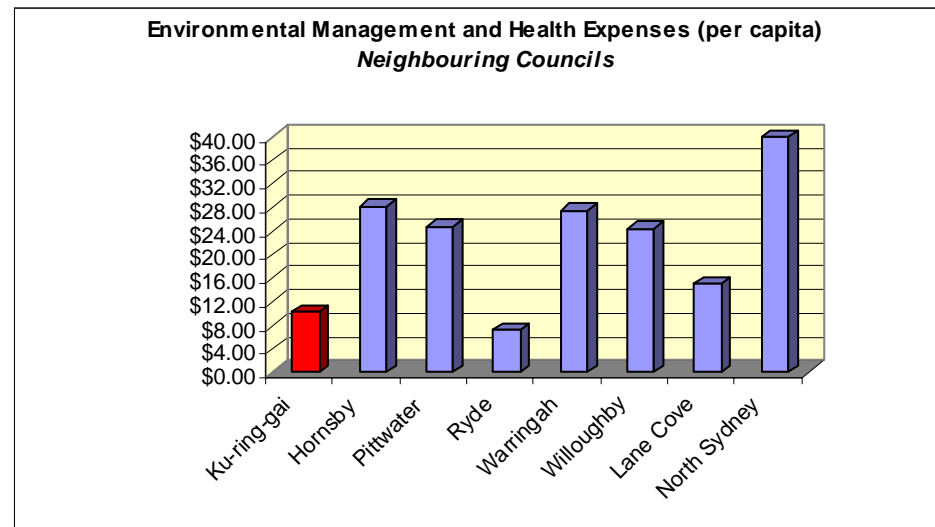
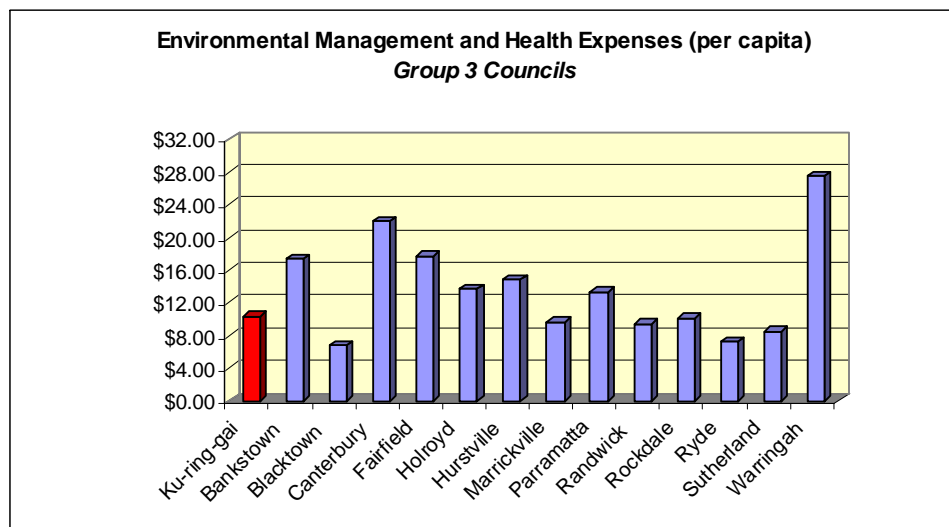
Ku-ring-gai is ranked the highest in this category when compared to Group 3 Councils and the highest compared to neighbouring Councils. Ku-ring-gai's large number of Land and Environment Court matters contributes most significantly to legal costs in this area. Council's legal expenses as a percentage to total planning and building control costs was 31.21%.

Other factors which can affect this indicator are: the complexity of the legislation, level of compliance with development codes and plans, level of scrutiny applied to inspections and the level of community consultation in the formulation of policies.

Environmental Management and Health Expenses (per capita)

The formula used for this indicator is:

$$\frac{\text{Total Environmental Management and Health Expenses}}{\text{Total Resident Population}}$$



This indicator measures the amount spent on environmental management and health per head of population. Ku-ring-gai at \$10.33 is below the Group 3 Councils average of \$13.47, and is lower than the neighbouring Councils average of \$22.20. Blacktown's average of \$6.76 spent per resident was the lowest of the Group 3 Councils, while Warringah was the highest at \$27.50. Within the neighbouring Councils North Sydney recorded the highest amount at \$40.00 while Ryde spent the least amount at \$7.24.

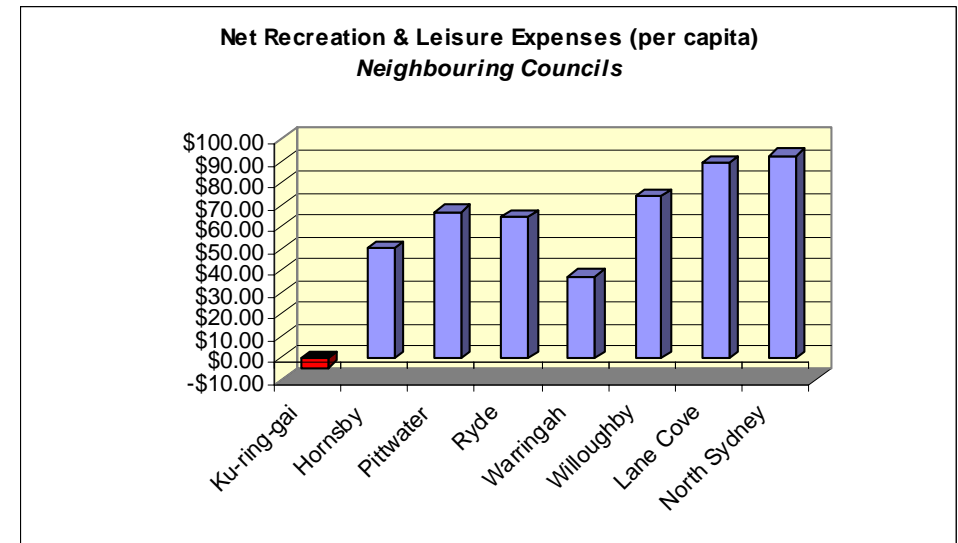
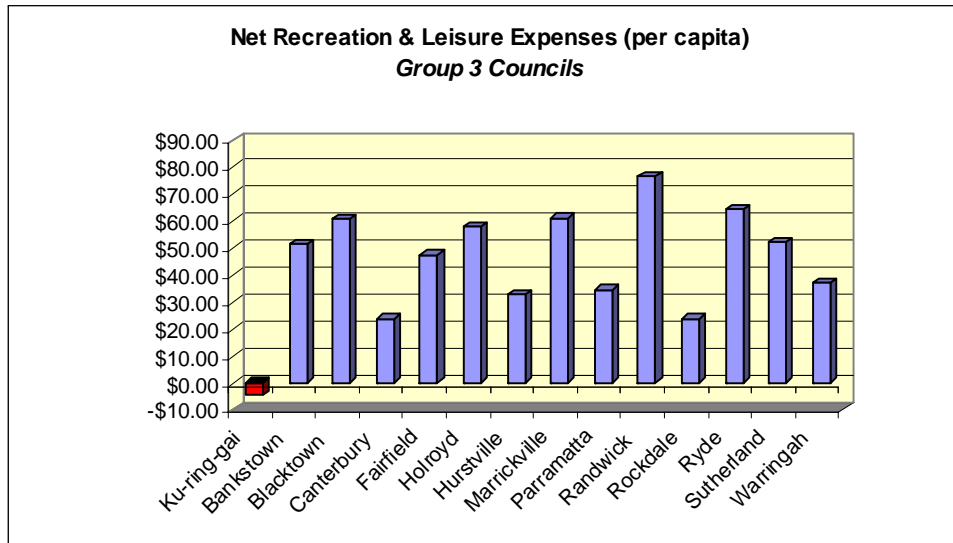
The majority of NSW Councils have an average expense between \$15 and \$30 per resident for environmental management and health. Of all NSW Councils, \$233 (Brewarrina) was the highest amount spent per resident and \$2.58 (Albury) was the lowest.

Factors influencing this indicator are the number of environmental management and health staff, the population mix, the land usage mix and socioeconomic factors.

Net Recreation and Leisure Expenses (per capita)

The formula used for this indicator is:

$$\frac{\text{Net Recreation and Leisure Expense}}{\text{Total Resident Population}}$$



This indicator measures the calculated net amount spent on recreation and leisure services per head of population.

Group 3 Councils had quite a mixed range from a low of \$-4.55 (Ku-ring-gai) to a high of \$76.44 (Randwick). The Group 3 Councils average was \$44.29.

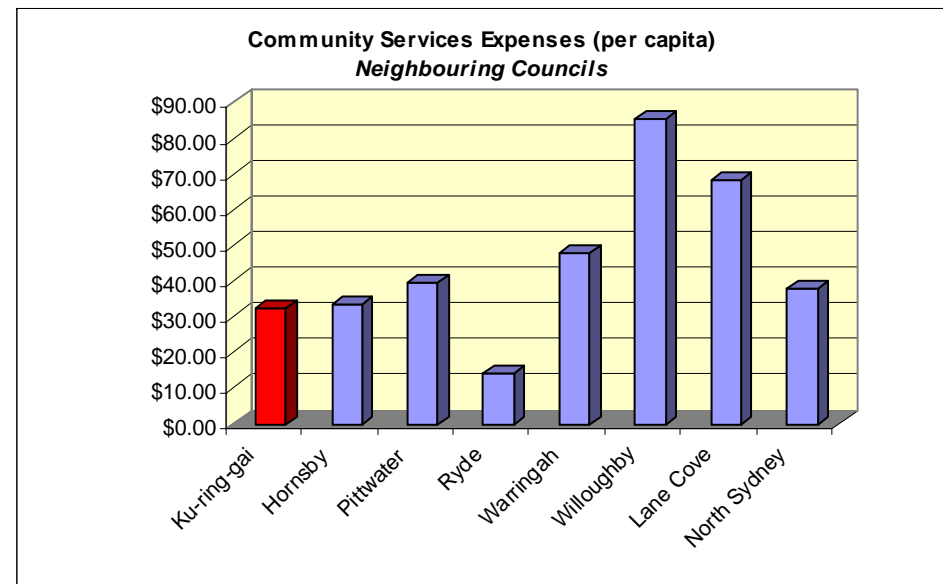
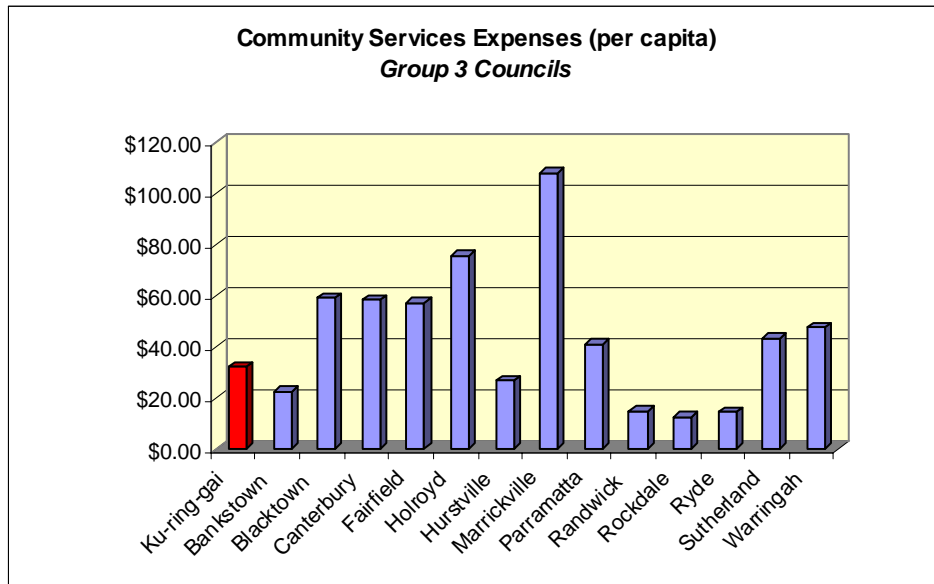
The neighbouring Councils average was \$58.75. North Sydney had the highest average spending \$92.43 per resident.

NSW Councils spent \$418 million on recreation and leisure for year 2004/2005, this is an average of \$62.00 per resident. The lowest expense per capita for a NSW Council in 2003/2004 was \$-4.55 (Ku-ring-gai) while the highest was \$195 (Brewarrina). The majority of NSW Councils spend between \$60 and \$90 per resident on recreation and leisure services. As the formula is based on Net expense Ku-ring-gai was able to source more income resulting in the negative \$4.55. Based on Councils Special Schedule No 1 the net cost of services was \$3,093,000 and Population 108,850 resulting in an expense of \$28.42 per resident.

Community Services Expenses per capita

This indicator is calculated by:

$$\frac{\text{Total Community Service Expenses}}{\text{Total Resident Population}}$$

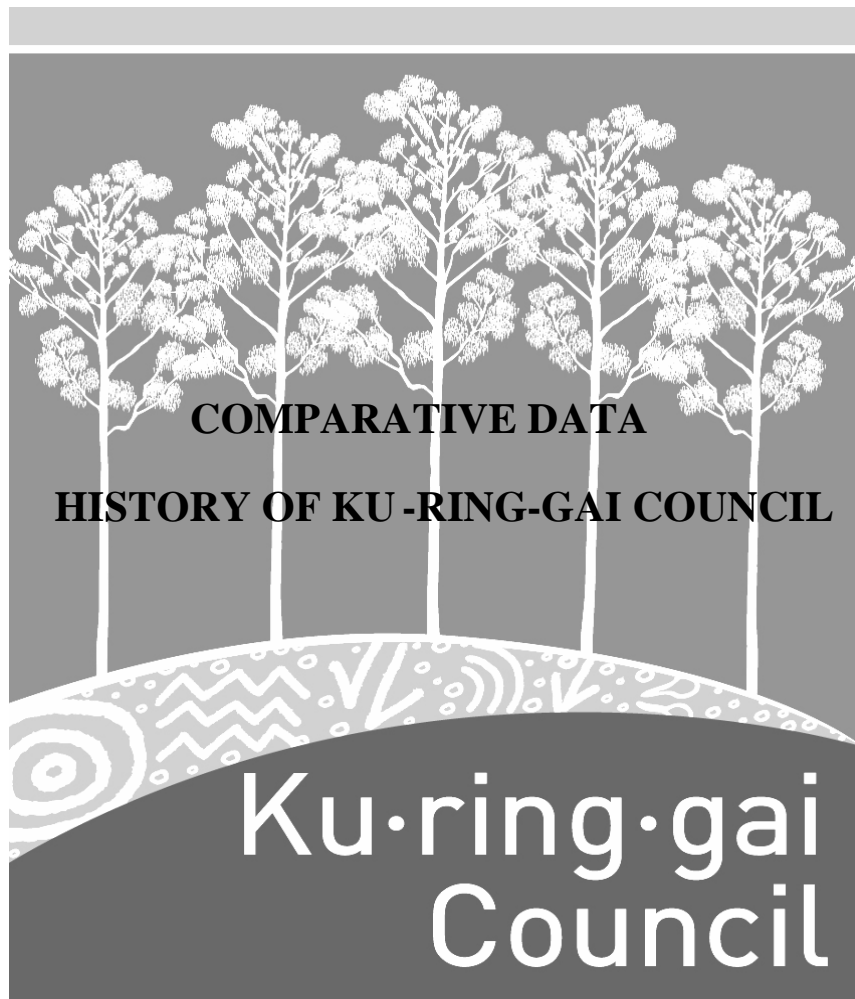


This indicator measures the amount spent on Community Services per head of population. Ku-ring-gai spent \$32.13 per capita, which was 17% more than the previous year 2003/2004 and below the Group 3 Councils average of \$44.20 and the neighbouring Councils average of \$44.75.

NSW Councils spent \$332 million on Community Services, an increase of 3% when compared to the previous year. The NSW average was \$49 per resident. The majority of Councils have community services expenses of less than \$60.00 per capita.

This indicator can be affected by: the number of community services staff employed, population mix and socio-economic factors.

NSW DEPARTMENT OF LOCAL GOVERNMENT



COMPARATIVE DATA

HISTORY OF KU -RING-GAI COUNCIL

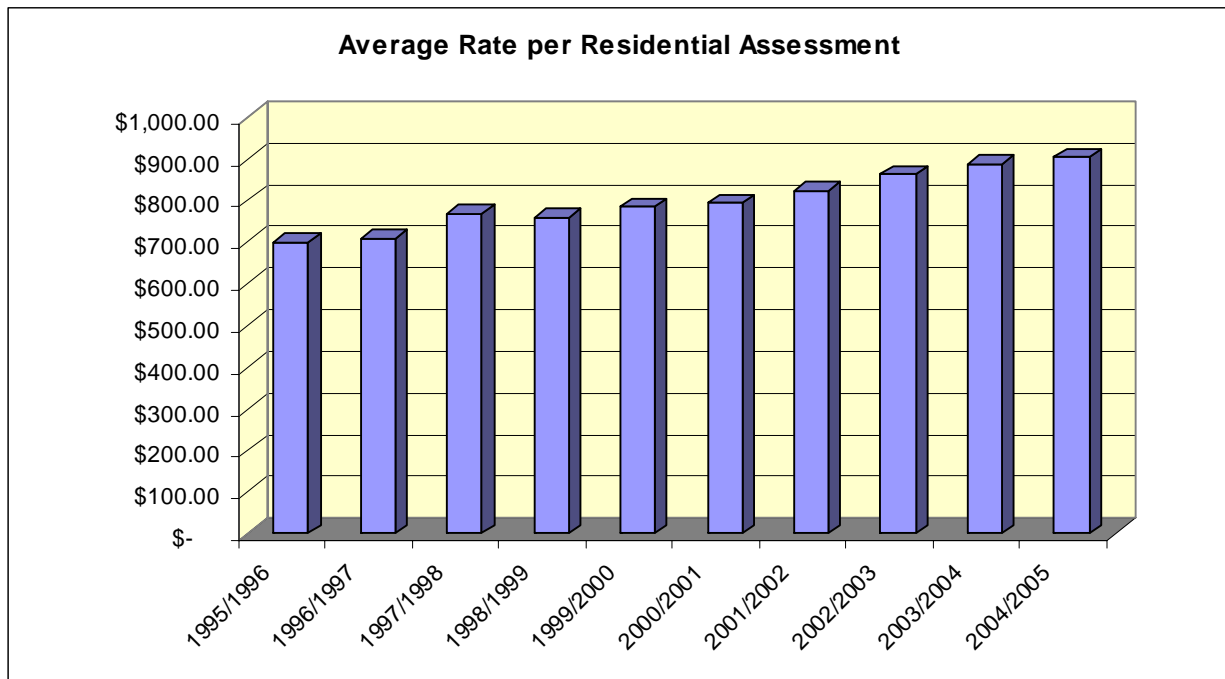
**Ku·ring·gai
Council**

COMPARATIVE INFORMATION KU-RING-GAI COUNCIL

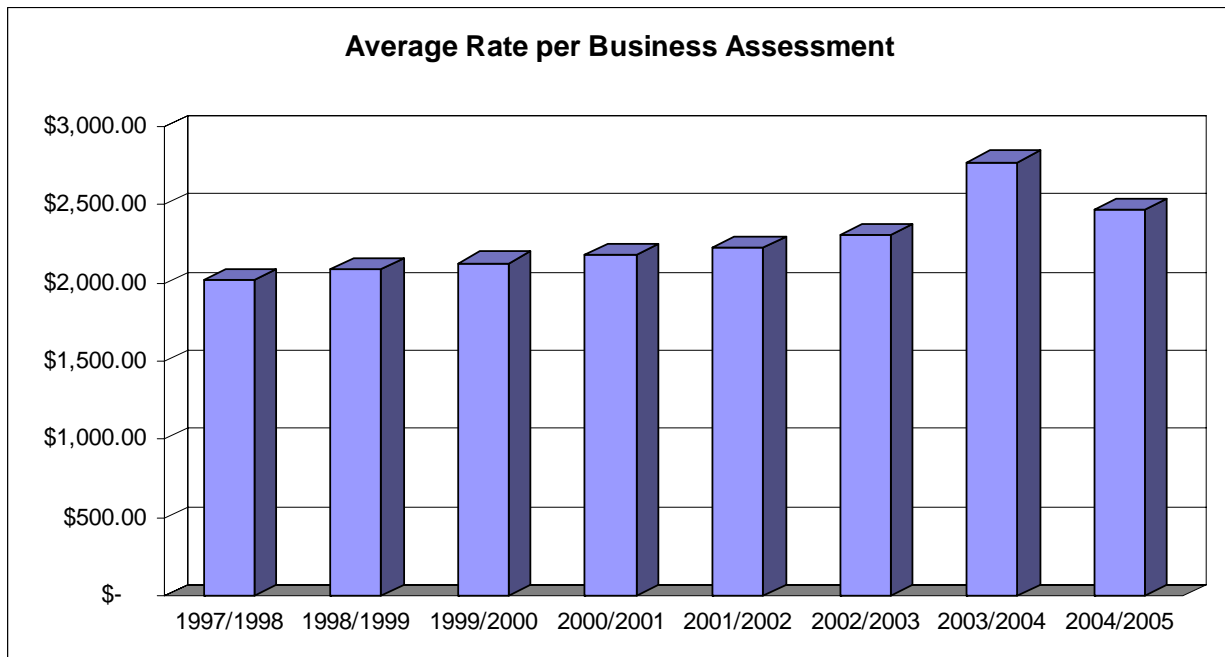
1994/1995 – 2004/2005

The following pages provide a summary of Comparative Data for Ku-ring-gai from 1994/1995 to 2004/2005.

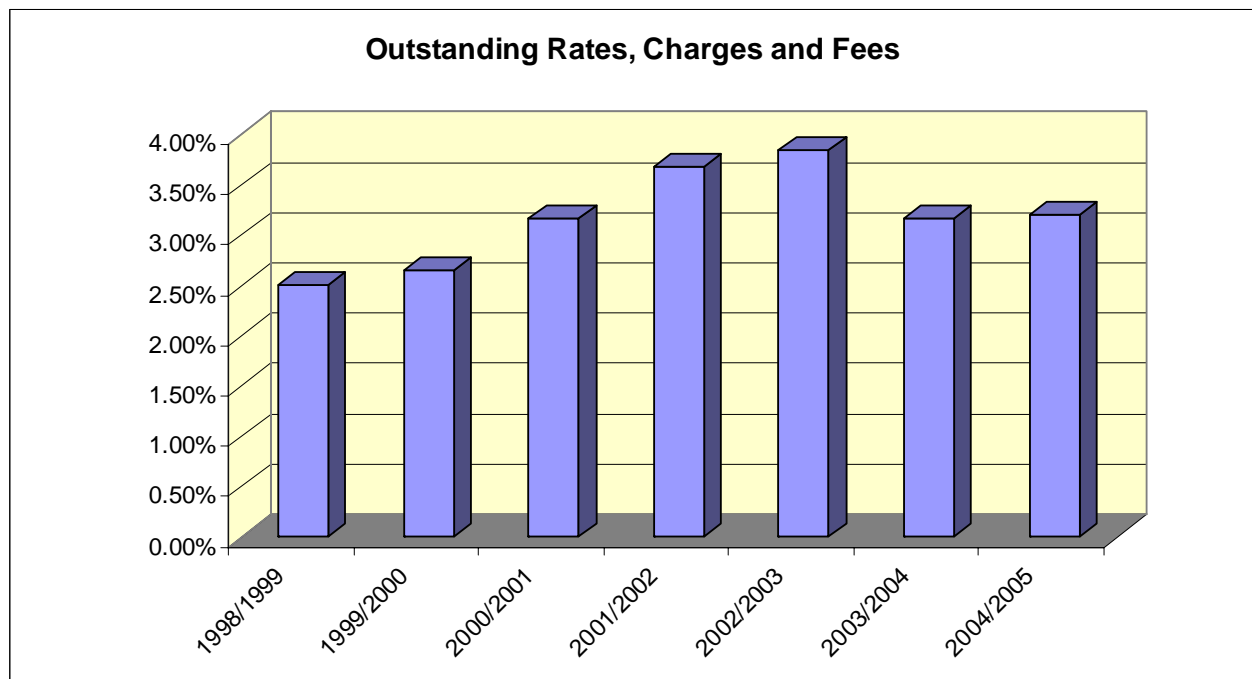
Each indicator has been graphed individually and shows the history of Ku-ring-gai. Some of the indicators have not been included in the Department's Comparative Analysis report since 1994/1995 and in those instances the graphs only show those years for which information is available.



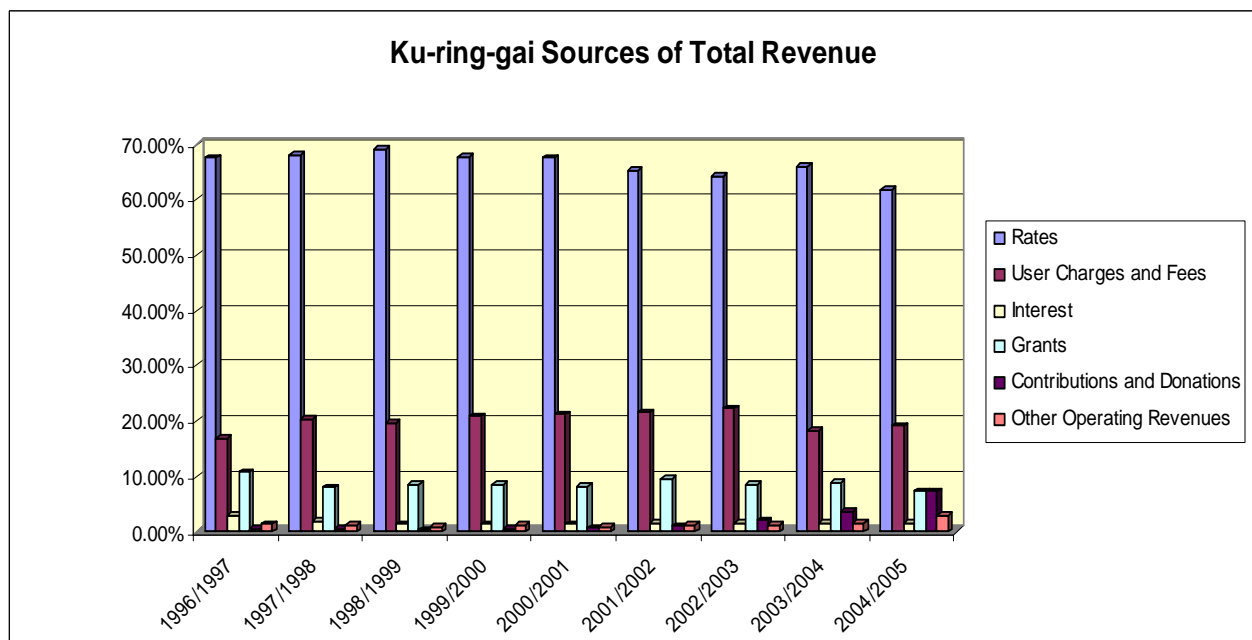
Ku-ring-gai's average residential rate assessment increased 29% in the 10 year period which equates to an average of 2.9% per year. The average rate for 2004/2005 increased 1.8% when compared to the previous year 2003/2004. This was over the 1% average increase for NSW Councils.



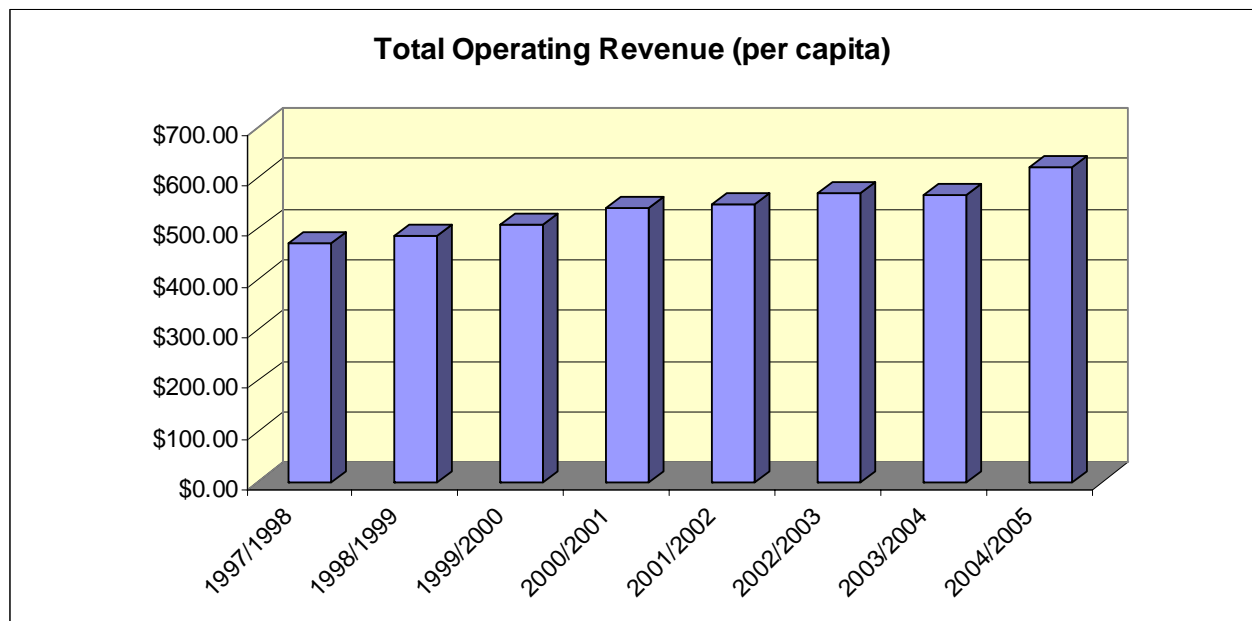
Ku-ring-gai's average business rate assessment increased from \$2,017 in 1997/1998 to \$2,468 in 2004/2005, an increase of 22% in 8 years. Ku-ring-gai's business rates are limited by the lack of major commercial and industrial areas within the local government area.



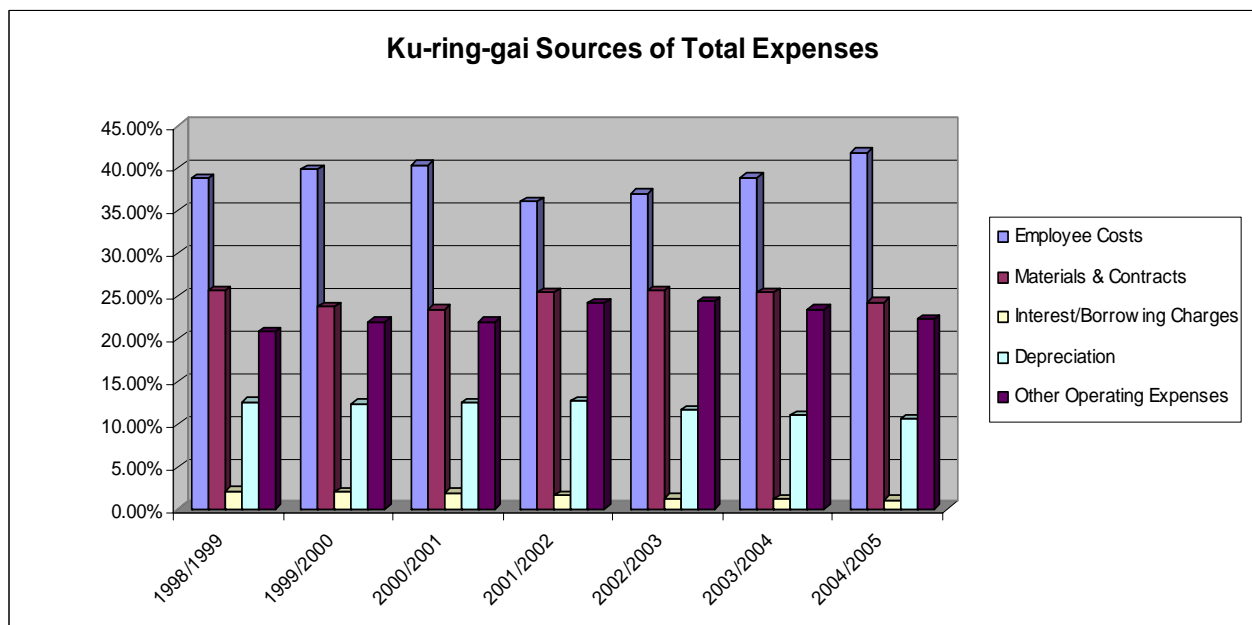
Ku-ring-gai's percentage of outstanding rates, fees and charges increased from 2.5% in 1998/1999 to 3.21% in 2004/2005, however this is still under the NSW Councils average of 4.9%.



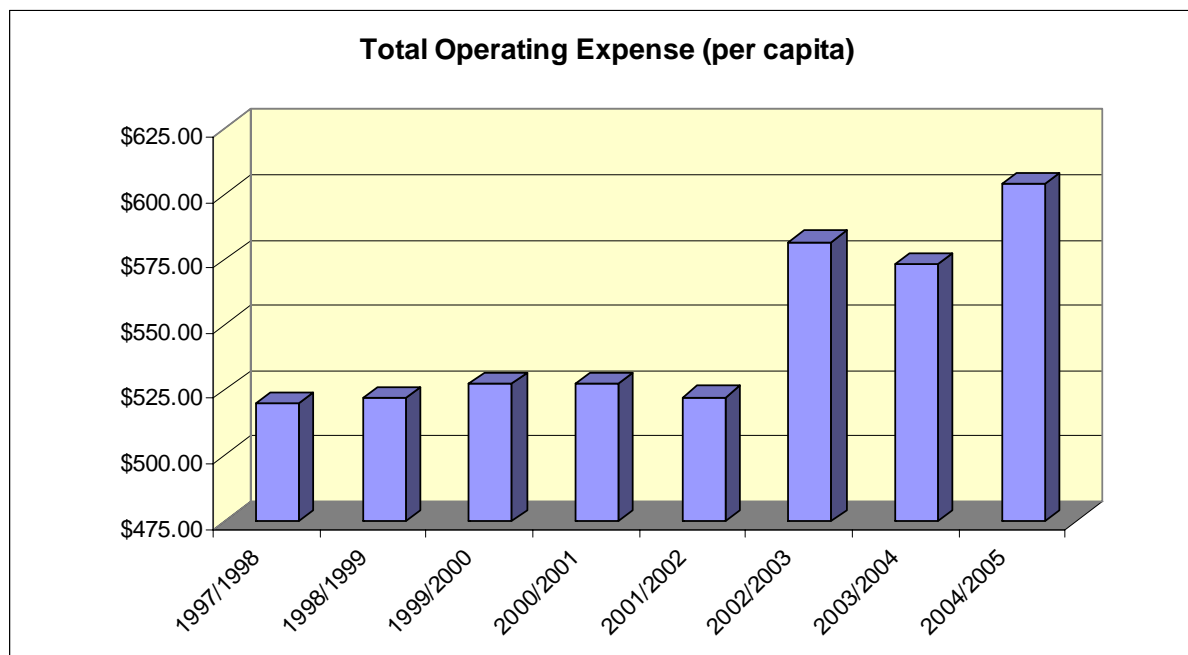
Ku-ring-gai has an established history of having a high reliance on rates revenue. In 2004/2005 contributions & donations, other operating revenue, and user fees and charges increased even though grant income reduced this led to a noticeable decrease in the reliance on rates revenue.



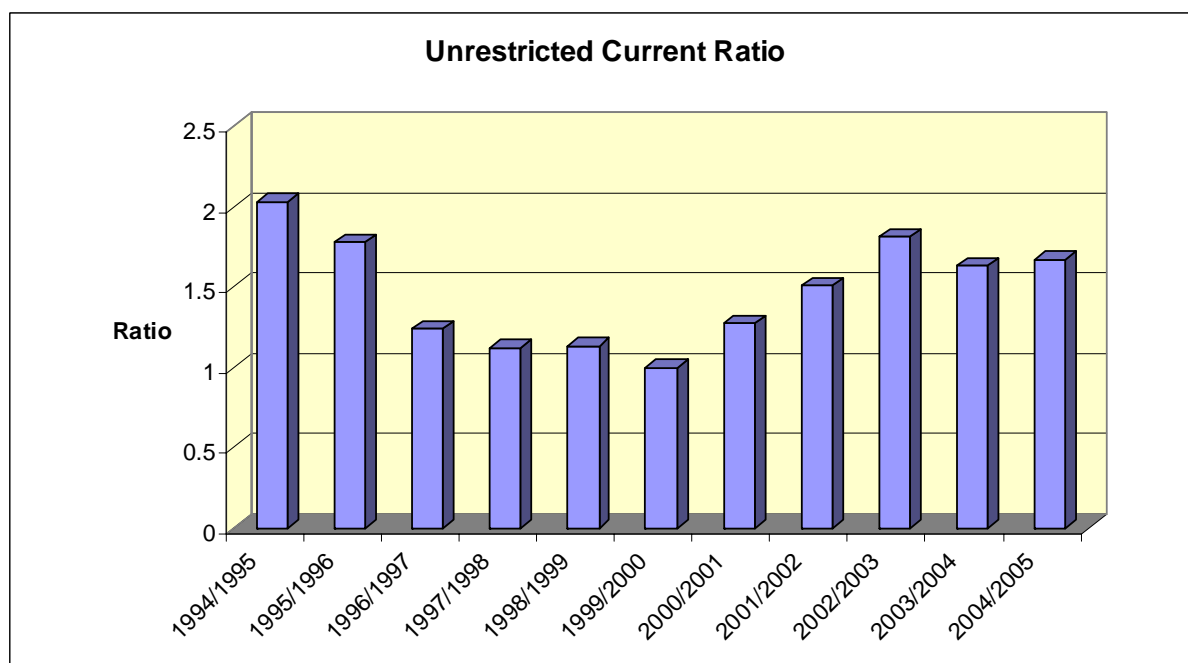
Operating revenue per capita increased from \$472 in 1997/1998 to \$611 in 2004/2005. This is a 30% increase during the 8 year period. NSW Councils average of \$843 per capita is \$232 higher than Ku-ring-gai.



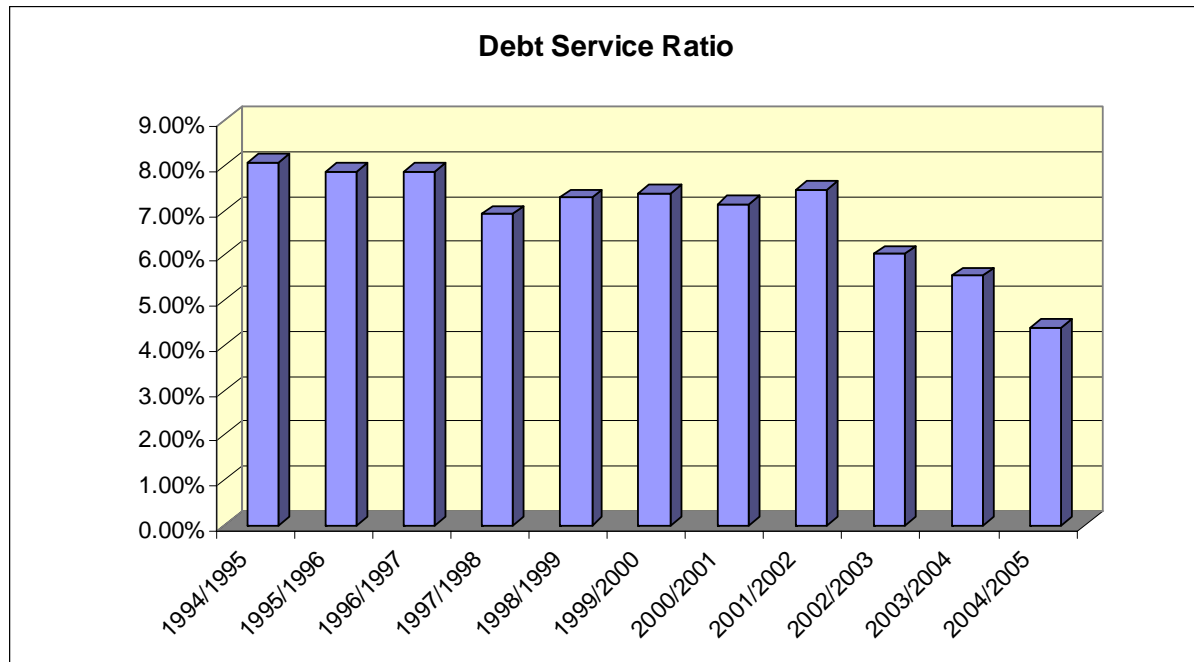
Interest and Borrowing costs in 1998/1999 accounted for 2.19% of total expenses, this decreased to 1% in 2004/2005. Materials & contracts and other operating expenses decreased in 2004/2005 when compared to the last three years.



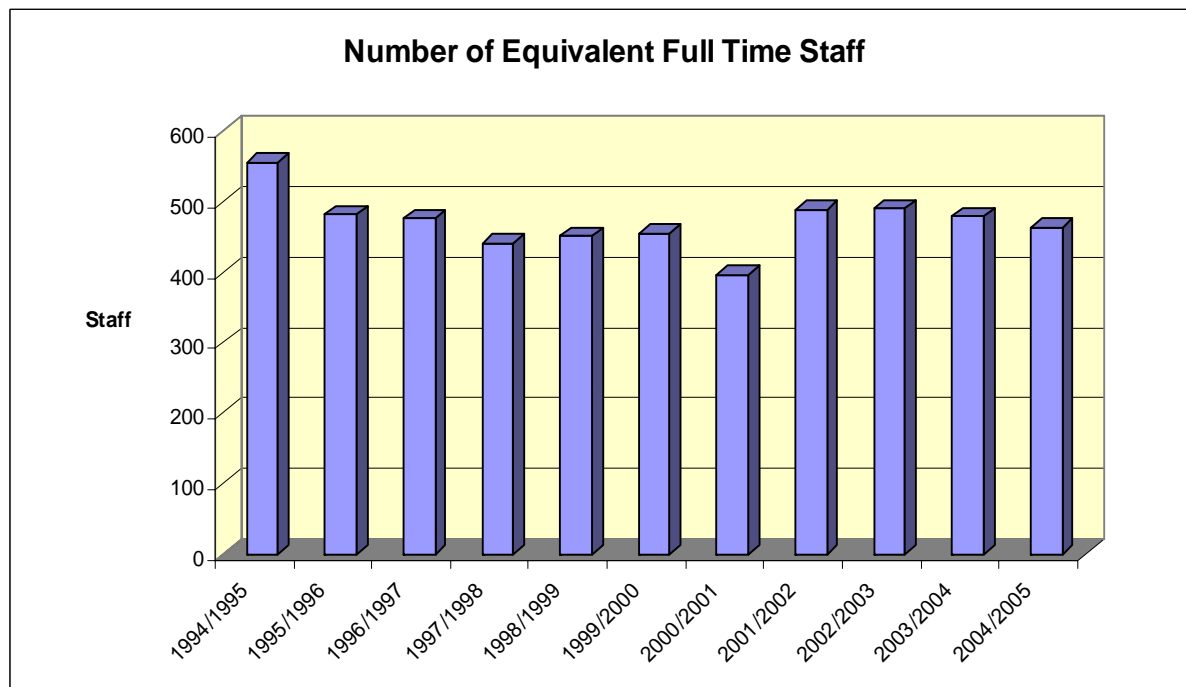
Ku-ring-gai's operating expenses for the year 2004/2005 increased from \$520 in 1997/1998 to \$604 in 2004/2005. Council's expenses per capita are under the NSW average of \$815.



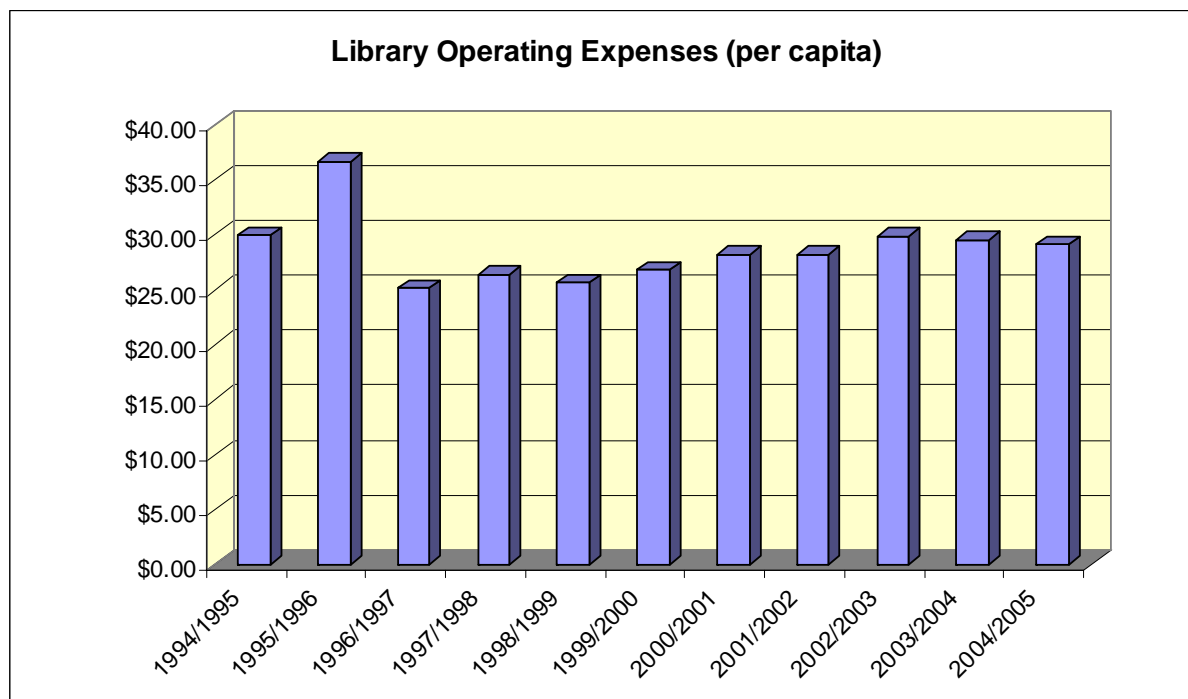
Council's unrestricted current ratio took a downward trend from 1994/1995 through to 1999/2000 when it fell below the industry benchmark of 1. Council has improved on this ratio over the last 5 years to 1.67 in 2004/2005.



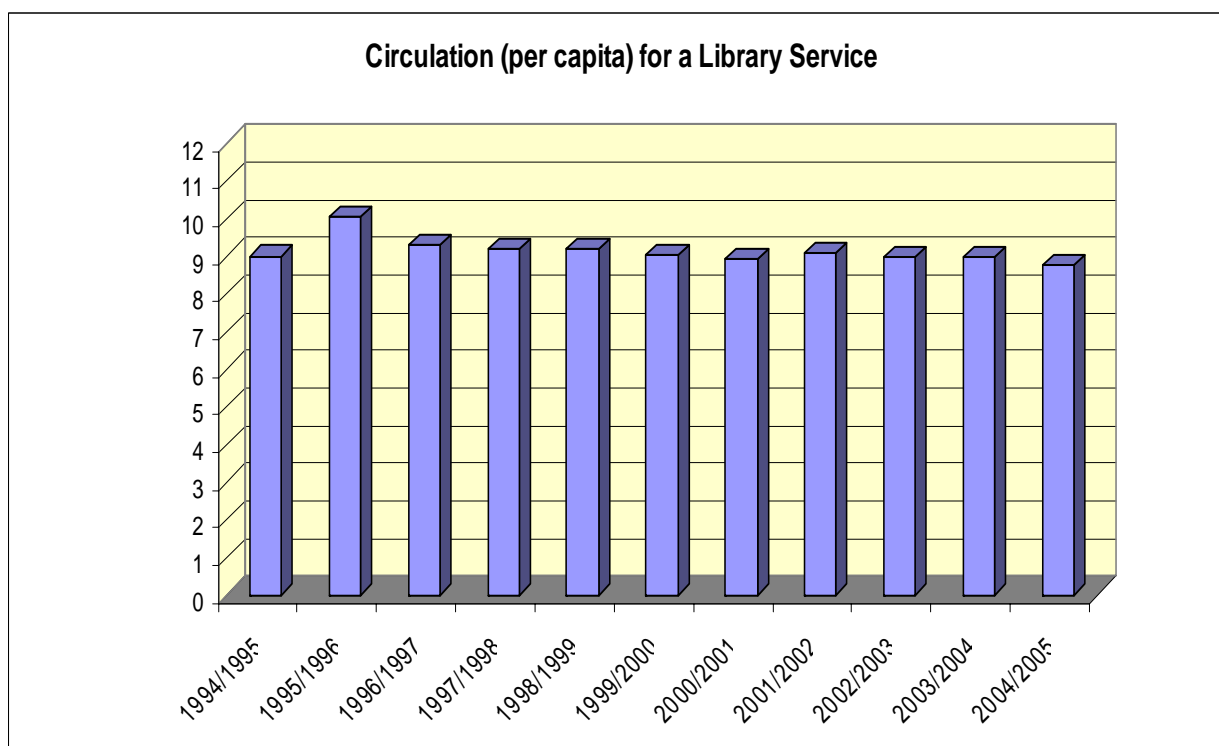
Council's debt service ratio over a 11 year period decreased from 8.08% in 1994/1995 and 7.47% in 2001/2002 to 4.40% in 2004/2005. This is significantly lower than the debt service ratio levels in previous years and is a good result for the Council. Council's 10 year financial model continues to include initiatives to reduce Council's indebtedness.



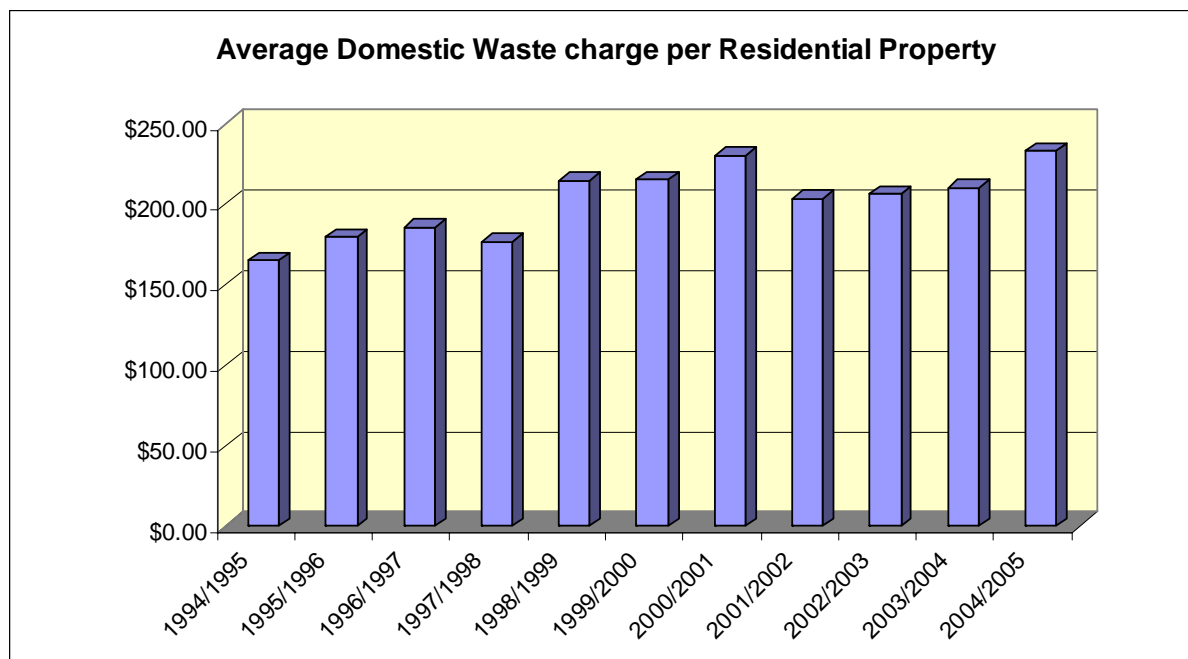
This indicator represents the number of fulltime equivalent staff on the payroll on the last day of the financial year and does not include staff vacancies at the time. The number of fulltime equivalent staff declined from 555 in 1994/1995 to 463 in 2004/2005.



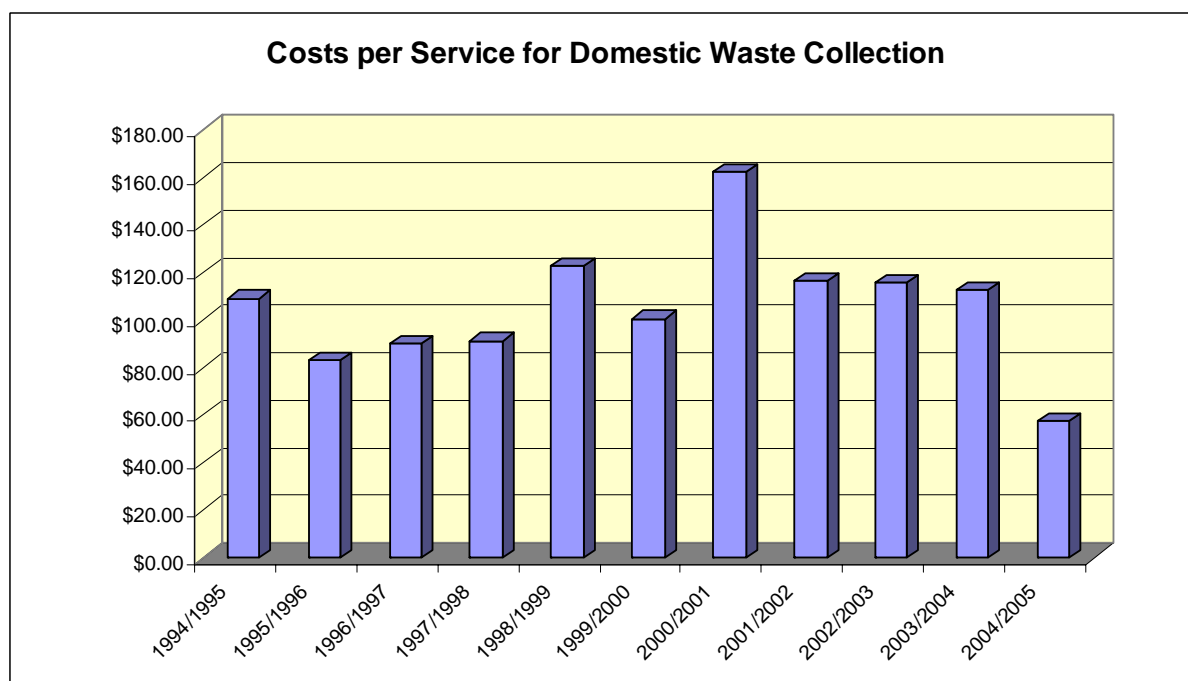
Ku-ring-gai's Library expenses per capita have remained stable since 1996/1997. This is consistent with the overall results of NSW Councils.



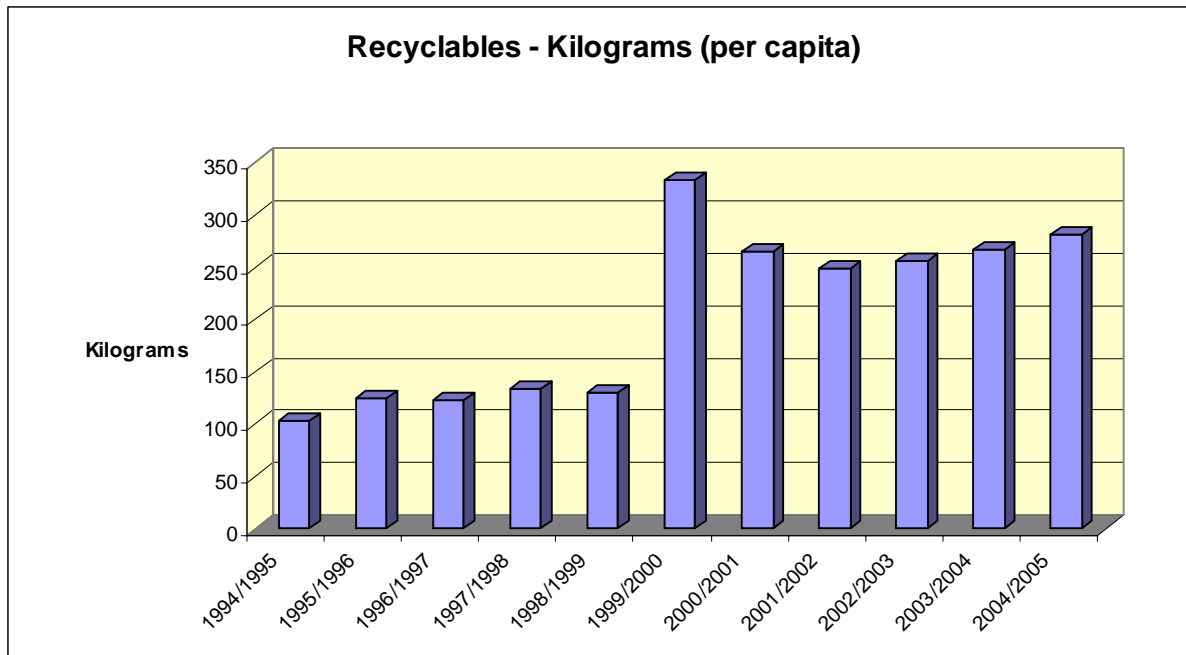
Ku-ring-gai's circulation per resident for a library service has remained fairly constant during this period. The unit measure of 8.77 circulations for 2004/2005 is above the NSW Councils average of 7.



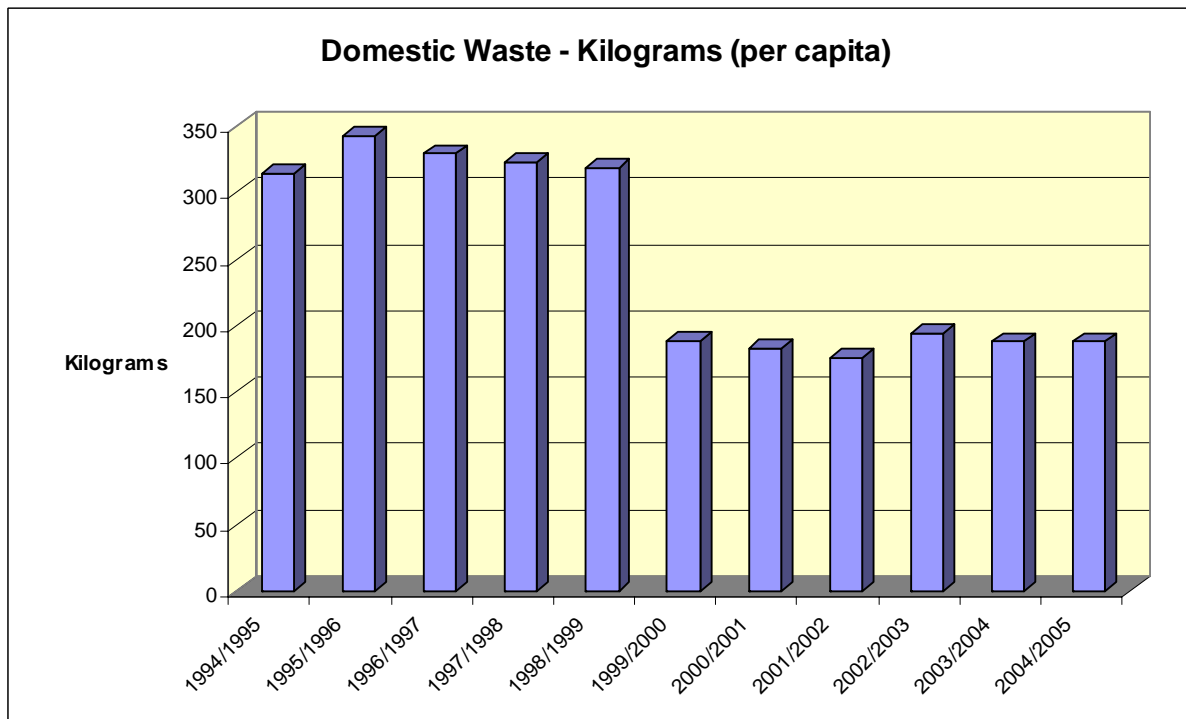
After steady increases, Ku-ring-gai's average domestic waste charge decreased \$26 in 2001/2002 and has moved an average of only 1% over the last 3 years. 2004/2005 has however seen a 10% increase from 2003/2004.



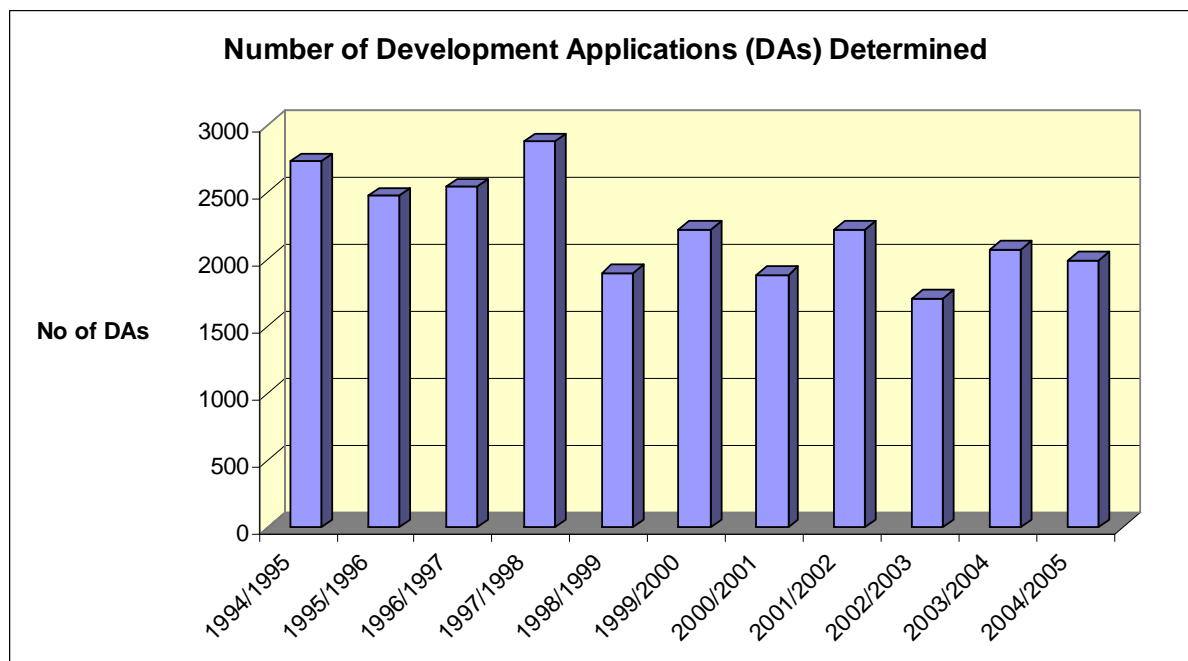
Council has in 2004/2005 recorded the lowest average cost of \$57 per Domestic Waste collection since the last low of \$83 recorded in 1995/1996. The highest cost occurred in 2000/2001. This has since been reduced 65% which is an excellent result for Council.



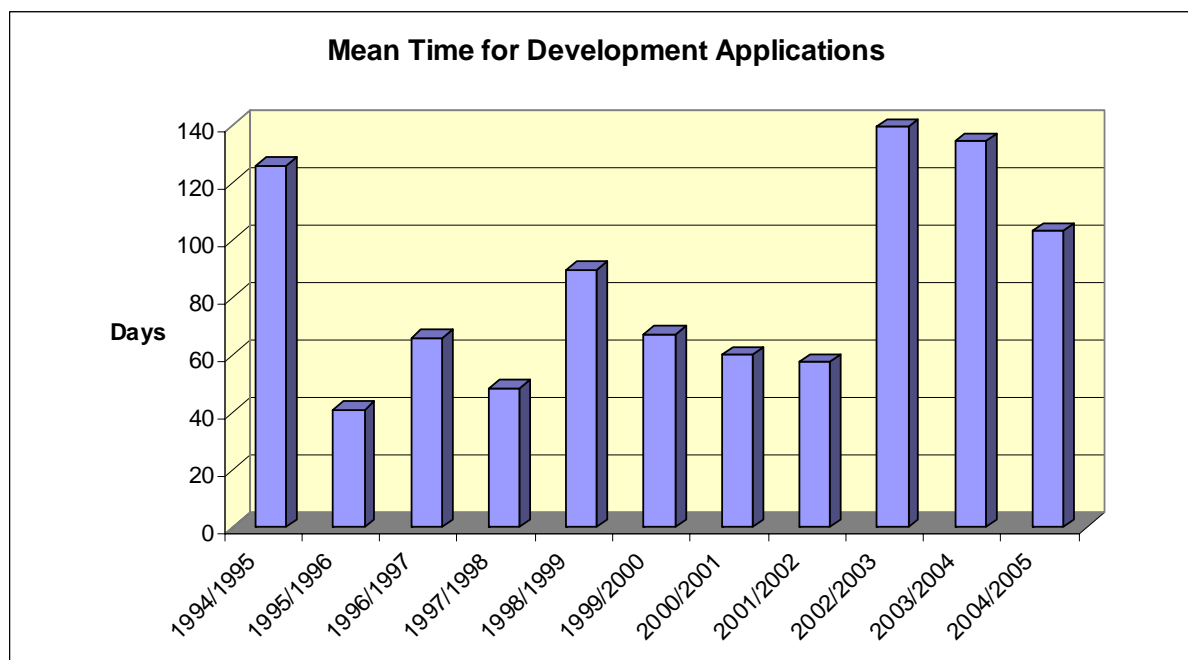
Council's waste contract provides a significant opportunity for the community to recycle. This has resulted in an increase of 115% of Council's recyclables per capita since 1998/1999.



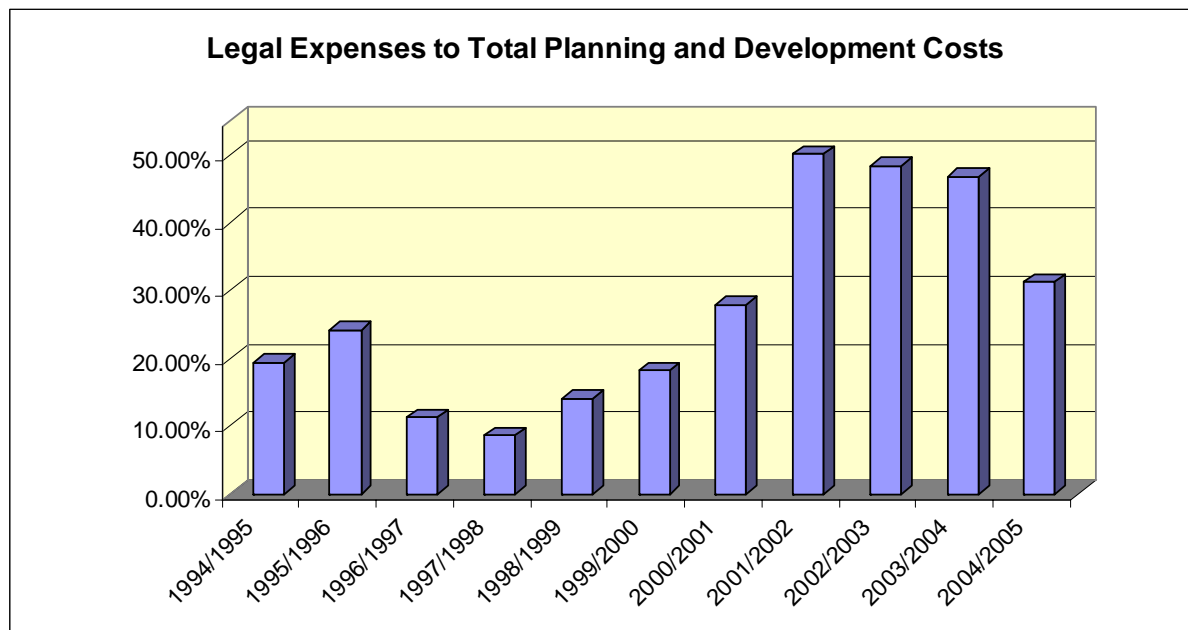
As a result of greater recycling efforts by the community, Council's average domestic waste kilograms per capita for 2004/2005 has remained unchanged at 187 from 2003/2004 and has dramatically decreased since 1998/1999. This is a pleasing result for Council and the community. The lowest amount of 175 kilograms per capita was collected in 2001/2002 while the highest amount of 343 kilograms was recorded in 1995/1996.



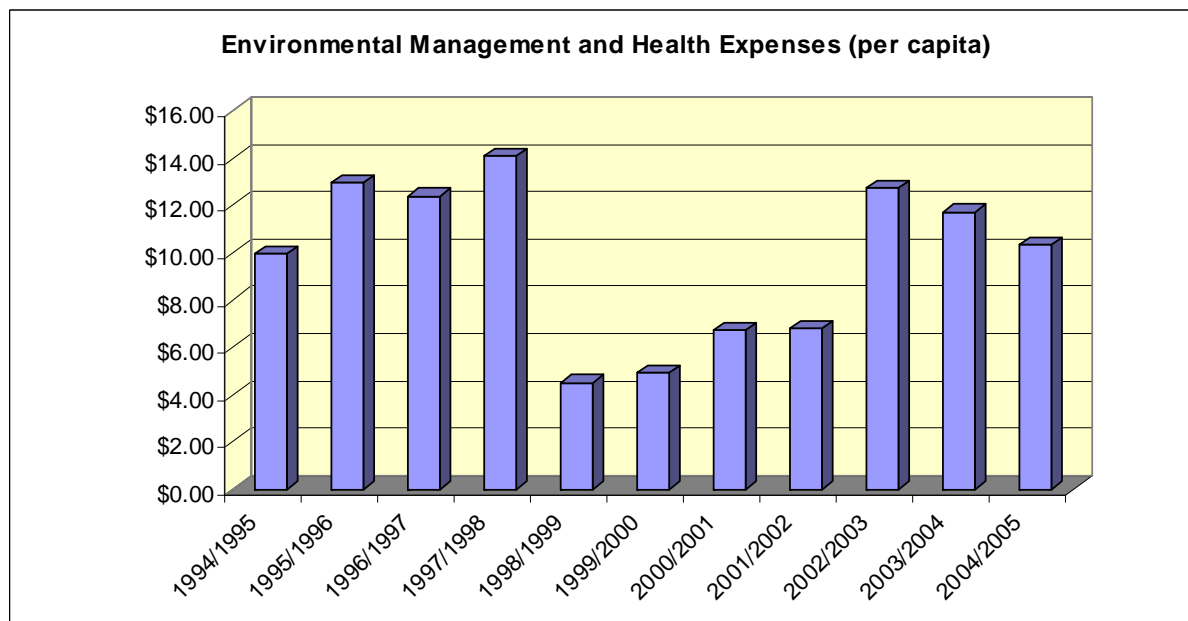
Over the Eleven year period, Council assessed the highest amount of Development Applications (DAs) in 1997/1998. The number of DAs determined decreased by 4% in 2004/2005 when compared to the previous year 2003/2004.



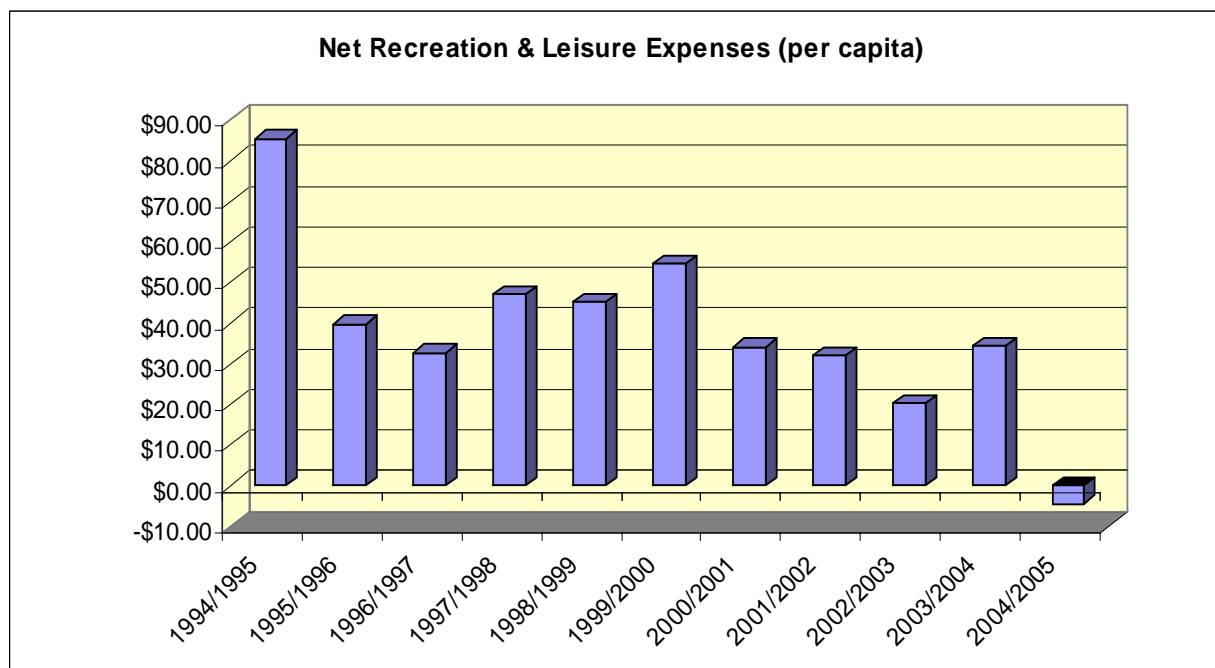
In 1994/1995 the mean time for DA assessment was 126 days. This was reduced by more than half to 57 days in 2001/2002 and then increased again to 139 days in 2002/2003 and has decreased to 103 days in 2004/2005.



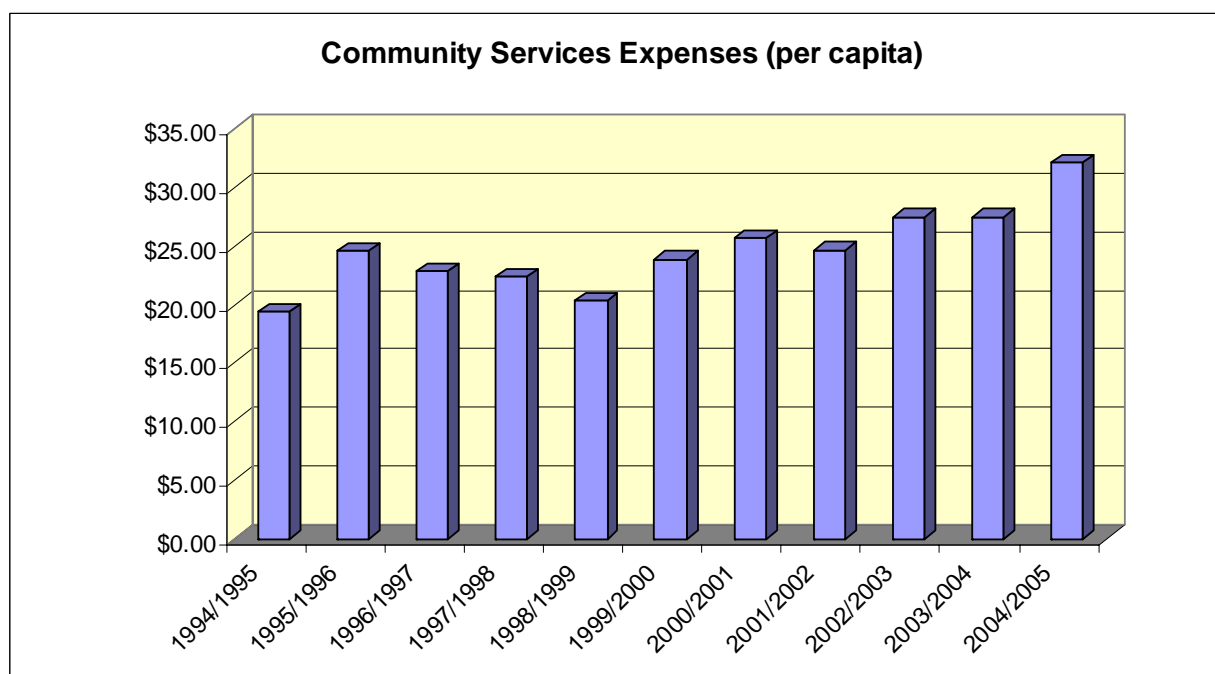
Council's legal expenses to total planning expenses have risen from 8.6% in 1997/1998 to 50% in 2001/2002 and have steadily declined to 31% in 2004/2005. The increase in legal costs in recent years is mostly due to the increased number of SEPP5 and Dual Occupancy applications received by Council. The decline is due to improved efficiencies in processing legal matters.



In 1998/1999 expenditure on environmental management and health per head of population reduced to \$4.51, however in 2002/2003 it increased to \$12.73 and has steadily reduced to \$10.33 in 2004/2005. Ku-ring-gai's result of \$10.33 is below the NSW average of \$22 in 2004/2005.



Ku-ring-gai's net recreation & leisure expenses decreased from \$34.37 in 2003/2004 to -\$4.55 in 2004/2005. This represents excess income over expenditure in this indicator. The majority of NSW Councils have net recreation and leisure expenses ranging from \$60 to \$90.



Council's expenditure per capita on Community Services has increased from \$27.50 per capita over the last two years to \$32.13 in 2004/2005. In comparison the lowest was in 1994/1995 when Ku-ring-gai spent \$19.41 per capita on Community Services.

ANALYSIS OF LAND & ENVIRONMENT COURT COSTS - 2ND QUARTER 2006/2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide information in relation to proceedings to which Council is a party in the Land & Environment Court for the quarter ended 31 December 2006, including appeals commenced, costs incurred by Council and outcomes.

BACKGROUND:

An applicant may commence proceedings in the Land and Environment Court for an 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 in any consent granted by Council.

COMMENTS:

For the half year ended December 2006, Council's legal costs and associated expenses in relation to Land & Environment Court matters were \$382,100. This compares to the revised year to date budget of \$800,000.

RECOMMENDATION:

That the analysis of Land & Environment Court costs for the second quarter ended December 2006, be received and noted.

PURPOSE OF REPORT

To provide information in relation to proceedings to which Council is a party in the Land & Environment Court for the quarter ended 31 December 2006, including appeals commenced, costs incurred by Council and outcomes.

BACKGROUND

Pursuant to the *Environmental Planning and Assessment Act* 1979, an applicant may commence proceedings in the Land and Environment Court in respect of an application for which Council was the relevant consent authority and which has either been refused by Council or is deemed by the Act 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 imposed in relation to consent granted by Council. 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

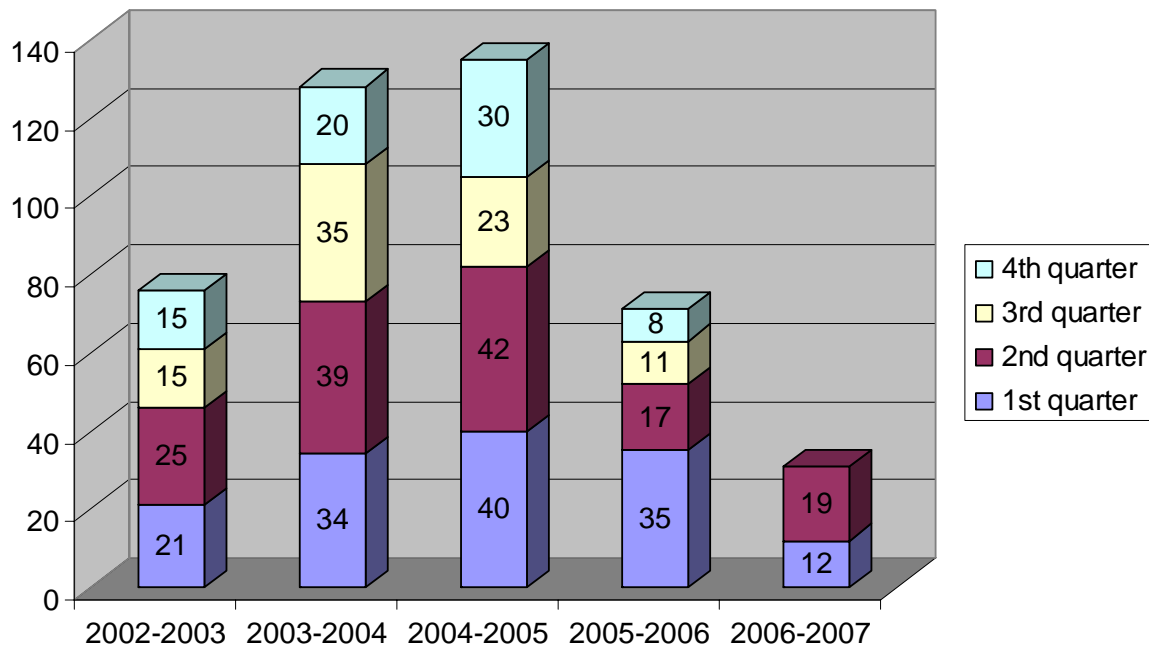
In the half year ended 31 December 2006, there were 31 new appeals lodged in respect of development applications with the Land and Environment Court, 9 of which incurred costs to Council. This represents a decrease in the number of appeals compared to previous years. The number of appeals received in prior years is as follows:

Financial year	Number of appeals received (whole year)
2002/2003	76
2003/2004	128
2004/2005	135
2005/2006	71
2006/2007@ 31 December	31

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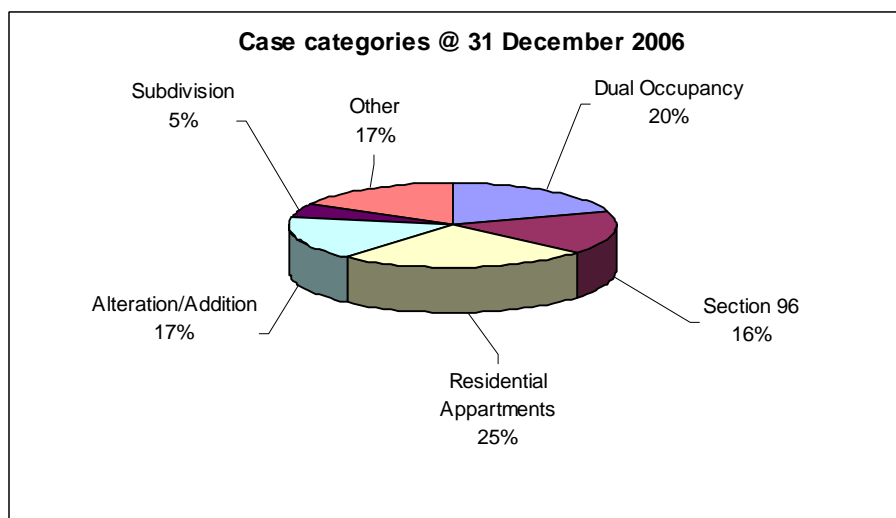
S02466
6 February 2007

Number of Appeals Commenced



Fourteen (14) of the thirty one (31) new appeals lodged during the period were in relation to deemed (as opposed to actual) refusal of an application. This proportion (45%) represents a lower percentage of deemed refusal appeals compared to the same period last year. However, as the number of appeals is small, this figure is not seen as strongly indicative of a trend. The percentage of deemed refusal appeals in the year 2005-2006 was 60%.

Appeals commenced for the half year ended December 2006 are made up of the following development categories:



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The larger categories are appeals in respect of residential apartments (25%), and dual occupancy (20%).

The “Other” category in the previous chart comprises single dwellings, fences, demolition, telecommunications structures and appeals against conditions of consent.

COSTS

During the half year ended December 2006, Council expended \$382,100 on legal costs and associated expenses in relation to Land & Environment Court matters. This is \$417,900 less than the revised budget of \$800,000, which is \$319,200 less than the same period in 2005/2006 and \$453,900 less than the same period in 2004/2005.

These costs are made up of legal fees, fees charged by consultants retained as expert witnesses (largely court-appointed experts) and other costs incurred as a result of Council’s role in the proceedings. In addition to expenditure on appeals, a further amount of \$6,600 was spent on expert legal advice regarding development assessment matters.

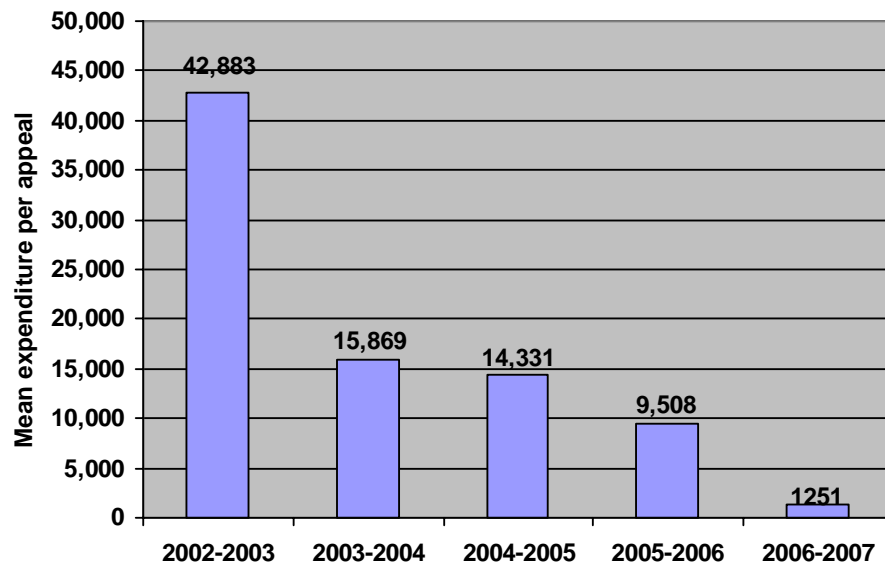
Legal Costs and Associated Expenses 2002/2003 - 2006/2007					
<i>Financial Year</i>	<i>Total Costs</i>	<i>1st quarter September</i>	<i>2nd quarter December</i>	<i>3rd quarter March</i>	<i>4th quarter June</i>
2002/2003 (76 appeals lodged)	\$2,252,000	\$302,000	\$452,000	\$665,000	\$833,000
2003/2004 (128 appeals lodged)	\$2,205,000	\$468,000	\$378,000	\$605,000	\$754,000
2004/2005 (135 appeals lodged)	\$1,867,000	\$274,000	\$562,000	\$314,000	\$717,000
2005/2006 (71 appeals lodged)	\$1,239,900	\$338,350	\$362,950	\$329,300	\$209,300
2006/2007 (31 appeals @Dec)	\$382,100	\$187,800	\$194,300		

The above table indicates that despite the number of appeals having remained of a similar order, there has been significantly less costs incurred compared to the same period of the previous year.

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A comparison of the average total costs incurred in relation to matters commenced in the past five years indicates that the cost per appeal incurred by Council has reduced substantially. In relation to the following table, it should be noted that the figure of \$1,251 for the current financial year is unusually low and is influenced by the relatively small number of appeals for this period that have been concluded.



Factors which may be regarded as contributing to this reduction in costs are:

- More efficient processing of development applications that are subject to deemed refusal appeals so that they are determined at an earlier stage of Court proceedings;
- More efficient management of the process of instructing Council's external legal representatives;
- Faster progress and determination of appeals by the Court as a result of the revised practice directions;
- The practice of the Court of frequently appointing Court-appointed experts to provide expert opinion/evidence rather than allowing the parties to call their own witnesses, which results in the parties sharing the cost of the witness.

A total of \$38,800, or 10% of the total costs, was incurred in relation to 9 matters that commenced in the current financial year. The balance relates to appeals that were commenced prior to 1 July 2006.

SUMMARY BY WARD

A summary of Land & Environment Court costs by ward is shown in the following table:

Land & Environment Court costs by Ward for the financial year 2006/2007		
Comenarra	\$23,916	6.3%
Gordon	\$11,730	3.1%
Roseville	\$66,335	17.4%
St Ives	\$172,822	45.2%
Wahroonga	\$107,330	28.0%
Total Costs	\$382,133	100.0%

OUTCOMES

At an early stage of each appeal, Council as respondent, is required to file with the Court a Statement of Issues 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 appointing a Court-appointed expert witness, rather than allowing the parties to call their own expert evidence, 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.

Of the 31 appeals commenced in the half year ended December 2006, only 6 appeals were resolved in that period. Five of which were discontinued by the applicant.

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, Finance & Business and Development & Regulation department Directors.

SUMMARY

For the half year ended December 2006 Council has expended \$382,100 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to the revised annual budget of \$1,600,000, a positive variation of \$417,900 for the half year.

Actual expenditure for the half year 2006/2007 was \$319,200 less than in the same period 2005/2006.

RECOMMENDATION

That the analysis of Land & Environment Court costs for the second quarter of the financial year 2006/2007 be received and noted.

Edwin Athaide
Finance & Business
Officer

Jamie Taylor
Corporate Lawyer

John Clark
Acting Director Finance &
Business

Michael Miocic
Director Development
and Regulation

Attachment: Individual Case Recommendations December 2006 - 737727

No	Date Lodged	Appeal #	Appellant	Property Address	Solicitor for Appellant	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Result	Staff Rec	Council Decision	2006/2007 Costs \$
Alterations & Additions														
1	April 15, 2005	10349/2005	David Johnson & M	14 Coronga Crescent Killara	Maddocks	DA0120/05	Deemed Refusal of additions and alterations to existing residence	Abbot Tout	July 5, 2005	August 5, 2005	Appeal upheld in relation to amended proposal	Refused	Not to Council	-18
2	June 17, 2005	40607/2005	David McGovern &	49 Telegraph Road Pymble	N/A	DA1417/04	Class 4 Challenge to validity of consent. (M Allan is second Respondent)	Deacons	4,5,6 September 2006		Judgement reserved by Pain J	N/A	N/A	149531
3	December 5, 2005	11433/2005	Thomas Ho & Cath	3 Elgin Street Gordon	Farmer Campbell Edmunds	DA0937/05	Refusal of demolition of existing structures and construction of a new two-storey dwelling and pool	Deacons			approved by Council pursuant to 82A - Appeal discontinued	Refused	Not to Council	-336
4	August 4, 2006	10683/2006	Charny Holdings Pt	1 Ray Street Turramurra	Herbert Geer & Rundle	DA0581/06	Deemed refusal of additions and alterations to existing supermarket and construction of basement car parking.	Deacons	13 & 14 November 2006	November 15, 2006	appeal upheld in relation to amended proposal	Refusal	Refused	6427
5	September 15, 2006	10852/2006	Graeme Fisk	4 Allard Avenue Roseville	McKees	DA0446/06	Deemed refusal of additions and alterations to existing dwelling house construction of bridge and landscaping	Abbott Tout	December 13, 2006	December 13, 2006	Appeal proceeded only in relation to conditions, majority of conditions upheld			376
6	September 12, 2006	10842/2006	Cecelia Francesca	25 Gwydir Ave North Turramurra	Hones Lawyers	DA0342/06	Deemed refusal of additions and alterations to an existing dwelling and in-ground pool	Abbott Tout	December 14, 2006	December 14,2006	Upheld - consent granted	Refused	Not to Council	386
6	Total Alterations & Additions													156,366
Dual Occupancy														
1	November 5, 2004	11366/2004	Mark Shaynd	86 Kitchener Street St Ives	Hones Lawyers	DA0688/04	Deemed Refusal - Dual Occupancy	Abbott Tout	April 28, 2005		Amended proposal approved subject to conditions	Refused	Not to Council	-399
2	July 6,2005	10721-10729	BCE Investments (A	4 Munderah St, Wahroonga	Hones Lawyers	DA0532/02 A	5 Subdivision & 4 Dual Occupancy appeals	Deacons	November 23 & 24 2005, 9 March, 2006,24 & 25 March 2006	April 7, 2006	Consent orders in relation to ammended proposal	Refused	Not to Council	2401
3	September 6, 2005	11029 & 11030/2005	Ray Fitz-Gibbon Architects Pty Ltd	406 Mona Vale Road St Ives	Staunton Beattie	DA0355/05	Deemed Refusal of Subdivision and additions and alteration to existing residence & Deemed refusal of Dual occupancy	Phillips Fox	7, 8, 9 December 2005	9 December 2005; 3 January 2005	Amended plans directed to be prepared. Amended proposal upheld.	Refused	Not to Council	3555
4	December 20, 2005	11560/05	Complete Consultat	2 Luton Place St Ives	Steven Klinger	DA1021/05	Deemed refusal of attached Dual Occupancy	Wilshire Webb	March 5, 2006 changed to 14 March 2006	May 26,2006	Amended proposal approved	Refused	Not to Council	1925
5	June 5, 2006	10475/2006	Gabriel Pedruco	69 Junction Rd Wahroonga	Hones Lawyers	DA0736/05	Refusal of proposed demolition of existing tennis court and construction of a detached dual occupancy	Wilshire Webb			Discontinued			12959
6	August 18, 2006	10726/2006	Architrade Pty Ltd	67 Mona Vale Road Pymble	Staunton Beattie Solicitors	DA0707/06	Deemed refusal of two-storey attached dual occupancy	Wilshire Webb						2675
7	August 23, 2006	10743 & 10742	Regent Street Cons	5 & 3 Margaret Street Roseville	Wayne Chafey, Wordsworth Lawyers	DA0560/06	Deemed refusal of demolition of a local heritage item (dwelling) and construction of a detached dual	Wilshire Webb	November 21, 2006					1898
7	TotalDual Occupancy													25,014

Other														
1	March 27, 2006	10258/06	Jose Vieira	29 Lucinda Ave Wairoonga	N/A	DA1369/05	Refusal of Tennis Court Lighting	Deacons	June 8, 2006; 23 June 2006	June 23, 2006	Limited consent given for 5-year period only	Refused	Not to Council	41641
2	November 9, 2005	11323/2005	David Mepstead	12 Winton Street Warrawee	McKees	DA0877/05	Deemed refusal of proposal to demolish all buildings, with exception of heritage building which is proposed to be relocated to a site nominated by	Wilshire Webb	September 12, 2006 (vacated on 8 Sept 2006)		Discontinued September 2006	der delegat	Not to Council	10376
3	June 26, 2006	10542/2006	Geoffrey Stott	27 Warrimoo Street St Ives	N/A	DA0984/05	Refusal of proposed carport and front fence	Deacons	September 6, 2006; 16 October 2006	October 16, 2006	Court ordered amendments to proposal - consent orders	Refusal	Refused	13720
4	August 15, 2006	10717/2006	Charleston Homes	Lot 28 Squadron Court Lindfield	Steven Klinger	DA0039/06	Deemed refusal of two-storey dwelling	Phillips Fox			Discontinued	Refusal	Approved	4656
5	July 12, 2006	10601/2006	Aussie Glo Pty Ltd	18 Fiddens Wharf Road Killara	Maddocks Michie, Shehadie & Co	DA0265/06	Deemed refusal of additions and alterations to create a long day child care centre	Wilshire Webb	1 & 2 November 2006; 30 November 2006	January 17, 2007	Amended proposal approved	Refusal	Not to Council	3756
6	July 20, 2006	10631/2006	Brendan Burwood	37 Kintore Street Wairoonga	Maddocks	DA0408/06	Deemed refusal of demolition of existing dwelling and construction of new 2-storey dwelling, tennis court, cabana and pool	Deacons			Discontinued	Approved	Not to Council	1118
7	October 19, 2005	11230/2005	Kuna Sivasamy	2 Fiddens Wharf Road Killara	Hones Lawyers	DA0610/05	Refusal of demolition of existing residence and construction of five town houses.	Wilshire Webb	21 & 22 March 2006 (vacated on 15 March 2006); 30 May 2006	May 30, 2006	3rd set of amended plans approved			5564
Total Other														80,830
No	Date Lodged	Appeal #	Appellant	Property Address	Solicitor for Appellant	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Result	Staff Rec	Council Decision	2006/2007 Costs \$
Section 96														
1	October 5, 2005	11165/2005	Mirvac Projects Pty Limited	10, 10a, 12, 14 & 16 Marian Street Killara	Lindsay Taylor Lawyers	DA1388/04 (s96)	Deemed refusal of Section 96 application to modify contribution under section 94	Phillips Fox	February 8, 2006	February 8, 2006	Consent Orders			-40
2	October 1, 2005	11248/2005	Meriton Apartments Pty Ltd	1580-1596 Pacific Highway Wairoonga	Hunt & Hunt	DA1081/04	Appeal against condition of approval requiring section 94 contribution	Phillips Fox			Discontinued			30958
3	March 8, 2006	10184/06	Fiona Barton	45 Springdale Rd Killara	Maddocks	DA1122/03 A	Refusal of Section 96 application to modify alterations and additions to tennis court	Abbott Tout	May 8, July 13, August 23 2006	September 8, 2006	Consent modified in part	Refused	Not to Council	-2358
4	February 7, 2006	10086/06	Ashley Adams	26 Mudies Rd St Ives	Maddocks	DA0965/04	Refusal of S 96 application to alter conditions relating to trees, landscaping and fencing	Phillips Fox	April 4, 2006	April 4, 2006	Consent Orders	Refusal	Not to Council	-78
5	March 30 2006	33-3-2006	Mirvac Projects Pty	9-25 Tryon Road Lindfield	146-6-2006		Seeking approval to ammend S 94	Phillips Fox		May 29 2006		Refusal	Not to Council	-3708
6	May 20, 2006	10451/2006	David Sandig	1 & 3 Salerno Place St Ives	McKees	DA0918/04 A	Refusal of Section 96 application seeking to extend durement of consent	Phillips Fox	July 27, 2006	July 27, 2006	Consent Orders	Refused	Not to Council	3851
Total Section 96														28,625

Subdivision															
1	December 14, 2004	11572/2004	Ashley Webb	6 Eastern Arterial Road St Ives	Hones Lawyers	DA0243/04	Appeal in relation to Conditions	Deacons	February 17, 2005	February 17, 2005	One condition only pressed by Council. Council's position supported by Council & condition upheld.	N/A	N/A	717	
2	March 17 2006	10214/06	John Ross Reid	35 Spencer Road Killara	N/A	DA0061/06	Deemed refusal of additions and alterations to an existing dwelling and subdivision	Wilshire Webb	June 13, 2006	June 13, 2005	Appeal upheld, subject to conditions protecting trees and requiring efforts to obtain extension of ROW on neighboring property.	Refused	Not to Council	5843	
2	Total Subdivisions													6,560	
Residential Apartments															
1	February 16, 2005	10110/2005	Urban Peninsula Pty Ltd	2-6 Buckingham Road Killara	DG Briggs and Associates	DA1353/04	Deemed refusal of demolition of detached dwellings and construct building containing 35 apartments and basement car parking (LEP194)	Deacons	20/06/2005 (vacated); 22-23 August 2005 (vacated on 17 August 2005); 7-8 December 2005; 15 February 2005		Amended proposal approved subject to conditions	Refusal	Refused	3776	
2	April 22, 2005	10387/2005	Red Sea Investment	2A-2B Killara Avenue Killara	DG Briggs and Associates	DA1334/04	Deemed refusal of demolition of 2 dwellings and construction of a residential flat building	Phillips Fox	July 5, 2005	July 5, 2005	Refused. Appeal dismissed	Refusal	Refused	-57	
3	May 3, 2005	10418/2005	I.P.M. Pty Ltd	11-19 Moree Street Gordon	Lateral Law	DA0240/05	Deemed refusal of construction of two five-storey residential flat buildings over basement car parking containing 42 apartments and 81 car spaces	Abbott Tout	August 2, 2005	October, 4, 2005	Amended proposal approved subject to conditions	Refusal	refused	-5	
4	May 10, 2006	10611/2005	Arkibuilt Pty Ltd	2-8 Milray Street & 10 Havilah Lane Lindfield	Maddocks	DA0282/05	Deemed refusal of Section 96 application to reduce S96 contribution	Deacons	August 7, 2006	August 28, 2006	Condition amended			44872	
5	July 15, 2005	10780/2005	Project Venture Development No 11 Pty Ltd	589 Pacific Highway & 32 Marian St Killara	N/A	DA1415/04	Deemed refusal of demolition of 2 houses and construction of a residential block of 16 units pursuant to LEP 194	Abbott Tout	3 & 4 November 2005	November 3, 2005	Upheld	Refusal	Refused	1339	
6	September 15, 2005	11068/2005	Pyramid Pacific Pty Limited [formerly Grant Rickey]	8-12 Nola Road Roseville	Maddocks	DA1333/04	Refusal of residential flat building (LEP194)	Deacons	16 & 17 February 2006	May 3, 2006	Appeal Upheld with amendments	Approval	Refused	8923	
7	August 7, 2006	30688/2006	Tenacity Investment	& 2 Pymble Avenue Pymble	Tony Sattler	N/A	Class 3 (Application for order that Easement by Imposed)	Phillips Fox				N/A	N/A	17489	
8	February 15, 2006	10120/06	Chris Irwin	8-18 McIntyre Street Gordon	Bourke Love McCartney Young	DA1360/05	Deemed refusal of demolition of 6 dwellings and construction of two multi-level buildings containing 67 apartments and 2 levels of basement car parking pursuant to LEP 194.	Abbott Tout			Discontinued	Approval	Approved	911	
9	May 12, 2006	10378/2006	Carrington Turramulla	15-19 Turramurra Avenue, and 1 & 1A Wonga Wonga Street, Turramurra	Hunt & Hunt	DA0068/2006	Deemed refusal of demolition of existing buildings and construction of a residential flat building with associated carparking, landscaping and stormwater works	Deacons			Discontinued (27 September 2006)	Approval	Approved	7490	
9	Total Residential Apartments													84,738	
														Total Legal Costs	382,133

5 SUAKIN STREET/986 PACIFIC HIGHWAY, PYMBLE - ENERGYAUSTRALIA REQUEST FOR SHORT TERM LEASE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	Provide Council with details of a request from energyAustralia for a short term lease over a portion of Council-owned vacant land at 5 Suakin Street/986 Pacific Highway, Pymble (Lot 1 in DP 830320).
BACKGROUND:	A request has been received from energyAustralia for a four (4) month lease over a part of the Suakin Street depot site.
COMMENTS:	energyAustralia have requested a lease over part of the Suakin Street depot site which is currently vacant land for the purpose of storing sheds, containers, skips and for parking associated with maintenance works to be carried out on the adjoining energyAustralia substation.
RECOMMENDATION:	That Council approve a four (4) month lease to energyAustralia.

PURPOSE OF REPORT

To provide Council with details of a request from energyAustralia for a short term lease over a portion of Council owned vacant land at 5 Suakin Street/986 Pacific Highway, Pymble (lot 1 in DP 830320).

BACKGROUND

energyAustralia own and operate a Zone Substation at 982 Pacific Highway, Pymble adjacent to Council's new depot site. Currently energyAustralia is preparing plans for major repair works to the substation transformer's elevated roadway. Extensive steel corrosion and concrete spalling of the internal roadway has compromised its structural capacity and energyAustralia propose to demolish the roadway and replace it with an identical structure.

In order to facilitate the works, energyAustralia requests a short term lease over a portion of 986 Pacific Highway, Gordon.

Council has received by letter (**Attachment A**) a request from energyAustralia to lease a portion of the Suakin Street depot site.

COMMENTS

The Suakin site is vacant land with a total area of 13,050sqm. The area subject to the proposed short term lease is approximately 2,000sqm (**Attachment B**). Lease conditions are detailed in the confidential attachment (**Attachment C** - confidential).

The site is currently zoned Special Uses 5(a) and as the intended use is consistent with the zoning and as the works are temporary, a Development Application is not required.

energyAustralia requires the site from March 2007. The timing for the assessment processing, approval and calling of tenders for the construction of Council's new depot on the site is likely to be carried out during this lease period and will therefore not conflict with the proposed construction period for the new depot.

Representatives from energyAustralia have confirmed that the substation is listed on the State Heritage Register. As such, energyAustralia has sought the appropriate approvals for the work from the NSW Heritage Office to ensure the heritage values of the site are preserved. The Heritage Office have approved energyAustralia's application for a S57 (2) Exemption Notification Form.

As these works constitute the replacement of an existing structure within the substation, energyAustralia is not required to submit a Development Application to Council. energyAustralia will be preparing an environmental assessment for the works in the form of a Review of

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Environmental Factors document, in accordance with Part 5 of the Environmental Planning and Assessment Act 1979.

Additionally, energyAustralia has confirmed that they will obtain all necessary approvals from the RTA and NSW Police to address operational site access/exit and traffic flow procedures.

CONSULTATION

The Suakin Street depot site is classified as Operational land and as such no public notification of the proposed lease is required. Council's solicitor's Matthews Folbigg Pty Ltd will prepare the lease documentation.

FINANCIAL CONSIDERATIONS

Refer to Confidential attachment.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has taken place between Technical Services and Finance and Business on this matter.

SUMMARY

energyAustralia is proposing to undertake repair works to the suspended concrete roadway which forms part of the adjoining substation and requires a short term lease over the depot site near the upgrading works for the storage of sheds, containers, skips and for parking. No construction type activities would be undertaken on the land and no hazardous materials would be utilised on the site.

The proposed lease period is not expected to exceed four (4) months, however, in the event of unforeseen delays an additional month to month option is to be provided for in the lease.

It is recommended that Council approve a four (4) month lease to energyAustralia over a portion of the Suakin Street depot site. The lease is to include monthly options.

RECOMMENDATION

- A. That Council approve a four (4) month lease (with a monthly holdover clause) over part of 5 Suakin/986 Pacific Highway, Pymble to energyAustralia.
- B. That Council authorise the Mayor and General Manager to execute all documentation associated with the lease.
- C. That Council authorise the affixing of the Common Seal of Council to the lease documentation.

Deborah Silva
Commercial Services Coordinator

Attachments: **Attachment A - Letter from energyAustralia received 29/12/06 - 714557**
 Attachment B- Site Plan -714557
 Attachment C - Heads of Agreement (confidential) - 737274

TELEPHONE: 9269 2910
FACSIMILE: 9269 2919
File: 2005/115

Ms Deborah Silva
Commercial Services Coordinator
Ku-ring-gai Council
8818 Pacific Highway
PYMBLE NSW 2073

via email: kmc@kmc.nsw.gov.au

Dear Ms Silva

Re: Council Property at 986 Pacific Highway, Pymble

EnergyAustralia own and operate a Zone Substation at 982 Pacific Highway, Pymble adjacent to a parcel of land owned by Ku-ring-gai Municipal Council. Currently EnergyAustralia is preparing plans for major repair works to the substation transformer elevated roadway. Due to extensive steel corrosion and concrete spalling of the roadway structure which has compromised its structural capacity, the roadway will be demolished and replaced with an identical structure.

In order to facilitate the works, EnergyAustralia requests a short term lease of the adjacent council property, 986 Pacific Highway.

Details of the proposed lease are as follows:

Commencement:	1 March 2007
Term:	4 months
Expire:	30 June 2007
Holdover:	Monthly, with 30 days notice to vacate, from 1 July 2007
Rental:	\$650 per month gross, plus GST – as discussed

A site sketch and schedule of proposed use is attached.

Matters to be addressed by EnergyAustralia will include:

- Obtain necessary approvals i.e. RTA, Police.
- Determine operational site access / exit and traffic flow procedure.
- Secure all perimeter fencing and gates (ensure no public access).
- Establish internal temporary fencing to isolate site activities.
- All structures to be located on existing cleared areas.
- Establish new temporary gates at southern section of site.
- Ensure no environmental impact to the site.
- Ensure no disruption to trees on the site – no clearing.
- Ensure full work practices and insurance documentation.
- Return the site to original condition as required, on vacation.

The substation is listed on the State Heritage Register. As such, EnergyAustralia has sought the appropriate approvals for the work from the NSW Heritage Office to ensure the heritage values of the site are preserved. The Heritage Office have approved EnergyAustralia's application for a S57 (2) Exemption Notification Form.

As these works constitute the replacement of an existing structure within the substation, we understand EnergyAustralia is not required to submit a Development Application to Council. EnergyAustralia will be preparing an environmental assessment for the works in the form of a Review of Environmental Factors document, in accordance with Part 5 of the Environmental Planning and Assessment Act 1979, as required.

EnergyAustralia will consult with Council as required throughout the planning stages of the works.

It would be appreciated if you would consider our request for this lease, and confirm your agreement. Please contact me in relation to property / lease matters, or Luka Krivacic on 9394 6791 or Kathryn Dunstan from EnergyAustralia's Environmental Section on 9394 6658 on operational matters, should you require further information on this project.

Yours faithfully

Bruce Retallick
Manager – Property & Facilities

PROPOSED SITE USAGE

1. Install temporary gate through chain wire fence. Remove and made good at completion.
2. Install temporary access stair (minimum 1.0m wide scaffold type). Remove and made good at completion.
3. Parking for EnergyAustralia Vehicles.
4. Install Construction Contractors site sheds. Remove and made good at completion.
5. Install Construction Contractors Demolition and Waste bins. Remove and made good at completion.
6. Parking for Construction Contractors' private vehicles.
7. Install temporary chain wire gates. These can remain or be removed at completion depending on Council wishes.
8. Existing hole in fence will be repaired (as will any others identified upon possession) to prevent unauthorised access to site during works.
9. Install appropriate signage to council's requirements advising public of usage of site for construction activities and prohibiting Public access.

986 Pacific Highway, PYMBLE



DRAFT LOCAL ENVIRONMENTAL PLAN NO 211 CONSIDERATION FOLLOWING PUBLIC EXHIBITION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider the finalisation of Draft Local Environmental Plan No 211 following completion of the statutory public exhibition.

BACKGROUND:

On 12 September 2006 Council resolved to prepare a Draft Local Environmental Plan for broadening the provisions of the 6(a) zone with respect to National Parks. This was to permit development to be undertaken for the range of activities permissible under the provisions of the National Parks and Wildlife Act 1974. This is not currently possible under the 6(a) zoning. The Department of Planning has concurred with Council's preparation of the Plan which has now undergone Section 62 consultation and the completion of the statutory public exhibition process.

COMMENTS:

No submissions have been received in respect of the public exhibition process. Parliamentary Counsel have endorsed the Plan.

RECOMMENDATION:

That Council resolve to adopt the final format of Draft Local Environmental Plan No 211 and forward to the Department of Planning and Minister with the request for its gazettal.

PURPOSE OF REPORT

To consider the finalisation of Draft Local Environmental Plan No 211 following completion of the statutory public exhibition.

BACKGROUND

A rezoning application was submitted to Council by the National Parks and Wildlife Service to broaden the permitted uses of the Open Space 6(a) zone. This was to address the limitations imposed by the restrictive provisions of the 6(a) zone in relation to the operation of National Parks. The land use table to the 6(a) zone is biased towards Council operated open space facilities and does not reflect National Park uses.

Council on 12 September 2006 resolved that Draft Local Environmental Plan No 211 (DLEP211) be prepared. It provided for amendment to the 6(a) zone to permit development for the range of activities provided for by the National Parks and Wildlife Act 1974. It applies only to National Park land.

COMMENTS

Council notified the Department of Planning of its resolution to prepare DLEP211. The Department granted Council authorisation to prepare, exhibit and ultimately submit the Plan and prepare the Section 69 report, to the Minister. Council has so far prepared the Plan, after undertaking Section 62 consultation and completed exhibition of the DLEP.

CONSULTATION

Consultation under Section 62:

Council has received 2 responses to its Section 62 consultation being from Warringah Council and Hornsby Shire Council. Both Councils advise that they have no comment to make in response to the Plan. Council also received verbal advice from Willoughby City Council that it raised no objections.

Public Submissions:

In accordance with statutory requirements DLEP211 was publicly exhibited for comment for the period 15 January to 16 February 2007. No submissions were received in response to the exhibition process.

Parliamentary Counsel advice:

Council forwarded DLEP211 to the NSW Parliamentary Counsel's office for advice that the Plan might be legally made. The Parliamentary Counsel office suggested several minor grammatical

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amendments to drafting which had no bearing on the Plan content. Subject to the proposed grammatical revision the Parliamentary Counsel advises that the Plan can be legally made.

The Parliamentary Counsel revision is entirely consistent with Council's exhibited plan and no objection is raised.

FINANCIAL CONSIDERATIONS

Work undertaken on the rezoning and DLEP relates to the use of staff resources and the costs of advertising.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

There has been no specific consultation with other departments since preparation of the Draft Plan having regard for its limited scope.

SUMMARY

1. DLEP211 has been publicly exhibited in accordance with statutory requirements and no submissions were received.
2. No objections have been raised to the DLEP from the three (3) Councils who responded to the Section 62 Notification.
3. The Draft Plan will rationalise the zoning of National Park lands such that the 6(a) zone is now made relevant. There are no implications for 6(a) zoned land outside of National Parks.
4. Parliamentary Counsel has issued an opinion that DLEP211 may be legally made.
5. To progress the matter Council will need to adopt the Plan and forward it together with a Section 69 Report to the Minister, requesting the making of the Plan.
6. It is recommended that Council adopt the Plan and forward it to the Department of Planning with a request for its processing and gazettal by the Minister.

RECOMMENDATION

- A. That Council adopt Draft Local Environmental Plan No 211 embodying the minor Parliamentary Counsel amendments.
- B. That Draft Local Environmental Plan No 211 as adopted together with the Council Planning report be forwarded to the Department of Planning in accordance with Section 68(4) of the Environmental Planning and Assessment Act 1979.

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- C. That Council further prepare a Section 69 Report to the Minister requesting the making of the Plan and that this also be forwarded to the Department of Planning for processing.
- D. That the National Parks and Wildlife Service be advised of Council's resolution.

Rod Starr
Senior Urban Planner

Antony Fabbro
Manager Urban Planning

Steven Head
Director Open Space &
Planning

Attachments: **Attachment 1 - Draft LEP211 as exhibited - 708886**
 Attachment 2 - Department of Planning letter of authorisation/delegation - 688423

Draft Ku-ring-gai Local Environmental Plan No 211

under the
Environmental Planning and Assessment Act 1979.

1 Name of plan

This plan is *Ku-ring-gai Local Environmental Plan No 211*.

2 Aims of plan

This plan aims to broaden the range of use permitted on the land to which this plan applies.

3 Land to which plan applies

This plan applies to land shown coloured dark green and identified as zoned Open Space 6(a) “Recreation Existing” on the Ku-ring-gai Planning Scheme map as amended and being within National Parks.

4 Amendment of Ku-ring-gai Planning Scheme Ordinance

The *Ku-ring-gai Planning Scheme Ordinance* is amended by inserting in appropriate order in Column 2 of the Table to Clause 23, where relating to the Open Space 6(a) “Recreation Existing” zone, the words *uses authorised under the National Parks and Wildlife Act 1974*.



NSW GOVERNMENT
Department of Planning

Office of the Director General

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Contact: Sylvia Nillsen
Phone: (02) 8374 5939
Fax: (02) 8374 5991
Email: Sylvia.Nillsen@planning.nsw.gov.au
Postal: Locked Bag 8, Redfern 2016

Our ref: S06/00823
Your ref: S02464

Dear Mr McKee

Re: Section 54(4) Notification – Draft Amendment 211 to Ku-ring-gai Planning Scheme

I am writing in response to Council's letter dated 5 October 2006 advising, pursuant to section 54(4) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'), of the Council's decision to prepare a draft local environmental plan ('LEP') to amend Ku-ring-gai Planning Scheme Ordinance to permit uses in the Ku-ring-gai LGA National Parks which are permissible under the National Parks & Wildlife Act 1974.

The Council should now continue with the preparation of the draft LEP. Further consultation with the Department under section 62 of the Act is not required in this instance. In this regard it is considered that the proposed section 62 consultation list is unnecessarily extensive. Given the nature of the amendment it could be restricted to adjoining Councils. It is noted that the Department of Environment and Conservation (DEC) has been involved in discussions regarding this amendment to date. Council is encouraged to progress the draft amendment as soon as possible.

I have also determined that there is no need for an environmental study to be prepared in respect of the draft LEP. Therefore sections 57 and 61 of the EP&A Act do not apply to the draft LEP.

You will be aware that an instrument of delegation in respect of my LEP making functions was executed on 16 February 2006. Use of the delegation in respect of a draft LEP is conditional on receipt by Council of a Written Authorisation to Exercise Delegation.

Please find attached an Authorisation in respect of the draft LEP referred to above. This Authorisation means that Council is able to exercise the following functions with respect of the draft LEP, subject to the terms and conditions contained in the Authorisation:

- Section 65(1) – certification of draft LEP
- Section 69(1) – Director General Report

The Authorisation only applies to, and in respect of, the draft LEP referred to above. A copy of the Authorisation should be placed on exhibition with the section 65 certificate and other required material including relevant section 117 directions and the statement required by section 66(1)(b)(iii) of the Act, when exhibiting the draft LEP.

For the purposes of section 117 Direction No 26 - Special Area Zones and Recreation Zones I approve the alteration of the provisions of the 6(a) zone in this instance.

The amendment should make clear that uses authorised under the National Parks and Wildlife Act 1974 only relate to land within National Parks and not to all land in the 6(a) zone.

As the 6(a) zone is an inappropriate zone for National Parks the appropriate zone in the Standard Instrument will need to be utilised in preparing Council's new comprehensive LEP. At that time Council should seek from DEC(NPWS), accurate electronic mapping of the National Parks boundaries.

Council should ensure all proper care is exercised in undertaking functions pursuant to the delegation as any invalid exercise of delegation will necessarily affect the validity of the resulting LEP. Please note that the delegation may be subject to amendment or revocation at any time (in which case the Council will be notified in writing).

Please forward a copy of the section 65 certificate, the draft plan and any other information to be publicly exhibited in respect of the draft LEP to the Regional Office with advice to the Department as required under section 64 of the Act prior to the exhibition of the draft LEP.

A copy of the Authorisation should be attached to Council's information when an Opinion is being sought from the Parliamentary Counsel and when sending the section 69 Report to the Minister.

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

Yours sincerely


Sam Haddad
Director General

20/10/2006.



NSW GOVERNMENT
Department of Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

This is a Written Authorisation to Exercise Delegation ('**Authorisation**') pursuant to the instrument of delegation executed by the Director General of the Department of Planning ('**Director General**') on 16 February 2006 ('**Delegation**').

Subject to the Delegation and the terms and conditions specified in Schedule 1 to this Authorisation, the following functions are delegated to Ku-ring-gai Council ('**Council**') with respect to the draft local environmental plan the subject of notification by Council to the Director General under section 54(4) of the *Environmental Planning and Assessment Act 1979* ('**EP&A Act**') dated 5 October 2006, being Draft Amendment 211 to Ku-ring-gai Planning Scheme ('**Draft LEP**') to amend Ku-ring-gai Planning Scheme Ordinance to permit uses in the Ku-ring-gai LGA National Parks which are permissible under the National Parks & Wildlife Act 1974.

- Section 65(1)
- Section 69(1)

Dated 20 day of October 2006

SHaddad

Sam Gabriel Haddad
DIRECTOR GENERAL
Department of Planning

Schedule 1

The exercise of the function(s) under the Delegation is subject to:

1. the Draft LEP being consistent with any relevant Ministerial Direction issued pursuant to section 117 of the EP&A Act; and
2. the Draft LEP not being the subject of an unresolved objection by a public authority or body; and
3. the Draft LEP not containing provisions suspending laws pursuant to section 28 of the EP&A Act; and
4. compliance with the Best Practice Guideline published by the Department of Urban Affairs and Planning in January 1997 entitled, '*LEPs and Council Land - Guideline for Councils using delegated powers to prepare LEPs involving land that is or was previously owned or controlled by Council*'; and
5. compliance with instructions issued by the Director General with respect to the preparation and content of reports prepared pursuant to section 69 of the EP&A Act.

4 ONTARIO AVENUE, ROSEVILLE - TO ALTER TERMS OF DRAINAGE EASEMENT & CONNECTION TO COUNCIL STORMWATER PIPELINE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider a request by owners of No 4 Ontario Avenue Roseville to alter the terms of the Council drainage easement over downstream properties to permit connection and discharge into a Council pipeline.
BACKGROUND:	On 5 September 2006 Council granted a Section 82A Deferred Commencement for DA1523/03, for demolition and construction of a dwelling and swimming pool at 4 Ontario Avenue, Roseville. The approval was subject to the conditions in Schedule A of the deferred commencement, which require the applicant to obtain Council's approval to amend the terms of the drainage easement through 6, 8 and 10 Thomas Avenue and connection to the underground drainage pipe. The compliance of this applicant has been prolonged as a result of insufficient and unsatisfactory information submitted to Council.
COMMENTS:	Letters of consent from relevant downstream owners were submitted with the application. Amendment of the terms of the easement is considered warranted and beneficial to both the owner and Council. The hydraulic study and plan for interlotment system submitted are considered satisfactory, as advised by Council's Development Engineer.
RECOMMENDATION:	That the proposal be approved subject to Conditions A to C noted in recommendation.

PURPOSE OF REPORT

To consider a request by owners of No 4 Ontario Avenue Roseville to alter the terms of the Council drainage easement over downstream properties to permit connection and discharge into a Council pipeline.

BACKGROUND

A Section 82A deferred commencement was granted by Council on 5 September 2006 for DA 1523/03 comprising demolition and construction of new dwelling and swimming pool.

Granting of the development was subject to conditions in **Schedule A**:

Schedule A

1. Requirement to obtain a resolution from Council giving approval to the amendment of the terms of the drainage easement through the downstream properties, 6, 8 and 10 Thomas Avenue and connection to the underground drainage system.
2. Requirement to submit evidence of registration of a drainage easement through 2 Ontario Avenue which permits the connection of runoff from the subject property to Council's underground pipe.
3. Requirement to submit for approval by Council, full hydraulic design documentation for the required interlotment drainage system from the subject property to the approved point of discharge to Council's underground pipe.

The applicant has submitted letters of consent from property owners of Nos 6, 8 and 10 Thomas Avenue to extinguish the existing drainage easement over the property and create a new easement to drain water by way of a Transfer Granting Easement

The letter of consent from owner of No 2 Ontario granting the interlotment drainage easement is deemed acceptable for condition No 2 in Schedule A

The applicant has also submitted a satisfactory overland flow conveyance report and stormwater drainage plans prepared by Civil & Structural Engineering Design Pty Ltd, Drawing Number L-05-18019/5 and L-05-18019-6-A, including a drainage layout plan and details of the proposed stormwater system.

COMMENTS

Current situation

An existing easement 1.83m (6 feet) wide within the subject property is shown in **Attachment A**. The easement traverses the property's eastern corner. According to Council's record LD1588;

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LD2678 and LD2778, the easements were created for the purpose of conveying and carrying off surface and stormwater only from Ontario Avenue. The terms of easement do not allow for the connection of stormwater by the applicant.

Proposal

The applicant proposes to connect to Council's easement with an interlotment drain along the rear boundary of No 2 Ontario as shown in **Attachment B**. An interlotment easement is proposed over the pipeline along the rear boundary of No 2 Ontario Avenue.

Extinguishment and creation of new easement to drain water

The deferred commencement conditions required that the existing easements indicated by LD1588; LD2678 and LD2778 be amended to grant legal benefit for the property to discharge stormwater into the system. The applicant has submitted documentary evidence of owners consent to amend the existing terms of drainage easement.

Of mutual benefit to Council and the applicant is a requirement to extinguish the existing easement over 6, 8 and 10 Thomas Avenue and create a new easement 1.83m wide pursuant to Section 88B of the Conveyancing Act 1919.

Assessment of proposed stormwater drainage

Based on the submitted plan and the hydraulic consultant's report, the proposed alteration to the existing stormwater system is considered satisfactory.

CONSULTATION

Council has consulted with the Solicitor Fox and Staniland acting on behalf of the applicant in relation to the evidence and requirements to obtain the interlotment easement through No 2 Ontario Avenue which permits the connection of runoff from the subject property to Council's underground pipe.

FINANCIAL CONSIDERATIONS

All cost associated with legal matters for the alteration of terms of drainage easement are to be borne by the applicants, who benefit from this work.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Technical Services has consulted with the Engineering Assessment Unit in Development and Regulatory in matters relating to the flood study and overland flows over the subject property.

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SUMMARY

A Section 82A deferred commencement was granted by Council on 5 September 2006 for DA 1523/03 for demolition and construction of a dwelling and swimming pool at No 4 Ontario Avenue, Roseville with a pre-commencement condition in relation to the drainage easement. Prior to the operation of the consent, the applicant is to obtain a resolution from Ku-ring-gai Council to give consent for the alteration of terms of the existing Council easement and approval for the connection to Council's stormwater system.

The relevant Council's legal documents LD1588; LD2678 and LD2778 do not allow for the connection of stormwater by the applicant. The easement was created for the purpose of conveying and carrying off surface and stormwater only from Thomas Avenue. Of mutual benefit to Council and the applicant is a requirement to extinguish the existing easement over Nos 6, 8 and 10 Thomas Avenue and create a new easement 1.83m wide pursuant to Section 88B of the Conveyance Act 1919.

The proposed drainage layout plan prepared by the hydraulic consultant is considered satisfactory.

RECOMMENDATION

- A. That Council grants approval for the extinguishment of the existing easement over Nos 6, 8 and 10 Thomas Avenue and creation of a new drainage easement 1.83m wide over the existing stormwater pipeline.
- B. That authority be given to affix the common seal of the Council to the instrument for release and creation of new easements.
- C. That the cost of altering the terms of said Easement for Drainage including release and creation and Council's legal costs and disbursements be borne by the applicant.

Eng Tan
Drainage Assets Engineer

Roger Guerin
Manager Design & Projects

Greg Piconi
Director Technical Services

Attachments: **A. Location Plan for existing stormwater easement - 732162**
 B. Location of Interallotment easement - 732163

4 Ontario Avenue, Roseville – To alter Terms of Council Easement and Connection to Council Stormwater system

Attachment A



SCALE: 1:1200

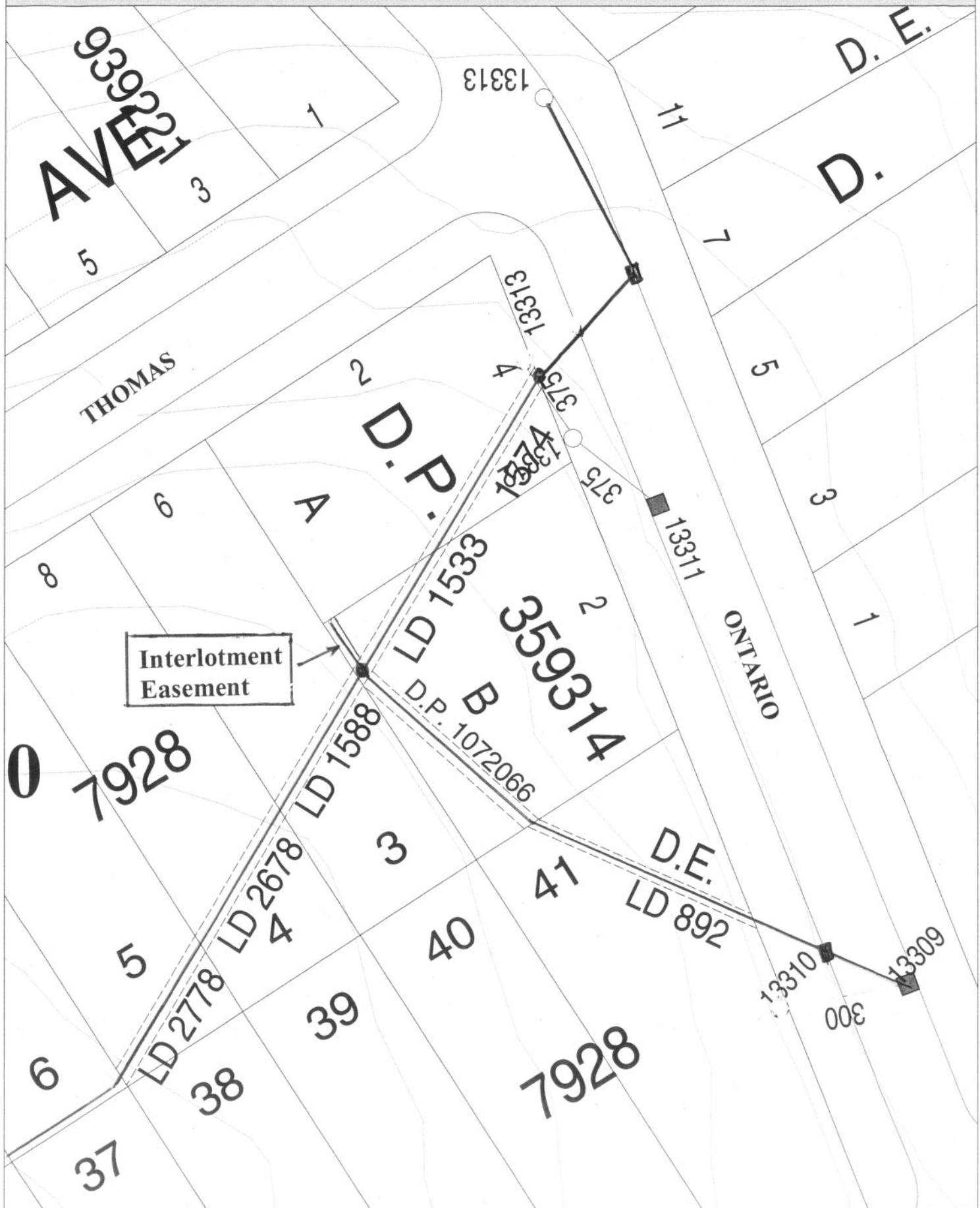
DATE: 30-01-2007

Location Plan of Council's Drainage Easement



**4 Ontario Avenue, Roseville – To alter terms of Council's
Easement and Connection to Council Stormwater pipeline**

Attachment B



SCALE: 1:550

DATE: 06-02-2007

Location of Interlotment drainage easement



ALCOHOL FREE ZONES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the re-establishment of Alcohol Free Zones in South Turrumurra Shopping Centre South Turrumurra, Wade Lane car park Gordon and St Ives Village Green St Ives.
BACKGROUND:	The existing Alcohol Free Zones have expired and Council is requested to determine whether it wishes the areas to be re-established.
COMMENTS:	In accordance with Section 644 of the Local Government Act, Council can establish an Alcohol Free Zone subject to an advertising and consultation process. The proposal is supported by the community and the Police.
RECOMMENDATION:	That Council proceeds with the proposal to renew the Alcohol Free Zones in South Turrumurra Shopping Centre, Wade Lane car park and St Ives Village Green by notification and invitation for public comment in accordance with Section 644A of the Local Government Act 1993.

PURPOSE OF REPORT

To consider the re-establishment of Alcohol Free Zones in South Turrumurra Shopping Centre South Turrumurra, Wade Lane car park Gordon and St Ives Village Green St Ives.

BACKGROUND

In 2002 and 2003, at the request of local residents and shopkeepers, Council established Alcohol Free Zones in the South Turrumurra Shopping Centre, Wade Lane car park and St Ives Village Green under Section 644 of the Local Government Act.

Under the Act, Alcohol Free Zones may only be established for a period not exceeding three (3) years. This three year period has now expired.

Council has received representations from local residents complaining of an increase in noise and vandalism with youths and young adults drinking to excess in these areas. They have asked that the Alcohol Free Zones be renewed.

COMMENTS

Ku-ring-gai Local Area Command (LAC) was contacted and they indicated that they are fully supportive of the renewal of the Alcohol Free Zones. Their intelligence office conducted a download of the crime committed around these zones and found that there has been little crime committed. As a result it appears that the Alcohol Free Zones have been effective in the reduction of crime associated with alcohol in these areas. They have stated that they fully support the re-establishment of the above mentioned Alcohol Free Zones for a further 3 years, copy **attached**.

To renew the Alcohol Free Zones as required in the Section 644A of the Local Government Act and in accordance with the Ministerial Guideline 1995, Council must publish by notice in a local newspaper circulating in the area as a whole:

- Declare that it proposes to establish an Alcohol Free Zones, indicating the location of the zone, and the proposed period;
- State the place at which, the date on which and the times during which the copy of the - proposal may be inspected;
- Invite representations and objections from persons and groups within the area indicating that any representations or objections by them must be made within fourteen (14) days after the date on which the notice is published.

Council must also give a copy of the proposal for Alcohol Free Zones to:

- The officer in charge of the police station within or nearest to the Alcohol Free Zone ;

Item 10

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12 February 2007

- Each holder of a license in force under the Liquor Act 1982 for premises that border on or adjoin or is adjacent to the proposed Alcohol Free Zone;
- Each secretary of a registered club under the Registered Clubs Act 1976 that borders on, adjoins or is adjacent to the proposed Alcohol Free Zone.

Should Council adopt this report, advertising and notification to renew the zones, will be undertaken as outlined above. If no substantial objections are received, signs will be erected and the zones will remain valid for three (3) years from the date of declaration in accordance with the provisions of the Local Government Act (Alcohol Free Zones) 1995. If substantial objections are received, a further report will be brought to Council.

CONSULTATION

Support has been received from the Ku-ring-gai Local Command and residents of the areas.

FINANCIAL CONSIDERATIONS

Administrative costs for the public consultation process and the supply of signage will be met by existing budgets within Technical Services.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Development and Regulation Department and the Community Services Department have been consulted and both support the proposal to renew the Alcohol Free Zones.

SUMMARY

The Alcohol Free Zones at South Turramurra Shopping Centre, Wade Lane car park and St Ives Village Green are due to be renewed. The renewal of the zones has been requested by the community and is supported by the Police. The Act requires advertising and notification to renew the zones, which will be undertaken should Council adopt this report. Should no substantial objections be received, signs will be erected and valid for three (3) years. Should substantial objections be received, a further report will be brought to Council.

RECOMMENDATION

- A. That Council proceeds with the proposal to renew the Alcohol Free Zones in South Turramurra Shopping Centre, Wade Lane car park and St Ives Village Green, by notification and invitation for public comment in accordance with Section 644A of the Local Government Act 1993.

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- B. That should there be no substantial objections, the General Manager be authorised to implement the operation of the Alcohol Free Zones.
- C. That the Alcohol Free Zones be established for a period of three (3) years from the date of declaration in accordance with the provisions of the Local Government Act (Alcohol Free Zones) 1995.

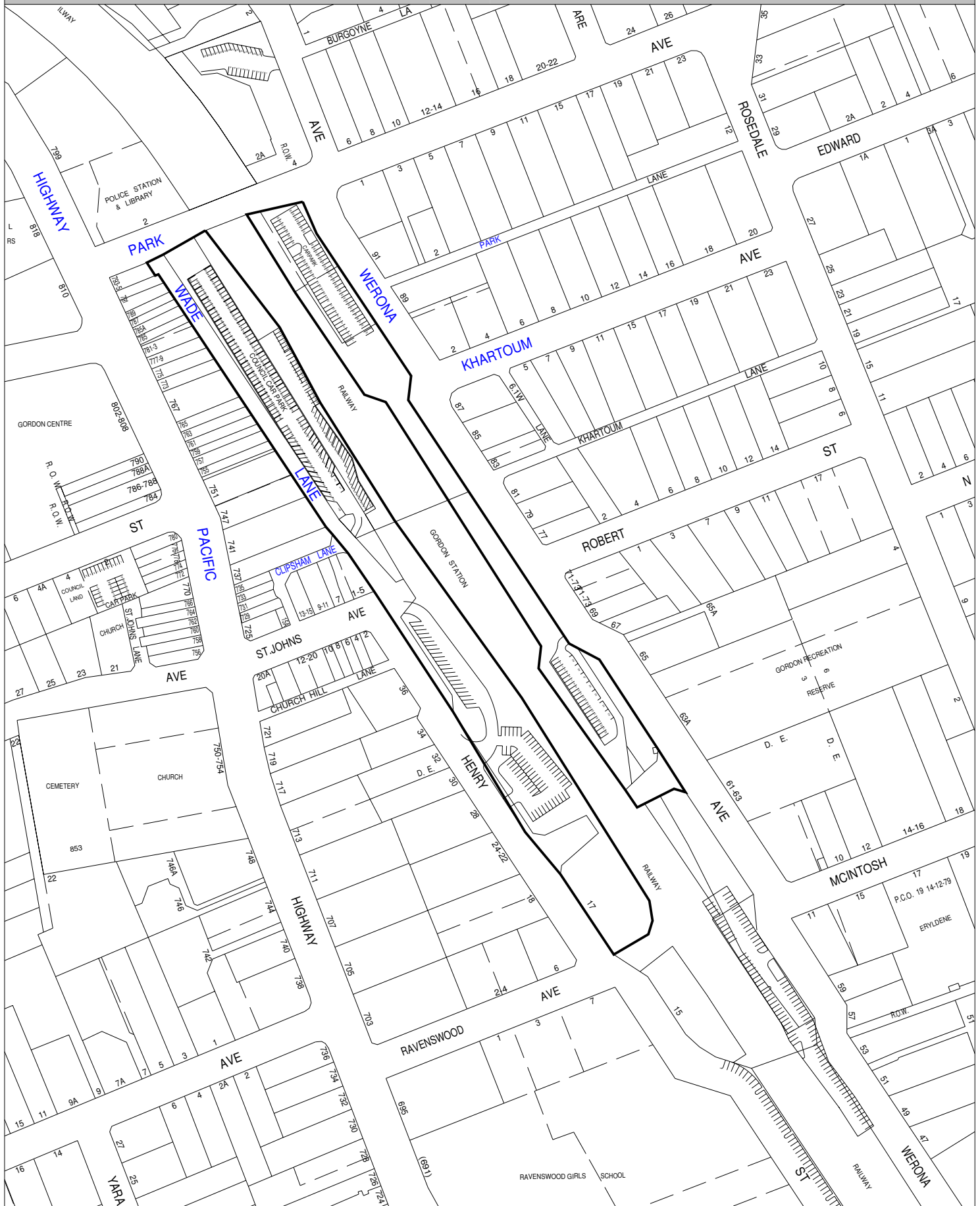
Roger Guerin
Manager Design & Projects

Greg Piconi
Director Technical Services

Attachments: **Gordon Sketch Plan - 736753**
 St Ives Sketch Plan - 736754
 Sth Turramurra Sketch Plan - 736756
 Correspondence from Police - 737251

PROPOSED ALCOHOL FREE ZONE

GORDON



SCALE: 1:3000

DATE: 12-02-2007

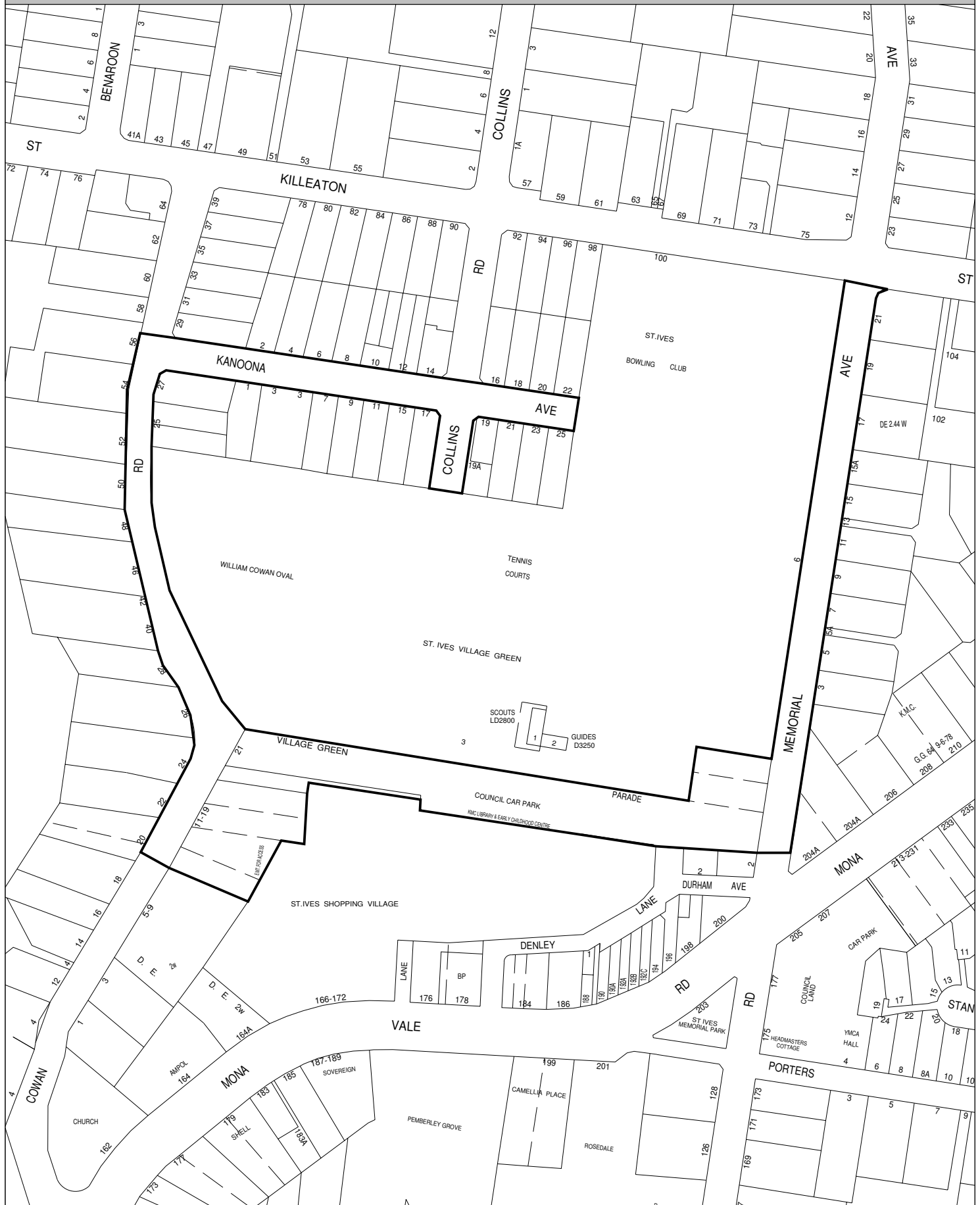


ALCOHOL FREE ZONE



PROPOSED ALCOHOL FREE ZONE

ST IVES



SCALE: 1:3000

DATE: 12-02-2007

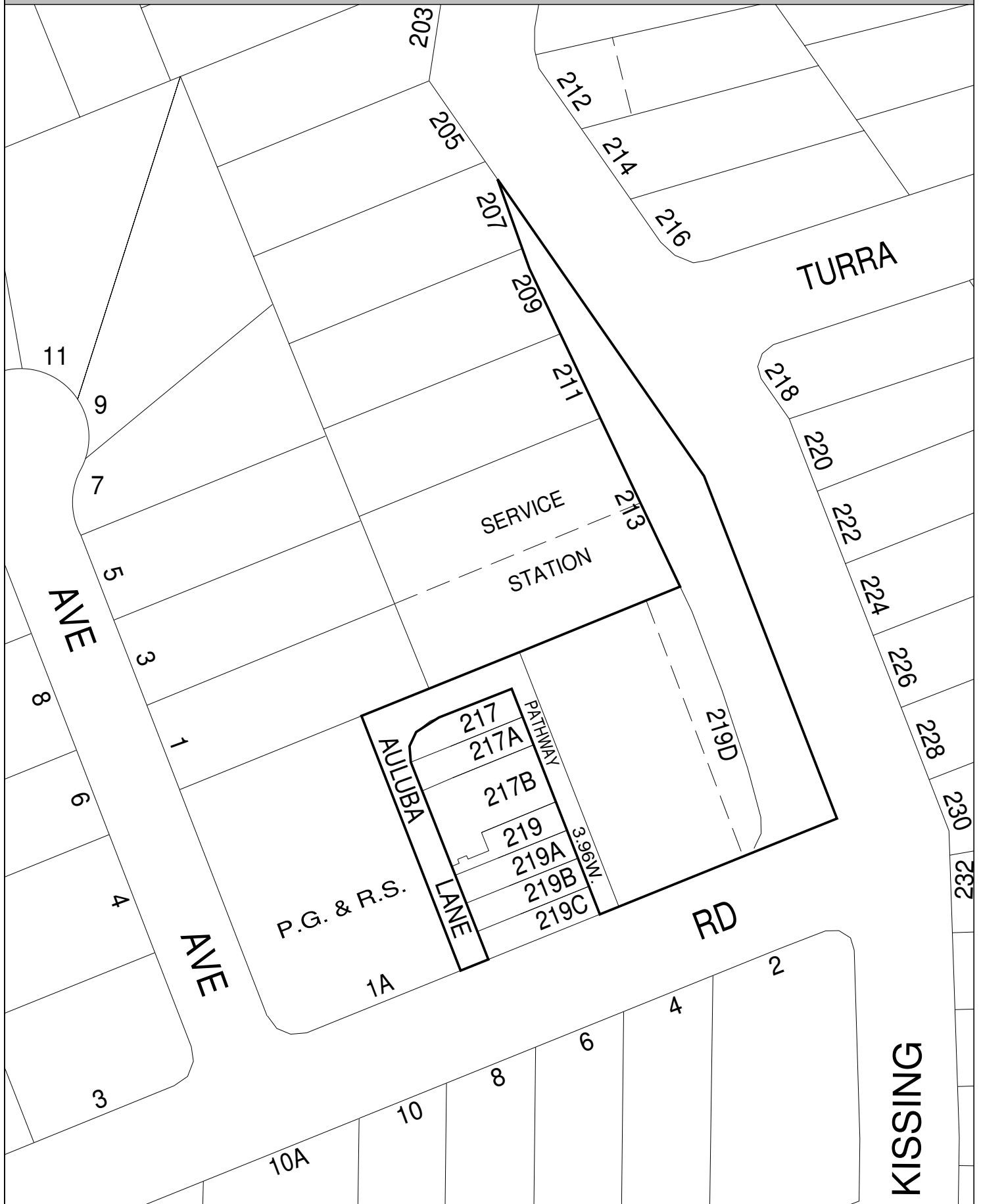


ALCOHOL FREE ZONE



PROPOSED ALCOHOL FREE ZONE

SOUTH TURRAMURRA



SCALE: 1:1000

DATE: 12-02-2007



ALCOHOL FREE ZONE



From: Keiron Jeanes [mailto:jean1kei@police.nsw.gov.au]
Sent: Saturday, 10 February 2007 2:55 PM
To: Pauline Bellemore
Cc: Robert Happ; Roger Guerin; Ian Taylor; Matthew Callaghan
Subject: Re: Alcohol Free Zone expiry

Hi Mam,

Further from our conversation earlier today,

As the past Licensing Co-ordinator for the Kuring Gai Local Area Command, I fully support the re-establishment of the above Alcohol Free Zones for a period of 3 years.

On receipt of the letter in question from Mr Robert HAPP, I spoke to Donna COOPER from our intelligence office who conducted a download of the crime committed around these zones and found that there has been little crime committed. As a result it appears that the Alcohol Free Zones have been effective in the reduction of crime associated with alcohol in these areas and therefore fully support the re-establishment of the above mentioned alcohol free zones for a further 3 years.

Many thanks

Keiron JEANES
Commuter Crime Unit
Kuring Gai LAC

2006 TO 2010 MANAGEMENT PLAN, 2ND QUARTER REVIEW AS AT 31 DECEMBER 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report to Council on progress made toward achieving Key Performance Indicators as contained in Council's 2006-2010 Management Plan.

BACKGROUND:

Section 407 of the Local Government Act requires Council to report, within two 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 Objectives, Actions and Key Performance Indicators contained in the 2006-2010 Management Plan is **attached**.

RECOMMENDATION:

That the 2nd quarter Management Plan review 2006-2010 be received and noted.

PURPOSE OF REPORT

To report to Council on progress made toward achieving Key Performance Indicators as contained in Council's 2006-2010 Management Plan.

BACKGROUND

Section 407 of the Local Government Act requires Council to report, within two 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 2006-2010 Management Plan was adopted by Council on 13 June 2006.

The Management Plan contains seven principal activities, namely:

- Civic Leadership
- Integrated Planning
- Community Development
- Natural Environment
- Built Environment
- Financial Sustainability
- Council's Corporate Services

Each of the principal activities contain a series of Objectives, Actions and Key Performance Indicators which provide detail on how Council plans to achieve desired outcomes and how performance will be measured.

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 the attached report tracks progress using a status code and comments as to the current status of all Key Performance Indicators. The options available under the heading 'status code' details are as follows:

Status Code	Definition
Completed	KPI has been carried out in accordance with the Management Plan.
Achieved to Date	Work has been undertaken in accordance with the project plan to ensure that the task will be fully complete by the final due date.
Not Yet Due	Timeframe for commencement of the KPI has not been reached.
Deferred	KPI has been placed on hold.
Not Achieved	KPI has not been completed as required in the Management Plan.

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All Key Performance Indicators are categorised by one of the above five status codes to indicate current performance against the Management Plan.

Analysis of Results

Council's 2006-2010 Management Plan contains 95 KPIs. The following table shows Council's overall KPI achievement results as at the end of December 2006.

Status	Achievement	Percentage
Completed	28/95	29.5
Achieved to Date	37/95	38.9
Not Yet Due	21/95	22.1
Not Achieved	8/95	8.4
Deferred	1/95	1.1

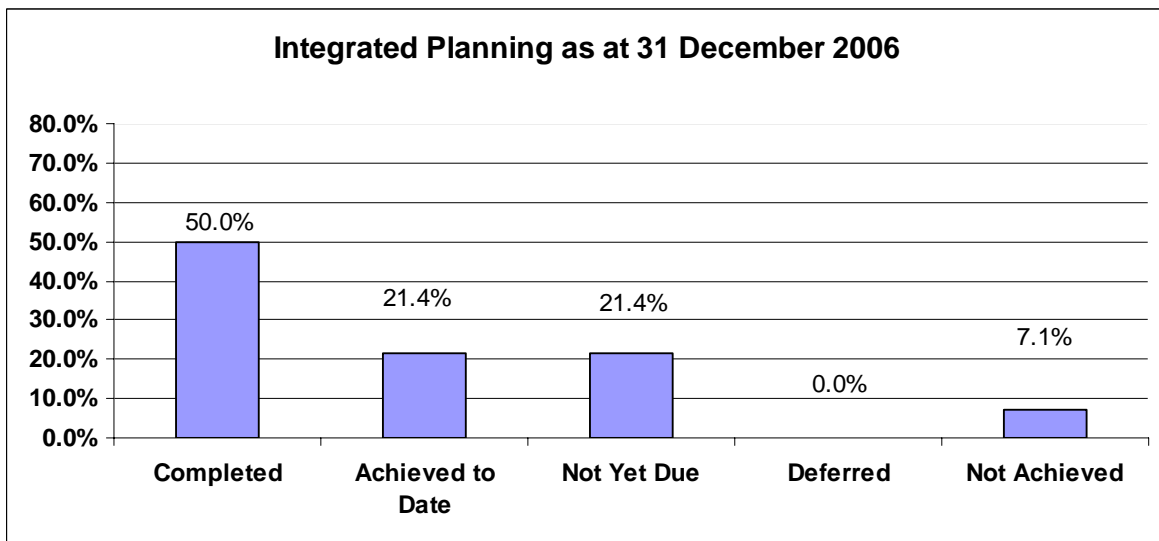
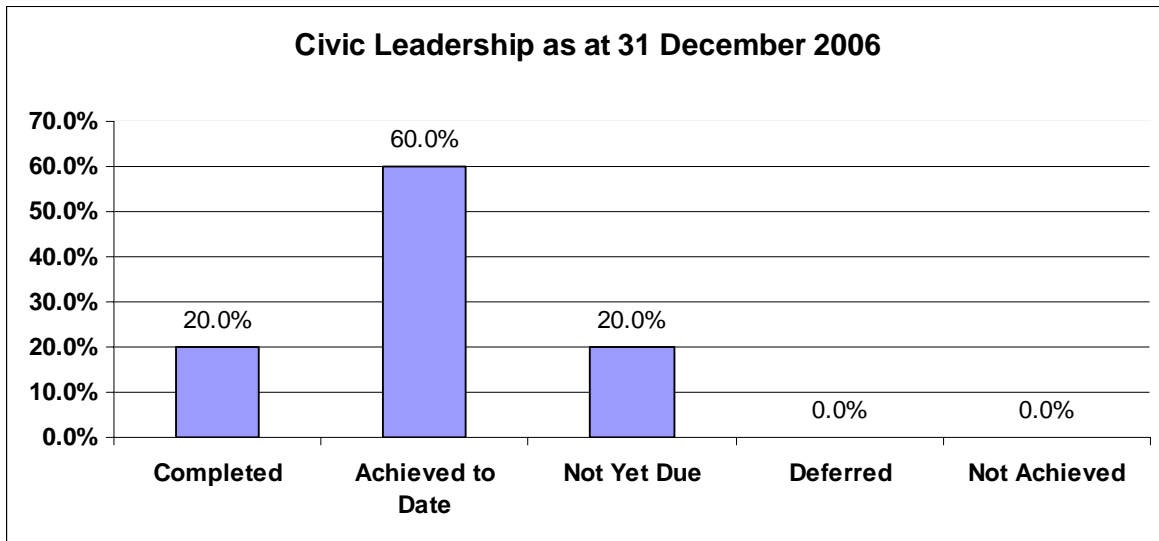
The following table provides an analysis by Principal Activity as at 31 December 2006.

Principal Activity	No of KPIs	Completed	Achieved to Date	Not Yet Due	Deferred	Not Achieved
Civic Leadership	5	20.0%	60.0%	20.0%	0.0%	0.0%
Integrated Planning	14	50.0%	21.4%	21.4%	0.0%	7.1%
Community Development	21	23.8%	38.1%	28.6%	0.0%	9.5%
Natural Environment	9	44.4%	55.6%	0.0%	0.0%	0.0%
Built Environment	19	31.6%	36.8%	31.6%	0.0%	0.0%
Financial Sustainability	14	21.4%	35.7%	28.6%	0.0%	14.3%
Council's Corporate Services	13	15.4%	46.2%	7.7%	7.7%	23.1%
Total	95	29.5%	38.9%	22.1%	1.1%	8.4%

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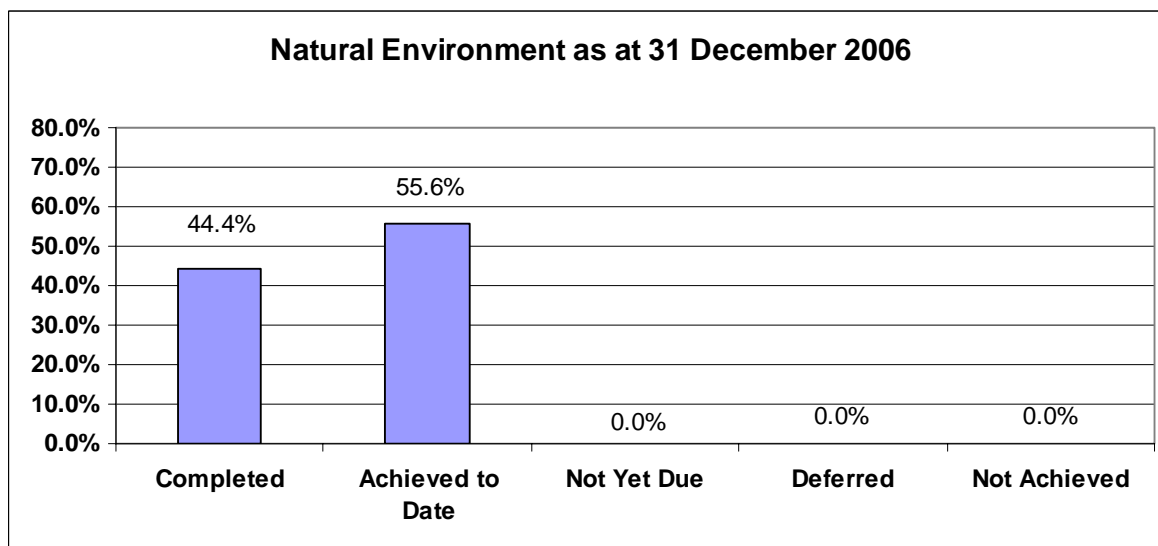
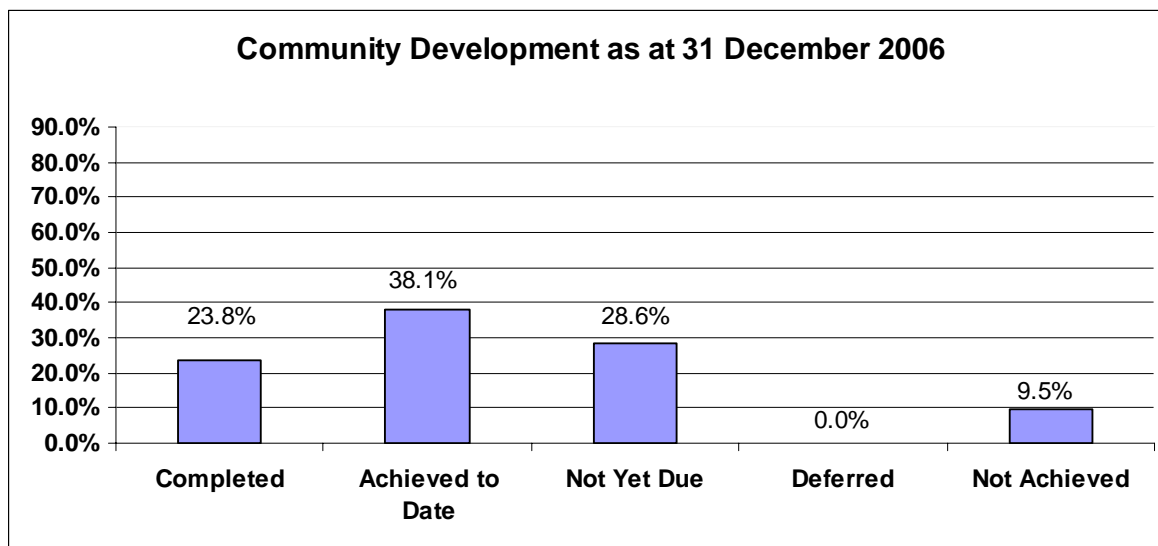
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This is represented graphically below:



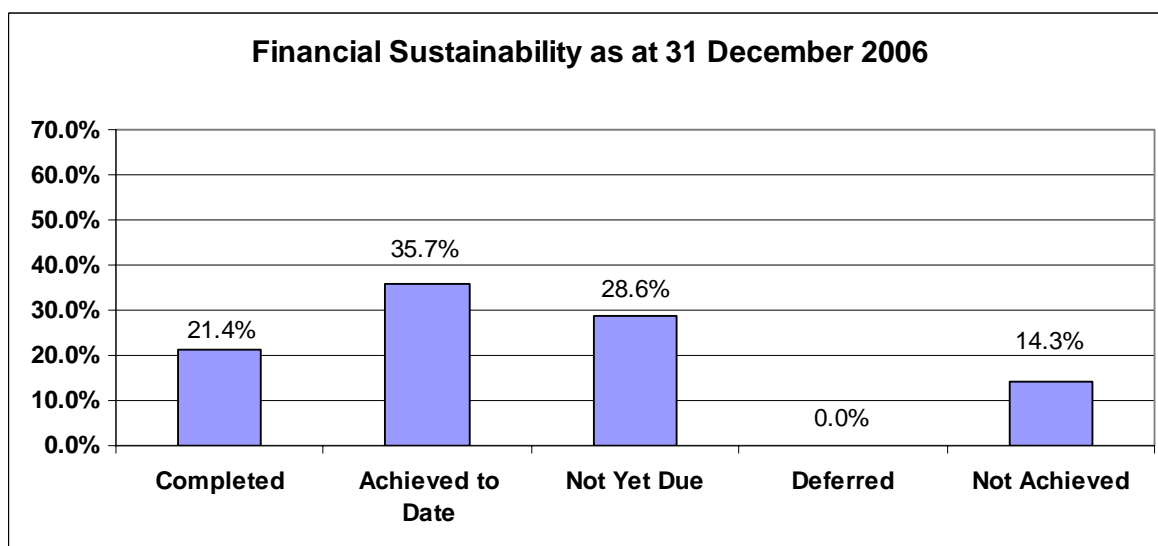
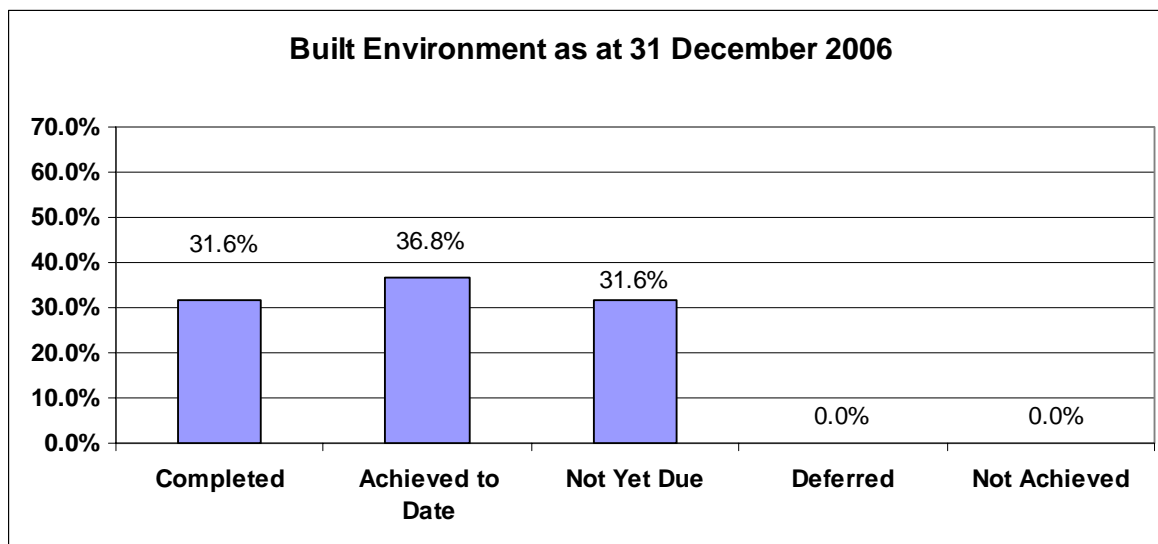
Item 11

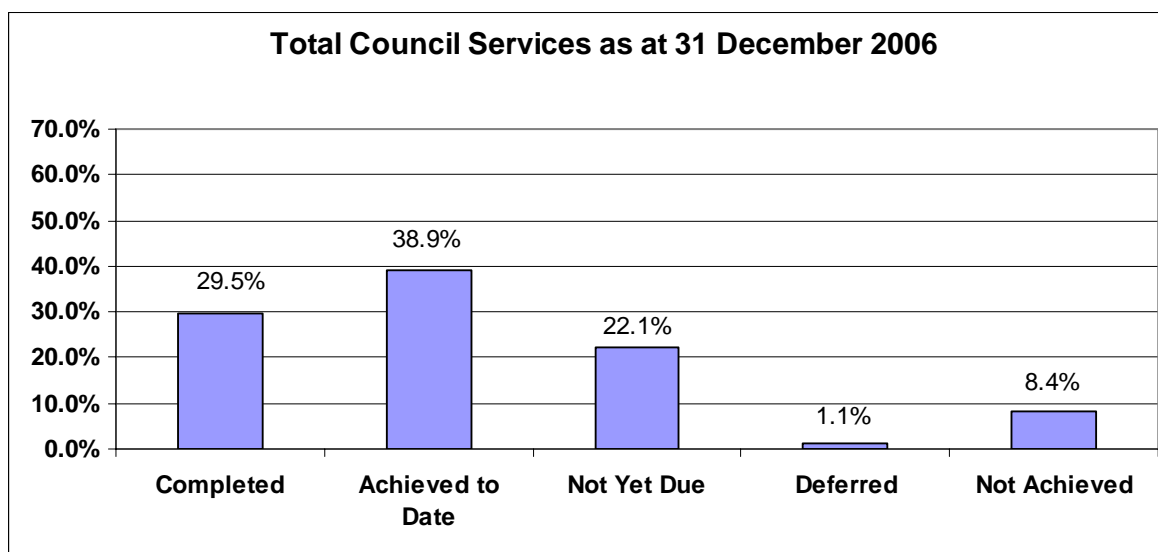
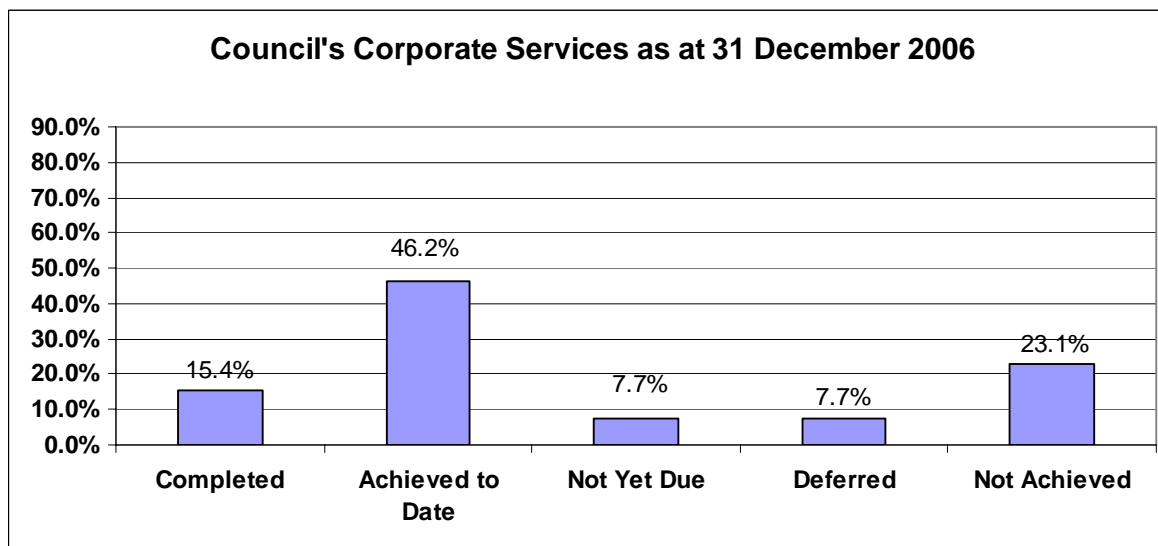
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The following comments are provided for each principle activity on some of the most significant indicators for the period ended 31 December 2006.

➤ **Civic Leadership**

Report to Council on initiatives to enhance Council's corporate identity – a number of initiatives have been undertaken including:

- Organisational climate survey - seeking employees' views on a range of functions affecting the operations & service delivery of Council
- Replacement of Council's PABX (report on 5 December)
- Redevelopment of Council's website (go live in March)

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- Establishment of group to improve customer service across Council (discussion paper to Policy Committee on 4 December).
- Entry signs
- New logo

➤ **Integrated Planning**

The major focus of work for the 2nd quarter has been the finalisation of Plans for the six town centres that was required by the end of December 2006. This work has been completed with formal documentation for the last centre being forwarded to the Department of Planning on 22 December.

A number of additional resolutions in respect of the centres are proposed to be incorporated into an overall work plan for 2007 and will be the subject of separate reporting.

Work on the Public Domain Manual which has not been achieved will be a focus for Planning staff during 2007, as will be the development, adoption and implementation of a work programme for Council's comprehensive LEP.

➤ **Community Development**

Council's Centenary publication, Under the Canopy, was launched by the Governor of NSW, Professor Marie Bashir, at a Commemorative Council Meeting on 8 December, 2006. Under the Canopy has since been nominated for a National Trust Award. Council's Centenary Concert was presented in Wahroonga Park in September.

During the second quarter Council's youth services staff developed and implemented a program and special events for young people throughout Ku-ring-gai. This included specialist workshops on health and well being, skate competitions, band nights and leisure and recreation activities. In addition, the Youth Outreach Project continued to work closely with local high schools, youth groups and other service providers in the area in developing partnerships and joint program opportunities.

Thomas Carlyle Childrens' Centre staff and parents worked together in preparing the service for accreditation under the National Accreditation Program. This included a review of all policies and practices, parent and community surveys, and specialist training. Council's Vacation Care Program staff also prepared the program for National accreditation in the second quarter, which they received in January 2007.

➤ **Natural Environment**

Work has progressed toward the achievement of a number of indicators which require reporting prior to the 3rd and 4th quarter. Staff vacancies have not aided the completion of reporting on several key projects, including the feasibility study into a Leisure Centre, Open Space Acquisition Strategy and progressing the North Turrumurra Recreation Area. These items are now however, close to completion with Councillor briefings and reports able to be presented to the first meeting in March 2007.

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➤ **Built Environment**

Council has adopted the programs for the 2006/07 for roads, footpaths, traffic facilities, drainage and building maintenance. Works are currently underway and progressing well and the majority of capital works are expected to be completed by June 2007.

Traffic studies have been completed for each of the town centres with some minor modifications to be evaluated in accordance with Council's resolutions.

A draft report was tabled to the Finance Committee and the Councillor's workshop on the methodology and allocation of funding to capital works with the final report to be presented to Council in March 2007.

Negotiations are continuing with the sale of the existing depot site and it is expected that this will be resolved in March 2007. Preparation on the construction certificate plans and tender documents are to commence in March 2007 and are expected to be finalised for tender by May 2007.

A strategy and policy direction on vandalism and removal of graffiti is scheduled for discussion at the next Policy Committee meeting.

Maintain outstanding DA numbers below 550 - As at December 2006, the number of outstanding applications (DA, S96 and S82A reviews) had reduced to 339. This represents a further reduction from the 371 applications reported for the first quarter and is significantly (38.4%) below the desired threshold of 550 applications. This is a continuing and very pleasing trend which is paralleled by an ongoing reduction in median processing times for all application types.

Continue case reporting on Land and Environment Court appeal outcomes - Regular case reporting on appeal outcomes by Council's solicitors and Corporate Lawyer has been in place since June 2005. This indicates a relatively sound success rate for Council in Class One appeals over recent years and in the second quarter of 2006/07. The number of appeals continued to reduce during the first and second quarters of 2006/07. Legal costs also reduced significantly to \$382,100 or \$417,900 below the combined first and second quarter budget of \$800,000.

Implement the Compliance Policy - The draft Compliance Policy has taken considerable time and resources to complete. The draft Policy will be presented to Councillors at the March 2007 Planning Committee meeting.

Establish electronic DA tracking facility for customers - The Proclaim applications data base went live on 5 February 2007. The electronic DA tracking capabilities of the Proclaim system will be operational by July/August 2007.

➤ **Financial Sustainability**

Council's 10 year Financial Model was adopted in December 2006. The Model provides the framework for the development of Council's 2007/08 budget. Its overall aim is to ensure Council's financial sustainability as measured by the Model's key outputs:

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- An adequate level of working capital (the funding "bottom line") in each year
- Adequate levels of reserves
- Declining and sustainable levels of debt
- Ensuring capital expenditure is maintained at real cost levels
- Controlling levels of operational costs to match available revenues

The model, as adopted by Council shows that our current budget is sustainable in the future and that the key outputs mentioned above can be achieved.

Council's investment portfolio has grown substantially over the first half of the year. As a result several different types of investments have been analysed to ensure that Council maximises its returns on investments while also ensuring compliance with the relevant legislation and policies and considering projected cash balances. Year to date returns to end of the first quarter were 8.25% which was 1.98% above the benchmark rate of 6.27%.

➤ **Council's Corporate Services**

The upgrade to Council's financial management information software was completed in December 2006. This will allow for integration of other sub systems in the future, the first of which will be the implementation of a new payroll/HR system. It is anticipated that this will occur in the later half of this financial year.

During the second quarter a preferred software supplier was selected for the upgrade of Council's web site. The redesign has been complete and improved functionality includes:

- e-newsletters
- online forms
- advanced search
- business paper search
- site map
- personalisation module where users can save their favourite documents and images
- restructure on information

The website is currently in draft form with additional data being updated. Launch is scheduled for March 2007.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The requirements outlined in the Management Plan 2006-2010 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 in the **attached** report.

SUMMARY

Comments on the status of the first quarter report on the Management Plan have been included in the attached document. This also includes comments on the status of key performance indicators that are currently in progress and not yet due.

RECOMMENDATION

That the report on the progress of the Key Performance Indicators contained in the 2006-2010 Management Plan for the 2nd quarter of the Plan, be received and noted.

John McKee
General Manager

John Clark
Acting Director Finance & Business

Attachments: Principal Activity progress report for the quarter ended 31 December 2006 - 737566

Management Plan Progress Report 2006-2010

Civic Leadership

Ku-ring-gai Council will work to ensure that its affairs are conducted in an open and transparent manner.

Council will effectively consult with the community to ensure that it provides quality services which reflect the expectations of ratepayers and represent best value.

Ku-ring-gai will aspire to be recognised as a model Council in NSW.

Budget 2006/2007:	
Expenditure	\$597,400
Revenue	-\$1,500
General (Net) Funding	\$595,900

Objective 1

Mgt Plan related Yes

To provide community leadership that is:

- Efficient.
- Effective.
- Transparent.
- Participative.
- Accountable.

Actions

- 01 Continue to assess the level & mix of services provided to the community.
- 02 Analyse initiatives to enhance Council's corporate identity.

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Through the Management Plan process, review the implementation of Council's principal activities	Each Quarter <i>Relates to Action</i>	- General Manager

ACHIEVED TO DATE

1st quarter report considered by Council on 28 November. 2nd quarter will be reported on 27 February 2007.

02	Establish the resource allocation and financial framework for Council's operations.	2nd Quarter <i>Relates to Action</i>	- General Manager
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COMPLETED

10 year financial model referred to Council on 12 December 2006. Base model used to formulate budget for 07/08.

Management Plan Progress Report 2006-2010

Civic Leadership

- | | | | |
|----|---|---|-------------------|
| 03 | Report to Council on results of outcomes of community consultation methods, including resident's feedback register and vision workshop. | 4th Quarter
<i>Relates to Action</i> | - General Manager |
|----|---|---|-------------------|

NOT YET DUE

Initial planning for visioning workshop has commenced.

Council staff have conducted community consultation with the following groups:

Children's Service Providers, St Ives Skaters, Gordon Student Resource Centre participants (programming and service improvements) Killara, St Ives and Ku-mg-gai High Schools, and St Ives Young People (Youth Centre special programs and events).

- | | | | |
|----|---|---|-------------------|
| 04 | Report to Council on initiatives to enhance Council's corporate identity. | As required
<i>Relates to Action</i> | - General Manager |
|----|---|---|-------------------|

ACHIEVED TO DATE

A number of initiatives already undertaken including organisational climate survey, seeking employees' views on a range of functions affecting the operations & service delivery of Council. A number of other initiatives have been undertaken including replacement of Council's PABX (reported on 12 December), redevelopment of Council's website (go live March 2007) and establishment of group to improve customer service across Council (discussion paper to Policy Committee 4 December). The entry signs were installed in December 2006. Council's new logo was implemented in December.

- | | | | |
|----|---|---|-------------------|
| 05 | Continue to implement organisation wide customer service training programs. | As required
<i>Relates to Action</i> | - General Manager |
|----|---|---|-------------------|

ACHIEVED TO DATE

A number of programs have been initiated to provide Council wide customer service training. These include:

- leadership training programs for all Managers & team leaders across Council.*
 - refinement of Council's induction program & introduction of "re-induction" for existing staff members.*
 - establishment of the "I provide quality customer service" working group to improve the delivery of customer service across Council.*
-

Management Plan Progress Report 2006-2010

Integrated Planning

Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.

Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area.

Council must respond to State Government and Community demands for additional housing, greater housing choice and associated facilities.

Budget 2006/2007:	
Expenditure	\$1,482,400
Revenue	\$369,400
General (Net) Funding	\$1,113,000

Objective 1

Mgt Plan related Yes

Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
11	Continue to review potential Heritage items (including pre war and inter war), develop heritage inventory sheets and report as required.	4th Quarter <i>Relates to Action</i>	- Director Planning and Environment

NOT YET DUE

Exhibition completed - review of submissions and a report to be referred to Council on 10 April 2007.

Objective 2

Mgt Plan related Yes

Housing, transport, open space and community facilities will meet the needs of a changing community while protecting heritage and the natural environment.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Finalise integrated plan for St Ives.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment

COMPLETED

Draft LEP and DCP have been adopted by Council and been forwarded to the Department of Planning requesting the Plan be made.

Management Plan Progress Report 2006-2010

Integrated Planning

02	Finalise integrated plan for Turrumurra.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting the Plan be made.</i>			
<hr/>			
03	Finalise integrated plan for Gordon.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to Department of Planning requesting the Plan be made.</i>			
<hr/>			
04	Finalise integrated plan for Pymble.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting the Plan be made.</i>			
<hr/>			
05	Finalise integrated plan for Roseville.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to Department of Planning requesting Plan be made.</i>			
<hr/>			
06	Finalise integrated plan for Lindfield.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to Department of Planning requesting the Plan be made.</i>			
<hr/>			
07	Development of comprehensive LEP and DCP as per Council's program.	Ongoing <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
NOT YET DUE			
<i>Development of Work Programme to be discussed at Councillor's Workshop on 15 February 2007. Planning Committee will discuss work program for development of comprehensive LEP on 20 February 2007. A report will then be presented to Council seeking adoption of programme on 27 March 2007.</i>			
<hr/>			
08	Complete drafting of plans of Management as per Council's adopted program.	Ongoing <i>Relates to Action</i>	- Director Open Space
<hr/>			
ACHIEVED TO DATE			
<i>Revisions to sportsground & tennis court plans of management currently being prepared.</i>			
<hr/>			

Management Plan Progress Report 2006-2010

Integrated Planning

- | | | | |
|----|---|---|-------------------------------|
| 09 | Report to Council on initiatives undertaken to progress infrastructure and intersection upgrades to Gordon, Pymble, Lindfield and Roseville town centres. | 2nd Quarter
<i>Relates to Action</i> | - Director Technical Services |
|----|---|---|-------------------------------|

COMPLETED

The traffic study for Gordon was presented to Council in June 2006. RTA have provided comments under the Section 62 notification. Further investigation has been finalised on an option to widen the Pacific Highway and was reported to Council on 30 November 2006. All other traffic studies have been adopted by Council.

- | | | | |
|----|---|---|-----------------------|
| 10 | Commence implementation of priority actions of the Open Space Acquisition Strategy. | 3rd Quarter
<i>Relates to Action</i> | - Director Open Space |
|----|---|---|-----------------------|

NOT YET DUE

Acquisition strategy will be reported to Council in March 2007

- | | | | |
|----|---|---|--|
| 11 | Public domain manual completed and reported to Council. | 2nd Quarter
<i>Relates to Action</i> | - Director Community Services
- Director Open Space
- Director Planning and Environment
- Director Technical Services |
|----|---|---|--|

NOT ACHIEVED

Town Centres plans completed by 31 December 2006. Public domain plans for each centre were completed as part of the Town Centres program and will be further developed for the Section 94 Strategy. A more comprehensive manual to address the entire LGA will commence in early 2007.

Objective 3

Mgt Plan related Yes

Stakeholders including residents, community groups, government agencies and the development sector will be actively engaged in the planning process.

Actions

Key Performance Indicators

- | <u>No</u> | <u>Details</u> | <u>DueDate</u> | <u>Responsible Officer</u> |
|-----------|---|-------------------------------------|-------------------------------------|
| 01 | All planning documents referred to Council for consideration to include accessibility criteria. | Ongoing
<i>Relates to Action</i> | - Director Planning and Environment |

ACHIEVED TO DATE

Accessibility criteria included in town centre draft DCP's considered by Council.

Management Plan Progress Report 2006-2010

Integrated Planning

02	Bushfire prone land map to be reported to Council.	4th Quarter	- Director Open Space
----	--	-------------	-----------------------

Relates to Action

ACHIEVED TO DATE

Mapping completed for the consideration of Council in February 2007.

Management Plan Progress Report 2006-2010

Community Development

Ku-ring-gai is characterised by a socially and culturally diverse community that values a safe and healthy environment. Council provides services and programs that respond to the specific needs of the Ku-ring-gai community.

Budget 2006/2007:	
Expenditure	\$14,210,500
Revenue	\$4,914,400
General (Net) Funding	\$9,296,100

Objective 1

Mgt Plan related Yes

To contribute to a sustainable, safe, healthy and vibrant community through the provision of integrated services and programs.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Continue to implement the 'Sports in Ku-ring-gai' strategy and report progress to Council.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
NOT YET DUE <i>Work on elements of the strategy has commenced and is being reported to Council through direct reports and also the Parks, Sport & Recreation Reference Group. Sports Forum held during 2006.</i>			
02	Community Services programs revised and report to Community Development Committee.	Ongoing <i>Relates to Action</i>	- Director Community Services
ACHIEVED TO DATE <i>Community Development and Cultural Services sections provide regular reports to Community Development Committee. A non-user survey has recently been conducted at the library, youth entertainment program have been reviewed, and the cultural program is currently being assessed. The Art Centre is investigating some new courses including pastels, jewellery making and children's drama to address current trends. An additional event was held to raise awareness of mental health issues, as part of the Wahroonga Fair, for the International Day for Disability in November 2006.</i>			
03	Continue to implement recommendations in Community Plan and report quarterly to Community Development Committee.	Ongoing <i>Relates to Action</i>	- Director Community Services
ACHIEVED TO DATE <i>Community Plan updates are provided at each Community Development Committee meeting. Topics covered include aged services transport needs, social isolation, youth drug and alcohol forum, youth entertainment program, childcare wait lists in Ku-ring-gai.</i>			
05	Develop concept plan for multi-purpose children's facility.	4th Quarter <i>Relates to Action</i>	- Director Community Services
NOT YET DUE <i>Draft feasibility study completed. Report to be discussed at the next Facilities Committee meeting.</i>			

Management Plan Progress Report 2006-2010

Community Development

Objective 2

Mgt Plan related Yes

To provide a library service that addresses the information, cultural and recreation needs of the community.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Establish a volunteers' program to enhance the library services.	4th Quarter <i>Relates to Action</i>	- Director Community Services
NOT YET DUE <i>Preliminary research has been undertaken into the roles and usage patterns of volunteers within the library's objectives</i>			
02	Develop a marketing plan for the Library including the development of an e-newsletter.	2nd Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>The library marketing plan has been developed and includes a SWOT analysis, strategies, goals and targets. The e-newsletter that has been prepared and lodged with Communications for inclusion in the webpage, is included in the marketing plan. The e-newsletter is a quarterly document which includes matters such as an overview of the library's activities such as Law Week, author talks and displays, details of listings of new items, contact details and cross promotional material from Council.</i>			
03	Introduce an art exhibition in the Library program.	3rd Quarter <i>Relates to Action</i>	- Director Community Services
ACHIEVED TO DATE <i>Art in the library guidelines have been developed and includes art criteria, exhibiting arrangements, obligations of exhibiting artists, sales and duration of exhibitions. Expressions Of Interest have been invited and an exhibition calendar will be developed for the next 12 months.</i>			
04	Review technology access services provided by the Library.	1st Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>Technology services reviewed by Library and IT staff. Recommendations include the establishment of the E-zone Project which has been funded by State Library of NSW.</i>			

Management Plan Progress Report 2006-2010

Community Development

Objective 4

Mgt Plan related Yes

To provide programs that represent value for money and are financially sustainable.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Deliver the program for Centenary of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>Under the Canopy was launched by the Governor of NSW Professor Marie Bashir at a Commemorative Council Meeting on 8 December 2006. Festival on The Green featured heritage entertainment, special citizenship ceremony & local history tent. The Centenary Concert in the Park, which was held in Wahroonga Park, in September 2006, was attended by over 3,000 people and featured Monica Trapaga and John Morrison's Big Band. Council also provided \$10,000 to community groups to contribute to centenary projects, in the Centenary Grants Program. Approximately 40 community groups applied for funding for a range of projects including a gala centenary concert, public art projects and historical tours.</i>			
02	Investigate alternative methods and programs for the removal of graffiti.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Technical Services
NOT ACHIEVED <i>Awaiting a meeting to discuss strategies and costing options to help prepare Council's strategy towards vandalism.</i>			

Management Plan Progress Report 2006-2010

Community Development

Objective 5

Mgt Plan related Yes

To develop community pride and identity through cultural planning, community celebrations and cultural awareness programs.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Community Festival held.	4th Quarter <i>Relates to Action</i>	- Director Community Services - Director Community Services

NOT YET DUE

Centenary Festival held in Wahroonga Park in September 2006. Classical Concert in the Park to be held in March 2007, and the major festival, Festival on the Green to be held in June 2007

02	Proposal for a cultural entertainment program to be established and report and advise on progress to Community Development Committee.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Community Services
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COMPLETED

Proposal for additional concerts in the park was adopted by Council in 2006. A jazz concert was held in Wahroonga Park in September 2006 and a classical concert is planned for March 2007. Entertainment programs for the regular events, Australia Day and Festival on the Green, have been revised.

03	Continue to implement recommendations in Cultural Plan and report quarterly to Community Services Committee.	Ongoing <i>Relates to Action</i>	- Director Community Services - Director Community Services
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ACHIEVED TO DATE

Public Art Policy has been produced along with the heritage plan, "Working Together", has been developed in conjunction with community and heritage groups. Regular reports are provided to the Community Development Committee

Management Plan Progress Report 2006-2010

Community Development

Objective 6

Mgt Plan related Yes

To provide quality open space, sufficient to meet the needs of the community.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Continue to develop and implement master plans for District Parks. ACHIEVED TO DATE Community consultation held for Sir David Martin Reserve - draft master plan is being developed and will be reported to Council in March 2007.	Ongoing <i>Relates to Action</i>	- Director Open Space
02	Construction timetable and tender for Stage 1 of North Turramurra Recreation Area reported to Council. NOT YET DUE Concept Plans will be reported to Council in March 2007.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
03	Planned improvements to West Pymble Pool reported to Council. COMPLETED Stage 5 tender documents complete. Report back to Council in November 2007 with preferred tender. Stage 5 works to commence in May 2008. Stage 5 to be funded from carry forwards from 2006/2007 and funds from 2007/2008 and 2008/2009 financial years.	2nd Quarter <i>Relates to Action</i>	- Director Open Space
04	Funding strategy and timetable for indoor pool/leisure centre reported to Council. NOT ACHIEVED Consultant is currently reviewing comments from the period of public exhibition for reporting to Council. Report will be presented to Council in March 2007.	1st Quarter <i>Relates to Action</i>	- Director Open Space

Management Plan Progress Report 2006-2010

Community Development

Objective 7

Mgt Plan related Yes

Increase awareness of, and participation in cultural, sporting, recreational and neighbourhood activities.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Continue to communicate quarterly on Open Space programs and plans.	Ongoing <i>Relates to Action</i>	- Director Open Space
ACHIEVED TO DATE <i>Out in the Open Spring edition published September and received the RH Doherty Award.</i>			
02	Continue to increase participation in Council's environmentally based community programs.	4th Quarter <i>Relates to Action</i>	- Director Open Space
NOT YET DUE <i>Final analysis will be provided at year end. To date growth has been achieved across most program areas supported by funding from the Environmental Levy. Programs include: Bushcare, Backyard Buddies, Streetcare, Parkcare and Tree Nurturers.</i>			
03	Further develop the "Active Ku-ring-gai" program.	Ongoing <i>Relates to Action</i>	- Director Open Space
ACHIEVED TO DATE <i>Continued development of night and social tennis competitions, centenary walkathon, pilates in the park and vacation programs. "Gym Without Walls" programme due to commence in February 2007.</i>			
04	Report on volunteer hours worked by bushcare groups.	4th Quarter <i>Relates to Action</i>	- Director Open Space
ACHIEVED TO DATE <i>Volunteers in Bushcare and related Parkcare and Streetcare programs have worked a total of 12020 hours in the last twelve months.</i>			

Management Plan Progress Report 2006-2010

Natural Environment

The identity of Ku-ring-gai comes from the relationship between natural bushland, creeks, street trees and our urban area.

Urban development and human interaction occur within our community and our natural resources and impact on the sustainability of the area.

Ku-ring-gai recognises the value of integrated natural resource management.

Budget 2006/2007:	
Expenditure	\$18,868,500
Revenue	\$10,375,000
General (Net) Funding	\$8,493,500

Objective 1

Mgt Plan related Yes

To understand and manage our natural environment to ensure that it is preserved and enhanced for current and future generations.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Supplementary State of the Environment Report prepared.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Regional State of the Environment completed with NSROC and reported to Council on 28 November 2006. The report has been forwarded to the Department of Local Government as required by the Local Government Act. A full copy is available on the website.</i>			
<hr/>			
02	State of Environment Plan linked to Management Plan.	3rd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>The identification of environmental pressures and development of actions remains an ongoing program across Council. As part of the development of the 2007/08 Management Plan, new indicators will be incorporated to facilitate program development in key areas and provide greater accountability and transparency as to actions and outcomes.</i>			

Management Plan Progress Report 2006-2010

Natural Environment

Objective 2

Mgt Plan related Yes

The community and Council have access to information to guide evidenced based decisions to sustainably manage our environment.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Annual report prepared on implementation of projects funded by the environmental levy.	4th Quarter <i>Relates to Action</i>	- Director Open Space
ACHIEVED TO DATE <i>A report of the first year of the Levy was incorporated into the 2005/06 Annual Report, as considered by Council on 28 November 2006. The program of the current year's projects are reviewed quarterly and program direction is, and will continue to be considered by the Environmental Levy Programs & Environmental Levy Audit Committee, with minutes of these meetings reported to Council.</i>			
02	Report on implementation of biodiversity strategy.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
ACHIEVED TO DATE <i>Review of the Strategy is ongoing and will be formally considered at the February 2007 meeting of the Bushland, Catchments & Natural Areas Reference Group meeting. An assessment of the goals and directions is currently being incorporated in the development of the 2007/11 draft Management Plan.</i>			

Objective 3

Mgt Plan related Yes

To apply Council's resources in the most effective and efficient manner to contribute to protecting and managing our natural environment.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Reduce the percentage of bushland that is degraded by weeds (by 1%)	4th Quarter <i>Relates to Action</i>	- Director Open Space
ACHIEVED TO DATE <i>The condition of the bushland as reflected by the presence of weeds is assessed through Council's weed mapping project. Annual assessments are undertaken on 29 sites under regeneration with the balance of the bushland mapped on a 3 year rotational basis. An assessment on the program of all regeneration sites will be completed in June 2007.</i>			

Management Plan Progress Report 2006-2010

Natural Environment

- 02 Report on extensions to fire breaks at the urban/bushland interface. 4th Quarter - Director Open Space
Relates to Action

ACHIEVED TO DATE

New breaks constructed include:

Boundary Rd to Barton Cres (Fraser Park)- 10 properties

Highfield Rd to Lady Game Dr - 21 properties

Bedford Rd - 1 property

Slade Ave - 6 properties

Birdwood Ave - 1 property

Valley Park Cres - 25 properties

Kokoda Ave - 23 properties

Raleigh (prepared but not commenced) - 4 properties

Environmental Levy funded breaks:

Wyuna - Kiparra - 1.6 km of bushland interface

Richmond to Woodbury - 1.8 km of bushland interface

Windsor to Burns - 1.4 km of bushland interface

- 03 The number of projects undertaken that improve riparian condition. 4th Quarter - Director Open Space
Relates to Action

ACHIEVED TO DATE

Projects completed include:

Stormwater outlet protection and creek bank stabilisation at Maddison Reserve

Projects in planning phase include:

Swain Garden

The Glade

Du Faur wetland

- 04 Report on energy and water conservation initiatives. 3rd Quarter - Director Planning and Environment
Relates to Action

COMPLETED

On 12 December 2006 Council resolved to appoint an energy & water conservation specialist to undertake a range of conservation projects across a diversity of Council buildings and assets. This follows the adoption of The Energy & Water Conservation Plan by Council on 27 June 2006. Further reporting will take place once specific initiatives are fully costed and assessed.

- 05 Implement prioritised program of riparian restoration and improvements. 1st Quarter - Director Planning and Environment
Relates to Action

COMPLETED

A review of the condition of the riparian systems across the LGA has been completed and reported to the Bushland, Catchments & Natural Areas Reference Group. A works program is being developed and implemented targeting streams with good recovery potential. The first project will focus on the upper reaches of Coupes Creek, downstream from The Glade Oval.

Management Plan Progress Report 2006-2010

Built Environment

Ku-ring-gai has an ageing infrastructure that requires significant funding to be sustainable and meet the needs of the community.

Pressure is being placed on the built environment by increased development and the need for Council to manage appropriate forms of development that are sympathetic to the area.

There is an ongoing need to ensure a reliable, consistent, effective and efficient development assessment and regulation service.

Budget 2006/2007:	
Expenditure	\$20,203,300
Revenue	\$11,297,900
General (Net) Funding	\$8,905,400

Objective 1

Mgt Plan related Yes

Management of our assets (roads, drains, footpaths, buildings, open space) that meet current and future uses and needs within resources available.

Actions

Key Performance Indicators

No	Details	DueDate	Responsible Officer
02	Complete road and footpath program within 10% of time and cost estimates.	4th Quarter <i>Relates to Action</i>	- Director Technical Services

NOT YET DUE

Works likely to be completed in March/April 2007.

03	An adopted five year building maintenance program for all major Council buildings.	1st Quarter <i>Relates to Action</i>	- Director Technical Services
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COMPLETED

Reported to Council on 12 September 2006 and adopted by Council.

04	An adopted program for upgrading Open Space assets and implementing the environmental levy.	1st Quarter <i>Relates to Action</i>	- Director Open Space
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COMPLETED

Open Space capital works programs for all asset classes have been adopted by Council including sportsfields, playgrounds, tennis courts, parks and golf courses and environmental projects.

The environmental levy has an adopted program to improve a range of environmental assets. Projects include:

** three walking tracks (AGAL site Pymble - completed. Rofe Park in progress & Howson Turramurra in planning stage)*

** water harvesting ((Lindfield Soldiers Memorial Oval, The Glade, Edenborough Oval, Comenarra Playing Fields and Swain Gardens.*

** Street gardens (incorporating stormwater biofiltration systems which filters storm water prior to entering the stormwater system and ultimately into the bush).*

** Stormwater outlet (construction work has commenced to reduce erosion within bushland reserves and protect our endangered ecological communities in bushland. Bush regeneration will continued at these sites to maintain optimal regeneration of native species).*

Management Plan Progress Report 2006-2010

Built Environment

- | | | | |
|----|---|--------------------------|-------------------------------|
| 05 | An adopted five year rolling program for roads and footpaths. | 1st Quarter | - Director Technical Services |
| | | <i>Relates to Action</i> | |

COMPLETED

Reported to Council in August 2006 and adopted by Council.

- | | | | |
|----|--|--------------------------|-----------------------|
| 05 | Complete annual program for design & upgrading of open space assets within 10% of cost and time estimates. | 4th Quarter | - Director Open Space |
| | | <i>Relates to Action</i> | |

NOT YET DUE

- | | | | |
|----|---|--------------------------|-------------------------------|
| 06 | An adopted program for improvements to the drainage system in all catchments. | 1st Quarter | - Director Technical Services |
| | | <i>Relates to Action</i> | |

COMPLETED

Drainage program reported to Council in December 2006 and adopted by Council.

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| 07 | Report on Infrastructure Levy projects and implementation. (subject to approval of levy). | 1st Quarter | - Director Technical Services |
| | | <i>Relates to Action</i> | |

COMPLETED

Infrastructure Levy approved in late June 2006 and program adopted by Council in July 2006. All infrastructure levy projects expected to be completed by March 2007.

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|----|---|--------------------------|-------------------------------|
| 08 | Call and let tenders for new depot site at Suakin Street. | 1st Quarter | - Director Technical Services |
| | | <i>Relates to Action</i> | |

ACHIEVED TO DATE

Tenders could not be called until DA was approved. DA approved by Council on 24 October 2006. Preparation of Construction Certificate and tender documents currently underway.

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|----|---|--------------------------|-------------------------------|
| 09 | Report on the implementation of the recommendations contained in the Lane Cove Catchment & Combined Works Program report. | 4th Quarter | - Director Technical Services |
| | | <i>Relates to Action</i> | |

NOT YET DUE

Management Plan Progress Report 2006-2010

Built Environment

Objective 2

Mgt Plan related Yes

To ensure development assessment is consistent with Council's policies and codes and provides an efficient and effective service.

Actions

03

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
02	Implement the Compliance Policy.	1st Quarter <i>Relates to Action</i>	- Director Development and Regulation
<hr/>			
ACHIEVED TO DATE			
<i>Draft Compliance Policy completed and to be referred to Planning Committee in March 2007.</i>			
<hr/>			
03	Conduct public education regarding the role of Council Compliance Officers, Private Certifiers and Principal Certifying Authorities.	Ongoing <i>Relates to Action</i>	- Director Development and Regulation
<hr/>			
ACHIEVED TO DATE			
<i>Education Brochures have been prepared and will be distributed through all customer contact points and on the website.</i>			
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03	Audit and report on development compliance for completed development sites.	4th Quarter <i>Relates to Action</i>	- Director Development and Regulation
<hr/>			
NOT YET DUE			
<i>Sites currently being audited. Results to be reported 4th quarter 2007.</i>			
<hr/>			
04	Maintain outstanding DA numbers below 550.	4th Quarter <i>Relates to Action</i>	- Director Development and Regulation
<hr/>			
ACHIEVED TO DATE			
<i>Outstanding DAs, S96 and S82A applications reduced to 339 as at end of 2nd quarter.</i>			
<hr/>			
05	Continue case reporting on L&E Court appeal outcomes.	Ongoing <i>Relates to Action</i>	- Director Development and Regulation
<hr/>			
ACHIEVED TO DATE			
<i>Report to Council 27 February 2007.</i>			

Management Plan Progress Report 2006-2010

Built Environment

06	Introduce electronic DA lodgement service.	4th Quarter <i>Relates to Action</i>	- Director Development and Regulation
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NOT YET DUE

Working party has been established to review/evaluate electronic DA lodgement systems at other Councils.

07	Establish electronic DA tracking facility for customers.	4th Quarter <i>Relates to Action</i>	- Director Development and Regulation
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NOT YET DUE

DA tracking to come on line July-August 2007.

Objective 3

Mgt Plan related Yes

To provide multi purpose accessible facilities for community use.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Lease and licence agreements finalised and executed as they fall due.	4th Quarter <i>Relates to Action</i>	- Director Community Services

ACHIEVED TO DATE

*Amendments to generic Scout lease have been made and accepted by Scouts Australia (NSW).
Waiting on advice from Open Space regarding specific conditions in relation to Bushland sites.*

02	Monitor usage of Council's facilities and report.	2nd Quarter <i>Relates to Action</i>	- Director Community Services
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COMPLETED

Statistics recorded on a weekly basis and reported to the Community Development Committee on a regular basis.

Management Plan Progress Report 2006-2010

Built Environment

03	Report on new/improved facilities in major town centres and associated funding options.	Ongoing <i>Relates to Action</i>	<ul style="list-style-type: none">- Director Community Services- Director Development and Regulation- Director Finance and Business- Director Open Space- Director Planning and Environment- Director Technical Services
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ACHIEVED TO DATE

Information presented to the last facilities committee and new priorities to be developed by the Facilities Committee. Criteria was established by the Committee. Each Town Centre plan has identified new and refurbished facilities. Further work to occur in relation to financial strategies during 2007.

Management Plan Progress Report 2006-2010

Financial Sustainability

Ku-ring-gai has an ageing infrastructure and a heavy reliance on rating revenue as a proportion of total income.

Council has an annual budget of \$87.5 million, of which \$25.2 million is committed to capital and project works.

Council's financial strategies are governed by a 10 year financial model which is reviewed by Council each year. The aim of the model is to increase Council's commitment to asset renewal while simultaneously reducing debt.

Budget 2006/2007:	
Expenditure	\$4,389,100
Revenue	\$4,452,300
General (Net) Funding	-\$63,200

Objective 1

Mgt Plan related Yes

To ensure the financial sustainability of Council which allows for efficient service delivery and the effective management of Council's assets, now and in future years.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	10 year Financial Model reviewed and adopted by Council.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED Model presented at the Finance Committee on 4 December and adopted by Council on 12 December 2006.			
02	Requirements contained in Council's 10 year financial model are implemented.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE Development of budget for 2007/08 has incorporated principals of 10 year financial model.			
03	Council's investment returns to meet or exceed the benchmark rate.	Ongoing <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE Benchmark exceeded for the first six months of the year. Council's portfolio has been expanded over the first half of the year to include additional direct investments in an effort to improve returns.			

Management Plan Progress Report 2006-2010

Financial Sustainability

04	Balanced budget developed for public exhibition.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
NOT YET DUE			
05	Annual Financial Statements adopted and submitted to the Department of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Statements were submitted to the Department of Local Government in early October and were presented to Council along with the auditor's report on 10 October 2006.</i>			
06	Investment performance reported to Council on a monthly basis.	Monthly <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE <i>Reports submitted for first six months with returns exceeding benchmark.</i>			
07	Council's Budget review reported to Council within two months of the end of each financial quarter.	Each Quarter <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE <i>First quarter report was adopted by Council on 28 November 2006 and second quarter report is to be considered on 27 February 2007.</i>			
08	Notional rate return audited and submitted to Department of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Notional rate return audited and submitted to the Department of Local Government in November 2006.</i>			
09	Council's debt reduced to \$10.5 million.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE <i>Debt repayments being made during the year as they fall due.</i>			
10	\$1,981,800 committed to works of 'direct community benefit'.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
NOT YET DUE <i>Works totalling \$1,981,800 form part of Council's adopted budget for 2006/07.</i>			

Management Plan Progress Report 2006-2010

Financial Sustainability

11	Report to Council on the review of Council's methodology to maintain Council's assets at a satisfactory standard.	3rd Quarter <i>Relates to Action</i>	<ul style="list-style-type: none">- Director Finance and Business- Director Open Space- Director Technical Services
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NOT YET DUE

Discussion paper on a proposal for allocation of funding between assets was presented to the Finance Committee on 4 December 2006. The matter was further discussed at the Councillors' Workshop in February 2007.

Objective 2

Mgt Plan related Yes

To continuously explore opportunities to maximise the financial return and community benefit from Council's commercial property holdings.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Analyse and report to Council on alternative options and financial viability of Marian Street Theatre.	1st Quarter <i>Relates to Action</i>	- Director Finance and Business
<hr/> NOT ACHIEVED <i>A condition assessment of the building needed to be undertaken before proceeding with analysing options for the future use of Marian Street. A report on the assessment and future use of the premises was considered by Council in December 2006. Following that, an EOI for the lease of the building is being prepared and will be completed in February 2007.</i>			
02	Firs Estate Cottage Lease to be executed.	1st Quarter <i>Relates to Action</i>	- Director Finance and Business
<hr/> NOT ACHIEVED <i>Council considered a report on the results of the EOI for the lease of the building on 12 December. Following that, Council officers have been negotiating with the two proponents recommended in the report. It is anticipated that a lease agreement will be executed in February 2007.</i>			
03	Potential funding opportunities identified and reported to Council as part of the Town Centre redevelopment, including assessment of surplus landholdings outside the town centres.	Ongoing <i>Relates to Action</i>	- Director Finance and Business
<hr/> NOT YET DUE			

Management Plan Progress Report 2006-2010

Council's Corporate Services

Provision of a range of services which act as a focal point for the delivery of information and Customer Services.

Provision of internal services to support the organisation.

Budget 2006/2007:	
Expenditure	\$7,001,900
Revenue	\$47,581,800
General (Net) Funding	-\$40,579,900

Objective 1

Mgt Plan related Yes

To improve services to the community through the provision of timely and accurate information.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Annual Report adopted and submitted to the Department of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>The Annual Report was enhanced in 2006 by commencing to incorporate the principles of Global Reporting Initiative standards as well as the statutory reporting requirements of the Local Government Act. The Report was considered by Council on 28 November 2006 and subsequently submitted to the Department of Local Government.</i>			
02	Management Plan adopted.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE <i>Development of draft Management Plan underway.</i>			
03	Council's Land and Environment Court Costs reported to Council on a quarterly basis.	Each Quarter <i>Relates to Action</i>	- Director Finance and Business
ACHIEVED TO DATE <i>First quarter report was considered by Council on 14 November 2006 and second quarter report is to be considered on 27 February 2007.</i>			
04	Management Plan progress reported to Council within two months of the end of each financial quarter.	Each Quarter <i>Relates to Action</i>	- General Manager
ACHIEVED TO DATE <i>1st quarter report was considered by Council on 28 November 2006.</i>			

Management Plan Progress Report 2006-2010

Council's Corporate Services

- | | | | |
|----|--|---|---------------------------------|
| 05 | Report and analysis of NSW Department of Local Government Comparative data presented to Council. | 2nd Quarter
<i>Relates to Action</i> | - Director Finance and Business |
|----|--|---|---------------------------------|

DEFERRED

Report was not completed in 2nd quarter as Department of Local Government did not publish the comparative information until January 2007. A report will be submitted to Council on 27 February 2007.

- | | | | |
|----|--|--|-------------------|
| 06 | Report quarterly to Council on resolutions which have not been implemented with accompanying explanations. | Each Quarter
<i>Relates to Action</i> | - General Manager |
|----|--|--|-------------------|

NOT ACHIEVED

Report to be presented to Council in February 2007 on any resolutions still outstanding or requiring additional work, funding or resources.

- | | | | |
|----|---|--|---------------------------------|
| 07 | Database of Council resolutions is kept up to date with responsible officers clearly nominated. | Each Quarter
<i>Relates to Action</i> | - Director Finance and Business |
|----|---|--|---------------------------------|

ACHIEVED TO DATE

Database is being maintained.

- | | | | |
|----|--|---|---|
| 08 | New bookings software system for Council services implemented. | 3rd Quarter
<i>Relates to Action</i> | - Director Community Services
- Director Finance and Business
- Director Open Space |
|----|--|---|---|

NOT YET DUE

Upgrade Q Visual Booking System has been installed for tennis court bookings. This system will then be implemented in stages for other Open Space bookings and then Community Facilities.

Management Plan Progress Report 2006-2010

Council's Corporate Services

Objective 2

Mgt Plan related Yes

To ensure that Council's information is protected, developed and maintained effectively and efficiently.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Implement new payroll system to fully integrate with Finance 1.	1st Quarter <i>Relates to Action</i>	- Director Finance and Business
NOT ACHIEVED <i>Implementation of this system is dependent on an upgrade to Council's existing financial management software. This upgrade is was successfully completed in December 2006. It is anticipated that the implementation of the new payroll/HR system will occur in the fourth quarter.</i>			
02	Upgrade Finance 1 to allow integration of other systems.	3rd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Upgrade successfully completed and put into production on 18 December 2006.</i>			
03	Council's web based functionality improved.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Finance and Business
ACHIEVED TO DATE <i>Redesign is now completed. Improved functionality includes:</i> <ul style="list-style-type: none">- e-newsletters- online forms- advanced search- business paper search- site map- personalisation module where users can save their favourite documents and images- restructure on information <i>The website is currently in draft form with additional data being updated. Launch is scheduled for March 2007.</i>			

Management Plan Progress Report 2006-2010

Council's Corporate Services

Objective 3

Mgt Plan related Yes

To expand the provision of Customer Service.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Implement organisational customer service procedure	2nd Quarter <i>Relates to Action</i>	- Director Community Services

NOT ACHIEVED

Recommendations from Customer Service Action Group have been reported and sub groups have been formed to further progress recommendations. Significant progress has been made through the customer services working party which identified gaps in services and functions, and developed the action plan which will be implemented in the next financial year.

Council business processes, procedures and forms have been reviewed in consultation with relevant staff, and a Customer Service Manual has been developed to meet organisational and operational needs.

The new PABX phone system, including call centre software, to be implemented by June 2007.

Customer service standards have been developed and implementation phase has commenced, with training for customer service staff to provide a greater level of service to the community.

Management Plan Progress Report 2006-2010

Council's Corporate Services

Objective 5

Mgt Plan related Yes

Provide communication services that support the dissemination and exchange of information within Council and the community.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Corporate Communications Strategy implemented.	4th Quarter <i>Relates to Action</i>	- Director Community Services

ACHIEVED TO DATE

Review of current Corporate Communications strategy undertaken. Research undertaken to further develop corporate strategy.

Strategies implemented:

- Newsletter issued quarterly*
- Marketing strategies developed for individual projects or programs*
- Advertising, including weekly corporate advertisement designed and written as required*
- Media releases issued weekly*
- Printed materials produced on demand and reviewed for visual consistency and plain English*
- School visits to Council Chamber conducted with groups participating in mock debates*
- Council stalls set up for community fairs*
- New Corporate Identity developed*
- Daily updates of website*
- Website redesign commenced*
- Citizenship ceremonies conducted monthly*

BUDGET 2006/2007 2ND QUARTER REVIEW AS AT END DECEMBER 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council the quarterly financial review for the 2nd quarter ended 31 December 2006.

BACKGROUND:

This is a statutory requirement under the Local Government (Financial Management) Regulation Part 2 paragraph 7.

COMMENTS:

This review analyses the financial performance of the Council for the 2nd quarter of the 2006/2007 budget, comparing actual expenditure and revenue for the quarter against the budget.

RECOMMENDATION:

That Council approve the budget transfers as outlined in this report.

PURPOSE OF REPORT

To present to Council the quarterly financial review for the 2nd quarter ended 31 December 2006.

BACKGROUND

This is a statutory requirement under the Local Government Financial Management Regulation 1999, Part 2 Clause 7 and it is an essential aspect of Council's financial management.

At the Council meeting held on 13 June 2006, Council adopted the 2006-2010 Management Plan, which incorporated the annual budget for Council for 2006/2007. The resolution adopting this Management Plan was under Minute 210.

COMMENTS

General Budgetary Position

This review analyses the financial performance of the Council for the 2nd quarter of 2006/2007 comparing actual expenditure and revenue for the quarter against budget. Council's budgetary position for the quarter ended 31 December is well within expectations. The organisation's year to date net expenditure shows a surplus of \$8,026,065 compared to a budget surplus of \$4,989,986, a positive variance of \$3,036,079.

It should be noted, however, that Domestic Waste is \$241,150 under budget, Sec 94 Contributions are \$5,666,458 over budget and Interest earnings on Sec 94 Contributions are also over budget by \$313,797. As these amounts are externally restricted, it is appropriate that they are removed from the general budgetary surplus. This results in a positive cash variance of \$1,804,660.

The financial position of the Council is satisfactory, having regard to the original estimate of income and expenditure.

This total variance is broken down as follows:

	Budget YTD	Actual YTD	Variance
Expenditure	\$37,469,120	\$36,111,217	\$1,357,903
Income	\$42,459,106	\$49,127,269	\$6,668,163
Sub Total	\$4,989,986	\$13,016,051	\$8,026,065
Less External Restrictions			(\$6,221,405)
Net Result			\$1,804,660

DEPARTMENTS	December YTD (Net)			Year
	\$ Actual	\$ Budget	\$ Variance	\$ Budget
Civic Management	1,339,082	1,276,542	(62,540)	2,553,100
Community Services	3,727,383	3,725,863	(1,520)	7,449,600
Development & Regulation	934,360	1,342,458	408,098	2,684,900
Finance & Business	(27,402,795)	(20,965,572)	6,437,223	(43,007,200)
Open Space	3,923,046	4,186,425	263,379	8,346,400
Planning & Environment	366,063	375,100	9,037	750,200
Technical Services	4,507,483	5,220,170	712,687	10,018,300
Waste Management	(410,672)	(150,972)	259,700	(302,000)
Net Expenditure / (Revenue)	(13,016,051)	(4,989,986)	8,026,065	(11,506,700)

Restricted Income

Section 94 - As at 31 December 2006, Council has received \$8,029,456 in Section 94 Contributions. Of this amount \$83,632 relates to pre 1993 plans, \$374,535 relates to the 2000/2003 Residential Plan, \$48,473 relates to the new SEPP 5 Plan and \$7,522,816 relates to the 2004/2009 Residential Plan. An additional \$481,045 of interest has been added to Section 94 funds for the quarter.

Internally Restricted Reserves

At the beginning of the 2006/2007 financial year, balances available in internally restricted reserves totalled \$12,463,675.

Total Restricted Assets	\$
Opening Balance	40,143,807
Add: Income as at 31 December	8,029,456
Add: Interest	841,450
Add : Transfers In	4,749,941
Closing Balance	53,764,654

A further breakdown of these contributions is shown in **Appendix B**.

Summary of requested budget adjustments

DEPARTMENT		
	Additional Expense	Additional Revenue
	\$	\$
COMMUNITY SERVICES		
- operational	21,000	21,000
- capital projects	11,500	11,500
Sub Total	32,500	32,500
OPEN SPACE		
- operational	(150,000)	0
- capital projects	(427,050)	(427,050)
Sub Total	(577,050)	(427,050)
PLANNING & ENVIRONMENT		
- operational	0	(81,400)
- capital projects	382,800	0
Sub Total	382,800	(81,400)
TECHNICAL SERVICES		
- operational	343,000	343,000
- capital projects	90,000	90,000
Sub Total	433,000	433,000
CIVIC MANAGEMENT		
- operational	55,000	8,000
- capital projects	0	0
Sub Total	55,000	8,000
FINANCE & BUSINESS		
- operational	3,832,500	4,193,700
- capital projects	0	0
Sub Total	3,832,500	4,193,700
DEVELOPMENT & REGULATION		
- operational	(128,000)	(128,000)
- capital projects	0	0
Sub Total	(128,000)	(128,000)
WASTE MANAGEMENT		
- operational	0)	0
- capital projects	0	0
Sub Total	0	0
Total Council Budget Adjustments	4,030,750	4,030,750
NET EXPENDITURE	0	

Community Services

The net budget result for Community Services is nil for the quarter. However there were minor changes within the community relation cost centre including an increase in casual salaries of \$31,000 which was offset by a decrease of salaries in community facilities and by an increase in revenue within management support area.

Open Space

Open Space provided a saving of \$150,000 for the December quarter. This is due to the reduction of salaries and wages across all of open space due to staff vacancies for the first half of the year.

Planning & Environment

Planning and Environment require additional net funds of \$464,200. This is mainly due to the cost of town centre projects above budget forecast by \$382,800 and the reduction of rezoning income of \$81,400 which will not be realised this financial year. A further review of the total costs associated with the town centre planning projects will be required during the March 2007 quarter.

Technical Services

The net budget result for Technical services is nil for the December quarter. However there were many adjustments made in this quarter, the most significant being an increase in expenditure totaling \$343,000. Of this amount the increase in contractors and fuel totals \$265,000. This was offset by an increase in driveway and road surface income totaling \$273,000.

Civic Management

Civic Management require additional net funds of \$47,000. The most significant variations of expenditure is the additional \$32,000 and \$22,000 required for increased Corporate and Occupational Health & Safety training across Council. However this is partly offset by additional income received for on the training courses conducted totaling \$8,000.

Finance & Business

Finance and Business provided a saving of \$361,200 for the December quarter. This is mainly due to the reduction in both Council's fire contribution levy of \$102,700 and Council's workers compensation premium of \$210,300.

Development and Regulation

The net budget result for Development and Regulation is nil for this review. There were many variations within the department, the most significant being a decrease in legal expenses of \$100,000 and legal consultants of \$20,000, however this has been offset by the reduction in income in various centres within Development and Regulation.

Details of variations for each department are outlined in **Appendix A**.

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Net totals for each department are as follows:

Department	Amount \$
Community Services	0
Open Space	(150,000)
Planning & Environment	464,200
Technical Services	0
Civic Management	25,000
Finance and Business	(339,200)
Development and Regulation	0
Net Expenditure	0

An overall summary of 2006/2007 budget adjustments are shown in the table below:

2006/2007 Budget Summary	Original Budget	Carry Forwards	Sept Review	Dec Review	Council Resolutions	Revised Budget
	\$	\$	\$		\$	\$
Operating Budget						
Total Cash In	80,556,900	74,500	8,400	4,378,300	175,400	85,193,500
Total Cash Out	62,409,400	28,200	15,000	3,995,500	0	66,448,100
Headline Budget Surplus/(Deficit)	18,147,500	46,300	(6,600)	382,800	175,400	18,745,400
Funds To Restricted Assets	11,401,400	0	0	0		11,401,400
Operating Surplus/(Deficit)	6,746,100	46,300	(6,600)	382,800	175,400	7,344,000
Capital Works Program						
Projects	25,174,600	3,020,100	25,300	57,250	175,400	28,452,650
Funded By						
Operating Surplus	1,874,100	46,300	(6,600)	382,800	175,400	2,472,000
Infrastructure Levy	1,914,000	0	0	0		1,914,000
Environmental Levy	1,958,000	0	0	0		1,958,000
Loans	1,000,000	0	0	0		1,000,000
Sub Total	6,746,100	46,300	(6,600)	382,800	175,400	7,344,000
Section 94	3,358,100	75,000	22,000	11,500		3,466,600
Other Restricted Assets	15,070,400	2,562,000	9,900	(337,050)		17,305,250
Working Funds	0	243,200	93,600	0		336,800
Total Funding	25,174,600	2,926,500	118,900	57,250	175,400	28,452,650
Net Surplus/(Deficit)	0	(93,600)	93,600	0	0	0

Working Funds

The following table provides a summary of working funds adjustments during 2006/2007.

Projected Working Funds Position as at 30 June 2007	
Working Funds 1 July 2006	\$243,200
Less	
Carried Forward Works from 2005/2006	(\$336,800)
Unrestricted Working Funds	-\$93,600
Plus Variations September 2006 Review	\$93,600
Plus Variations December 2006 Review	\$0
Projected Unrestricted Working Funds 30 June 2007	\$0
Council's unrestricted working funds reflect the short-term ability of the Council to fund unplanned expenditure.	

Capital Works & Projects

DEPARTMENTS	December YTD Actual	Full Year Budget	Funds to be Spent
Community Services	\$34,888	\$191,900	\$157,012
Finance & Business	\$2,804	\$196,600	\$193,796
Open Space	\$1,465,525	\$8,135,100	\$6,669,575
Planning & Environment	\$729,581	\$417,200	-\$312,381
Technical Services	\$2,925,932	\$19,454,600	\$16,528,668
	\$5,158,730	\$28,395,400	\$23,236,670

Gross expenditure for capital works & projects for the period ended 31 December 2006 is \$5,158,730 against a full year budget of \$28,395,400 (this includes the Depot Relocation , Operational and Passenger Fleet budgets which equate to \$12,350,000).

Technical Services Update - All stabilisation projects under Infrastructure Levy Program have been carried out with the final asphalt surfacing completed on 19 December 2006. All projects under Infrastructure Levy Program have now been completed and approximately 98% of funds have been spent.

Location of services has started prior to stabilisation works under the Rehabilitation Program which are programmed to start in mid February 2007. Restoration work on Killeaton Street between

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Memorial Avenue and Carbeen Street has also been completed. Quotations were received to carry out roughness survey of council road network and the work is to be completed by end of January 2007

Footpaths have been completed in Fiddens Wharf Road, Yanko Road, Lady Game Drive, Kiparra Street and Duneba Avenue.

A program of improving pit inlet conditions at several flood prone sites has commenced under the Drainage Program

Open Space Update

Sportsfields

Planning has continued for the delivery of major sportsfield projects at Lindfield Soldiers Memorial Oval No 2, Edenborough Playing Field, Comenarra Playing Field, Auluba 1 and 2 and also Lofberg Playing Field.

Following consultation with users at Lindfield, it is proposed to complete the project in two stages. Stage 1 will involve the construction of the stormwater infrastructure prior to 30 June 2007 and Stage 2 the sportsfield upgrade will be undertaken directly following the conclusion of the 2007 Winter Season.

Planning for works at Edenborough Oval is progressing well and it is likely that works will proceed here earlier than anticipated.

Playground Refurbishment and Development

All projects are progressing well and completion is anticipated prior to the end of the year.

Parks Development

Most projects are well underway and some transfer of funds between accounts is proposed to address over and underestimating of costs. Walking track works from Echo Point to Seven Little Australians are about to commence and will be complete by 30 June.

Swimming Pool

All proposed works for the 2006/07 financial year are complete. Excess funds are required for stage 5 works which will be undertaken during Winter 2008. Accordingly, it is proposed to transfer remaining funds to the pool reserve until required for use.

Golf Courses

Tenders for the sewer mining project at Gordon Golf Course closed in mid February and assessment is currently underway. As significant funding will not be required until next year it is proposed to transfer funds to the Golf Course Improvement Levy Reserve until required and via Council resolution in early 2007/08.

Environmental Levy Projects

Due to the large number of projects a separate attachment will be distributed to Councillors outlining progress on Environmental Levy Projects.

Tennis Courts

Works are due to commence on refurbishment of courts at Roseville and St Ives from late February. Remaining funds are proposed for transfer to the appropriate reserve pending further reporting on further multipurpose improvements to our courts.

CONSULTATION

Not Applicable

FINANCIAL CONSIDERATIONS

Should Council adopt the recommendations of this report, Council's working fund balance will remain unchanged.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Finance and Business staff have worked closely with the General Manager and Directors of each department in reviewing their budgets to provide this quarterly review.

SUMMARY

The net result of the December Review if adopted will not change Council's current working fund balance. In addition \$427,050 will be transferred to Council's Reserves, \$78,600 to the Swimming Pool Reserve, \$228,450 to the Golf Course Improvement Levy and \$120,000 to the Tennis Court Reserve.

RECOMMENDATION

- A. That Council adopt the variations contained in this report
- B. That \$78,600 be transferred to the Swimming Pool Reserve.
- C. That a Tennis Court Reserve be established with \$120,000 transferred to it.
- D. That \$228,450 be transferred to the Golf Course Improvement Levy.

Michael Lopez
Management Accountant

John Clark
Acting Director Finance & Business

Attachments: **Appendix A: Summary Review - 738048**
 Appendix B: Restricted Assets - 738053
 Appendix C: December Financial Reports - 738051

Appendix A: Summary Review

Summary by Department of net expense or revenue requests

AREA	Additional Expense	Additional Revenue
	\$	\$
COMMUNITY SERVICES		
- operational	21,000	21,000
- capital projects	11,500	11,500
Sub Total	32,500	32,500
OPEN SPACE		
- operational	(150,000)	0
- capital projects	(427,050)	(427,050)
Sub Total	(577,050)	(427,050)
PLANNING & ENVIRONMENT		
- operational	0	(81,400)
- capital projects	382,800	0
Sub Total	382,800	(81,400)
TECHNICAL SERVICES		
- operational	343,000	343,000
- capital projects	90,000	90,000
Sub Total	433,000	433,000
CIVIC MANAGEMENT		
- operational	55,000	8,000
- capital projects	0	0
Sub Total	55,000	8,000
FINANCE & BUSINESS		
- operational	3,832,500	4,193,700
- capital projects	0	0
Sub Total	3,832,500	4,193,700
DEVELOPMENT & REGULATION		
- operational	(128,000)	(128,000)
- capital projects	0	0
Sub Total	(128,000)	(128,000)
WASTE MANAGEMENT		
- operational	0	0
- capital projects	0	0
Sub Total	0	0
Total Council Budget Adjustments	4,030,750	4,030,750
NET EXPENDITURE	0	

Adjustment - () decrease in Expenditure or Income

Department: COUNCIL - Budget Transfers

	CC	RES	Original Budget	Revised Budget	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1800	2250	\$65,000	\$0		(\$65,000)	Transfer commissions to dog registration income budget within Animal Control.
GL	1800	2262	\$0	\$65,000		\$65,000	Commissions income budget being transferred to dog registration within Animal Control.
Total Department Adjustment Requested					\$0	\$0	
NET ADJUSTMENT TO DEPARTMENT BUDGET						\$0	

Department: COMMUNITY SERVICES

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1400	1024	\$3,500	\$34,500	\$31,000		Increase casual salaries budget in Community Relations.
GL	1250	1000	\$75,700	\$65,700	(\$10,000)		Decrease salaries budget in Community Facilities Unit.
GL	1150	2257	\$0	\$21,000		\$21,000	Increase other revenue budget in Community Services Management Support.
GL	1450	1000	\$635,400	\$625,400	(\$10,000)		Decrease salaries budget in Customer Relations.
GL	1450	1150	\$0	\$10,000	\$10,000		Increase non PABX charges budget in Customer Relations.
Total Department Adjustment Requested					\$21,000	\$21,000	
NET ADJUSTMENT TO DEPARTMENT BUDGET						\$0	

Department: OPEN SPACE

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2407	1001	\$69,100	\$66,300	(\$2,800)		Decrease wages budget in Wildflower Gardens.
GL	2407	1003	\$32,400	\$31,200	(\$1,200)		Decrease wages on-cost budget in Wildflower Gardens.
GL	2404	1001	\$533,300	\$514,700	(\$18,600)		Decrease wages budget in Bushland Reserves.
GL	2404	1003	\$250,100	\$233,700	(\$16,400)		Decrease wages on-cost budget in Bushland Reserves.
GL	2350	1000	\$232,100	\$221,500	(\$10,600)		Decrease salaries budget in Open Space Management Support.
GL	2350	1002	\$82,900	\$73,500	(\$9,400)		Decrease salaries on-cost budget in Open Space Management Support.
GL	2457	1001	\$653,200	\$626,600	(\$26,600)		Decrease wages budget in Parks.
GL	2457	1003	\$308,400	\$285,000	(\$23,400)		Decrease wages on-cost budget in Parks.
GL	2550	1000	\$464,700	\$459,700	(\$5,000)		Decrease salaries budget in Sport & Recreation Management Support.
GL	2550	1002	\$165,900	\$160,900	(\$5,000)		Decrease salaries on-cost budget in Sport & Recreation Management Support.
GL	2557	1001	\$506,600	\$496,000	(\$10,600)		Decrease wages budget in General Sportsgrounds.
GL	2557	1003	\$239,300	\$229,900	(\$9,400)		Decrease wages on-cost budget in General Sportsgrounds.
GL	2650	1000	\$174,300	\$171,700	(\$2,600)		Decrease salaries budget in Trees Management Support.
GL	2650	1002	\$62,200	\$59,800	(\$2,400)		Decrease salaries on-cost budget in Trees Management Support.
GL	2652	1000	\$490,700	\$487,500	(\$3,200)		Decrease salaries budget in Street Trees.
GL	2652	1002	\$62,200	\$59,400	(\$2,800)		Decrease salaries on-cost budget in Street Trees.
Total Department Adjustment Requested					(\$150,000)	\$0	
NET ADJUSTMENT TO DEPARTMENT BUDGET						(\$150,000)	

Department: PLANNING & ENVIRONMENT

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2851	2120	\$6,400	\$0		(\$6,400)	Decrease advertising contribution income budget in Urban Planning.
GL	2851	2141	\$75,000	\$0		(\$75,000)	Decrease rezoning income budget in Urban Planning.
Total Department Adjustment Requested					\$0	(\$81,400)	
NET ADJUSTMENT TO DEPARTMENT BUDGET						\$81,400	

Department: TECHNICAL SERVICES

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	3251	1263	\$185,000	\$225,000	\$40,000		Increase fuel budget in Operational Fleet.
GL	3251	1269	\$5,000	\$10,000	\$5,000		Increase repairs & maintenance budget in Operational Fleet.
GL	3251	1275	\$4,000	\$11,000	\$7,000		Increase oil budget in Operational Fleet.
GL	3252	1134	\$75,000	\$107,000	\$32,000		Increase motor vehicles insurance budget in Passenger Fleet.
GL	3252	1250	\$16,000	\$21,000	\$5,000		Increase materials budget in Passenger Fleet.
GL	3252	1263	\$220,000	\$280,000	\$60,000		Increase fuel budget in Passenger Fleet.
GL	3253	1263	\$1,500	\$6,500	\$5,000		Increase fuel budget in Small Plant & Equipment.
GL	3254	1250	\$8,000	\$18,000	\$10,000		Increase materials budget in Workshop.
GL	3151	1260	\$50,000	\$110,000	\$60,000		Increase contractors budget in Access Crossings.
GL	3151	2162	\$270,000	\$330,000		\$60,000	Increase Driveways income budget in Access Crossings.
GL	3152	1127	\$10,000	\$5,000	(\$5,000)		Decrease external plant hire budget in Drainage Maintenance & Repair.
GL	3152	1250	\$45,000	\$40,000	(\$5,000)		Decrease materials budget in Drainage Maintenance & Repair.
GL	3152	1260	\$25,000	\$30,000	\$5,000		Increase contractors budget in Drainage Maintenance & Repair.
GL	3152	2166	\$0	\$5,000		\$5,000	Increase other income budget in Drainage Maintenance & Repair.
GL	3153	1127	\$8,000	\$4,000	(\$4,000)		Decrease external plant hire budget in Footpath Maintenance.
GL	3153	2163	\$20,000	\$25,000		\$5,000	Increase fees income budget in Footpath Maintenance.
GL	3156	1260	\$400,000	\$500,000	\$100,000		Increase contractors budget in Restorations.
GL	3156	2161	\$400,000	\$536,500		\$136,500	Increase road surfaces income budget in Restorations.
GL	3156	2162	\$165,000	\$301,500		\$136,500	Increase driveways income budget in Restorations.

Department: TECHNICAL SERVICES

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2902	1128	\$26,000	\$54,000	\$28,000		Increase fees general budget in Rural Fire Brigade Services.
Total Department Adjustment Requested					\$343,000	\$343,000	
NET ADJUSTMENT TO DEPARTMENT BUDGET						\$0	

Department: CIVIC MANAGEMENT

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1000	1104	\$50,000	\$55,000	\$5,000		Increase catering budget in Councillor Support.
GL	1000	1145	\$10,000	\$5,000	(\$5,000)		Decrease legal fees budget in Councillor Support.
GL	1000	1150	\$15,000	\$20,000	\$5,000		Increase non PABX budget in Councillor Support.
GL	1000	1177	\$0	\$2,000	\$2,000		Increase computer communication costs budget in Councillor Support.
GL	1000	1273	\$0	\$8,000	\$8,000		Increase other equipment budget in Councillor Support.
GL	1102	1029	\$48,000	\$80,000	\$32,000		Increase corporate training budget in Staff Training & Development.
GL	1102	1031	\$35,000	\$30,000	(\$5,000)		Decrease Open Space training budget in Staff Training & Development.
GL	1102	1033	\$30,000	\$25,000	(\$5,000)		Decrease Technical Services training budget in Staff Training & Development.
GL	1102	1035	\$9,000	\$7,000	(\$2,000)		Decrease Finance & Business training budget in Staff Training & Development.
GL	1102	1045	\$30,000	\$52,000	\$22,000		Increase OH&S training budget in Staff Training & Development.
GL	1102	1112	\$5,000	\$10,000	\$5,000		Increase Development & Regulatory conferences budget in Staff Training & Development.
GL	1102	1113	\$8,000	\$9,000	\$1,000		Increase Finance & Business conferences budget in Staff Training & Development.
GL	1102	1114	\$6,000	\$7,000	\$1,000		Increase Open Space conferences budget in Staff Training & Development.
GL	1102	1116	\$5,000	\$8,000	\$3,000		Increase Technical Services conferences budget in Staff Training & Development.
GL	1102	2159	\$15,000	\$23,000		\$8,000	Increase training income budget in Staff Training & Development.
GL	1103	1117	\$25,000	\$20,000	(\$5,000)		Decrease consultants budget in Workforce Management.
GL	1103	1118	\$15,000	\$10,000	(\$5,000)		Decrease recruitment consultants budget in Workforce Management.
GL	1103	1266	\$7,000	\$5,000	(\$2,000)		Decrease office supplies budget in Workforce Management.
Total Department Adjustment Requested					\$55,000	\$8,000	
NET ADJUSTMENT TO DEPARTMENT BUDGET						\$47,000	

Department: FINANCE & BUSINESS

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2050	1139	\$0	(\$210,300)	(\$210,300)		Decrease workers compensation premium budget in Corporate Accounts.
GL	2050	2352	\$1,877,300	\$1,868,300		(\$9,000)	Decrease FAG grant income budget in Corporate Accounts.
GL	2150	1000	\$443,000	\$424,000	(\$19,000)		Decrease salaries budget in Financial Management.
GL	2150	1002	\$158,200	\$156,200	(\$2,000)		Decrease salary on costs budget in Financial Management.
GL	2151	1172	\$115,000	\$126,000	\$11,000		Increase valuation budget in Rates.
GL	2151	2167	\$110,000	\$120,000		\$10,000	Increase 603 certificate income budget in Rates.
GL	2325	1000	\$339,600	\$326,600	(\$13,000)		Decrease salaries budget in IT Support.
GL	2325	1117	\$47,400	\$59,400	\$12,000		Increase consultants budget in IT Support.
GL	2325	1121	\$1,000	\$3,000	\$2,000		Increase courier costs budget in IT Support.
GL	2325	1144	\$563,900	\$503,900	(\$60,000)		Decrease operating lease cost budget in IT Support.
GL	2325	1250	\$13,000	\$5,000	(\$8,000)		Decrease materials budget in IT Support.
GL	2325	1252	\$430,000	\$447,000	\$17,000		Increase computer licence fees budget in IT Support.
GL	2325	1253	\$0	\$70,000	\$70,000		Increase computer software purchase budget in IT Support.
GL	2325	1273	\$5,000	\$15,000	\$10,000		Increase other equipment purchase budget in IT Support.
GL	2325	6515	\$100,000	\$50,000	(\$50,000)		Decrease acquisition computer hardware budget in IT Support.
GL	2000	1137	\$569,500	\$543,500	(\$26,000)		Decrease public insurance budget in Insurance & Risk.
GL	2000	1141	\$60,000	\$55,000	(\$5,000)		Decrease insurance excess budget in Insurance & Risk.
GL	1900	1000	\$152,800	\$97,800	(\$55,000)		Decrease salaries budget in Finance & Business Management Support.
GL	1900	1002	\$61,300	\$39,300	(\$22,000)		Decrease salary on costs budget in Finance & Business Management Support.

Department: FINANCE & BUSINESS

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1900	1117	\$15,000	\$37,000	\$22,000		Increase consultants budget in Finance & Business Management Support.
GL	2200	1144	\$22,000	\$29,800	\$7,800		Increase operating lease cost budget in Print Room.
GL	2250	1001	\$94,300	\$74,300	(\$20,000)		Decrease wages budget in Cleaning Services.
GL	2250	1003	\$44,200	\$35,200	(\$9,000)		Decrease wage on costs budget in Cleaning Services.
GL	2250	1254	\$0	\$9,000	\$9,000		Increase amenity cleaning budget in Cleaning Services.
GL	2251	1024	\$0	\$14,000	\$14,000		Increase casual salaries in Property Services.
GL	2251	1025	\$0	\$5,000	\$5,000		Increase casual wages in Property Services.
GL	2251	1042	\$0	\$2,000	\$2,000		Increase casual on costs budget in Property Services.
GL	2251	1117	\$2,000	\$5,000	\$3,000		Increase consultants budget in Property Services.
GL	2251	1172	\$10,000	\$25,000	\$15,000		Increase valuation fees budget in Property Services.
GL	2251	2102	\$0	\$10,000		\$10,000	Increase lease income budget in Property Services.
GL	2251	2103	\$30,000	\$0		(\$30,000)	Decrease licence income budget in Property Services.
GL	2251	2104	\$699,100	\$703,100		\$4,000	Increase rental income budget in Property Services.
GL	2251	2113	\$10,000	\$0		(\$10,000)	Decrease hall fees income budget in Property Services.
GL	1550	1161	\$120,000	\$130,000	\$10,000		Increase postage budget in Records.
GL	2301	1174	\$4,000	\$10,000	\$6,000		Increase inventory variance budget in Purchasing & Supply.
GL	2075	1103	\$2,077,700	\$1,975,000	(\$102,700)		Decrease NSW Fire Brigade contribution budget in Statutory Levies .
GL	9000	2404	\$4,726,000	\$8,944,700		\$4,218,700	Increase S94 contribution budget.
GL	9000	4123	\$0	\$4,218,700	\$4,218,700		Increase S94 reserve budget.

Department: FINANCE & BUSINESS

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
Total Department Adjustment Requested					\$3,832,500	\$4,193,700	
NET ADJUSTMENT TO DEPARTMENT BUDGET						(\$361,200)	

Department: DEVELOPMENT & REGULATION

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1651	2123	\$7,000	\$12,000		\$5,000	Increase complying development certificate income budget in Building Unit.
GL	1651	2124	\$400,000	\$360,000		(\$40,000)	Decrease construction certificates income budget in Building Unit.
GL	1651	2131	\$300,000	\$260,000		(\$40,000)	Decrease building inspections income budget in Building Unit.
GL	1651	2167	\$120,000	\$110,000		(\$10,000)	Decrease certificates income budget in Building Unit.
GL	1651	2254	\$5,000	\$1,000		(\$4,000)	Decrease hoarding permits income budget in Building Unit.
GL	1700	2140	\$90,000	\$65,000		(\$25,000)	Decrease other fines income in Development Compliance.
GL	1702	1022	\$0	\$18,000	\$18,000		Increase temporary salaries budget in Public Health Services.
GL	1702	2133	\$82,000	\$62,000		(\$20,000)	Decrease regulatory inspection income budget in Public Health Services.
GL	1601	1022	\$5,000	\$20,000	\$15,000		Increase temporary salaries budget in Administration.
GL	1601	1024	\$36,000	\$46,000	\$10,000		Increase casual salaries budget in Administration.
GL	1601	1025	\$11,400	\$0	(\$11,400)		Decrease casual wages budget in Administration.
GL	1750	1145	\$1,120,000	\$1,100,000	(\$20,000)		Decrease legal costs budget in Development Assessments.
GL	1750	1178	\$400,000	\$300,000	(\$100,000)		Decrease legal consultants budget in Development Assessments.
GL	1750	1258	\$80,000	\$50,000	(\$30,000)		Decrease DA contractors budget in Development Assessments.
GL	1750	2120	\$105,000	\$80,000		(\$25,000)	Decrease advertising contribution income budget in Development Assessments.
GL	1750	2122	\$1,550,000	\$1,500,000		(\$50,000)	Decrease development applications income budget in Development Assessments.
GL	1750	2126	\$155,000	\$200,000		\$45,000	Increase DA notification income budget in Development Assessments.
GL	1750	2129	\$160,000	\$220,000		\$60,000	Increase S96 income budget in Development Assessments.
GL	1750	2256	\$5,000	\$20,000		\$15,000	Increase legal costs recovered income budget in Development Assessments.

Department: DEVELOPMENT & REGULATION

	CC	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1800	1260	\$52,500	\$42,900	(\$9,600)		Decrease contractors budget in Animal Control.
GL	1801	2136	\$90,000	\$100,000		\$10,000	Increase car parking income budget in Parking & Traffic.
GL	1801	2137	\$620,000	\$660,000		\$40,000	Increase parking fines income budget in Parking & Traffic.
GL	1802	2128	\$10,000	\$4,000		(\$6,000)	Decrease permits income budget in Regulatory Services.
GL	1802	2133	\$25,200	\$20,200		(\$5,000)	Decrease regulatory inspections income budget in Regulatory Services.
GL	1802	2138	\$10,000	\$5,000		(\$5,000)	Decrease littering fines income budget in Regulatory Services.
GL	1802	2139	\$15,000	\$2,000		(\$13,000)	Decrease load limit fines income budget in Regulatory Services.
GL	1802	2140	\$80,000	\$45,000		(\$35,000)	Decrease other fines income budget in Regulatory Services.
GL	1802	2166	\$20,000	\$5,000		(\$15,000)	Decrease other income budget in Regulatory Services.
GL	1850	2125	\$30,000	\$20,000		(\$10,000)	Decrease DA linen plans income budget in Engineering Support.
GL	1850	2132	\$15,000	\$10,000		(\$5,000)	Decrease engineering inspections income budget in Engineering Support.
GL	1850	2167	\$5,000	\$10,000		\$5,000	Increase certificates income budget in Engineering Support.
Total Department Adjustment Requested					(\$128,000)	(\$128,000)	
NET ADJUSTMENT TO DEPARTMENT BUDGET						\$0	

Department: CAPITAL WORKS

	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
PJ	100614	126000	00	\$0	\$11,500	\$11,500		Increase contractors budget for New Residents Kit to reflect funds being transferred from S94.
PJ	100614	462300	00	\$0	\$11,500		\$11,500	Increase S94 income budget for New Residents Kit to reflect funds being transferred.
PJ	100565	126000	00	\$8,000	\$48,000	\$40,000		Increase contractors budget for Lindfield Soldiers Memorial Park to reflect funds being transferred from S94.
PJ	100565	462300	00	\$0	\$40,000		\$40,000	Increase S94 income budget for Lindfield Soldiers Memorial Park to reflect funds being transferred.
PJ	100628	126000	00	\$0	\$70,000	\$70,000		Increase contractors budget for District Parks Master Plan to reflect funds being transferred from S94.
PJ	100628	462300	00	\$0	\$70,000		\$70,000	Increase S94 income budget for District Parks Master Plan to reflect funds being transferred.
PJ	100626	126000	00	\$0	\$40,000	\$40,000		Increase contractors budget for Cameron Park to reflect funds being transferred from S94.
PJ	100626	462300	00	\$0	\$40,000		\$40,000	Increase S94 income budget for Cameron Park to reflect funds being transferred.
PJ	100414	111700	00	\$0	\$30,000	\$30,000		Increase consultants budget for Open Space Acquisition Strategy to reflect funds being transferred from S94.
PJ	100414	462300	00	\$0	\$30,000		\$30,000	Increase S94 budget for Open Space Acquisition Strategy to reflect funds being transferred from S94.
PJ	100519	126000	00	\$238,800	\$568,800	\$330,000		Increase contractors budget for Sportsfield Program to reflect funds being transferred from S94.
PJ	100519	462300	00	\$0	\$330,000		\$330,000	Increase S94 budget for Sportsfield Program to reflect funds being transferred from S94.
PJ	100515	126000	00	\$3,327,000	\$2,817,000	(\$510,000)		Decrease contractors budget to fund other S94 projects.
PJ	100515	462300	00	\$3,327,000	\$2,817,000		(\$510,000)	Decrease reserve income budget to fund S94 projects.
PJ	100516	126000	00	\$300,000	\$221,400	(\$78,600)		Decrease contractors budget for Swimming Pool Refurbishment Program.
PJ	100516	461500	00	\$300,000	\$221,400		(\$78,600)	Decrease reserve income budget for Swimming Pool Refurbishment Program.

Department: CAPITAL WORKS

	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
PJ	100509	126000	00	\$128,450	\$28,450	(\$100,000)		Decrease contractors budget for Gordon Golf Course Levy Program.
PJ	100509	460900	00	\$128,450	\$28,450		(\$100,000)	Decrease reserve income budget for Gordon Golf Course Levy Program.
PJ	100510	126000	00	\$128,450	\$0	(\$128,450)		Decrease contractors budget for Turrumurra Golf Course Levy Program.
PJ	100510	460900	00	\$128,450	\$0		(\$128,450)	Decrease reserve income budget for Turrumurra Golf Course Levy Program.
PJ	100517	126000	00	\$167,900	\$47,900	(\$120,000)		Decrease contractors budget for Tennis Court Refurbishment.
PJ	100517	461500	00	\$167,900	\$47,900		(\$120,000)	Decrease reserve income budget for Tennis Court Refurbishment.
PJ	100513	126000	00	\$256,900	\$639,700	\$382,800		Increase contractors budget for Town Centres Projects.
PJ	100625	126000	00	\$0	\$90,000	\$90,000		Increase contractors budget for SES HQ Relocation to reflect funds being transferred from Contingency Reserve.
PJ	100625	460200	00	\$0	\$90,000		\$90,000	Increase contingency reserve income budget for SES HQ Relocation to reflect funds being transferred.
Total Adjustment Requested						\$57,250	(\$325,550)	
NET ADJUSTMENT TO DEPARTMENTS BUDGET							(\$382,800)	

Restricted Assets Report as at 31/12/06

Pre 1993 Plan		Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description							
Community Facilities		-72,159	-83,632	-3,102	0	0	-158,894
Open Space		-21,964	0	-718	0	0	-22,682
Car Parking		-1,044,016	0	-34,125	0	0	-1,078,141
Children's Services		-16,231	0	-531	0	0	-16,761
Underground Electricity		-1,494	0	-49	0	0	-1,543
							0
Sub Total		-1,155,864	-83,632	-38,525	0	0	-1,278,021

1993 Plan		Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description							
Car Parking	Alma St	-59,637	0	-1,949	0	0	-61,586
Car Parking	Larkin Lane	-139,876	0	-4,572	0	0	-144,447
Car Parking	Lindfield	-29,611	0	-968	0	0	-30,579
Car Parking	St Ives	-400,215	0	-13,375	0	0	-413,589
Car Parking	Wahroonga	-340,750	0	-11,138	0	0	-351,888
KWFG Master Plan		-2,271	0	-74	0	0	-2,346
St Ives Showground		-1,106	0	-36	0	0	-1,142
Walking Track Embellishment		-6,744	0	-220	0	0	-6,964
Bicentennial Park Amenities		-2,594	0	-85	0	0	-2,679
Central Library		-4,302	0	-141	0	0	-4,442
Child Care facilities		-170,680	0	-5,579	0	0	-176,259
Contributions Plan		-29,657	0	-969	0	0	-30,627
Roundabout	Bobbin Head Road	-197	0	-6	0	0	-203
Roundabout	Curagul Road	-811	0	-27	0	0	-837
Street Trees		-357	0	-12	0	0	-368
Sub Total		-1,188,808	0	-39,151	0	0	-1,227,958

2000/2003 Residential Plan		Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description							
Open Space	Gordon	-152,215	0	-4,975	0	0	-157,190
Open Space	Killara	-346,497	0	-11,326	0	0	-357,822
Open Space	Lindfield	-2,949,399	-54,957	-97,772	0	0	-3,102,128
Open Space	Pymble	-449,906	-27,524	-15,011	0	0	-492,441
Open Space	Roseville	-78,182	0	-2,555	0	0	-80,738
Open Space	St Ives	-1,596,777	-55,130	-53,707	0	0	-1,705,614
Open Space	Turramurra	-838,631	-39,320	-28,051	0	0	-906,002
Open Space	Wahroonga	-1,127,602	-75,352	-38,492	0	0	-1,241,446
Park Upgrade		-236,305	-8,050	-7,875	0	0	-252,230
Nth T'murra Sportsfield Development		-1,538,674	-57,728	-51,359	0	0	-1,647,761
Child Care Centre Acquisition		-409,337	-9,957	-13,583	0	0	-432,877
Acron Rd Childrens Serv. Ctr Upgrade		-4,569	-967	-175	0	0	-5,711
Purchase Library Bookstock		-29,430	-855	-980	0	0	-31,265
New Residents Kit		-9,902	-828	-337	0	0	-11,067
New Residents Survey		-16,413	-586	-547	0	0	-17,546
Study & Interim Plan		44,506	-4,939	0	0	0	39,567
Section 94 Officer		-133,327	-38,171	-5,351	0	0	-176,849
Public Art		-5,727	-171	-190	0	0	-6,089
Sub Total		-9,878,387	-374,535	-332,287	0	0	-10,585,209

Kuringai SEPP 5 Plan		Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description							
Open Space	Lindfield	-132,709	-48,473	-5,670	0	0	-186,852
Open Space	Pymble	-201,178	0	-6,576	0	0	-207,754
Open Space	St Ives	-24,996	0	-817	0	0	-25,813
Sub Total		-358,883	-48,473	-13,063	0	0	-420,419

2004/2009 Residential Plan		Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description							
Child Care facilities		-579,613	-536,094	-28,182	0	0	-1,143,888
Park Upgrade		-738,542	-582,553	-34,182	0	0	-1,355,278
Nth T'murra Sportsfield Development		-450,463	-417,300	-21,917	0	0	-889,680
Purchase Library Bookstock		-48,465	-44,838	-2,357	0	0	-95,660
Study & Interim Plan		-24,093	-15,948	-1,070	0	0	-41,112
Section 94 Officer		-66,698	-60,697	-3,226	0	0	-130,621
Public Art		-16,474	-15,252	-801	0	0	-32,527
Youth Facilities		-23,653	-21,911	-1,151	0	0	-46,714
Seniors centres / Facilities		-16,382	-14,403	-776	0	0	-31,561
Information Services		-10,851	-9,860	-525	0	0	-21,235
Multipurpose community centre (stage 1-5)		-164,638	-175,135	-8,400	0	0	-348,174
Art centre upgrade		-32,764	-30,352	-1,594	0	0	-64,711
Park Acquisition / embellishment Rosevil	Roseville	-29,052	0	-950	0	0	-30,001
Park Acquisition / embellishment Lindfie	Lindfield	-51,225	-1,247,911	-35,341	0	0	-1,334,476
Park Acquisition / embellishment Killara	Killara	-1,221,724	-782,965	-51,903	0	0	-2,056,593
Park Acquisition / embellishment Gordon	Gordon	-667,303	-28,617	-22,450	0	0	-718,370
Park Acquisition / embellishment St Ives	Turramurra	-595,116	-653,697	-23,540	0	0	-1,272,353
Park Acquisition / embellishment Pymble	Turramurra	-95,491	-1,424,170	-32,910	0	0	-1,552,571
Park Acquisition / embellishment Wahroo	Wahroonga	-2,728,938	-569,853	-95,785	0	0	-3,394,576
Park Acquisition / Planning costs		-133,751	-76,881	-5,697	0	0	-216,329
Southern Area Embellishment Works		-112,296	-109,347	-6,041	0	0	-227,685
Northern Area Embellishment Works		-284,218	-270,826	-13,525	0	0	-568,569
LGA Wide Embellishment Works		-323,563	-299,706	-15,742	0	0	-639,011
West Pymble Pool		-24,920	-21,099	-1,178	0	0	-47,198
Traffic Management and Road Safety		-16,774	-4,373	-619	0	0	-21,765
Pedestrian Works		-12,903	-12,006	-629	0	0	-25,538
Cycleways		-5,763	-5,339	-280	0	0	-11,383
Public Domain Improvements		-152,508	-63,016	-6,087	0	0	-221,611
Traffic Studies		-33,290	-28,667	-1,565	0	0	-63,522
Sub Total		-8,661,468	-7,522,816	-418,425	0	0	-16,602,709

Total Section 94 Funds	-21,243,410	-8,029,456	-841,450	0	0	-30,114,316
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Other Externally Restricted Assets	Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description						
Domestic Waste	-4,482,905	0	0	0	0	-4,482,905
Unexpended Grants	-1,101,825	0	0	0	0	-1,101,825
Environmental Levy	-851,992	0	0	0	0	-851,992
	0	0	0	0	0	0
	0	0	0	0	0	0
Sub Total - Other Externally Restricted Assets	-6,436,722	0	0	0	0	-6,436,722

Total Externally Restricted Assets	-27,680,132	-8,029,456	-841,450	0	0	-36,551,039
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Internally Restricted Assets	Opening Balance	Income	Interest	Transfers In	Transfers Out	Closing balance
Description						
Employee Leave Entitlements	-1,024,950	0	0	-20,000	0	-1,044,950
Election Reserve	-19,577	0	0	-50,000	0	-69,577
Kindergarten Reserve	-7,000	0	0	0	0	-7,000
Garbage Reserve	-480,820	0	0	0	0	-480,820
Plant Replacement Reserve	-283,779	0	0	-350,000	0	-633,779
Library Reserve	-9,000	0	0	0	0	-9,000
Parking Fund Gordon	-225,578	0	0	0	0	-225,578
Parking Fund Wahroonga	-168,239	0	0	0	0	-168,239
Parking Fund Ryde Road	-300,000	0	0	0	0	-300,000
Parking Fund Roseville	-44,786	0	0	0	0	-44,786
Parking Fund Lindfield	-26,709	0	0	0	0	-26,709
Insurance Reserve	-55,200	0	0	0	0	-55,200
Superannuation Reserve	-1,000,000	0	0	0	0	-1,000,000
Information Technology Reserve	28,065	0	0	0	0	28,065
Drainage Reserve	-130,838	0	0	-205,500	0	-336,338
Footpath Reserve	-562,028	0	0	-205,500	0	-767,528
Contribution To Works	-237,299	0	0	0	0	-237,299
Golf Course Reserve	-35,000	0	0	0	0	-35,000
Infrastructure Restoration Reserve	-429,057	0	0	-350,000	0	-779,057
Sportsfield Improvement Reserve	-59,564	0	0	-210,638	0	-270,202
Playground Reserve	-50,642	0	0	0	0	-50,642
Bond/Security Reserve	-200,000	0	0	-125,000	0	-325,000
Contingency Reserve	-176,339	0	0	-41,896	0	-218,235
St Ives Showground Reserve	0	0	0	-150,000	0	-150,000
Revolving Energy Fund	-20,519	0	0	0	0	-20,519
Loan Reduction Reserve	-269,986	0	0	-1,981,848	0	-2,251,834
Tree Planting Reserve	-35,000	0	0	0	0	-35,000
Parks Reserve	-25,000	0	0	0	0	-25,000
Golf Course Levy	-835,453	0	0	-256,875	0	-1,092,328
Natural Environment Reserve	-32,500	0	0	0	0	-32,500
Swimming Pool Reserve	-30,000	0	0	0	0	-30,000
Showground Environmental Remediation	-9,025	0	0	0	0	-9,025
Street Furniture	-663,696	0	0	0	0	-663,696
Telco Communications	-8,750	0	0	0	0	-8,750
Facilities Reserve	-4,885,404	0	0	-802,684	0	-5,688,088
Catchment Management	-150,000	0	0	0	0	-150,000
Total Internally Restricted Assets	-12,463,675	0	0	-4,749,941	0	-17,213,616

Total All Restricted Assets	-40,143,807	-8,029,456	-841,450	-4,749,941	0	-53,764,654
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MONTHLY FINANCIAL REPORTING - 2006/07

COUNCIL SUMMARY

Total Council

NET EXPENDITURE Department	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Civic Management	232,537	212,757	1,339,082	1,276,542	(62,540)	1,107,106	2,553,100
Community Services	686,122	611,743	3,727,383	3,725,863	(1,520)	100,536	7,449,600
Development & Regulation	104,728	223,743	934,360	1,342,458	408,098	91,480	2,684,900
Finance & Business	(4,158,321)	(3,663,612)	(27,402,795)	(20,965,572)	6,437,223	183,113	(43,007,200)
Open Space	626,012	688,459	3,923,046	4,186,425	263,379	73,081	8,346,400
Planning & Enviro	(79,786)	69,300	366,063	375,100	9,037	970	750,200
Technical Services	(48,038)	799,695	4,507,483	5,220,170	712,687	185,707	10,018,300
Waste Management	213,419	(25,162)	(410,672)	(150,972)	259,700	105,334	(302,000)
NET EXPENDITURE / (REVENUE)	(2,423,327)	(1,083,077)	(13,016,051)	(4,989,986)	8,026,065	1,847,327	(11,506,700)
PROJECTS							
Capital Projects	942,778	342,133	2,922,122	2,077,798	(844,324)	1,254,082	4,130,600
Operating Projects	640,919	195,532	1,730,073	2,308,492	578,419	631,007	3,481,700
TOTAL PROJECTS	1,583,697	537,665	4,652,194	4,386,290	(265,904)	1,885,089	7,612,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	2,457,130	2,427,929	13,420,449	14,613,084	1,192,635	1,103,455	29,235,900
Operating Expenses	432,010	788,751	5,037,626	5,611,372	573,746	234,911	10,304,900
Materials & Contract	1,814,316	1,344,845	8,531,424	8,363,870	(167,554)	434,601	16,446,600
Statutory Levies	(41)	173,142	1,325,078	1,353,852	28,774	0	2,392,700
Pensioner Rebate	84,801	83,084	511,238	498,504	(12,734)	0	997,000
Interest Expense	55,184	60,333	332,272	361,998	29,726	0	724,000
Depreciation	583,688	562,932	3,510,980	3,377,592	(133,388)	0	6,755,200
Internal Transactions	541,048	490,918	3,133,347	2,966,708	(166,639)	1,058	5,915,200
TOTAL OPERATING EXPENSE	5,968,135	5,931,934	35,802,414	37,146,980	1,344,566	1,774,025	72,771,500
CAPITALISED EXPENSE							
Balance Sheet	42,195	52,815	308,803	322,140	13,337	25,956	644,300
TOTAL CAPITALISED EXPENSE	42,195	52,815	308,803	322,140	13,337	25,956	644,300
TOTAL EXPENSE	6,010,329	5,984,749	36,111,217	37,469,120	1,357,903	1,799,981	73,415,800
REVENUE							
Rates	3,193,807	3,157,417	19,036,182	18,944,502	91,680	0	37,889,000
Infrastructure Levy	161,241	159,500	961,286	957,000	4,286	0	1,914,000
Environmental Levy	164,947	163,167	983,390	979,002	4,388	0	1,958,000
Annual Charges	811,397	800,584	4,828,007	4,803,504	24,503	0	9,607,000
User Fees & Charges	2,060,278	1,288,107	8,535,266	7,769,542	765,724	(32,564)	15,541,400
Interest Income	274,386	230,292	1,441,453	1,381,752	59,701	0	2,763,500
Grants Recurrent	89,950	381,993	2,177,015	2,303,208	(126,193)	(14,782)	4,608,400
Contributions	1,149,724	393,833	8,029,456	2,362,998	5,666,458	0	4,726,000
Internal Transactions	527,926	492,933	3,135,213	2,957,598	177,615	0	5,915,200
TOTAL REVENUE	8,433,657	7,067,826	49,127,269	42,459,106	6,668,163	(47,346)	84,922,500
NET DEFICIT / (SURPLUS)	(2,423,327)	(1,083,077)	(13,016,051)	(4,989,986)	8,026,065	1,847,327	(11,506,700)



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Civic Management

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Responsibility Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Councillor Support		49,527	44,449	305,124	266,694	(38,430)	30,153	533,400
Executive Support		73,515	68,267	410,561	409,602	(959)	187	819,200
Human Resource Management		109,495	100,041	623,397	600,246	(23,151)	1,076,766	1,200,500
NET EXPENDITURE / (REVENUE)		232,537	212,757	1,339,082	1,276,542	(62,540)	1,107,106	2,553,100
NET OPERATING RESULT								
EXPENSE								
Employee Costs		146,312	140,742	889,625	844,452	(45,173)	1,050,580	1,688,900
Operating Expenses		51,333	57,924	363,005	347,544	(15,461)	48,692	695,100
Materials & Contract		2,896	2,875	33,137	17,250	(15,887)	7,833	34,500
Depreciation		67	67	395	402	7	0	800
Internal Transactions		12,397	12,399	75,784	74,394	(1,390)	0	148,800
TOTAL OPERATING EXPENSE		213,004	214,007	1,361,946	1,284,042	(77,904)	1,107,106	2,568,100
CAPITALISED EXPENSE								
Balance Sheet		0	0	0	0	0	0	0
TOTAL CAPITALISED EXPENSE		0	0	0	0	0	0	0
TOTAL EXPENSE		213,004	214,007	1,361,946	1,284,042	(77,904)	1,107,106	2,568,100
REVENUE								
User Fees & Charges		(19,532)	1,250	22,864	7,500	(15,364)	0	15,000
TOTAL REVENUE		(19,532)	1,250	22,864	7,500	(15,364)	0	15,000
NET SURPLUS / (DEFICIT)		(232,537)	(212,757)	(1,339,082)	(1,276,542)	62,540	(1,107,106)	(2,553,100)
PROJECTS								
TOTAL PROJECTS								



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Councillor Support

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Councillor Support		49,527	44,449	305,124	266,694	(38,430)	209,361	533,400
NET EXPENDITURE / (REVENUE)		49,527	44,449	305,124	266,694	(38,430)	209,361	533,400
NET OPERATING RESULT								
EXPENSE								
Employee Costs		11,707	11,342	75,137	68,052	(7,085)	0	136,100
Operating Expenses		27,107	23,166	155,421	138,996	(16,425)	162,455	278,000
Materials & Contract		2,396	1,625	24,202	9,750	(14,452)	46,907	19,500
Internal Transactions		8,317	8,316	50,365	49,896	(469)	0	99,800
TOTAL OPERATING EXPENSE		49,527	44,449	305,124	266,694	(38,430)	209,361	533,400
TOTAL EXPENSE		49,527	44,449	305,124	266,694	(38,430)	209,361	533,400
NET SURPLUS / (DEFICIT)		(49,527)	(44,449)	(305,124)	(266,694)	38,430	(209,361)	(533,400)
PROJECTS								
TOTAL PROJECTS								



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Executive Support

NET EXPENDITURE		December		December Year To Date		Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance	
OPERATING							Budget
Executive Support		73,515	68,267	410,561	409,602	(959)	1,105
NET EXPENDITURE / (REVENUE)		73,515	68,267	410,561	409,602	(959)	1,105
							819,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs		65,852	61,475	375,251	368,850	(6,401)	0
Operating Expenses		4,767	3,625	14,604	21,750	7,146	1,105
Materials & Contract		313	375	3,964	2,250	(1,714)	0
Depreciation		67	67	395	402	7	0
Internal Transactions		2,517	2,725	16,347	16,350	3	0
TOTAL OPERATING EXPENSE		73,515	68,267	410,561	409,602	(959)	1,105
TOTAL EXPENSE		73,515	68,267	410,561	409,602	(959)	1,105
NET SURPLUS / (DEFICIT)		(73,515)	(68,267)	(410,561)	(409,602)	959	(1,105)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Human Resource Management

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Occupational, Health and Safety	30,359	10,084	56,616	60,504	3,888	7,244,709	121,000
Payroll Processing	14,154	11,184	73,133	67,104	(6,029)	11,273	134,200
Staff Training and Development	21,251	25,242	192,322	151,452	(40,870)	110,553	302,900
Workforce Management	43,731	53,531	301,326	321,186	19,860	66,042	642,400
NET EXPENDITURE / (REVENUE)	109,495	100,041	623,397	600,246	(23,151)	7,432,576	1,200,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	68,752	67,925	439,237	407,550	(31,687)	7,330,765	815,100
Operating Expenses	19,459	31,133	192,981	186,798	(6,183)	96,538	373,600
Materials & Contract	187	875	4,971	5,250	279	5,273	10,500
Internal Transactions	1,564	1,358	9,072	8,148	(924)	0	16,300
TOTAL OPERATING EXPENSE	89,962	101,291	646,260	607,746	(38,514)	7,432,576	1,215,500
TOTAL EXPENSE	89,962	101,291	646,260	607,746	(38,514)	7,432,576	1,215,500
REVENUE							
User Fees & Charges	(19,532)	1,250	22,864	7,500	(15,364)	0	15,000
TOTAL REVENUE	(19,532)	1,250	22,864	7,500	(15,364)	0	15,000
NET SURPLUS / (DEFICIT)	(109,495)	(100,041)	(623,397)	(600,246)	23,151	(7,432,576)	(1,200,500)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Community Services

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Community Developmen	145,822	100,299	563,830	589,544	25,714	35,361	1,179,700
Community Facilities Unit	52,900	53,225	227,635	326,350	98,715	62	645,700
Corp Communications	26,666	22,400	177,687	134,400	(43,287)	6,957	268,800
Cultural Services	(22,777)	21,627	140,793	177,847	37,054	6,624	356,000
Customer Services	81,977	74,992	443,111	449,952	6,841	727	899,900
Library Services	366,517	302,617	1,969,769	1,828,272	(141,497)	48,271	3,660,500
Mgmt Sup Comm Servs	35,017	36,583	204,556	219,498	14,942	2,533	439,000
NET EXPENDITURE / (REVENUE)	686,122	611,743	3,727,383	3,725,863	(1,520)	100,536	7,449,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	581,173	501,584	3,034,914	3,048,614	13,700	16,280	6,107,000
Operating Expenses	65,788	166,735	951,727	1,012,565	60,838	10,699	2,030,400
Materials & Contract	35,557	54,315	313,372	340,230	26,858	40,482	664,600
Depreciation	100,085	93,374	588,060	560,244	(27,816)	0	1,120,500
Internal Transactions	50,591	62,540	276,905	375,240	98,335	0	753,500
TOTAL OPERATING EXPENSE	833,194	878,548	5,164,979	5,336,893	171,914	67,461	10,676,000
CAPITALISED EXPENSE							
Balance Sheet	42,195	42,291	274,099	254,996	(19,103)	17,786	510,000
TOTAL CAPITALISED EXPENSE	42,195	42,291	274,099	254,996	(19,103)	17,786	510,000
TOTAL EXPENSE	875,389	920,839	5,439,078	5,591,889	152,811	85,247	11,186,000
REVENUE							
Rates	0	0	0	0	0	0	0
User Fees & Charges	165,567	241,004	1,494,839	1,446,224	(48,615)	(507)	2,894,800
Grants Recurrent	23,700	68,092	216,748	419,802	203,054	(14,782)	841,600
Internal Transactions	0	0	109	0	(109)	0	0
TOTAL REVENUE	189,267	309,096	1,711,695	1,866,026	154,331	(15,289)	3,736,400
NET SURPLUS / (DEFICIT)	(686,122)	(611,743)	(3,727,383)	(3,725,863)	1,520	(100,536)	(7,449,600)
PROJECTS							
Capital Projects	0	0	0	0	0	0	0
Operating Projects	4,450	3,333	(41,499)	29,998	71,497	82,258	50,000
TOTAL PROJECTS	4,450	3,333	(41,499)	29,998	71,497	82,258	50,000



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Community Development

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Aged Services		15,396	10,416	31,916	61,396	29,480	704	126,100
Children Services Development		29,988	31,100	126,274	186,600	60,326	0	373,200
Family Day Care		23,758	15,291	104,003	94,246	(9,757)	3,765	187,000
Service Planning and Development		11,990	23,866	165,553	140,896	(24,657)	48,000	282,700
Thomas Carlyle Children's Centre		42,557	2,384	43,900	7,354	(36,546)	175,203	14,600
Youth Services		22,133	17,242	92,184	99,052	6,868	3,997	196,100
NET EXPENDITURE / (REVENUE)		145,822	100,299	563,830	589,544	25,714	231,669	1,179,700
NET OPERATING RESULT								
EXPENSE								
Employee Costs		143,681	117,782	713,084	706,692	(6,392)	126,238	1,413,400
Operating Expenses		24,301	87,717	562,157	525,402	(36,755)	18,324	1,054,900
Materials & Contract		12,488	18,541	66,303	111,346	45,043	87,107	222,000
Depreciation		21,468	21,126	127,422	126,756	(666)	0	253,500
Internal Transactions		13,106	21,941	85,176	131,646	46,470	0	264,800
TOTAL OPERATING EXPENSE		215,043	267,107	1,554,141	1,601,842	47,701	231,669	3,208,600
TOTAL EXPENSE		215,043	267,107	1,554,141	1,601,842	47,701	231,669	3,208,600
REVENUE								
User Fees & Charges		46,521	122,108	787,818	732,848	(54,970)	0	1,468,000
Grants Recurrent		22,700	44,700	202,493	279,450	76,957	0	560,900
TOTAL REVENUE		69,221	166,808	990,311	1,012,298	21,987	0	2,028,900
NET SURPLUS / (DEFICIT)		(145,822)	(100,299)	(563,830)	(589,544)	(25,714)	(231,669)	(1,179,700)
PROJECTS								
Operating Projects		1,250	0	2,500	10,000	7,500	1,250	10,000
TOTAL PROJECTS		1,250	0	2,500	10,000	7,500	1,250	10,000



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Community Facilities Unit

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Community Facilities Unit		322	9,600	35,919	64,600	28,681	0	122,200
Community Halls		39,141	34,225	146,726	205,350	58,624	0	410,700
Meeting Rooms		13,436	9,400	44,990	56,400	11,410	0	112,800
NET EXPENDITURE / (REVENUE)		52,900	53,225	227,635	326,350	98,715	0	645,700
NET OPERATING RESULT								
EXPENSE								
Employee Costs		(893)	13,317	39,244	79,902	40,658	0	159,800
Operating Expenses		3,338	38,984	165,344	240,904	75,560	0	474,800
Materials & Contract		438	917	2,497	5,502	3,005	0	11,000
Depreciation		31,592	31,091	187,513	186,546	(967)	0	373,100
Internal Transactions		21,849	23,233	74,109	139,398	65,289	0	278,800
TOTAL OPERATING EXPENSE		56,323	107,542	468,707	652,252	183,545	0	1,297,500
TOTAL EXPENSE		56,323	107,542	468,707	652,252	183,545	0	1,297,500
REVENUE								
User Fees & Charges		3,424	54,317	241,072	325,902	84,830	0	651,800
TOTAL REVENUE		3,424	54,317	241,072	325,902	84,830	0	651,800
NET SURPLUS / (DEFICIT)		(52,900)	(53,225)	(227,635)	(326,350)	(98,715)	0	(645,700)
PROJECTS								
TOTAL PROJECTS								



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Corp Communications

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Community Relations		26,666	22,400	177,687	134,400	(43,287)	12,206	268,800
NET EXPENDITURE / (REVENUE)		26,666	22,400	177,687	134,400	(43,287)	12,206	268,800
NET OPERATING RESULT								
EXPENSE								
Employee Costs		25,218	17,708	153,658	106,248	(47,410)	0	212,500
Operating Expenses		1,243	2,716	7,341	16,296	8,955	0	32,600
Materials & Contract		49	1,659	15,235	9,954	(5,281)	12,206	19,900
Internal Transactions		156	317	1,453	1,902	449	0	3,800
TOTAL OPERATING EXPENSE		26,666	22,400	177,687	134,400	(43,287)	12,206	268,800
TOTAL EXPENSE		26,666	22,400	177,687	134,400	(43,287)	12,206	268,800
NET SURPLUS / (DEFICIT)		(26,666)	(22,400)	(177,687)	(134,400)	43,287	(12,206)	(268,800)
PROJECTS								
Operating Projects		3,200	3,333	21,758	19,998	(1,760)	239,273	40,000
TOTAL PROJECTS		3,200	3,333	21,758	19,998	(1,760)	239,273	40,000

**MONTHLY FINANCIAL REPORTING - 2006/07**

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Cultural Services

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Art Centre	(18,775)	5,495	(7,623)	36,145	43,768	32,475	78,000
Community Programs	(16,514)	(1,417)	8,446	27,408	18,962	1,469	57,400
Cultural Development	12,375	8,283	84,520	58,698	(25,822)	920	109,400
Community Functions	137	9,266	55,451	55,596	145	2,596	111,200
NET EXPENDITURE / (REVENUE)	(22,777)	21,627	140,793	177,847	37,054	37,460	356,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	61,932	55,309	374,147	370,964	(3,183)	500	751,700
Operating Expenses	1,401	4,000	21,110	22,975	1,865	1,538	50,300
Materials & Contract	10,350	19,259	134,208	125,554	(8,654)	35,423	235,800
Depreciation	1,809	1,783	10,740	10,698	(42)	0	21,400
Internal Transactions	3,128	2,116	19,561	12,696	(6,865)	0	26,900
TOTAL OPERATING EXPENSE	78,620	82,467	559,766	542,887	(16,879)	37,460	1,086,100
TOTAL EXPENSE	78,620	82,467	559,766	542,887	(16,879)	37,460	1,086,100
REVENUE							
Rates	0	0	0	0	0	0	0
User Fees & Charges	100,397	56,615	404,717	339,690	(65,027)	0	679,400
Grants Recurrent	1,000	4,225	14,255	25,350	11,095	0	50,700
TOTAL REVENUE	101,397	60,840	418,972	365,040	(53,932)	0	730,100
NET SURPLUS / (DEFICIT)	22,777	(21,627)	(140,793)	(177,847)	(37,054)	(37,460)	(356,000)
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Customer Services

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Customer Relations	81,977	74,992	443,111	449,952	6,841	3,635	899,900
NET EXPENDITURE / (REVENUE)	81,977	74,992	443,111	449,952	6,841	3,635	899,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	79,778	71,941	421,370	431,646	10,276	0	863,300
Operating Expenses	2,772	3,509	24,446	21,054	(3,392)	825	42,100
Materials & Contract	421	1,025	2,608	6,150	3,542	2,810	12,300
Depreciation	15	17	91	102	11	0	200
Internal Transactions	0	583	2,634	3,498	864	0	7,000
TOTAL OPERATING EXPENSE	82,986	77,075	451,150	462,450	11,300	3,635	924,900
TOTAL EXPENSE	82,986	77,075	451,150	462,450	11,300	3,635	924,900
REVENUE							
User Fees & Charges	1,009	2,083	8,039	12,498	4,459	0	25,000
TOTAL REVENUE	1,009	2,083	8,039	12,498	4,459	0	25,000
NET SURPLUS / (DEFICIT)	(81,977)	(74,992)	(443,111)	(449,952)	(6,841)	(3,635)	(899,900)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Library Services

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Library Services	52,660	26,677	318,287	160,062	(158,225)	16,383	320,112
Gordon Library	111,695	93,759	546,323	564,294	17,971	96	1,128,596
Information Services	58,928	58,525	373,062	358,330	(14,732)	135,692	720,592
Lindfield Library	15,850	14,801	79,850	88,806	8,957	213	177,600
Special Library Services	13,001	10,616	58,495	63,696	5,201	0	127,396
St. Ives Library	30,148	24,709	156,313	148,254	(8,059)	245	296,504
Technical Services	33,684	30,499	180,784	186,644	5,860	27,662	373,300
Turrumurra Library	34,218	28,649	180,260	171,894	(8,366)	5,974	343,800
Young Adult and Childrens Services	16,333	14,382	76,396	86,292	9,896	49,571	172,600
NET EXPENDITURE / (REVENUE)	366,517	302,617	1,969,769	1,828,272	(141,497)	235,836	3,660,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	237,225	199,435	1,174,193	1,196,610	22,417	0	2,393,200
Operating Expenses	28,064	21,234	122,838	134,484	11,646	45,503	272,800
Materials & Contract	10,641	12,414	84,419	78,724	(5,695)	35,549	157,600
Depreciation	45,112	39,274	261,766	235,644	(26,122)	0	471,300
Internal Transactions	11,019	13,017	84,655	78,102	(6,553)	0	156,200
TOTAL OPERATING EXPENSE	332,061	285,374	1,727,871	1,723,564	(4,307)	81,052	3,451,100
CAPITALISED EXPENSE							
Balance Sheet	42,195	42,291	274,099	254,996	(19,103)	140,001	510,000
TOTAL CAPITALISED EXPENSE	42,195	42,291	274,099	254,996	(19,103)	140,001	510,000
TOTAL EXPENSE	374,255	327,665	2,001,971	1,978,560	(23,411)	221,054	3,961,100
REVENUE							
User Fees & Charges	7,738	5,881	32,093	35,286	3,193	0	70,600
Grants Recurrent	0	19,167	0	115,002	115,002	0	230,000
Internal Transactions	0	0	109	0	(109)	0	0
TOTAL REVENUE	7,738	25,048	32,201	150,288	118,087	0	300,600
NET SURPLUS / (DEFICIT)	(366,517)	(302,617)	(1,969,769)	(1,828,272)	141,497	(235,836)	(3,660,500)
PROJECTS							
Capital Projects	0	0	0	0	0	0	0
Operating Projects	0	0	(65,756)	0	65,756	33,153	0
TOTAL PROJECTS	0	0	(65,756)	0	65,756	33,153	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Comm Servs

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Community S	35,017	36,583	204,556	219,498	14,942	4,656	439,000
NET EXPENDITURE / (REVENUE)	35,017	36,583	204,556	219,498	14,942	4,656	439,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	34,233	26,092	159,218	156,552	(2,666)	0	313,100
Operating Expenses	4,669	8,575	48,492	51,450	2,958	2,681	102,900
Materials & Contract	1,171	500	8,102	3,000	(5,102)	1,974	6,000
Depreciation	89	83	528	498	(30)	0	1,000
Internal Transactions	1,333	1,333	9,317	7,998	(1,319)	0	16,000
TOTAL OPERATING EXPENSE	41,495	36,583	225,657	219,498	(6,159)	4,656	439,000
TOTAL EXPENSE	41,495	36,583	225,657	219,498	(6,159)	4,656	439,000
REVENUE							
User Fees & Charges	6,478	0	21,101	0	(21,101)	0	0
TOTAL REVENUE	6,478	0	21,101	0	(21,101)	0	0
NET SURPLUS / (DEFICIT)	(35,017)	(36,583)	(204,556)	(219,498)	(14,942)	(4,656)	(439,000)
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Development & Regulation

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Building Control	(16,651)	(39,549)	(140,820)	(237,294)	(96,474)	9,688	(474,600)
Compliance & Enviro	44,973	44,523	270,018	267,138	(2,880)	10,704	534,300
Administrative Servs	75,477	73,716	443,116	442,296	(820)	9,587	884,600
Development Control	100,034	157,433	581,074	944,598	363,524	3,530	1,889,200
Regulatory Services	(83,092)	(1,563)	(4,628)	(9,378)	(4,750)	25,891	(18,800)
Specialist Support	(16,011)	(10,817)	(214,399)	(64,902)	149,497	32,080	(129,800)
NET EXPENDITURE / (REVENUE)	104,728	223,743	934,360	1,342,458	408,098	91,480	2,684,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	446,762	398,752	2,378,326	2,392,512	14,186	15,041	4,785,000
Operating Expenses	13,439	156,383	470,172	938,298	468,126	17,069	1,876,600
Materials & Contract	8,817	20,251	124,575	121,506	(3,069)	26,931	243,000
Depreciation	42	192	248	1,152	904	0	2,300
Internal Transactions	41,017	42,476	248,325	254,856	6,531	0	509,700
TOTAL OPERATING EXPENSE	510,077	618,054	3,221,645	3,708,324	486,679	59,041	7,416,600
CAPITALISED EXPENSE							
Balance Sheet	0	2,191	0	13,146	13,146	382	26,300
TOTAL CAPITALISED EXPENSE	0	2,191	0	13,146	13,146	382	26,300
TOTAL EXPENSE	510,077	620,245	3,221,645	3,721,470	499,825	59,423	7,442,900
REVENUE							
User Fees & Charges	405,348	396,502	2,287,286	2,379,012	91,726	(32,057)	4,758,000
TOTAL REVENUE	405,348	396,502	2,287,286	2,379,012	91,726	(32,057)	4,758,000
NET SURPLUS / (DEFICIT)	(104,728)	(223,743)	(934,360)	(1,342,458)	(408,098)	(91,480)	(2,684,900)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Building Control

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Building Certificates & Finals	0	0	0	0	0	0	0
Building Unit	(16,651)	(39,549)	(140,820)	(237,294)	(96,474)	30,582	(474,600)
NET EXPENDITURE / (REVENUE)	(16,651)	(39,549)	(140,820)	(237,294)	(96,474)	30,582	(474,600)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	30,561	26,584	148,085	159,504	11,419	27,073	319,000
Operating Expenses	175	200	1,753	1,200	(553)	2,909	2,400
Materials & Contract	0	958	21,213	5,748	(15,465)	600	11,500
Internal Transactions	2,042	2,042	12,250	12,252	2	0	24,500
TOTAL OPERATING EXPENSE	32,777	29,784	183,301	178,704	(4,597)	30,582	357,400
TOTAL EXPENSE	32,777	29,784	183,301	178,704	(4,597)	30,582	357,400
REVENUE							
User Fees & Charges	49,429	69,333	324,122	415,998	91,876	0	832,000
TOTAL REVENUE	49,429	69,333	324,122	415,998	91,876	0	832,000
NET SURPLUS / (DEFICIT)	16,651	39,549	140,820	237,294	96,474	(30,582)	474,600
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Compliance & Enviro

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Development Compliance	10,856	11,066	13,590	66,396	52,806	364	132,800
Environmental Compliance	0	0	0	0	0	0	0
Public Health Services	34,117	33,457	256,428	200,742	(55,686)	19,753	401,500
Health Notice Costs	0	0	0	0	0	0	0
NET EXPENDITURE / (REVENUE)	44,973	44,523	270,018	267,138	(2,880)	20,117	534,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	58,605	45,841	299,705	275,046	(24,659)	0	550,100
Operating Expenses	692	7,999	(39,312)	47,994	87,306	466	96,000
Materials & Contract	64	2,250	17,271	13,500	(3,771)	19,652	27,000
Depreciation	24	25	144	150	6	0	300
Internal Transactions	6,325	6,325	37,950	37,950	0	0	75,900
TOTAL OPERATING EXPENSE	65,710	62,440	315,757	374,640	58,883	20,117	749,300
TOTAL EXPENSE	65,710	62,440	315,757	374,640	58,883	20,117	749,300
REVENUE							
User Fees & Charges	20,737	17,917	45,739	107,502	61,763	0	215,000
TOTAL REVENUE	20,737	17,917	45,739	107,502	61,763	0	215,000
NET SURPLUS / (DEFICIT)	(44,973)	(44,523)	(270,018)	(267,138)	2,880	(20,117)	(534,300)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Administrative Servs

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Mgt Support - Environment & Reg Se		27,504	22,674	135,874	136,044	170	159	272,100
Administration		47,973	51,042	307,242	306,252	(990)	53,758	612,500
NET EXPENDITURE / (REVENUE)		75,477	73,716	443,116	442,296	(820)	53,917	884,600
NET OPERATING RESULT								
EXPENSE								
Employee Costs		86,372	76,475	467,929	458,850	(9,079)	20,106	917,700
Operating Expenses		1,434	2,574	12,394	15,444	3,050	159	30,900
Materials & Contract		486	5,543	44,399	33,258	(11,141)	33,652	66,500
Internal Transactions		1,325	2,742	10,175	16,452	6,277	0	32,900
TOTAL OPERATING EXPENSE		89,618	87,334	534,898	524,004	(10,894)	53,917	1,048,000
CAPITALISED EXPENSE								
Balance Sheet		0	2,083	0	12,498	12,498	0	25,000
TOTAL CAPITALISED EXPENSE		0	2,083	0	12,498	12,498	0	25,000
TOTAL EXPENSE		89,618	89,417	534,898	536,502	1,604	53,917	1,073,000
REVENUE								
User Fees & Charges		14,141	15,701	91,782	94,206	2,424	0	188,400
TOTAL REVENUE		14,141	15,701	91,782	94,206	2,424	0	188,400
NET SURPLUS / (DEFICIT)		(75,477)	(73,716)	(443,116)	(442,296)	820	(53,917)	(884,600)
PROJECTS								
TOTAL PROJECTS								



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Development Control

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Development Assessments	100,034	157,433	581,074	944,598	363,524	1,410	1,889,200
NET EXPENDITURE / (REVENUE)	100,034	157,433	581,074	944,598	363,524	1,410	1,889,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	188,392	172,667	1,029,827	1,036,002	6,175	0	2,072,000
Operating Expenses	10,104	132,625	429,311	795,750	366,439	1,410	1,591,500
Materials & Contract	7,932	6,666	24,630	39,996	15,366	0	80,000
Depreciation	18	167	104	1,002	898	0	2,000
Internal Transactions	22,392	22,392	134,350	134,352	2	0	268,700
TOTAL OPERATING EXPENSE	228,837	334,517	1,618,223	2,007,102	388,879	1,410	4,014,200
TOTAL EXPENSE	228,837	334,517	1,618,223	2,007,102	388,879	1,410	4,014,200
REVENUE							
User Fees & Charges	128,804	177,084	1,037,149	1,062,504	25,355	0	2,125,000
TOTAL REVENUE	128,804	177,084	1,037,149	1,062,504	25,355	0	2,125,000
NET SURPLUS / (DEFICIT)	(100,034)	(157,433)	(581,074)	(944,598)	(363,524)	(1,410)	(1,889,200)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Regulatory Services

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Animal Control	(13,076)	4,743	20,297	28,458	8,161	30,843	56,900
Parking & Traffic	(105,011)	(27,199)	(216,199)	(163,194)	53,005	61,673	(326,400)
Regulatory Services	34,995	20,893	191,273	125,358	(65,915)	15,424	250,700
NET EXPENDITURE / (REVENUE)	(83,092)	(1,563)	(4,628)	(9,378)	(4,750)	107,940	(18,800)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	58,417	54,085	310,500	324,510	14,010	10,899	649,000
Operating Expenses	809	12,727	64,535	76,362	11,827	65,678	152,700
Materials & Contract	335	4,834	17,062	29,004	11,942	31,364	58,000
Internal Transactions	6,858	6,900	41,150	41,400	250	0	82,800
TOTAL OPERATING EXPENSE	66,419	78,546	433,246	471,276	38,030	107,940	942,500
CAPITALISED EXPENSE							
Balance Sheet	0	108	0	648	648	0	1,300
TOTAL CAPITALISED EXPENSE	0	108	0	648	648	0	1,300
TOTAL EXPENSE	66,419	78,654	433,246	471,924	38,678	107,940	943,800
REVENUE							
User Fees & Charges	149,512	80,217	437,875	481,302	43,427	0	962,600
TOTAL REVENUE	149,512	80,217	437,875	481,302	43,427	0	962,600
NET SURPLUS / (DEFICIT)	83,092	1,563	4,628	9,378	4,750	(107,940)	18,800
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Specialist Support

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Engineering Support		22,713	21,266	117,960	127,596	9,636	136	255,200
Infrastructure Restoration		(38,724)	(32,083)	(332,359)	(192,498)	139,861	256,456	(385,000)
NET EXPENDITURE / (REVENUE)		(16,011)	(10,817)	(214,399)	(64,902)	149,497	256,592	(129,800)
NET OPERATING RESULT								
EXPENSE								
Employee Costs		24,415	23,100	122,279	138,600	16,321	0	277,200
Operating Expenses		225	258	1,491	1,548	57	136	3,100
Materials & Contract		0	0	0	0	0	0	0
Internal Transactions		2,075	2,075	12,450	12,450	0	0	24,900
TOTAL OPERATING EXPENSE		26,715	25,433	136,220	152,598	16,378	136	305,200
TOTAL EXPENSE		26,715	25,433	136,220	152,598	16,378	136	305,200
REVENUE								
User Fees & Charges		42,726	36,250	350,619	217,500	(133,119)	0	435,000
TOTAL REVENUE		42,726	36,250	350,619	217,500	(133,119)	0	435,000
NET SURPLUS / (DEFICIT)		16,011	10,817	214,399	64,902	(149,497)	(256,592)	129,800
PROJECTS								
TOTAL PROJECTS								



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Finance & Business

NET EXPENDITURE Responsibility Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Business Development	(302)	0	0	0	0	0	0
Council Services	17,465	16,001	96,174	96,006	(168)	1,821	192,000
Corporate Accounts	(4,681,982)	(4,108,509)	(30,604,992)	(24,336,054)	6,268,938	1,316	(48,987,100)
Financial Management	73,075	89,024	563,445	594,144	30,699	4,595	1,068,300
Information Tech	205,855	170,882	1,048,926	1,025,292	(23,634)	81,865	2,050,600
Insurance & Risk	126,424	18,732	723,904	753,492	29,588	9,221	865,900
Mgmt Sup Fin & Bus	7,947	22,217	79,929	133,302	53,374	345	266,600
Print Room	2,809	(4,309)	(9,455)	(25,854)	(16,399)	38,867	(51,700)
Property Services	27,300	58,592	243,359	351,552	108,193	9,032	703,100
Records	23,188	41,683	248,436	250,098	1,662	34,953	500,200
Supply	39,902	32,075	207,481	192,450	(15,031)	1,098	384,900
NET EXPENDITURE / (REVENUE)	(4,158,321)	(3,663,612)	(27,402,795)	(20,965,572)	6,437,223	183,113	(43,007,200)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	428,143	240,575	981,791	1,443,450	461,659	0	2,886,900
Operating Expenses	127,477	168,121	1,809,113	1,709,826	(99,287)	94,416	2,658,600
Materials & Contract	112,847	71,040	553,508	426,240	(127,268)	80,909	852,500
Statutory Levies	(41)	173,142	1,318,742	1,353,852	35,110	0	2,392,700
Pensioner Rebate	69,368	67,667	417,536	406,002	(11,534)	0	812,000
Interest Expense	55,184	60,333	332,272	361,998	29,726	0	724,000
Depreciation	39,158	38,425	231,426	230,550	(876)	0	461,100
Internal Transactions	60,679	47,134	266,437	282,804	16,367	0	565,600
TOTAL OPERATING EXPENSE	892,815	866,437	5,910,825	6,214,722	303,897	175,325	11,353,400
CAPITALISED EXPENSE							
Balance Sheet	0	8,333	16,579	49,998	33,419	7,788	100,000
TOTAL CAPITALISED EXPENSE	0	8,333	16,579	49,998	33,419	7,788	100,000
TOTAL EXPENSE	892,815	874,770	5,927,404	6,264,720	337,316	183,113	11,453,400
REVENUE							
Rates	3,193,807	3,157,417	19,036,182	18,944,502	(91,680)	0	37,889,000
Infrastructure Levy	161,241	159,500	961,286	957,000	(4,286)	0	1,914,000
Environmental Levy	164,947	163,167	983,390	979,002	(4,388)	0	1,958,000
User Fees & Charges	12,480	82,906	635,434	497,436	(137,998)	0	994,900
Interest Income	274,386	230,292	1,437,849	1,381,752	(56,097)	0	2,763,500
Grants Recurrent	0	249,692	1,644,577	1,498,152	(146,425)	0	2,996,300
Contributions	1,149,724	393,833	8,029,456	2,362,998	(5,666,458)	0	4,726,000
Internal Transactions	94,551	101,575	602,024	609,450	7,426	0	1,218,900
TOTAL REVENUE	5,051,137	4,538,382	33,330,200	27,230,292	(6,099,908)	0	54,460,600
NET SURPLUS / (DEFICIT)	4,158,321	3,663,612	27,402,795	20,965,572	(6,437,223)	(183,113)	43,007,200
PROJECTS							
Operating Projects	345	8,566	2,804	145,196	142,392	91,335	196,600
TOTAL PROJECTS	345	8,566	2,804	145,196	142,392	91,335	196,600



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Business Development

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Business Development - NOW C/C:2	(302)	0	0	0	0	0	0
NET EXPENDITURE / (REVENUE)	(302)	0	0	0	0	0	0
NET OPERATING RESULT							
EXPENSE							
Operating Expenses	(263)	0	0	0	0	0	0
Materials & Contract	(39)	0	0	0	0	0	0
TOTAL OPERATING EXPENSE	(302)	0	0	0	0	0	0
TOTAL EXPENSE	(302)	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	302	0	0	0	0	0	0
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Council Services

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Council Meetings - NOW C/C 2101	(2,853)	0	0	0	0	0	0
Corporate Governance	20,317	16,001	96,174	96,006	(168)	2,340	192,000
NET EXPENDITURE / (REVENUE)	17,465	16,001	96,174	96,006	(168)	2,340	192,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	15,246	13,533	80,356	81,198	842	0	162,400
Operating Expenses	780	892	5,263	5,352	89	0	10,700
Materials & Contract	350	392	4,302	2,352	(1,950)	2,340	4,700
Internal Transactions	1,058	1,308	7,884	7,848	(36)	0	15,700
TOTAL OPERATING EXPENSE	17,435	16,125	97,804	96,750	(1,054)	2,340	193,500
TOTAL EXPENSE	17,435	16,125	97,804	96,750	(1,054)	2,340	193,500
REVENUE							
User Fees & Charges	(30)	124	1,631	744	(887)	0	1,500
TOTAL REVENUE	(30)	124	1,631	744	(887)	0	1,500
NET SURPLUS / (DEFICIT)	(17,465)	(16,001)	(96,174)	(96,006)	168	(2,340)	(192,000)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Corporate Accounts

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Corporate Accounts	(3,364,088)	(3,799,876)	(23,052,828)	(22,799,256)	253,572	6,229	(45,598,500)
Statutory Levies	0	173,142	1,318,742	1,353,852	35,110	0	2,392,700
Section 94	(1,317,894)	(481,775)	(8,870,906)	(2,890,650)	5,980,256	0	(5,781,300)
NET EXPENDITURE / (REVENUE)	(4,681,982)	(4,108,509)	(30,604,992)	(24,336,054)	6,268,938	6,229	(48,987,100)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	180,150	0	(336,894)	0	336,894	0	0
Operating Expenses	39,922	31,750	272,435	190,500	(81,935)	6,229	381,000
Statutory Levies	0	173,142	1,318,742	1,353,852	35,110	0	2,392,700
Pensioner Rebate	69,368	67,667	417,536	406,002	(11,534)	0	812,000
Interest Expense	55,184	60,333	332,272	361,998	29,726	0	724,000
TOTAL OPERATING EXPENSE	344,624	332,892	2,004,092	2,312,352	308,261	6,229	4,309,700
TOTAL EXPENSE	344,624	332,892	2,004,092	2,312,352	308,261	6,229	4,309,700
REVENUE							
Rates	3,193,807	3,157,417	19,036,182	18,944,502	(91,680)	0	37,889,000
Infrastructure Levy	161,241	159,500	961,286	957,000	(4,286)	0	1,914,000
Environmental Levy	164,947	163,167	983,390	979,002	(4,388)	0	1,958,000
User Fees & Charges	0	5,000	21,343	30,000	8,657	0	60,000
Interest Income	274,386	230,292	1,437,849	1,381,752	(56,097)	0	2,763,500
Grants Recurrent	0	249,692	1,644,577	1,498,152	(146,425)	0	2,996,300
Contributions	1,149,724	393,833	8,029,456	2,362,998	(5,666,458)	0	4,726,000
Internal Transactions	82,500	82,500	495,000	495,000	0	0	990,000
TOTAL REVENUE	5,026,606	4,441,401	32,609,084	26,648,406	(5,960,678)	0	53,296,800
NET SURPLUS / (DEFICIT)	4,681,982	4,108,509	30,604,992	24,336,054	(6,268,938)	(6,229)	48,987,100
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Financial Management

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Financial Management	55,109	55,225	310,173	331,350	21,177	1,000	662,700
Rates & Debtors	17,966	33,799	253,272	262,794	9,522	9,453	405,600
NET EXPENDITURE / (REVENUE)	73,075	89,024	563,445	594,144	30,699	10,453	1,068,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	73,857	74,075	419,432	444,450	25,018	0	888,900
Operating Expenses	6,469	21,973	193,674	191,838	(1,836)	9,453	263,700
Materials & Contract	39	292	1,345	1,752	407	1,000	3,500
Internal Transactions	4,275	4,359	26,208	26,154	(54)	0	52,300
TOTAL OPERATING EXPENSE	84,639	100,699	640,659	664,194	23,535	10,453	1,208,400
TOTAL EXPENSE	84,639	100,699	640,659	664,194	23,535	10,453	1,208,400
REVENUE							
User Fees & Charges	11,565	11,675	77,215	70,050	(7,165)	0	140,100
TOTAL REVENUE	11,565	11,675	77,215	70,050	(7,165)	0	140,100
NET SURPLUS / (DEFICIT)	(73,075)	(89,024)	(563,445)	(594,144)	(30,699)	(10,453)	(1,068,300)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Information Tech

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
IT Support	205,855	170,882	1,048,926	1,025,292	(23,634)	302,089	2,050,600
NET EXPENDITURE / (REVENUE)	205,855	170,882	1,048,926	1,025,292	(23,634)	302,089	2,050,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	43,240	38,400	217,972	230,400	12,428	0	460,800
Operating Expenses	56,866	58,017	310,052	348,102	38,050	70,181	696,200
Materials & Contract	97,457	57,741	455,973	346,446	(109,527)	200,756	692,900
Pensioner Rebate	0	0	0	0	0	0	0
Depreciation	6,234	6,333	36,000	37,998	1,998	0	76,000
Internal Transactions	2,058	2,058	12,350	12,348	(2)	0	24,700
TOTAL OPERATING EXPENSE	205,855	162,549	1,032,347	975,294	(57,053)	270,936	1,950,600
CAPITALISED EXPENSE							
Balance Sheet	0	8,333	16,579	49,998	33,419	31,153	100,000
TOTAL CAPITALISED EXPENSE	0	8,333	16,579	49,998	33,419	31,153	100,000
TOTAL EXPENSE	205,855	170,882	1,048,926	1,025,292	(23,634)	302,089	2,050,600
NET SURPLUS / (DEFICIT)	(205,855)	(170,882)	(1,048,926)	(1,025,292)	23,634	(302,089)	(2,050,600)
PROJECTS							
Operating Projects	345	8,566	1,204	141,096	139,892	178,517	192,500
TOTAL PROJECTS	345	8,566	1,204	141,096	139,892	178,517	192,500



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Insurance & Risk

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Insurance and Risk	118,652	8,883	662,097	694,398	32,301	0	747,700
Security Services	7,772	9,849	61,807	59,094	(2,713)	73,770	118,200
NET EXPENDITURE / (REVENUE)	126,424	18,732	723,904	753,492	29,588	73,770	865,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	4,976	5,125	33,497	30,750	(2,747)	0	61,500
Operating Expenses	12,822	17,766	707,391	747,696	40,305	73,770	854,300
Materials & Contract	0	174	22	1,044	1,022	0	2,100
TOTAL OPERATING EXPENSE	17,798	23,065	740,910	779,490	38,580	73,770	917,900
TOTAL EXPENSE	17,798	23,065	740,910	779,490	38,580	73,770	917,900
REVENUE							
User Fees & Charges	(108,626)	4,333	17,006	25,998	8,992	0	52,000
TOTAL REVENUE	(108,626)	4,333	17,006	25,998	8,992	0	52,000
NET SURPLUS / (DEFICIT)	(126,424)	(18,732)	(723,904)	(753,492)	(29,588)	(73,770)	(865,900)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Fin & Bus

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Finance & Bu	7,947	22,217	79,929	133,302	53,374	2,407	266,600
NET EXPENDITURE / (REVENUE)	7,947	22,217	79,929	133,302	53,374	2,407	266,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	5,435	17,841	28,600	107,046	78,446	0	214,100
Operating Expenses	476	1,867	34,851	11,202	(23,649)	0	22,400
Materials & Contract	325	1,000	6,844	6,000	(844)	2,407	12,000
Internal Transactions	1,711	1,509	9,633	9,054	(579)	0	18,100
TOTAL OPERATING EXPENSE	7,947	22,217	79,929	133,302	53,374	2,407	266,600
TOTAL EXPENSE	7,947	22,217	79,929	133,302	53,374	2,407	266,600
NET SURPLUS / (DEFICIT)	(7,947)	(22,217)	(79,929)	(133,302)	(53,374)	(2,407)	(266,600)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Print Room

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Print Room	2,809	(4,309)	(9,455)	(25,854)	(16,399)	258,555	(51,700)
NET EXPENDITURE / (REVENUE)	2,809	(4,309)	(9,455)	(25,854)	(16,399)	258,555	(51,700)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	10,544	8,575	48,054	51,450	3,396	0	102,900
Operating Expenses	2,550	1,908	15,300	11,448	(3,852)	177,450	22,900
Materials & Contract	1,572	4,250	33,336	25,500	(7,836)	81,105	51,000
Depreciation	194	33	1,152	198	(954)	0	400
TOTAL OPERATING EXPENSE	14,860	14,766	97,842	88,596	(9,246)	258,555	177,200
TOTAL EXPENSE	14,860	14,766	97,842	88,596	(9,246)	258,555	177,200
REVENUE							
User Fees & Charges	0	0	273	0	(273)	0	0
Internal Transactions	12,051	19,075	107,024	114,450	7,426	0	228,900
TOTAL REVENUE	12,051	19,075	107,297	114,450	7,153	0	228,900
NET SURPLUS / (DEFICIT)	(2,809)	4,309	9,455	25,854	16,399	(258,555)	51,700
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Property Services

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Cleaning Services	31,246	23,875	119,270	143,250	23,980	33,306	286,500
Property Services	(3,946)	34,717	124,089	208,302	84,213	257	416,600
NET EXPENDITURE / (REVENUE)	27,300	58,592	243,359	351,552	108,193	33,564	703,100
NET OPERATING RESULT							
EXPENSE							
Employee Costs	27,629	24,842	135,906	149,052	13,146	0	298,100
Operating Expenses	13,777	21,516	189,096	129,096	(60,000)	224	258,200
Materials & Contract	12,919	5,724	42,418	34,344	(8,074)	33,340	68,700
Depreciation	32,661	31,992	193,863	191,952	(1,911)	0	383,900
Internal Transactions	49,884	36,209	200,045	217,254	17,210	0	434,500
TOTAL OPERATING EXPENSE	136,871	120,283	761,326	721,698	(39,628)	33,564	1,443,400
TOTAL EXPENSE	136,871	120,283	761,326	721,698	(39,628)	33,564	1,443,400
REVENUE							
User Fees & Charges	109,571	61,691	517,967	370,146	(147,821)	0	740,300
TOTAL REVENUE	109,571	61,691	517,967	370,146	(147,821)	0	740,300
NET SURPLUS / (DEFICIT)	(27,300)	(58,592)	(243,359)	(351,552)	(108,193)	(33,564)	(703,100)
PROJECTS							
Operating Projects	0	0	1,600	4,100	2,500	2,077	4,100
TOTAL PROJECTS	0	0	1,600	4,100	2,500	2,077	4,100



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Records

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Records Management	23,188	41,683	248,436	250,098	1,662	239,663	500,200
NET EXPENDITURE / (REVENUE)	23,188	41,683	248,436	250,098	1,662	239,663	500,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	31,478	29,267	172,814	175,602	2,788	0	351,200
Operating Expenses	(8,359)	11,182	67,709	67,092	(617)	235,910	134,200
Materials & Contract	0	1,167	7,335	7,002	(333)	3,754	14,000
Depreciation	69	67	411	402	(9)	0	800
Internal Transactions	0	0	167	0	(167)	0	0
TOTAL OPERATING EXPENSE	23,188	41,683	248,436	250,098	1,662	239,663	500,200
TOTAL EXPENSE	23,188	41,683	248,436	250,098	1,662	239,663	500,200
NET SURPLUS / (DEFICIT)	(23,188)	(41,683)	(248,436)	(250,098)	(1,662)	(239,663)	(500,200)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Supply

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Accounts Payable	13,515	9,851	62,300	59,106	(3,194)	1,647	118,200
Purchasing / Supply	26,387	22,224	145,181	133,344	(11,837)	2,093	266,700
NET EXPENDITURE / (REVENUE)	39,902	32,075	207,481	192,450	(15,031)	3,741	384,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	35,588	28,917	182,055	173,502	(8,553)	0	347,000
Operating Expenses	2,438	1,250	13,342	7,500	(5,842)	392	15,000
Materials & Contract	225	300	1,934	1,800	(134)	3,349	3,600
Statutory Levies	(41)	0	0	0	0	0	0
Internal Transactions	1,692	1,691	10,150	10,146	(4)	0	20,300
TOTAL OPERATING EXPENSE	39,902	32,158	207,481	192,948	(14,533)	3,741	385,900
TOTAL EXPENSE	39,902	32,158	207,481	192,948	(14,533)	3,741	385,900
REVENUE							
User Fees & Charges	0	83	0	498	498	0	1,000
TOTAL REVENUE	0	83	0	498	498	0	1,000
NET SURPLUS / (DEFICIT)	(39,902)	(32,075)	(207,481)	(192,450)	15,031	(3,741)	(384,900)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Open Space

NET EXPENDITURE Responsibility Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Bush & Nat Resources	172,639	189,157	1,063,929	1,169,413	105,484	37,374	2,333,600
Environmental Levy	(10,891)	0	0	0	0	0	0
Tree&Landscape Asses	44,777	39,616	237,390	237,696	306	0	475,400
Mgmt Sup Open Space	29,441	32,585	152,001	195,510	43,509	1,328	391,000
Plant Nursery	(27,932)	4,818	(13,103)	50,108	63,211	3,585	79,000
Parks	166,727	160,976	870,166	965,856	95,690	3,390	1,931,700
Sport & Recreation	127,690	141,982	928,058	851,892	(76,166)	21,562	1,703,800
Trees	123,562	119,325	684,605	715,950	31,345	5,842	1,431,900
NET EXPENDITURE / (REVENUE)	626,012	688,459	3,923,046	4,186,425	263,379	73,081	8,346,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	512,556	572,061	3,105,879	3,438,766	332,887	12,197	6,877,500
Operating Expenses	29,597	78,901	368,202	477,017	108,815	3,179	954,000
Materials & Contract	173,953	150,391	775,393	922,806	147,413	56,648	1,840,400
Statutory Levies	0	0	6,336	0	(6,336)	0	0
Pensioner Rebate	0	0	8	0	(8)	0	0
Depreciation	32,209	30,949	201,607	185,694	(15,913)	0	371,400
Internal Transactions	154,793	128,218	905,159	790,508	(114,651)	1,058	1,559,800
TOTAL OPERATING EXPENSE	903,108	960,520	5,362,583	5,814,791	452,208	73,081	11,603,100
CAPITALISED EXPENSE							
Balance Sheet	0	0	14,774	4,000	(10,774)	0	8,000
TOTAL CAPITALISED EXPENSE	0	0	14,774	4,000	(10,774)	0	8,000
TOTAL EXPENSE	903,108	960,520	5,377,357	5,818,791	441,434	73,081	11,611,100
REVENUE							
User Fees & Charges	275,488	268,903	1,433,159	1,613,418	180,259	0	3,226,800
Internal Transactions	1,608	3,158	21,152	18,948	(2,204)	0	37,900
TOTAL REVENUE	277,096	272,061	1,454,311	1,632,366	178,055	0	3,264,700
NET SURPLUS / (DEFICIT)	(626,012)	(688,459)	(3,923,046)	(4,186,425)	(263,379)	(73,081)	(8,346,400)
PROJECTS							
Capital Projects	22,743	0	454,162	25,000	(429,162)	316,186	25,000
Operating Projects	311,857	162,225	991,745	1,852,450	860,705	412,271	2,825,800
TOTAL PROJECTS	334,601	162,225	1,445,906	1,877,450	431,544	728,457	2,850,800



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Bush & Nat Resources

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Mgt Suppt - Bushland & Natural Resc	56,007	57,365	337,633	344,190	6,557	13,433	688,400
Bushland Education	7,920	11,401	75,993	68,406	(7,587)	8,109	136,800
Bushland Reserves	82,530	93,182	493,327	593,563	100,236	135,488	1,181,900
Community Bushcare	14,302	14,375	93,165	86,250	(6,915)	4,481	172,500
Wildflower Gardens	11,881	12,834	63,811	77,004	13,193	17,621	154,000
NET EXPENDITURE / (REVENUE)	172,639	189,157	1,063,929	1,169,413	105,484	179,132	2,333,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	120,433	151,086	804,239	912,916	108,677	14,784	1,825,800
Operating Expenses	3,879	7,965	42,486	51,401	8,915	14,643	102,800
Materials & Contract	29,906	11,482	105,197	89,352	(15,845)	149,597	173,500
Depreciation	969	1,083	5,750	6,498	748	0	13,000
Internal Transactions	21,053	21,675	127,336	130,050	2,714	108	260,100
TOTAL OPERATING EXPENSE	176,239	193,291	1,085,008	1,190,217	105,209	179,132	2,375,200
CAPITALISED EXPENSE							
Balance Sheet	0	0	5,125	4,000	(1,125)	0	8,000
TOTAL CAPITALISED EXPENSE	0	0	5,125	4,000	(1,125)	0	8,000
TOTAL EXPENSE	176,239	193,291	1,090,133	1,194,217	104,084	179,132	2,383,200
REVENUE							
User Fees & Charges	3,600	4,134	26,205	24,804	(1,401)	0	49,600
TOTAL REVENUE	3,600	4,134	26,205	24,804	(1,401)	0	49,600
NET SURPLUS / (DEFICIT)	(172,639)	(189,157)	(1,063,929)	(1,169,413)	(105,484)	(179,132)	(2,333,600)
PROJECTS							
Capital Projects	0	0	0	0	0	0	0
Operating Projects	(13,261)	0	27,352	0	(27,352)	137,539	0
TOTAL PROJECTS	(13,261)	0	27,352	0	(27,352)	137,539	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Environmental Levy

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Environmental Levy	(10,891)	0	0	0	0	0	0
NET EXPENDITURE / (REVENUE)	(10,891)	0	0	0	0	0	0
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(10,891)	0	0	0	0	0	0
TOTAL OPERATING EXPENSE	(10,891)	0	0	0	0	0	0
TOTAL EXPENSE	(10,891)	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	10,891	0	0	0	0	0	0
PROJECTS							
Capital Projects	16,784	0	50,448	0	(50,448)	216,175	0
Operating Projects	274,170	151,950	797,319	1,763,400	966,081	1,449,196	2,675,100
TOTAL PROJECTS	290,954	151,950	847,767	1,763,400	915,633	1,665,372	2,675,100



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Tree&Landscape Asses

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Landscape Assessments	31,466	28,891	172,275	173,346	1,071	0	346,700
Tree Assessments	13,311	10,725	65,114	64,350	(764)	0	128,700
NET EXPENDITURE / (REVENUE)	44,777	39,616	237,390	237,696	306	0	475,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	48,070	44,466	270,414	266,796	(3,618)	0	533,600
Operating Expenses	671	1,883	3,983	11,298	7,315	0	22,600
Materials & Contract	0	167	762	1,002	240	0	2,000
Pensioner Rebate	0	0	8	0	(8)	0	0
Internal Transactions	1,938	2,267	12,060	13,602	1,542	0	27,200
TOTAL OPERATING EXPENSE	50,680	48,783	287,227	292,698	5,471	0	585,400
TOTAL EXPENSE	50,680	48,783	287,227	292,698	5,471	0	585,400
REVENUE							
User Fees & Charges	5,903	9,167	49,837	55,002	5,165	0	110,000
TOTAL REVENUE	5,903	9,167	49,837	55,002	5,165	0	110,000
NET SURPLUS / (DEFICIT)	(44,777)	(39,616)	(237,390)	(237,696)	(306)	0	(475,400)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Open Space

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Open Space	29,441	30,492	151,555	182,952	31,397	7,547	365,900
Community Land Planning	0	2,093	446	12,558	12,112	0	25,100
NET EXPENDITURE / (REVENUE)	29,441	32,585	152,001	195,510	43,509	7,547	391,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	26,268	26,250	132,912	157,500	24,588	0	315,000
Operating Expenses	544	2,327	4,329	13,962	9,633	466	27,900
Materials & Contract	1,230	1,458	5,979	8,748	2,769	7,080	17,500
Depreciation	40	42	237	252	15	0	500
Internal Transactions	1,358	2,508	8,543	15,048	6,505	0	30,100
TOTAL OPERATING EXPENSE	29,441	32,585	152,001	195,510	43,509	7,547	391,000
TOTAL EXPENSE	29,441	32,585	152,001	195,510	43,509	7,547	391,000
REVENUE							
User Fees & Charges	0	0	0	0	0	0	0
TOTAL REVENUE	0	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	(29,441)	(32,585)	(152,001)	(195,510)	(43,509)	(7,547)	(391,000)
PROJECTS							
Capital Projects	0	0	375	0	(375)	3,481	0
Operating Projects	9,028	0	59,497	27,400	(32,097)	105,609	27,400
TOTAL PROJECTS	9,028	0	59,872	27,400	(32,472)	109,090	27,400



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Plant Nursery

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Plant Nursery	(27,932)	4,818	(13,103)	50,108	63,211	25,096	79,000
NET EXPENDITURE / (REVENUE)	(27,932)	4,818	(13,103)	50,108	63,211	25,096	79,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	8,023	12,892	42,500	77,352	34,852	0	154,700
Operating Expenses	165	1,459	9,327	8,754	(573)	0	17,500
Materials & Contract	277	2,742	4,583	16,452	11,869	25,096	32,900
Depreciation	657	750	3,902	4,500	598	0	9,000
Internal Transactions	835	633	6,128	24,998	18,870	0	28,800
TOTAL OPERATING EXPENSE	9,957	18,476	66,440	132,056	65,616	25,096	242,900
TOTAL EXPENSE	9,957	18,476	66,440	132,056	65,616	25,096	242,900
REVENUE							
User Fees & Charges	36,281	10,833	59,142	64,998	5,856	0	130,000
Internal Transactions	1,608	2,825	20,401	16,950	(3,451)	0	33,900
TOTAL REVENUE	37,890	13,658	79,543	81,948	2,405	0	163,900
NET SURPLUS / (DEFICIT)	27,932	(4,818)	13,103	(50,108)	(63,211)	(25,096)	(79,000)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Parks

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Parks	14,491	15,784	109,945	94,704	(15,241)	495	189,400
Council Properties	4,283	8,309	17,055	49,854	32,799	0	99,700
Railway Gardens	52	0	52	0	(52)	0	0
Roadside Vegetation NOW C/C:2452	15,757	0	16,389	0	(16,389)	0	0
Parks	132,144	136,883	726,724	821,298	94,574	21,870	1,642,600
NET EXPENDITURE / (REVENUE)	166,727	160,976	870,166	965,856	95,690	22,365	1,931,700
NET OPERATING RESULT							
EXPENSE							
Employee Costs	78,397	85,967	473,018	515,802	42,784	0	1,031,600
Operating Expenses	2,094	2,692	15,692	16,152	460	0	32,300
Materials & Contract	47,706	51,192	202,542	307,152	104,610	22,365	614,300
Depreciation	6,257	5,658	37,463	33,948	(3,515)	0	67,900
Internal Transactions	35,795	20,025	164,527	120,150	(44,377)	0	240,300
TOTAL OPERATING EXPENSE	170,250	165,534	893,242	993,204	99,962	22,365	1,986,400
CAPITALISED EXPENSE							
Balance Sheet	0	0	9,649	0	(9,649)	0	0
TOTAL CAPITALISED EXPENSE	0	0	9,649	0	(9,649)	0	0
TOTAL EXPENSE	170,250	165,534	902,891	993,204	90,313	22,365	1,986,400
REVENUE							
User Fees & Charges	3,523	4,225	32,725	25,350	(7,375)	0	50,700
Internal Transactions	0	333	0	1,998	1,998	0	4,000
TOTAL REVENUE	3,523	4,558	32,725	27,348	(5,377)	0	54,700
NET SURPLUS / (DEFICIT)	(166,727)	(160,976)	(870,166)	(965,856)	(95,690)	(22,365)	(1,931,700)
PROJECTS							
Capital Projects	22,759	0	109,762	0	(109,762)	338,919	0
Operating Projects	0	0	1,425	0	(1,425)	6,750	0
TOTAL PROJECTS	22,759	0	111,188	0	(111,188)	345,669	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Sport & Recreation

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Sport & Recreation	53,518	59,310	319,188	355,860	36,672	5,454	711,700
Gordon Golf Course	(6,185)	(16,826)	(98,595)	(100,956)	(2,361)	11,663	(201,900)
North Turramurra Golf Course	18,442	(14,966)	26,790	(89,796)	(116,586)	10,106	(179,600)
Swimming Pool	5,123	6,383	56,822	38,298	(18,524)	33	76,600
Tennis Courts	5,587	(20,617)	(129,144)	(123,702)	5,442	1,115	(247,400)
General Sportsgrounds	30,385	114,333	687,596	685,998	(1,598)	102,166	1,372,000
St Ives Showground	20,820	14,365	65,403	86,190	20,787	0	172,400
NET EXPENDITURE / (REVENUE)	127,690	141,982	928,058	851,892	(76,166)	130,537	1,703,800
NET OPERATING RESULT							
EXPENSE							
Employee Costs	167,257	170,792	926,776	1,024,752	97,976	5,673	2,049,500
Operating Expenses	21,357	61,549	285,827	369,294	83,467	0	738,600
Materials & Contract	69,129	66,567	361,622	399,402	37,780	117,584	798,800
Statutory Levies	0	0	6,336	0	(6,336)	0	0
Depreciation	24,286	23,416	154,254	140,496	(13,758)	0	281,000
Internal Transactions	71,841	60,202	459,244	361,212	(98,032)	7,280	722,400
TOTAL OPERATING EXPENSE	353,870	382,526	2,194,060	2,295,156	101,096	130,537	4,590,300
TOTAL EXPENSE	353,870	382,526	2,194,060	2,295,156	101,096	130,537	4,590,300
REVENUE							
User Fees & Charges	226,181	240,544	1,265,250	1,443,264	178,014	0	2,886,500
Internal Transactions	0	0	752	0	(752)	0	0
TOTAL REVENUE	226,181	240,544	1,266,001	1,443,264	177,263	0	2,886,500
NET SURPLUS / (DEFICIT)	(127,690)	(141,982)	(928,058)	(851,892)	76,166	(130,537)	(1,703,800)
PROJECTS							
Capital Projects	(16,800)	0	293,576	25,000	(268,576)	294,136	25,000
Operating Projects	3,000	0	27,000	0	(27,000)	0	0
TOTAL PROJECTS	(13,800)	0	320,576	25,000	(295,576)	294,136	25,000



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Trees

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Trees	29,929	22,817	153,668	136,902	(16,766)	0	273,800
Street Trees	93,633	96,508	530,937	579,048	48,111	14,779	1,158,100
NET EXPENDITURE / (REVENUE)	123,562	119,325	684,605	715,950	31,345	14,779	1,431,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	74,998	80,608	456,020	483,648	27,628	10,652	967,300
Operating Expenses	887	1,026	6,558	6,156	(402)	0	12,300
Materials & Contract	25,705	16,783	94,708	100,698	5,990	4,126	201,400
Internal Transactions	21,972	20,908	127,319	125,448	(1,871)	0	250,900
TOTAL OPERATING EXPENSE	123,562	119,325	684,605	715,950	31,345	14,779	1,431,900
TOTAL EXPENSE	123,562	119,325	684,605	715,950	31,345	14,779	1,431,900
NET SURPLUS / (DEFICIT)	(123,562)	(119,325)	(684,605)	(715,950)	(31,345)	(14,779)	(1,431,900)
PROJECTS							
Operating Projects	38,920	10,275	79,151	61,650	(17,501)	22,031	123,300
TOTAL PROJECTS	38,920	10,275	79,151	61,650	(17,501)	22,031	123,300



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DEPARTMENT SUMMARY

Department : Planning & Enviro

NET EXPENDITURE Responsibility Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Environmental Policy	22	0	0	0	0	0	0
Land Information	10,855	(1,691)	163	(10,146)	(10,309)	227	(20,300)
Mgmt Sup Planning	26,530	29,533	136,013	177,198	41,185	743	354,400
Urban Planning	(117,193)	41,458	229,886	208,048	(21,838)	0	416,100
NET EXPENDITURE / (REVENUE)	(79,786)	69,300	366,063	375,100	9,037	970	750,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(93,876)	78,183	369,379	469,098	99,719	0	938,200
Operating Expenses	15,098	5,700	36,744	34,200	(2,544)	0	68,400
Materials & Contract	2,057	892	15,159	5,352	(9,807)	970	10,700
Internal Transactions	9,252	8,525	62,526	51,150	(11,376)	0	102,300
TOTAL OPERATING EXPENSE	(67,470)	93,300	483,809	559,800	75,991	970	1,119,600
TOTAL EXPENSE	(67,470)	93,300	483,809	559,800	75,991	970	1,119,600
REVENUE							
User Fees & Charges	12,316	22,833	117,746	177,698	59,952	0	355,400
Internal Transactions	0	1,167	0	7,002	7,002	0	14,000
TOTAL REVENUE	12,316	24,000	117,746	184,700	66,954	0	369,400
NET SURPLUS / (DEFICIT)	79,786	(69,300)	(366,063)	(375,100)	(9,037)	(970)	(750,200)
PROJECTS							
Operating Projects	324,266	21,408	729,581	280,848	(448,733)	45,143	409,300
TOTAL PROJECTS	324,266	21,408	729,581	280,848	(448,733)	45,143	409,300



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Environmental Policy

NET EXPENDITURE Cost Centre	December		December Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Environmental Policy and Planning	22	0	0	0	0	0	0
NET EXPENDITURE / (REVENUE)	22	0	0	0	0	0	0
NET OPERATING RESULT							
EXPENSE							
Operating Expenses	22	0	0	0	0	0	0
Internal Transactions	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSE	22	0	0	0	0	0	0
TOTAL EXPENSE	22	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	(22)	0	0	0	0	0	0
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Land Information

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Geographical Information Services		10,855	(1,691)	163	(10,146)	(10,309)	1,591	(20,300)
NET EXPENDITURE / (REVENUE)		10,855	(1,691)	163	(10,146)	(10,309)	1,591	(20,300)
NET OPERATING RESULT								
EXPENSE								
Employee Costs		21,298	20,517	107,738	123,102	15,364	0	246,200
Operating Expenses		300	300	1,800	1,800	0	0	3,600
Materials & Contract		556	267	1,960	1,602	(358)	1,591	3,200
Internal Transactions		1,017	1,225	6,412	7,350	938	0	14,700
TOTAL OPERATING EXPENSE		23,171	22,309	117,910	133,854	15,944	1,591	267,700
TOTAL EXPENSE		23,171	22,309	117,910	133,854	15,944	1,591	267,700
REVENUE								
User Fees & Charges		12,316	22,833	117,746	136,998	19,252	0	274,000
Internal Transactions		0	1,167	0	7,002	7,002	0	14,000
TOTAL REVENUE		12,316	24,000	117,746	144,000	26,254	0	288,000
NET SURPLUS / (DEFICIT)		(10,855)	1,691	(163)	10,146	10,309	(1,591)	20,300
PROJECTS								
TOTAL PROJECTS								



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Planning

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Planning	26,530	29,533	136,013	177,198	41,185	5,200	354,400
NET EXPENDITURE / (REVENUE)	26,530	29,533	136,013	177,198	41,185	5,200	354,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	18,461	25,191	101,848	151,146	49,298	0	302,300
Operating Expenses	4,690	542	7,804	3,252	(4,552)	0	6,500
Materials & Contract	1,163	500	11,730	3,000	(8,730)	5,200	6,000
Internal Transactions	2,217	3,300	14,631	19,800	5,169	0	39,600
TOTAL OPERATING EXPENSE	26,530	29,533	136,013	177,198	41,185	5,200	354,400
TOTAL EXPENSE	26,530	29,533	136,013	177,198	41,185	5,200	354,400
NET SURPLUS / (DEFICIT)	(26,530)	(29,533)	(136,013)	(177,198)	(41,185)	(5,200)	(354,400)
PROJECTS							
Operating Projects	292,782	21,408	465,773	280,848	(184,925)	64,398	409,300
TOTAL PROJECTS	292,782	21,408	465,773	280,848	(184,925)	64,398	409,300



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Urban Planning

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Urban Planning	(117,193)	41,458	229,886	208,048	(21,838)	0	416,100
NET EXPENDITURE / (REVENUE)	(117,193)	41,458	229,886	208,048	(21,838)	0	416,100
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(133,635)	32,475	159,792	194,850	35,058	0	389,700
Operating Expenses	10,086	4,858	27,140	29,148	2,008	0	58,300
Materials & Contract	338	125	1,470	750	(720)	0	1,500
Internal Transactions	6,019	4,000	41,484	24,000	(17,484)	0	48,000
TOTAL OPERATING EXPENSE	(117,193)	41,458	229,886	248,748	18,862	0	497,500
TOTAL EXPENSE	(117,193)	41,458	229,886	248,748	18,862	0	497,500
REVENUE							
User Fees & Charges	0	0	0	40,700	40,700	0	81,400
TOTAL REVENUE	0	0	0	40,700	40,700	0	81,400
NET SURPLUS / (DEFICIT)	117,193	(41,458)	(229,886)	(208,048)	21,838	0	(416,100)
PROJECTS							
Operating Projects	31,485	0	263,808	0	(263,808)	293,443	0
TOTAL PROJECTS	31,485	0	263,808	0	(263,808)	293,443	0



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Technical Services

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Depot Support Servs	34,906	30,301	184,447	181,806	(2,641)	154	363,600
Fleet Operations	(32,578)	(84,602)	(197,551)	(345,612)	(148,061)	1,869	(853,300)
Maint & Construction	(497,724)	453,868	2,217,020	2,983,208	766,188	113,026	5,706,400
Mgmt Sup Tech Services	148,453	135,665	965,676	813,990	(151,686)	30,263	1,628,000
Pavement Rehab	(2,703)	0	0	0	0	0	0
Street Sweep & Litter	171,232	119,790	696,652	718,740	22,088	4,486	1,437,500
Trade Services	19	44,044	38,459	264,264	225,805	1,153	528,500
Traffic & Projects	130,358	100,629	602,780	603,774	994	34,756	1,207,600
NET EXPENDITURE / (REVENUE)	(48,038)	799,695	4,507,483	5,220,170	712,687	185,707	10,018,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	412,269	473,657	2,525,760	2,841,942	316,182	9,357	5,683,900
Operating Expenses	125,424	147,993	1,020,200	1,049,958	29,758	52,829	1,937,900
Materials & Contract	447,113	242,121	1,946,145	1,712,726	(233,419)	123,521	3,165,400
Pensioner Rebate	0	0	0	0	0	0	0
Depreciation	411,891	398,358	2,486,487	2,390,148	(96,339)	0	4,780,300
Internal Transactions	121,947	105,133	776,567	630,798	(145,769)	0	1,261,600
TOTAL OPERATING EXPENSE	1,518,645	1,367,262	8,755,160	8,625,572	(129,588)	185,707	16,829,100
CAPITALISED EXPENSE							
Balance Sheet	0	0	3,350	0	(3,350)	0	0
TOTAL CAPITALISED EXPENSE	0	0	3,350	0	(3,350)	0	0
TOTAL EXPENSE	1,518,645	1,367,262	8,758,510	8,625,572	(132,938)	185,707	16,829,100
REVENUE							
User Fees & Charges	1,078,632	140,792	1,579,493	844,752	(734,741)	0	1,689,500
Grants Recurrent	66,250	49,709	220,004	298,254	78,250	0	596,500
Internal Transactions	421,801	377,066	2,451,530	2,262,396	(189,134)	0	4,524,800
TOTAL REVENUE	1,566,683	567,567	4,251,027	3,405,402	(845,625)	0	6,810,800
NET SURPLUS / (DEFICIT)	48,038	(799,695)	(4,507,483)	(5,220,170)	(712,687)	(185,707)	(10,018,300)
PROJECTS							
Capital Projects	920,035	342,133	2,467,960	2,052,798	(415,162)	937,896	4,105,600
Operating Projects	0	0	47,442	0	(47,442)	0	0
TOTAL PROJECTS	920,035	342,133	2,515,402	2,052,798	(462,604)	937,896	4,105,600



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Depot Support Servs

NET EXPENDITURE		December		December Year To Date		Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance	Budget
OPERATING							
Management Support - Depot Service		34,906	30,301	184,447	181,806	(2,641)	363,600
NET EXPENDITURE / (REVENUE)		34,906	30,301	184,447	181,806	(2,641)	363,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs		18,508	21,033	84,738	126,198	41,460	252,400
Operating Expenses		553	2,901	15,079	17,406	2,327	34,800
Materials & Contract		37	834	501	5,004	4,503	10,000
Depreciation		0	2,825	2,762	16,950	14,188	33,900
Internal Transactions		15,808	2,708	81,366	16,248	(65,118)	32,500
TOTAL OPERATING EXPENSE		34,906	30,301	184,447	181,806	(2,641)	363,600
TOTAL EXPENSE		34,906	30,301	184,447	181,806	(2,641)	363,600
NET SURPLUS / (DEFICIT)		(34,906)	(30,301)	(184,447)	(181,806)	2,641	(363,600)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Fleet Operations

NET EXPENDITURE		December		December Year To Date		Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance	Budget
OPERATING							
Management Support - Fleet Operati		15,432	19,817	93,744	118,902	25,158	0
Operational Fleet		(55,625)	(75,890)	(309,817)	(368,340)	(58,523)	3,570
Passenger Fleet		(30,589)	(68,791)	(214,104)	(337,746)	(123,642)	0
Small Plant & Equipment		4,836	4,127	26,159	24,762	(1,397)	3,369
Workshop		33,368	36,135	206,467	216,810	10,343	1,142
NET EXPENDITURE / (REVENUE)		(32,578)	(84,602)	(197,551)	(345,612)	(148,061)	8,082
NET OPERATING RESULT							
EXPENSE							
Employee Costs		39,425	61,717	294,485	370,302	75,817	0
Operating Expenses		436	20,693	285,421	286,158	737	0
Materials & Contract		133,761	53,329	459,442	319,974	(139,468)	8,082
Depreciation		102,718	82,575	576,781	495,450	(81,331)	0
Internal Transactions		2,834	2,800	17,482	16,800	(682)	0
TOTAL OPERATING EXPENSE		279,174	221,114	1,633,610	1,488,684	(144,926)	8,082
CAPITALISED EXPENSE							
Balance Sheet		0	0	3,350	0	(3,350)	0
TOTAL CAPITALISED EXPENSE		0	0	3,350	0	(3,350)	0
TOTAL EXPENSE		279,174	221,114	1,636,960	1,488,684	(148,276)	8,082
REVENUE							
User Fees & Charges		33,119	27,083	162,712	162,498	(214)	0
Internal Transactions		278,633	278,633	1,671,800	1,671,798	(2)	0
TOTAL REVENUE		311,753	305,716	1,834,512	1,834,296	(216)	0
NET SURPLUS / (DEFICIT)		32,578	84,602	197,551	345,612	148,061	(8,082)
PROJECTS							
Capital Projects		(69,051)	58,333	149,009	349,998	200,989	3,892,022
TOTAL PROJECTS		(69,051)	58,333	149,009	349,998	200,989	3,892,022



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Maint & Construction

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Mgt Support - Maintenance & Constr		25,659	18,476	85,465	110,856	25,391	1,669	221,700
Access Crossings		46,798	(5,959)	(26,822)	(35,754)	(8,932)	0	(71,500)
Drainage Maintenance & Repair		76,489	83,797	456,321	502,782	46,461	53,760	1,005,600
Footpath Maintenance		37,031	65,184	329,076	391,104	62,028	8,915	782,200
Kerb & Gutter Maintenance		13,660	15,517	128,828	93,102	(35,726)	39,566	186,200
Patching		6,493	9,634	61,252	57,804	(3,448)	18,820	115,600
Restorations		(970,270)	(46,715)	(930,683)	(280,290)	650,393	0	(560,600)
Road Maintenance		216,342	260,383	1,805,127	1,822,298	17,171	290,082	3,384,600
Road Maintenance - Road Shoulders		45,740	36,684	216,467	220,104	3,637	18,036	440,200
Car Parks		4,334	16,867	91,988	101,202	9,214	0	202,400
NET EXPENDITURE / (REVENUE)		(497,724)	453,868	2,217,020	2,983,208	766,188	430,848	5,706,400
NET OPERATING RESULT								
EXPENSE								
Employee Costs		111,334	140,698	725,860	844,188	118,328	46,335	1,688,400
Operating Expenses		3,639	5,692	11,683	34,152	22,469	5,818	68,300
Materials & Contract		158,910	103,394	907,120	880,364	(26,756)	378,695	1,500,700
Depreciation		300,465	304,750	1,855,274	1,828,500	(26,774)	0	3,657,000
Internal Transactions		35,010	31,667	254,433	190,002	(64,431)	0	380,000
TOTAL OPERATING EXPENSE		609,357	586,201	3,754,371	3,777,206	22,835	430,848	7,294,400
TOTAL EXPENSE		609,357	586,201	3,754,371	3,777,206	22,835	430,848	7,294,400
REVENUE								
User Fees & Charges		1,040,831	110,666	1,404,851	663,996	(740,855)	0	1,328,000
Grants Recurrent		66,250	21,667	132,500	130,002	(2,498)	0	260,000
TOTAL REVENUE		1,107,081	132,333	1,537,351	793,998	(743,353)	0	1,588,000
NET SURPLUS / (DEFICIT)		497,724	(453,868)	(2,217,020)	(2,983,208)	(766,188)	(430,848)	(5,706,400)
PROJECTS								
Capital Projects		22,030	1	367,576	6	(367,570)	3,915	0
TOTAL PROJECTS		22,030	1	367,576	6	(367,570)	3,915	0



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Tech Services

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Management Support - Technical Se		28,401	28,483	184,494	170,898	(13,596)	459	341,800
Public Lighting		108,469	89,750	650,235	538,500	(111,735)	229,029	1,077,000
Rural Fire Brigade Services		6,528	8,824	78,131	52,944	(25,187)	799	105,900
SES Services		5,055	8,608	52,818	51,648	(1,170)	3,360	103,300
NET EXPENDITURE / (REVENUE)		148,453	135,665	965,676	813,990	(151,686)	233,646	1,628,000
NET OPERATING RESULT								
EXPENSE								
Employee Costs		26,648	25,434	164,481	152,604	(11,877)	0	305,200
Operating Expenses		109,003	112,732	663,245	676,392	13,147	232,389	1,352,800
Materials & Contract		159	5,216	63,140	31,296	(31,844)	1,257	62,600
Depreciation		1,911	1,508	11,355	9,048	(2,307)	0	18,100
Internal Transactions		12,153	11,817	85,200	70,902	(14,298)	0	141,800
TOTAL OPERATING EXPENSE		149,873	156,707	987,420	940,242	(47,178)	233,646	1,880,500
TOTAL EXPENSE		149,873	156,707	987,420	940,242	(47,178)	233,646	1,880,500
REVENUE								
User Fees & Charges		1,420	167	1,420	1,002	(418)	0	2,000
Grants Recurrent		0	20,875	20,324	125,250	104,926	0	250,500
TOTAL REVENUE		1,420	21,042	21,744	126,252	104,508	0	252,500
NET SURPLUS / (DEFICIT)		(148,453)	(135,665)	(965,676)	(813,990)	151,686	(233,646)	(1,628,000)
PROJECTS								
Capital Projects		40,226	0	68,840	0	(68,840)	92,016	0
Operating Projects		0	0	47,442	0	(47,442)	0	0
TOTAL PROJECTS		40,226	0	116,282	0	(116,282)	92,016	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Pavement Rehab

NET EXPENDITURE		December		December Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Pavement Rehabilitation & Reconstru		(2,703)	0	0	0	0	0	0
NET EXPENDITURE / (REVENUE)		(2,703)	0	0	0	0	0	0
NET OPERATING RESULT								
EXPENSE								
Employee Costs		(2,703)	0	0	0	0	0	0
TOTAL OPERATING EXPENSE		(2,703)	0	0	0	0	0	0
TOTAL EXPENSE		(2,703)	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)		2,703	0	0	0	0	0	0
PROJECTS								
Capital Projects		37,732	124,299	784,522	745,794	(38,728)	43,329	1,491,600
Operating Projects		0	0	0	0	0	0	0
TOTAL PROJECTS		37,732	124,299	784,522	745,794	(38,728)	43,329	1,491,600



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Street Sweep & Litter

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Litter Control & Clearing	25,940	23,424	135,278	140,544	5,266	30,344	281,100
Routine Pit Clearance	8,484	16,808	81,296	100,848	19,552	0	201,700
Street Sweeping	120,856	58,000	363,560	348,000	(15,560)	0	696,000
Unformed Shoulder Clearing	15,952	21,558	116,517	129,348	12,831	0	258,700
NET EXPENDITURE / (REVENUE)	171,232	119,790	696,652	718,740	22,088	30,344	1,437,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	43,061	58,683	295,352	352,098	56,746	6,334	704,200
Operating Expenses	9,891	1,042	10,526	6,252	(4,274)	0	12,500
Materials & Contract	81,063	22,848	167,470	137,088	(30,382)	24,010	274,200
Internal Transactions	37,217	37,217	223,303	223,302	(1)	0	446,600
TOTAL OPERATING EXPENSE	171,232	119,790	696,652	718,740	22,088	30,344	1,437,500
TOTAL EXPENSE	171,232	119,790	696,652	718,740	22,088	30,344	1,437,500
NET SURPLUS / (DEFICIT)	(171,232)	(119,790)	(696,652)	(718,740)	(22,088)	(30,344)	(1,437,500)
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Trade Services

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Trade Services	14,674	14,017	89,249	84,102	(5,147)	0	168,200
Building Management	(14,655)	30,027	(50,790)	180,162	230,952	9,227	360,300
NET EXPENDITURE / (REVENUE)	19	44,044	38,459	264,264	225,805	9,227	528,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	58,437	71,859	377,879	431,154	53,276	0	862,300
Operating Expenses	510	1,342	7,686	8,052	366	0	16,100
Materials & Contract	67,092	52,226	331,366	313,356	(18,010)	9,227	626,700
Pensioner Rebate	0	0	0	0	0	0	0
Depreciation	6,690	6,592	39,678	39,552	(126)	0	79,100
Internal Transactions	10,458	10,458	62,750	62,748	(2)	0	125,500
TOTAL OPERATING EXPENSE	143,186	142,477	819,358	854,862	35,504	9,227	1,709,700
TOTAL EXPENSE	143,186	142,477	819,358	854,862	35,504	9,227	1,709,700
REVENUE							
User Fees & Charges	0	0	1,169	0	(1,169)	0	0
Internal Transactions	143,167	98,433	779,730	590,598	(189,132)	0	1,181,200
TOTAL REVENUE	143,167	98,433	780,899	590,598	(190,301)	0	1,181,200
NET SURPLUS / (DEFICIT)	(19)	(44,044)	(38,459)	(264,264)	(225,805)	(9,227)	(528,500)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Traffic & Projects

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Investigation & Design	72,587	56,949	372,228	341,694	(30,534)	18,035	683,400
Road Safety	7,675	1,766	11,021	10,596	(425)	84	21,200
Traffic Management	42,587	38,998	211,692	233,988	22,296	88,421	468,000
Road Safety Programs	7,509	2,916	7,838	17,496	9,658	0	35,000
NET EXPENDITURE / (REVENUE)	130,358	100,629	602,780	603,774	994	106,540	1,207,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	117,561	94,233	582,966	565,398	(17,568)	0	1,130,800
Operating Expenses	1,393	3,591	26,558	21,546	(5,012)	17,618	43,100
Materials & Contract	6,091	4,274	17,106	25,644	8,538	88,922	51,300
Depreciation	107	108	638	648	10	0	1,300
Internal Transactions	8,467	8,466	52,034	50,796	(1,238)	0	101,600
TOTAL OPERATING EXPENSE	133,619	110,672	679,301	664,032	(15,269)	106,540	1,328,100
TOTAL EXPENSE	133,619	110,672	679,301	664,032	(15,269)	106,540	1,328,100
REVENUE							
User Fees & Charges	3,261	2,876	9,341	17,256	7,915	0	34,500
Grants Recurrent	0	7,167	67,180	43,002	(24,178)	0	86,000
TOTAL REVENUE	3,261	10,043	76,522	60,258	(16,264)	0	120,500
NET SURPLUS / (DEFICIT)	(130,358)	(100,629)	(602,780)	(603,774)	(994)	(106,540)	(1,207,600)
PROJECTS							
Capital Projects	0	0	10,160	0	(10,160)	2,273	0
TOTAL PROJECTS	0	0	10,160	0	(10,160)	2,273	0

**MONTHLY FINANCIAL REPORTING - 2006/07**

DEPARTMENT SUMMARY

Department : Waste Management

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Domestic Waste	182,946	20,006	(121,114)	120,036	241,150	105,334	240,000
Trade Waste	30,473	(45,168)	(289,558)	(271,008)	18,550	0	(542,000)
NET EXPENDITURE / (REVENUE)	213,419	(25,162)	(410,672)	(150,972)	259,700	105,334	(302,000)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	23,790	22,375	134,774	134,250	(524)	0	268,500
Operating Expenses	3,854	6,994	18,463	41,964	23,501	8,026	83,900
Materials & Contract	1,031,076	802,960	4,770,134	4,817,760	47,626	97,308	9,635,500
Pensioner Rebate	15,433	15,417	93,694	92,502	(1,192)	0	185,000
Depreciation	236	1,567	2,757	9,402	6,645	0	18,800
Internal Transactions	90,372	84,493	521,645	506,958	(14,687)	0	1,013,900
TOTAL OPERATING EXPENSE	1,164,761	933,806	5,541,467	5,602,836	61,369	105,334	11,205,600
TOTAL EXPENSE	1,164,761	933,806	5,541,467	5,602,836	61,369	105,334	11,205,600
REVENUE							
Rates	0	0	0	0	0	0	0
Annual Charges	811,397	800,584	4,828,007	4,803,504	(24,503)	0	9,607,000
User Fees & Charges	129,978	133,917	964,444	803,502	(160,942)	0	1,607,000
Interest Income	0	0	3,604	0	(3,604)	0	0
Grants Recurrent	0	14,500	95,686	87,000	(8,686)	0	174,000
Internal Transactions	9,967	9,967	60,398	59,802	(596)	0	119,600
TOTAL REVENUE	951,342	958,968	5,952,139	5,753,808	(198,331)	0	11,507,600
NET SURPLUS / (DEFICIT)	(213,419)	25,162	410,672	150,972	(259,700)	(105,334)	302,000
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0

**MONTHLY FINANCIAL REPORTING - 2006/07**

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Domestic Waste

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Domestic Waste	(309,406)	(367,145)	(2,523,365)	(2,202,870)	320,495	667,458	(4,405,800)
Green Waste Service	357,573	245,609	1,562,563	1,473,654	(88,909)	0	2,947,300
Recycling Service	134,779	141,542	839,688	849,252	9,564	0	1,698,500
NET EXPENDITURE / (REVENUE)	182,946	20,006	(121,114)	120,036	241,150	667,458	240,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	20,268	19,109	114,805	114,654	(151)	0	229,300
Operating Expenses	3,779	6,919	18,013	41,514	23,501	12,365	83,000
Materials & Contract	954,990	713,168	4,262,130	4,279,008	16,878	655,093	8,558,000
Pensioner Rebate	15,433	15,417	93,694	92,502	(1,192)	0	185,000
Depreciation	236	1,567	2,757	9,402	6,645	0	18,800
Internal Transactions	90,372	84,493	521,645	506,958	(14,687)	0	1,013,900
TOTAL OPERATING EXPENSE	1,085,079	840,673	5,013,044	5,044,038	30,994	667,458	10,088,000
TOTAL EXPENSE	1,085,079	840,673	5,013,044	5,044,038	30,994	667,458	10,088,000
REVENUE							
Rates	0	0	0	0	0	0	0
Annual Charges	774,535	763,917	4,608,298	4,583,502	(24,796)	0	9,167,000
User Fees & Charges	127,598	42,250	426,570	253,500	(173,070)	0	507,000
Interest Income	0	0	3,604	0	(3,604)	0	0
Grants Recurrent	0	14,500	95,686	87,000	(8,686)	0	174,000
TOTAL REVENUE	902,133	820,667	5,134,158	4,924,002	(210,156)	0	9,848,000
NET SURPLUS / (DEFICIT)	(182,946)	(20,006)	121,114	(120,036)	(241,150)	(667,458)	(240,000)
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Trade Waste

NET EXPENDITURE	December		December Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Trade Waste	30,473	(45,168)	(289,558)	(271,008)	18,550	0	(542,000)
NET EXPENDITURE / (REVENUE)	30,473	(45,168)	(289,558)	(271,008)	18,550	0	(542,000)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	3,522	3,266	19,969	19,596	(373)	0	39,200
Operating Expenses	75	75	450	450	0	0	900
Materials & Contract	76,085	89,792	508,004	538,752	30,748	0	1,077,500
TOTAL OPERATING EXPENSE	79,682	93,133	528,423	558,798	30,375	0	1,117,600
TOTAL EXPENSE	79,682	93,133	528,423	558,798	30,375	0	1,117,600
REVENUE							
Annual Charges	36,862	36,667	219,709	220,002	293	0	440,000
User Fees & Charges	2,381	91,667	537,874	550,002	12,128	0	1,100,000
Internal Transactions	9,967	9,967	60,398	59,802	(596)	0	119,600
TOTAL REVENUE	49,209	138,301	817,981	829,806	11,825	0	1,659,600
NET SURPLUS / (DEFICIT)	(30,473)	45,168	289,558	271,008	(18,550)	0	542,000
PROJECTS							
TOTAL PROJECTS							



PROJECTS - 2006/07

Department : Community Services

December Year To Date

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Projects	Actual				Commit	Revised Budget			
	Net	Funding	Revenue	Expense		Net	Funding	Revenue	Expense
Capital Project									
100589 - Community Languages Collection	0	0	0	0	0	0	0	0	0
Total For: Capital Project	0	0	0	0	0	0	0	0	0
Operational Project									
100055 - A Non-User Survey of Library 200	10,630	0	0	10,630	0	0	11,500	0	11,500
100187 - New Residents Kit	0	0	0	0	0	0	0	0	0
100294 - I.D. Community Profile 2005/2006	2,500	0	0	2,500	1,250	10,000	0	0	10,000
100400 - RAAF Base Public Art 2005/2006	0	0	0	0	0	0	22,000	0	22,000
100416 - Youth Anti-Racism Project 2005/2	0	0	0	0	0	0	1,800	0	1,800
100418 - VRRTS Project 2005/2006	0	0	0	0	0	0	8,200	0	8,200
100512 - Web Page Upgrade	18,200	0	0	18,200	47,855	40,000	0	0	40,000
100564 - Ezone Project	(76,386)	0	76,386	0	33,153	0	0	76,400	76,400
100589 - Community Languages Collection	0	0	0	0	0	0	9,000	0	9,000
100592 - Tutoring Australasia	0	0	0	0	0	0	13,000	0	13,000
100614 - New Residents Kit	3,558	0	0	3,558	0	0	0	0	0
Total For: Operational Project	(41,499)	0	76,386	34,888	82,258	50,000	65,500	76,400	191,900
Total Projects	(41,499)	0	76,386	34,888	82,258	50,000	65,500	76,400	191,900



PROJECTS - 2006/07

Department : Finance & Business

December Year To Date

Printed On

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PROJECTS - 2006/07

Department : Open Space

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Projects	Actual				Commit	Revised Budget			
	Net	Funding	Revenue	Expense		Net	Funding	Revenue	Expense
Biodiversity									
100313 - Sheldon Forest	10,556	0	0	10,556	6,424	0	0	0	0
100314 - Browns Field And Sur	14,764	0	0	14,764	19,428	0	0	0	0
100315 - Browns Forest (Bgh)	9,130	0	0	9,130	11,045	0	0	0	0
100316 - St Ives Showground (I	10,754	0	0	10,754	6,685	0	0	0	0
100317 - Aluba Oval And Surro	8,515	0	0	8,515	17,186	0	0	0	0
100318 - The Glade	18,080	0	0	18,080	5,243	0	0	0	0
100319 - Maddison (BGH)	13,967	0	0	13,967	8,740	0	0	0	0
100320 - Acron Oval	9,695	0	0	9,695	31,615	0	0	0	0
100321 - Turiban Reserve (Bgh)	6,619	0	0	6,619	12,615	0	0	0	0
100322 - Wildlife Promotion An	9,147	0	0	9,147	1,807	0	0	0	0
Total For: Biodiversity	111,226	0	0	111,226	120,789	0	0	0	0
Catchment									
100020 - Catchment Managem	6,660	0	0	6,660	10,310	27,400	0	0	27,400
100025 - Blackbutt Creek Storm	0	0	0	0	3,481	0	0	24,500	24,500
100026 - Moores Crk Stormwat	375	0	0	375	0	0	0	0	0
100152 - Cowan Catchment Rip	0	0	0	0	0	0	15,100	0	15,100
100504 - Catchment Managem	0	0	0	0	0	0	154,100	0	154,100
Total For: Catchment	7,035	0	0	7,035	13,791	27,400	169,200	24,500	221,100
Community Partnershi									
100333 - Bushcare Site Improv	22,506	0	0	22,506	15,575	0	0	0	0
100334 - Bushcare	8,169	0	0	8,169	450	0	0	0	0
100335 - Urban Landcare	7,810	0	0	7,810	0	0	0	0	0
100336 - Community Firewise	6,334	0	0	6,334	0	0	0	0	0
100337 - Tree Nurseries	270	0	0	270	0	0	0	0	0
100338 - Parkcare	4,323	0	0	4,323	3,182	0	0	0	0
100339 - Small Grant Projects	46,067	0	0	46,067	0	0	0	0	0
100340 - Promotions And Initiat	4,006	0	0	4,006	510	0	0	0	0
Total For: Community Partnershi	99,485	0	0	99,485	19,717	0	0	0	0
Communication									
100358 - Quarterly Newsletters	121	0	0	121	0	0	0	0	0
100359 - General Promotion	23,579	0	0	23,579	8,027	0	0	0	0
Total For: Communication	23,700	0	0	23,700	8,027	0	0	0	0
Drainage									
100415 - Enviro Trust Glade 20	0	0	0	0	0	0	63,800	0	63,800
Total For: Drainage	0	0	0	0	0	0	63,800	0	63,800
Fleet Replacement									
100627 - Vehicle Maintenance	13,029	0	0	13,029	0	0	0	0	0
Total For: Fleet Replacement	13,029	0	0	13,029	0	0	0	0	0
Golf Courses									
100007 - Golf Course Improven	0	0	0	0	0	0	0	0	0
100208 - Golf Course Improven	0	0	0	0	0	0	0	0	0
100509 - Golf Course Improven	(6,237)	0	0	(6,237)	0	0	128,450	0	128,450
100510 - Golf Course Improven	0	0	0	0	0	0	128,450	0	128,450
Total For: Golf Courses	(6,236)	0	0	(6,236)	0	0	256,900	0	256,900
Monitoring & Evaluat									
100351 - Biodiversity (Macroinve	0	0	0	0	0	0	0	0	0
100352 - Aerial/Satellite Canopy	0	0	0	0	16,005	0	0	0	0
100354 - Social Research	5,944	0	0	5,944	615	0	0	0	0
100357 - Weed Inspectorial (W	22,110	0	0	22,110	0	0	0	0	0



PROJECTS - 2006/07

Department : Open Space

December Year To Date

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Projects	Actual				Commit	Revised Budget			
	Net	Funding	Revenue	Expense		Net	Funding	Revenue	Expense
Total For: Monitoring & Evaluat	28,054	0	0	28,054	16,620	0	0	0	0
Other									
100031 - Noxious Weeds 2003/	116	0	0	116	0	0	0	0	0
100037 - Noxious Weeds 2004/	71	0	0	71	0	0	0	0	0
100045 - Integrated Catchment	1,691	0	2,178	3,869	0	0	20,600	0	20,600
100080 - North Turrumurra Rec	51,987	0	0	51,987	13,614	0	75,000	0	75,000
100125 - Bee Proactive 2003/20	0	0	0	0	0	0	0	0	0
100129 - Bushland Interface Pr	11,750	0	0	11,750	0	0	19,100	0	19,100
100188 - Maintenance of RTA E	850	0	0	850	0	0	0	0	0
100390 - Noxious Weeds 2005/	4,732	0	0	4,732	3,657	0	17,600	0	17,600
100397 - LGAG Weed Control (8,992	0	(6,160)	2,832	17,036	0	20,500	0	20,500
100414 - Open Space Acquisiti	27,000	0	0	27,000	0	0	0	0	0
100501 - Environmental Progra	0	0	0	0	0	1,823,400	0	0	1,823,400
100515 - Section 94 Plan	0	0	0	0	0	0	3,327,300	0	3,327,300
100597 - Environmental Progra	0	0	0	0	0	851,700	0	0	851,700
100622 - Administration Enviror	28,149	0	0	28,149	0	0	0	0	0
100623 - Noxious Weeds Contr	0	0	0	0	0	0	0	0	0
Total For: Other	135,338	0	(3,982)	131,356	34,307	2,675,100	3,480,100	0	6,155,200
Parks									
100215 - Park Development	0	0	0	0	0	0	0	0	0
100369 - St. Ives Showground (0	0	0	0	0	0	0	0	0
100370 - Bicentennial Park	0	0	0	0	0	0	0	0	0
100371 - Queen Elizabeth Rese	24,180	0	0	24,180	39,100	0	59,200	0	59,200
100372 - Barra Brui Oval Off Le	2,773	0	0	2,773	0	0	0	0	0
100373 - Park Signage	0	0	0	0	0	0	0	0	0
100375 - Warrimoo Oval Park	30,670	0	0	30,670	16,532	0	0	0	0
100394 - Telecommunications f	1,425	0	0	1,425	6,750	0	8,700	0	8,700
100410 - Noxious Weed Contro	0	0	0	0	0	0	4,000	0	4,000
100518 - Park Development	3,681	0	0	3,681	10,260	(195,000)	205,500	0	10,500
100565 - Lindfield Soldiers Men	0	0	0	0	0	8,000	0	0	8,000
100566 - Seven Little Australiar	0	0	0	0	0	30,000	0	0	30,000
100567 - Echo Point & Moores	0	0	0	0	9,091	77,000	0	0	77,000
100586 - Loyal Henry Park	0	0	0	0	0	35,000	0	0	35,000
100587 - Hamilton Park	0	0	0	0	0	20,000	0	0	20,000
100588 - Caley's Common Park	0	0	0	0	0	25,000	0	0	25,000
100598 - Hassell Park Cricket	(13,000)	0	13,000	0	0	0	0	0	0
Total For: Parks	49,728	0	13,000	62,728	81,733	0	277,400	0	277,400
Playground Refurbish									
100217 - Playground Refurbishi	16,268	0	0	16,268	14,300	0	0	0	0
100364 - Barra Brui Playing Fie	0	0	0	0	0	0	0	0	0
100365 - City View Park Playgr	0	0	0	0	0	0	0	0	0
100366 - Warrimoo Oval Playgr	12,630	0	0	12,630	2,976	0	17,000	0	17,000
100368 - Queen Elizabeth Rese	36,555	0	0	36,555	0	0	0	0	0
100520 - Playground Refurbishi	162	0	0	162	0	(154,100)	154,100	0	0
100570 - Loyal Henry Park & Pl	0	0	0	0	0	30,050	0	0	30,050
100571 - Cameron Park & Play	(10,601)	0	10,601	0	26,147	48,500	0	10,600	59,100
100572 - Hamilton Park & Play	1,020	0	0	1,020	0	28,550	0	0	28,550
100573 - Caley's Common Park	5,426	0	0	5,426	5,348	47,000	0	0	47,000
Total For: Playground Refurbish	61,460	0	10,601	72,061	48,772	0	171,100	10,600	181,700
Swimming Pool									
100362 - Pool Refurbishment S	255,353	0	0	255,353	17,605	0	34,000	0	34,000
100516 - Swimming Pool Refur	0	0	0	0	4,200	0	300,000	0	300,000
Total For: Swimming Pool	255,353	0	0	255,353	21,805	0	334,000	0	334,000



PROJECTS - 2006/07

Department : Open Space

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Projects	Actual				Commit	Revised Budget			
	Net	Funding	Revenue	Expense		Net	Funding	Revenue	Expense
Recreation & Fire Ma									
100341 - Ground Truth Bushfire	84,700	0	0	84,700	0	0	0	0	0
100342 - Golden Jubilee Fire Ti	184,819	0	0	184,819	60,904	0	0	0	0
100344 - Lister Street	1,425	0	0	1,425	0	0	0	0	0
100345 - AGAL Land	38,601	0	0	38,601	0	0	0	0	0
100346 - Seven Little Australiar	0	0	0	0	34,545	0	0	0	0
100347 - Sheldon Forest To Mir	6,739	0	0	6,739	9,955	0	0	0	0
100412 - Fire Break Constructic	22,020	0	0	22,020	0	0	0	0	0
100413 - KWG Walking Tracks	0	0	0	0	19,720	0	0	0	0
Total For: Recreation & Fire Ma	338,304	0	0	338,304	125,125	0	0	0	0
Regulation & Enforce									
100348 - Dumping	894	0	0	894	0	0	0	0	0
100349 - Encroachment	74,323	0	0	74,323	0	0	0	0	0
100350 - Noxious Weed Contro	29,705	0	0	29,705	0	0	0	0	0
100621 - Walking Track Rothwe	0	0	0	0	20,161	0	0	0	0
Total For: Regulation & Enforce	104,921	0	0	104,921	20,161	0	0	0	0
Sportsfields									
100016 - Sportsfield Refurbishn	0	0	0	0	0	0	0	0	0
100027 - Greenwood Quarry 20	34,220	0	0	34,220	0	25,000	0	0	25,000
100216 - Sportsfield Refurbishn	0	0	0	0	0	0	0	0	0
100360 - Queen Elizabeth Oval	3,210	0	0	3,210	80,077	0	0	0	0
100361 - Barra-Bruil Oval	6,230	0	0	6,230	350	0	0	0	0
100519 - Sportsfield Refurbishn	800	0	0	800	0	(90,000)	328,800	0	238,800
100568 - Lindfield SMP Oval Nr	0	0	0	0	5,455	50,000	0	0	50,000
100569 - Auluba Oval No 1 & 2	0	0	0	0	0	40,000	0	0	40,000
100624 - Trial Recycle Organic	0	0	0	0	0	0	0	0	0
Total For: Sportsfields	44,460	0	0	44,460	85,882	25,000	328,800	0	353,800
Tennis Court Refurbi									
100214 - Tennis Court Refurbis	0	0	0	0	0	0	0	0	0
100517 - Tennis Court Refurbis	0	0	0	0	1,091	0	167,900	0	167,900
Total For: Tennis Court Refurbi	0	0	0	0	1,091	0	167,900	0	167,900
Tree Planting									
100018 - Tree Planting	0	0	0	0	0	0	0	0	0
100212 - Canopy Replenishmer	0	0	0	0	0	0	0	0	0
100514 - Tree Planting	79,151	0	0	79,151	3,672	123,300	0	0	123,300
Total For: Tree Planting	79,151	0	0	79,151	3,672	123,300	0	0	123,300
Water & Catchments									
100324 - Creek Maintenance	12,094	0	0	12,094	275	0	0	0	0
100326 - Stoney Creek (Richm	0	0	0	0	0	0	0	0	0
100328 - Cowan Creek	0	0	0	0	0	0	0	0	0
100329 - Lane Cove	0	0	0	0	3,596	0	0	0	0
100330 - Blackbutt Creek	8,752	0	0	8,752	0	0	0	0	0
100331 - Du Faur Street Wetlar	1,975	0	0	1,975	16,312	0	0	0	0
100332 - General Sites	0	0	0	0	16,640	0	0	0	0
100620 - Water & Catchments :	0	0	0	0	0	0	0	0	0
Total For: Water & Catchments	22,821	0	0	22,821	36,823	0	0	0	0
Water Sensitive Urba									
100310 - Lindfield Soldiers Ova	21,328	0	0	21,328	34,200	0	0	0	0
100311 - Swales And Bioretenti	0	0	0	0	0	0	0	0	0
100312 - Integrated Side Entry	18,411	0	0	18,411	8,471	0	0	0	0
100405 - Swain Garden	4,500	0	0	4,500	36,112	0	0	0	0
100417 - Bicentennial Park Stoi	24,620	0	0	24,620	9,860	0	0	0	0



PROJECTS - 2006/07

Department : Open Space

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PROJECTS - 2006/07

Department : Planning & Enviro

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PROJECTS - 2006/07

Department : Technical Services

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Projects	Actual				Commit	Revised Budget			
	Net	Funding	Revenue	Expense		Net	Funding	Revenue	Expense
Catchment									
100503 - Catchment Analysis	0	0	0	0	0	0	9,100	0	9,100
Total For: Catchment	0	0	0	0	0	0	9,100	0	9,100
Council Programs									
400011 - Speed	5,009	0	0	5,009	0	0	0	0	0
400012 - Drink Drive	75	0	0	75	0	0	0	0	0
400014 - Pedestrian Safety	0	0	0	0	19	0	0	0	0
400016 - School Safety	3,886	0	0	3,886	0	0	0	0	0
400017 - Seniors	1,380	0	0	1,380	43	0	0	0	0
400018 - Child Restraints	1,091	0	0	1,091	0	0	0	0	0
400020 - Graduated Licensing S	(6)	0	1,200	1,194	630	0	0	0	0
400021 - Fatigue	0	0	0	0	0	0	0	0	0
400023 - Alternative Transport I	0	0	0	0	2,079	0	0	0	0
400027 - Senior Pedestrians	(3,480)	0	3,636	156	0	0	0	0	0
Total For: Council Programs	7,955	0	4,836	12,791	2,771	0	0	0	0
Depot Relocation									
100200 - Depot Relocation 200:	28,862	0	0	28,862	1,290	0	566,000	0	566,000
100500 - Depot Relocation	10,500	0	0	10,500	0	0	11,300,000	0	11,300,000
Total For: Depot Relocation	39,362	0	0	39,362	1,290	0	11,866,000	0	11,866,000
Drainage									
100201 - Drainage Works	2,584	0	0	2,584	0	0	0	0	0
100502 - Drainage Works	23,992	0	0	23,992	175	0	312,800	0	312,800
100563 - Bradfield Road Subdiv	0	0	0	0	0	0	9,900	0	9,900
100599 - Carcoola Rd St Ives	0	0	0	0	650	0	0	0	0
100600 - Griffith Ave Roseville	0	0	0	0	0	0	0	0	0
100601 - Highfield Rd Lindfield	0	0	0	0	0	0	0	0	0
100604 - Kendall St E Lindfield	0	0	0	0	402	0	0	0	0
100605 - Vale St Gordon	0	0	0	0	201	0	0	0	0
100607 - Shaddock Ave W Pyrr	0	0	0	0	201	0	0	0	0
100608 - Shaddock Ave W Pyrr	0	0	0	0	201	0	0	0	0
100609 - Binalong St W Pymble	0	0	0	0	201	0	0	0	0
100610 - Binalong St W Pymble	0	0	0	0	201	0	0	0	0
100611 - Charles St E Lindfield	0	0	0	0	0	0	0	0	0
100612 - Bushlands Ave Gordo	0	0	0	0	0	0	0	0	0
Total For: Drainage	26,576	0	0	26,576	2,232	0	322,700	0	322,700
Fleet Replacement									
100204 - Operational Fleet	(20,162)	0	0	(20,162)	0	0	0	0	0
100205 - Passenger Fleet	20,162	0	0	20,162	0	0	0	0	0
100505 - Operational Fleet	14,116	0	11,101	25,217	300,644	700,000	0	0	700,000
100506 - Passenger Fleet	134,893	0	331,294	466,186	427,156	0	350,000	0	350,000
Total For: Fleet Replacement	149,009	0	342,395	491,403	727,800	700,000	350,000	0	1,050,000
Footpaths									
100050 - Wahroonga Shopping	1,424	0	0	1,424	0	0	0	0	0
100138 - Fiddens Wharf Rd FP	12,025	0	0	12,025	0	0	0	0	0
100144 - Lady Game Dr FP 200	4,400	0	0	4,400	0	0	0	0	0
100166 - Yanko Rd FP 2004/20	22,400	0	0	22,400	0	0	0	0	0
100168 - Kiparra St FP 2004/20	19,539	0	0	19,539	0	0	0	0	0
100206 - Business Centres Imp	54,294	0	(1,857)	52,436	60	0	0	0	0
100207 - Footpath Works - 200	0	0	0	0	0	0	319,000	0	319,000
100299 - Kissing Point Rd Turra	5,870	0	0	5,870	0	0	0	50,000	50,000
100300 - Ryde Road West Pyrr	106,120	0	0	106,120	0	0	0	0	0
100302 - Cherry St Turramurra	3,442	0	0	3,442	0	0	0	0	0
100303 - Clive St Roseville	0	0	0	0	0	0	0	0	0



PROJECTS - 2006/07

Department : Technical Services

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Projects	Actual				Commit	Revised Budget			
	Net	Funding	Revenue	Expense		Net	Funding	Revenue	Expense
100305 - Duneba Ave West Go	45,883	0	0	45,883	0	0	0	0	0
100507 - Business Centres Imp	0	0	0	0	0	0	190,100	0	190,100
100508 - Footpath Works	0	0	0	0	0	0	388,600	0	388,600
100574 - Kissing Point Rd Cycl	0	0	0	0	0	0	0	50,000	50,000
100579 - Killeaton St Carbeen /	0	0	0	0	0	0	0	0	0
100580 - Tryon Rd No 143 To S	388	0	0	388	0	0	0	0	0
100594 - East Lindfield Busines	23,654	0	0	23,654	0	0	0	0	0
100595 - Turrumurra Plaza Bus	2,150	0	0	2,150	0	0	0	0	0
Total For: Footpaths	301,589	0	(1,857)	299,731	60	0	897,700	100,000	997,700
Other									
100073 - Firs Estate Cottage 20	0	0	0	0	0	0	0	0	0
100191 - Energy Australia - Fer	0	0	0	0	0	0	0	0	0
100388 - Energy Australia Tran	376	0	0	376	2,273	0	1,800	0	1,800
100395 - Bus Shelter Advertisin	47,442	0	0	47,442	0	0	0	0	0
100402 - Kokoda Trail Memoria	372	0	0	372	0	0	3,400	0	3,400
100408 - Entry Signs for Ku-Rir	29,106	0	0	29,106	0	0	0	0	0
100625 - SES HQ Temporary R	0	0	0	0	82,986	0	0	0	0
Total For: Other	77,296	0	0	77,296	85,259	0	5,200	0	5,200
Roads									
100003 - Road Refurbishment	0	0	0	0	0	0	0	0	0
100224 - Ayres Rd St Ives	0	0	0	0	0	0	0	0	0
100239 - Ormonde Rd Roseville	0	0	0	0	0	0	0	0	0
100247 - Warragal Rd Turramu	0	0	0	0	0	0	0	0	0
100256 - Inverallan Pde West F	0	0	0	0	0	0	0	0	0
100259 - Normurra Ave North T	0	0	0	0	0	0	0	0	0
100264 - Werona Ave Gordon	0	0	0	0	0	0	0	0	0
100266 - Rehab - Pavement co	0	0	0	0	0	0	0	0	0
100290 - Minnamurra Ave Pym	0	0	0	0	0	0	0	0	0
100411 - Tryon Lane Lindfield 2	39,411	0	0	39,411	0	0	14,400	0	14,400
100419 - R2R Supplement Proj	0	0	0	0	0	0	465,400	0	465,400
100521 - Infrastructure Levy	0	0	0	0	0	1,914,000	0	0	1,914,000
100522 - Road Refurbishment	0	0	0	0	0	1,216,600	477,000	0	1,693,600
100524 - Allambie Avenue East	218,594	0	0	218,594	78,319	0	0	0	0
100525 - Allara Avenue North T	28,410	0	0	28,410	0	0	0	0	0
100526 - Ayres Road St Ives	208	0	0	208	450	0	0	0	0
100527 - Avoca Road Turrumur	53,086	0	0	53,086	0	0	0	0	0
100528 - Bimburra Avenue St I	105,775	0	0	105,775	2,545	0	0	0	0
100529 - Blaxland Road Killara	48,440	0	0	48,440	2,545	0	0	0	0
100530 - Bradfield Road Lindfie	111,523	0	0	111,523	0	0	0	0	0
100531 - Chatham Place North	12,501	0	0	12,501	2,949	0	0	0	0
100532 - Darri Avenue Wahrooi	44,296	0	0	44,296	1,136	0	0	0	0
100533 - Dorset Drive St Ives	42,261	0	0	42,261	607	0	0	0	0
100534 - Karoom Avenue St Ives	48,504	0	0	48,504	0	0	0	0	0
100535 - Kings Avenue Rosevil	47,757	0	0	47,757	0	0	0	0	0
100536 - Middle Harbour Road	10,825	0	0	10,825	0	0	0	0	0
100537 - Morris Avenue Wahro	110,035	0	0	110,035	0	0	0	0	0
100538 - Patterson Avenue We	3,102	0	0	3,102	0	0	0	0	0
100539 - Shand Crescent Turra	60,485	0	0	60,485	2,167	0	0	0	0
100540 - Spencer Road Killara	90,221	0	0	90,221	0	0	0	0	0
100542 - Timbarra Road St Ives	49,287	0	0	49,287	0	0	0	0	0
100543 - Boundary Road Wahro	6,364	0	0	6,364	0	0	0	0	0
100544 - Curagal Road North T	10,236	0	0	10,236	9,793	0	0	0	0
100545 - Fairlawn Avenue Turra	1,125	0	0	1,125	0	0	0	0	0
100546 - Greengate Rd Killara	2,974	0	0	2,974	365	0	0	0	0
100547 - Haig Street Roseville	1,335	0	0	1,335	0	0	0	0	0
100548 - Karuah Road Turramu	2,165	0	0	2,165	0	0	0	0	0



PROJECTS - 2006/07

Department : Technical Services

December Year To Date

Printed On

19-February-2007

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NOTICE OF MOTION

ACCURATE DEPRECIATION IN ANNUAL FINANCIAL ACCOUNTS

Notice of Motion from Councillor L Bennett dated 6 February 2007.

I move that:

- (A) Council use accurate estimates of the value of its assets to calculate depreciation liability in the annual financial reports
- (B) A Report outlining the methodology for accomplishing this be presented to Council as soon as possible in 2007.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Laura Bennett
Councillor for St Ives Ward

NOTICE OF MOTION

ACQUISITION/LEASE OF PUBLIC LAND BY ST IVES VILLAGE SHOPPING CENTRE

Notice of Motion from Councillor L Bennett dated 6 February 2007.

I move that:

A Report come to Council on the content of all discussions held in the term of this Council between staff/consultants and the St Ives Shopping Village on the acquisition/lease by the Shopping Village of public land including (but not limited to):

- (a) Shopping Village/Council proposals for the sale/lease of public land (broken down by DP number) and any responses to such proposals.
- (b) An explanation of why the content of these discussions was not reported to Council/Councillors.
- (c) An explanation of why Council holds no records of these discussions on TRIM.
- (d) An explanation of why no disclosure of these discussions was made to the Independent Hearing on Community Lands for St Ives.
- (e) and the Report come to a Council meeting held before the meeting which considers the issue of the reclassification of community land in St Ives. This will enable an informed debate on the issue of reclassification.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Laura Bennett
Councillor for St Ives Ward

NOTICE OF MOTION

BEECHWORTH TO WARRAGAL REZONING

Notice of Motion from Councillor I Cross dated 19 February 2007.

I move that:

Further work on the rezoning of land between Beechworth and Warragal Roads be undertaken in conjunction with the development of Council's Comprehensive LEP and that this work include further review of heritage matters, access and vegetation. Further, the matter be discussed with and outlined to the Department of Planning and relevant property owners.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Ian Cross
Councillor for Wahrenoonga Ward