



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 27 MARCH 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 13 March 2007

Minutes numbered 53 to 77

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 **International Cities, Town Centres & Communities Society Conference** **1**
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File: S02812

For Council to determine if it wishes to send delegates to the 8th International Cities, Town Centres & Communities Society Conference.

Recommendation:

That Council approve attendance at the 8th International Cities, Town Centres & Communities Society Conference for the Director Open Space & Planning and determine if it wishes to send additional delegates and if so, who should attend.

- GB.2 **Investment & Loan Liability as at 28 February 2007** **20**
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File: S02722

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

Recommendation:

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

GB.3 Response to Department of Local Government on "A New Direction for Local Government" Position Paper & "Planning for a Sustainable Future" Options Paper 27

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File: S02779

To consider and forward a submission on the Department of Local Government's position paper "A New Direction for Local Government" and options paper "Planning a Sustainable Future" to the Department.

Recommendation:

That the attached submission be sent to the Department of Local Government as Ku-ring-gai Council's response to both options papers.

GB.4 Bushland, Catchments & Natural Areas Reference Group - Minutes of Meeting held 19 February 2007 84

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File: S03448

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 February 2007.

Recommendation:

That the Minutes of the Bushland, Catchments & Natural Areas Reference Group meeting held on Monday, 19 February 2007 and attachments be received and noted.

GB.5 Proposed Drainage Easement over Council Land at 16 Adams Avenue, Turramurra (Irish Town Grove) - Applicant at 23 Murdoch Street, Turramurra 155

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File: P53455

For Council to consider granting a drainage easement over Council land known as Irish Town Grove to the applicant at 23 Murdoch Street, Turramurra.

Recommendation:

That Council approves the granting of the proposed drainage easement over Council land known as Irish Town Grove to the Applicant at 23 Murdoch Street, Turramurra, subject to the terms and conditions as contained in this report.

GB.6 Options & Partnerships for the Development of the Abandoned B2 Road Corridor, South Turramurra 176

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File: S02846

To seek Council's approval to commence the development of a Memorandum of Understanding with the NSW Department of Planning for the future use of the abandoned B2 road corridor South Turramurra.

Recommendation:

That Council commence formal discussions with the Department of Planning with a view to entering into a Memorandum of Understanding to develop the land in accordance with the options identified in the report.

GB.7 Greenwood Quarry Feasibility Study & Canoon Road Recreation Area Plan of Management 183

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File: S04850

To report to Council on the progress of the Canoon Road Recreation Area Plan of Management and recommendations resulting from the Greenwood Quarry Feasibility Study as an alternative netball facility.

Recommendation:

1. That Council receives and notes the Greenwood Quarry Feasibility Study and not proceed any further with investigation of this area as a netball location.
2. That the preparation of a new Plan of Management for Canoon Road Netball courts be included in the draft 2007-11 Management Plan.
3. That the Draft Plan of Management be prepared in conjunction with a development plan for netball in Ku-ring-gai which includes the development of satellite facilities across the LGA, and in consultation with the local community.
4. That Council continue to communicate with Warringah Council and the Department of Lands regarding the future use of Greenwood Quarry.

GB.8 Draft Local Environmental Plan No 212 - Consideration following Section 62 Consultation with Statutory Authorities 264

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File: S05882

To consider the public exhibition of draft Local Environmental Plan No. 212 (DLEP 212) which has now completed consultation under Section 62 of the Environmental Planning and Assessment Act 1979.

Recommendation:

Council resolve to place draft LEP on statutory public exhibition for the receipt of submissions and a report be brought back to Council at the end of the exhibition period.

GB.9 Town Centres Work Program**279**

File: S04151

The purpose of this report is twofold:

- * To provide Council with a project program for the finalisation of all outstanding resolutions arising from the Town Centre Planning process that took place through 2005 and 2006.
- * To provide a brief description of the tasks and scope of work involved as well as the key dates.

Recommendation:

That Council adopt the Town Centres Project Program 2007 (Attachment 1) and the project tasks outlined in this report.

EXTRA REPORTS CIRCULATED AT MEETING**MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN****NM.1 Bert Oldfield Oval - Off-Leash Facility****304**

File: S02258

Notice of Motion from Councillor A Ryan dated 6 March 2007.

I move:

- "1. That Bert Oldfield Oval remain a designated off-leash area, its hours of use to be amended following consultation with dog owners, formal field hirers and interested residents. Consultation is to identify designated hours of use for leash free exercise of dogs and clearly consider opportunities for casual recreation requiring dogs to be on leash in addition to those times where the field is utilised for formal sporting uses.
2. That the General Manager be delegated the authority to undertake this consultation. A site meeting attended by a representative group of all formal and informal users of the

park should be held to determine these hours and to advise the outcome to Councillors and the community.

3. That Council encourages all interested parties to maintain dialogue, and that where possible or necessary Council should facilitate this. Further Council to clearly outline its policy regarding the provision and management of leash free Areas for the community.
4. That new signage be placed at four points around the oval advising residents of their responsibilities under the Companion Animals Act including, but not limited to, the need to maintain effective control of their animal at all times and to clean up and remove dog excrement.
5. That the new signs draw attention to the likely penalty for not removing dog excrement.
6. That appropriate, purpose designed, rubbish bins be provided at the north and south ends of the oval and that they be emptied at least weekly.
7. That Council through its website, the Mayoral column and other opportunities, seek to educate ratepayers on the need for responsible use of all Council provided leash free facilities by park users.
8. That as part of Council's commitment to education and management of this facility, Council Rangers be directed to attend Bert Oldfield Oval for the purposes of education, monitoring and where necessary enforcement of regulations.
9. That this Notice of Motion removes the need to identify additional leash free areas within the catchment of Killara Park.

NM.2 Private Certifying Authorities - Development Consents

306

File: S02465

Notice of Motion from Councillor T Hall dated 19 March 2007.

Following the adoption of the Ku-ring-gai Council's motion by the 2006 LGA conference, "That the Association call on the Minister for Planning to provide legal protection under the Environmental Planning & Assessment Act or other relevant legislation for those property owners adjoining developments who makes a reasonable complaint pursuant to that Act about the conduct of the private/accredited certifier of that development, when they themselves become the subject of defamation proceedings by the certifier involved when the complaint is dismissed."

I move:

"That with all complaints of and requests from Private Certifying Authorities (PCA's) in regard to amendments to development consents (s.96 DA's) or Orders to demolish etc,

issued under the EP&A Act, or any other relevant legislation, the General Manager provide a written report to Council on the circumstances of each case and a recommendation to proceed, prior to those modified consents/orders being given, except where the matter is of such urgency and cannot be withheld to the next Council meeting, that the Mayor be delegated the authority to act in such matters."

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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INTERNATIONAL CITIES, TOWN CENTRES & COMMUNITIES SOCIETY CONFERENCE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to determine if it wishes to send delegates to the 8th International Cities, Town Centres & Communities Society Conference.
BACKGROUND:	<p>On 6 February 2007 Council resolved that approval be granted for Councillor Andrew to attend the 8th International Cities, Town Centres & Communities Society Conference and that a further report be brought back to Council to determine whether it wishes to send additional delegates to the conference.</p> <p>The conference will be held from 26 to 29 June 2007 in Auckland, New Zealand.</p>
COMMENTS:	<p>The Conference will include presentations from representatives of leading organisations in the areas of town planning, architecture, urban design, built environment, retailing and commercial and industrial redevelopment.</p> <p>The Deputy Mayor, Councillor Anita Andrew and Acting Director of Open Space & Planning, Steven Head are guest speakers at the conference.</p>
RECOMMENDATION:	That Council approve attendance at the 8th International Cities, Town Centres & Communities Society Conference for the Director Open Space & Planning and determine if it wishes to send additional delegates and if so, who should attend.

PURPOSE OF REPORT

For Council to determine if it wishes to send delegates to the 8th International Cities, Town Centres & Communities Society Conference.

BACKGROUND

On 6 February 2007 Council resolved:

- A. That approval be granted for Councillor Andrew to attend the 8th International Cities, Town Centres & Communities Society Conference.
- B. That a further report be brought back to Council once the program is available so that Council can determine whether it wishes to send additional delegates to the conference.

The conference will be held from 26 to 29 June 2007 in Auckland, New Zealand.

The International Cities, Town Centres & Communities Society has the following aims:

- To enhance the quality of life of inhabitants of cities, towns and communities.
- To assist cities, towns and communities to be as environmentally, socially and economically sustainable as possible.
- To bring together the required visionary professionals to discuss the challenges of replacing sprawl with compact environmentally, socially and economically acceptable environments.
- To facilitate world best practices in the planning, development and management of cities, town and communities and particularly the planning, development and management of public spaces and infrastructure.

COMMENTS

The Conference theme is “Cities on the Edge”. The keynote speakers are David Feehan, President, International Downtown Association, New York, USA and Ethan Kent, Vice President, Project for Public Spaces, New York, USA.

On Thursday 28 June, the Deputy Mayor, Councillor Anita Andrew and Director Open Space & Planning, Steven Head, will address the conference regarding ‘Urban Consolidation and Town Centre Planning in Ku-ring-gai: Opportunities and Challenges’.

The Conference will also include presentations from representatives of leading organisations in the areas of town planning, architecture, urban design, built environment, retailing and commercial and

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industrial redevelopment. Presentations will also be made by a number of Australian Councils including Ballarat, Bendigo, Caloundra, Fairfield, Manly, Sutherland and Wollongong.

This conference represents an opportunity for Council representatives to gain an increased understanding of best practice in sustainable development, town centre revitalisation and public space redevelopment. This is particularly relevant for Ku-ring-gai at the present time.

A copy of the conference brochure is **attached**.

CONSULTATION

None required.

FINANCIAL CONSIDERATIONS

The estimated cost of attendance at the conference is \$2,650 per person. The Policy on Payment of Expenses and Provision of Facilities to Councillors provides for Council to meet the reasonable costs of Councillors attending conferences authorised by resolution of Council.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

None required.

SUMMARY

The 8th International Cities, Town Centres & Communities Society Conference “Cities on the Edge” to be held from 26 to 29 June 2007 in Auckland, New Zealand represents an opportunity for Council representatives to gain an increased understanding of best practice in sustainable development, town centre revitalisation and public space redevelopment.

On Thursday 28 June the Deputy Mayor, Councillor Anita Andrew and Director Open Space & Planning, Steven Head, will address the conference regarding ‘Urban Consolidation and Town Centre Planning in Ku-ring-gai: Opportunities and Challenges’.

RECOMMENDATION

- A. That approval be granted for the Acting Director of Open Space & Planning, Steven Head to attend the 8th International Cities, Town Centres & Communities Society Conference.

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- B. That Council determine if it wishes to send additional delegates to the 8th International Cities, Town Centres & Communities Society Conference and if so, who should attend.

John Clark
Acting Director Finance & Business

Attachments: ICTC Conference Brochure - 747885



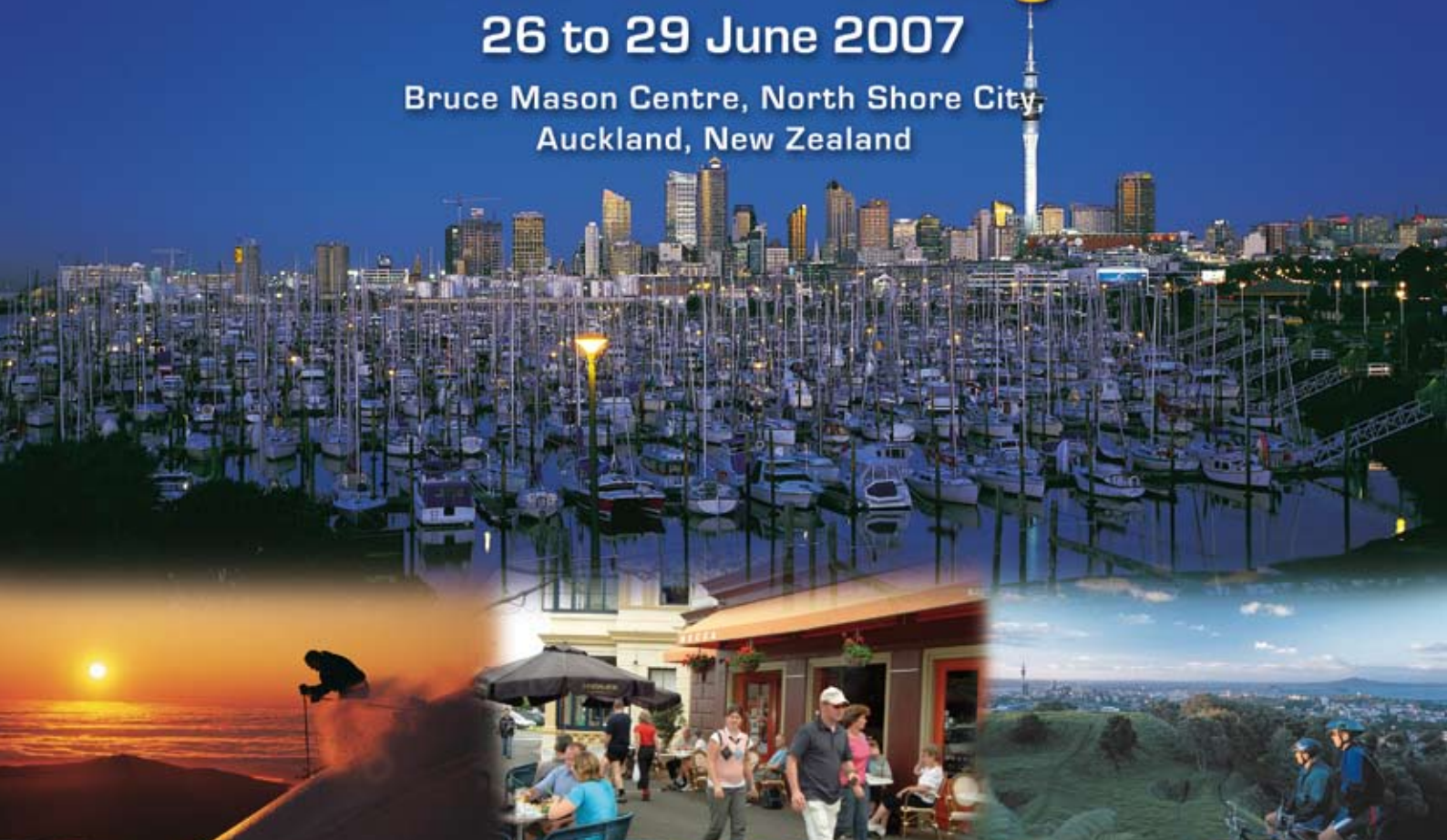
8th International Cities
Town Centres & Communities Society Conference



Cities on the Edge

26 to 29 June 2007

Bruce Mason Centre, North Shore City,
Auckland, New Zealand



Registration Brochure

www.ictcsociety.org

Proudly hosted by:





Welcome from the Mayor of North Shore City

North Shore City is delighted to be hosting the 8th ICTC conference, the first time it's been held in New Zealand.

We've a reputation as a lifestyle city with an environment that sets us apart as a visitor destination and we are pleased to invite you to join us in New Zealand's fourth largest city and take full advantage of the wonderful conference setting. The natural advantages of a good climate, beautiful beaches, and spectacular scenery contribute to the popularity of one of the most vibrant and fastest growing regions in New Zealand. Surrounded by sea, the city has an unbroken 140km urban coastline where residents and visitors alike can enjoy an endless range of aquatic activities - or venture inland, where there are more than 400 parks and walkways through native bush reserves.

This is a city where growth and development is clearly visible but is carefully managed, with the protection of natural beauty and a clean environment taking priority. We're a prime location for commercial and business development and the city is home to high quality retail

centres, attractively-designed technology parks, leading educational institutions, world-class sports, health, leisure, libraries, heritage and arts facilities.

We're 18 years old this year and there is an optimism and innovative attitude in the city that we encourage and embrace.

Come and enjoy what we have to offer and I guarantee you'll want to return for a longer stay in the future!

Yours sincerely

George Wood
MAYOR, NORTH SHORE CITY
Heartland of New Zealand Sailing Excellence



Conference Manager

Renee Henshaw, ICTC Society

PO Box 1380, Palm Beach Qld 4221, Australia

T +617 5520 4288 F +617 5508 2175

E ictc@ictcsociety.org W www.ictcsociety.org

The ICTC Society would like to thank all the people who have contributed to the organisation of ICTC 2007. In particular, we would

like to thank the team from the host city, North Shore City Council and the other team members who comprised the New Zealand organising committee listed below. The ICTC Society would like to thank David Feehan and Ethan Kent, our keynote speakers, who have travelled all the way here from the east coast of the USA. We would also like to thank our sponsors and exhibitors and our session speakers who sacrificed their valuable time to prepare their presentations.



Committee

Sarah Beaman, *Director, Strategic Reality, North Shore, NZ*

Doug Leighton, *Principal, Boffa Miskell, Auckland, NZ*

Jillian de Beer, *Managing Director, de Beer Marketing & Communications, Auckland, NZ*

Claire Siddens, *Vital Town Centres, Enterprise North Shore City, NZ*

Barry Williams, *Bruce Mason Centre, North Shore, NZ*

Tracy Moyes, *Marketing and Communications Manager, AucklandPlus, NZ*

Kevin Schwass, *Councillor, North Shore City Council, NZ*

Peter White, *Councillor, North Shore City Council, NZ*

Gary Holmes, *Councillor, North Shore City Council, NZ*

Ann Prendergast, *General Manager Strategy & Policy, North Shore City Council, NZ*

Trevor Mackie, *Manager Environmental Policy and Planning, North Shore City Council, NZ*

Lesley Jenkins, *Group Manager Long Term and Environmental Strategy, Waitakere City Council, NZ*

Roger Matthews, *Economic Development Manager, North Shore City Council, NZ*



Sponsors



Trade Exhibition

The conference will feature a 2 ½ day trade exhibition consisting of suppliers of goods and services to the industry. Further information regarding sponsorship and exhibition opportunities can be downloaded from the web at www.ictcsociety.org or contact Renee Henshaw on +61 7 5520 4288 or at renee@ictcsociety.org.



Invited Keynote Speakers



David Feehan,

President, International Downtown Association (IDA), New York, USA

Dave Feehan has devoted a 35-year career to rebuilding and revitalizing cities. He has directed downtown programs in Des Moines, Detroit, and Kalamazoo, and neighborhood development programs in Pittsburgh and Minneapolis. He helped found and served as the first director of the Citizens League of Southwestern Pennsylvania, a Pittsburgh-based regional public policy organization. He has been active in IDA for 15 years, and the programs he has directed have won several awards, from IDA, the International Parking Institute, and the US Department of Housing and Urban Development. He has served IDA as a board member and officer, most recently as chairman. He

was appointed by the board to serve as president and chief executive officer in April, 2001. Under Dave's leadership, IDA has set records for attendance at conferences, and has seen steady growth in other areas.

Dave maintained an active consulting practice before coming to IDA, assisting a number of cities, including New York, Chicago, Las Vegas, and Miami Beach.

Dave holds a Masters Degree in Social Work Planning and Administration from the University of Pittsburgh. He has served as an adjunct professor at the University of Iowa and Metropolitan State University in St. Paul, MN.



Ethan Kent,

Vice President, Project for Public Spaces, New York, USA

Ethan Kent is an authority in the practice of Placemaking, with experience on over 150 PPS projects. His experiences evaluating and photographing public spaces in hundreds of cities in over 50 countries forms the foundation of his work.

During 9 years at PPS, Ethan has led a broad spectrum of Placemaking efforts, providing technical assistance to revamp and re-envision places in diverse settings from Portland Oregon's Pioneer Courthouse Square to downtown Santiago, Chile, to many of New York City's most underperforming public spaces. He has also helped to shape many new development plans including proposals for multi-billion dollar projects in Hong Kong, Dubai and Los Angeles.

Ethan has created and conducted Placemaking training courses for professionals of various disciplines from city planning staff in Vancouver, BC, to community development corporations in Detroit; from public housing developers in Sweden to traffic engineers in New Jersey. In order to apply Placemaking citywide, Ethan defined and launched PPS's Great Cities Initiative to build local capacity to implement targeted projects that engage high level influence and broad community partnerships. Ethan leads PPS efforts in NYC, co-founding and managing PPS's role in the NYC Streets Renaissance Campaign, an effort to challenge auto-centric transportation policy and inspire a new public vision of streets as dynamic destinations.

Ethan studied sociology, environmental studies and economics in graduate and undergraduate school. He attributes much of his education, as well as any "miseducation," to his father who founded PPS.

Special Interest Group Sessions (SIGs)

Tuesday 26 June, 9am – 12 noon, Bruce Mason Centre

These informal sessions provide the opportunity for individuals to come together as a group to discuss a common topic or issue of interest. The various topics to be discussed are: Edge City Networks; Business Improvement Districts (BIDs); Managing Retail Sprawl; Transit Oriented Design (TOD); and Place Making. Please nominate on your registration form which SIG session you would like to take part in. Please email renee@ictcsociety.org should you wish to suggest an additional SIG topic to be included in the program or nominate to lead any one of the above SIG topics. Selection of topics will be at the discretion of the organising committee. These sessions are for Tuesday registrations and full delegates. Coach transfers from CBD conference hotels will be provided prior to sessions.

Interactive Poster Sessions

To compliment the oral presentations, interactive poster sessions will be provided during lunch breaks on Wednesday and Thursday. Presenters will create posters to showcase additional topics. Poster presenters will be available to discuss their posters during the lunch breaks. Poster topics and presenter information will be placed on the web in May, 2007.

Social program

Welcome Reception

*Tuesday 26 June 2007, 5:45pm - 7:15pm,
R'Toto Restaurant, Adjacent to Bruce Mason Centre*

Catch up with your colleagues and meet other conference delegates as you relax with a drink and enjoy mouth-watering canapes. Coach transfers will be provided to Auckland CBD Hotels after this function.

Inclusive for full conference delegates. Additional tickets \$50.00 each.

Conference Dinner

Across the Ditch: Australia vs New Zealand

*Thursday 28 June 2007, 7:30pm - 11:30pm,
Auditorium, Bruce Mason Centre*

Howz that? No, it's not a cricket match or a rugby union test but the "ICTC battle of the countries quiz". Brush up on your general knowledge and sports trivia to make your country proud. We'll get the ball rolling with pre-dinner drinks at 7.30, followed by a *marvellous* three-course dinner and drinks at 8pm. After dinner, each table will team up and the battle will begin. Don't miss out on the action as there will be plenty of prizes. Return coach transfers to Auckland CBD Hotels will be provided. This function is not suitable for children.

Inclusive for full conference delegates. Additional tickets \$95.00 each.



Tuesday 26 June 2007

08:00-15:30 Registration – Foyer, Bruce Mason Centre

Special Interest Group Sessions (SIGs) *Inclusive for full delegates*

09:00-12:00	1. Edge City Networks 4. Transit Oriented Design (TOD)	2. Business Improvement Districts (BIDs) 5. Place Making	3. Managing Retail Sprawl
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Conference Program

13:00-13:30	Session 1: Conference Opening & Official Welcome	
13:30-15:00	Session 2A: Sustainability	Session 2B: Affordable Housing
13:30-14:00	Waitakere City, Eco City! Bob Harvey , <i>Mayor, Waitakere City Council NZ</i>	Hobsonville: New Zealand's Sustainable Development Showcase Doug Leighton , <i>Principal, Boffa Miskell, Auckland NZ</i> Sean Bignell , <i>Chief Executive, Hobsonville Land Corporation, Auckland NZ</i>
14:00-14:30	Case Study: Creating a Sustainable Town Centre – Rouse Hill Town Centre – The Outcomes Dr Caroline Noller , <i>Sustainability Catalyst,</i> Ken Knox , <i>Retail Development Director, The GPT Group, Sydney NSW</i>	Increasing the Supply of Affordable Housing Through Incentives Des Brady , <i>Principal, Connell Wagner, Neutral Bay NSW</i>
14:30-15:00	Mission: Sustainable Manly Dr Judy Lambert , <i>Councillor, Manly Council, NSW</i>	Healthy Housing – Improving the Quality of Housing Tracey Moore , <i>Project Manager, Healthy Housing, Housing New Zealand Corporation, Wellington</i>
15:00-15:30	Afternoon Tea & Exhibition	
15:30-17:30	Session 3A: Master Planned Communities	Session 3B: Branding & Destination Marketing
15:30-16:00	Yarrabilba – Planning a Sustainable Future David Meyer , <i>Engineering Manager, Delfin Lend Lease, Forest Lake QLD</i>	Meshing City Making with City Marketing: Public Spaces as Signature Attractions, with Special Emphasis on Mackay's Bluewater Trail Chris Barrett , <i>City Centre Revitalisation Manager, Mackay City Council, QLD</i>
16:00-16:30	Cranbourne North Development Plan – A Method to Plan for Sustainable Development in Growth Areas Rob Wilson , <i>Deputy Mayor, Casey City Council VIC</i>	Heritage for Money's Sake Robert McGregor , <i>Executive Director, Art Deco Trust, Napier NZ</i>
16:30-17:00	Pegasus Town – A Master Planned Community Bob Robertson , <i>Chief Executive Officer, Infinity Investment Group, Wanaka NZ</i>	Backward Thinking in Local Government – A Creative Approach to Branding and Destination Marketing Chris Ryan , <i>Economic Development Manager, Greater Taree City Council, NSW</i>
17:00-17:30	Water Supply Asset Management Planning – Meeting the Challenges of Extreme Seasonal Water Demand and Growth Development in Beach Town Communities Priscilla Chung , <i>Asset Engineer – Planning, Manukau Water, New Zealand</i>	Creative Spin? The Fashion Dividend in Dunedin Dr Michelle Thompson-Fawcett , <i>Senior Lecturer, University of Otago, Dunedin NZ</i>
17:45-19:15	Welcome Reception	

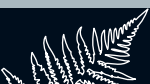


Wednesday 27 June 2007

08:30-15:30 Registration – Foyer, Bruce Mason Centre

09:00-10:00 **Session 4: Keynote Presentation:**
Downtowns V Shopping Centres - Competitors or Collaborators?
David Feehan, President, International Downtown Association (IDA), New York, USA

10:00-10:30	Session 5A: Case Study	Session 5B: Case Study
	Getting the Retail Mix Right – A Practical Example Ray Jacobs , Director, YMP Consulting, Greensborough VIC	Our Town Our Future: An Innovative Case Study for Town Centre Revitalisation Robert Prestipino , Vital Places, Brisbane QLD
10:30-11:00	Morning Tea & Exhibition	
11:00-12:30	Session 6A: Business Improvement Districts	Session 6B: Projects in Partnership
11:00-11:30	What's the Management Difference? It's in the Detail David West , Principal Consultant, Premier Retail Marketing, Golden Grove SA	Bringing them in from the Cold: A Bendigo Model for Co-Locating Community Groups Jill Karena , Manager, Community & Cultural Development, City of Greater Bendigo VIC
11:30-12:00	Mainstreets in Industrial Areas Mike Gibson , Business Manager, Rosebank Business Association, Auckland, NZ Grant Hewison , Lawyer & Policy Consultation, Brookfields Lawyers, Auckland NZ	Box Hill – From Suburban Centre to Transit City - City of Whitehorse Allison Egan , Senior Strategic Planner, Whitehorse City Council VIC
12:00-12:30	Business Improvement Districts: International Model/New Zealand Implementation Karen Remetis , Director, Town Centre Development Group, Auckland NZ	Taming the Monster: Managing Partnership Priorities Stuart Jardine , City of Gosnells WA



Tuesday 26 June 2007

Registration – Foyer, Bruce Mason Centre

08:00-15:30

Special Interest Group Sessions (SIGs) Inclusive for full delegates

1. Edge City Networks 4. Transit Oriented Design (TOD)	2. Business Improvement Districts (BIDs) 5. Place Making	3. Managing Retail Sprawl	09:00-12:00
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Conference Program

Session 1: Conference Opening & Official Welcome		13:00-13:30
Session 2C: Community Building and Consultation	Session 2D: Infrastructure Planning and Development	13:30-15:00
Community Renewal – Strength-based Approaches to Rejuvenating Poor Neighbourhoods Alan Bernacchi , Programme Manager, Housing NZ Corporation, Wellington	Funding the Cost of Growth – A New Tool Patrick Cleaver , Development Contributions Manager, North Shore City Council NZ	13:30-14:00
Talbot Park Community Renewal Project – “To make Talbot Park a Better Place to Live” Stuart Bracey , Project Manager, Housing NZ Corporation, Wellington	Designing Out Crime – A State Strategy in Action Michael Coe , Principal Planning Officer, Office of Crime Prevention, Perth WA	14:00-14:30
Does It Perform? Using Consultation and Research in Open Space to Evaluate the Design Julie Nimmo , Strategic Planner, Sutherland Shire Council NSW	Priority Infrastructure Planning – The Townsville City Council Experience Kanan Saraiya , Infrastructure Planning Officer Darron Irwin , Manager, Policy & Legislation, Townsville City Council QLD	14:30-15:00
Afternoon Tea & Exhibition		15:00-15:30
Session 3C: Community Building & Consultation	Session 3D: Transport & Communities	15:30-17:30
Acting Like an Organisation – Thinking Like a Movement Robin Jenkin-Winter , Principal Adviser Town Centre Liaison, City Development, Waitakere City Council NZ	Streets Apart? Transport Policy and Urban Design in New Zealand Dr Christopher Harris , Public Transport Coordinator, North Shore City Council NZ	15:30-16:00
A Wollongong Renewal Experience – Revitalising the Southern Suburbs Greg Doyle , Social Planning & Engagement Manager, Kerry Hunt , Community Projects and Facilities Manager Wollongong City Council NSW	Urban Planning Tools: The Simpler the Better Nathan Austin , Design Engineer, Opus International Consultants, Tauranga NZ Michael Saunders , Sustainable Transport Planner, Urban Step, Tauranga NZ	16:00-16:30
To Consult or Not to Consult? That is the Question! Robyn Douglas , Community Lifestyle Policy Manager, Caloundra City Council QLD	A Tale of Three Streets: The Street That Flowed Better When it Was Narrowed; The Street That Forgot Pedestrians; The Motorway That Forgot Where it Was John Mackay , Manager Urban & Economic Strategy, Waitakere City Council NZ	16:30-17:00
Inclusive Auckland – The Challenges and Opportunities of Cultural Diversity Erica Law , Strategic Planning Manager, Auckland City Council NZ	Hydrologic Design Challenges on the Eastlink Motorway Brad Tite , Principal Water Engineer, Parsons Brinckerhoff Australia, Brisbane QLD	17:00-17:30
Welcome Reception		17:45-19:15

Wednesday 27 June 2007

Registration – Foyer, Bruce Mason Centre

08:30-15:30

Session 4: Keynote Presentation:

Downtowns V Shopping Centres - Competitors or Collaborators?

David Feehan, President, International Downtown Association (IDA), New York, USA

09:00-10:00

Session 5C: Case Study

Putting the Pieces of the Puzzle Together – an Australasian First in CBD Revitalisation Best Practice

Brent McAlister, General Manager Strategic, Hamilton City Council NZ

Steven Burgess, Director, TTM Consulting, Sunshine Coast QLD

Session 5D: Case Study

Learning Knowledge Landscapes

Roberto Timpano, Head of Urbanism, DEGW, Melbourne VIC

10:00-10:30

Morning Tea & Exhibition

10:30-11:00

Session 6C: Creating Liveable Neighbourhoods

The Grain of the City and Contemporary Public Space Networks

Professor Steffen Lehmann, Professor of Architectural Design, The University of Newcastle NSW

Session 6D: Regional Strategic Planning

Inner Melbourne Action Plan: ‘Making Melbourne More Liveable’

Geoff Oulton, Executive Director, City Development, Port Phillip City Council VIC

11:00-12:30

11:00-11:30

Thuringowa Sustainable Village

Paula Grant, Director Planning Services, Thuringowa City Council QLD

Balancing Vision and Strategy: Country Living and Urban Growth in Outlying Auckland

Shannon O’Shea, Senior Urban Designer, Chow Hill, Auckland NZ

11:30-12:00

Suburban Landscape Function: An Investigation Into the Creation and Recreation of Suburban Landscapes

Andrew Mackenzie, Lecturer of Landscape Architecture, University of Canberra ACT

Building Sustainable Settlements with Communities in Mind – A Review of Approaches to Involving Communities in Growth Management Planning

Dr Anna Johnson, Principal Researcher, Opus International Consultants, Dunedin NZ

12:00-12:30

12:30-13:30	Lunch & Exhibition	
13:30-15:00	Session 7A: Business Development & Retention	Session 7B: Projects in Partnership
13:30-14:00	Analyse & Improve the Retail Mix David West , <i>Principal Consultant, Premier Retail Marketing, Golden Grove SA</i>	Do Partnerships Work? Laura Gray , <i>Councillor</i> , Alan McGregor , <i>Manager, Strategic Projects, City of Waneroo WA</i>
14:00-14:30	Is Business Passing You By? "Missed Business" – A Sustainable Guide to Small Businesses Glenn Redmayne , <i>Community Worker, Disability Services, Marrickville Council NSW</i>	Partner or Pariah Leo Jensen , <i>Manager Planning & Environment, Caboolture Shire Council QLD</i>
14:30-15:00	"Shifting Markets" - External Influences on Centres Greg Davis , <i>Director, Taktics 4, Perth WA</i>	Metro (Auckland) Project-Partnerships in Action Clyde Rogers , <i>Group Manager, Auckland Plus NZ</i> Louise Marra , <i>Director, Government Urban & Economic Development Office, Ministry of Economic Development</i> Kaaren Goodall , <i>Chief Executive, Committee for Auckland</i> David Wilson , <i>Acting Director, Institute of Public Policy, Auckland University of Technology, NZ</i>
15:00-15:30	Afternoon Tea & Exhibition	
15:30-17:00	Session 8A: Mainstreet	Session 8B: Projects in Partnership
15:30-16:00	How to Succeed in Creating a Viable Mainstreet Peter Jackson-Calway , <i>CEO, St Marys Town Centre Management NSW</i>	BIDs, TMAs & Beyond: Partnerships for Innovative Transport Solutions Kevin Luten , <i>Director, Urban Trans ANZ, Melbourne VIC</i>
16:00-16:30	Planning Retail Developments and Current Urban Design Practice John Long , <i>Director, Retail Consulting Group, Auckland NZ</i>	Delivering Quality Urban Design – Do we have the Capacity? Sherilyn Gray , <i>Adviser, Ministry for the Environment, Wellington NZ</i> Yvonne Weeber , <i>Senior Adviser, Ministry for the Environment, Wellington NZ</i>
16:30-17:00	Street Life in Urban Neighbourhoods Gavin Lister , <i>Director, Isthmus Group, Auckland NZ</i>	

Thursday 28 June 2007

08:30-15:30	Registration – Foyer, Bruce Mason Centre	
	Session 9: Keynote Presentation	
09:00-10:00	Building Communities Through Placemaking Ethan Kent , <i>Vice President, Project for Public Spaces, New York, USA</i>	
10:00-10:30	Climate Change: Time for Action – Positive Solutions for Town Centres in a Time of Crises and Opportunity Gilbert Rochecouste , <i>Director, Village Well, Melbourne VIC</i>	
10:30-11:00	Morning Tea & Exhibition	
11:00-12:30	Session 10A: Place Making/Public Spaces	Session 10B: Energy / Management/ Environmental Challenges
11:00-11:30	The Importance of Scale Tony Quinn , <i>Principal, Rice Daubney, North Sydney NSW</i>	Sustainability in Springfield: from Theory to Practice John White , <i>Development Director, Mirvac QLD, Brisbane QLD</i>
11:30-12:00	From Nambouring to Nambriant: A Place Management Approach to Town Centre Revitalisation: Step by Step Overview of What it Takes to Turn a Town Around Libby Ozinga , <i>Director, People Place & Partnerships, Alexandra Headland, QLD</i>	Smartbuild: Transforming New Zealand Homes Marta Karlik-Neale , <i>Sustainability Consultant, URS Auckland, NZ</i> , Nick Collins , <i>General Manager, Beacon Pathway, Auckland NZ</i> Sherilyn Gray , <i>Adviser, Ministry for Environment, Wellington NZ</i>
12:00-12:30	Designing the New Urban Landscape – The Role of Third Places? Dennis Eiszele , <i>Principal Landscape Architect, Hassell, Brisbane QLD</i>	Lean Cities: Low Carb Materials David Baggs , <i>Technical Director, Ecospecifier, Wynnum QLD</i>
12:30-13:30	Lunch & Exhibition	
13:30-15:00	Session 11A: Place Making/ Public Spaces	Session 11B: Energy Management/Environmental Challenges
13:30-14:00	Town Square Susanne Pini , <i>Director, Rice Daubney, North Sydney NSW</i>	Climate Change – Mitigation and Adaptation: North Shore City's Journey Archer Davis , <i>Group Manager Transport Strategy & Planning</i> Colin Leslie , <i>Energy Manager, North Shore City Council, Auckland NZ</i>
14:00-14:30	Many Cultures, Many Neighbourhoods, One Place – A Comparative Study of Place Management with one LGA Lesley Unsworth, Tony Walker & John Price , <i>Place Managers, Fairfield City Council NSW</i>	Building and Renovating Homes to Meet Key Sustainability Benchmarks Lois Easton , <i>Policy & Regulation Research Team Leader, Beacon Pathway, Ellerslie NZ</i>
14:30-15:00	Pedestrian Shopping Malls in Australia – Refurbished or Ripped out? Paul Fanning , <i>Manager City Centre, Wollongong City Council NSW</i>	Carbon Offset Travel Plans Kevin Luten , <i>Director, Urban Trans ANZ, Melbourne VIC</i>
15:00-15:30	Afternoon Tea & Exhibition	

Lunch & Exhibition		12:30-13:30
Session 7C: Creating Liveable Neighbourhoods	Session 7D: Regional Strategic Planning	13:30-15:00
Suburbanism – Can We Afford to Ignore the Suburbs? Andrew Hammonds , <i>Principal Planner, Hassell, Brisbane QLD</i>	Review of the Auckland Regional Growth Strategy – Where are we at? Brenna Waghorn , <i>Principal Advisor Regional Development, Auckland Regional Council NZ</i>	13:30-14:00
Building Community Through Street Parties Simon Cant , <i>Director of Corporate Programs & Learning, Social Ventures Australia, Paddington NSW</i>	The Making of a Regional River City Ruth Goldsmith , <i>Local Planning Manager, Penrith City Council NSW</i>	14:00-14:30
The Beacon Neighbourhood Sustainability Framework and the Beacon Neighbourhood Tool Kay Saville-Smith , <i>Director, Centre for Research, Evaluation and Social Assessment, Wellington NZ</i>	Avoiding 'Blah Blah Urbanism' – The Importance of Delivering Ian Munro , <i>Senior Urban Planner, Urbanismplus, Auckland NZ</i>	14:30-15:00
Afternoon Tea & Exhibition		15:00-15:30
Session 8C: Development of Creative & Cultural Cities	Session 8D: Regional Strategic Planning	15:30-17:00
Education in Heritage – Knowing the Story of Your Place Lisa Gervasoni , <i>Strategic Planner, City of Ballarat VIC</i>	Turning Planning Strategy Into Reality Andy Ralph , <i>Manager Environmental Policy, Tauranga City Council NZ</i> Craig Batchelar , <i>Principal, Boffa Miskell, Tauranga NZ</i>	15:30-16:00
Growing Auckland's Creative Industries Karen Lyons , <i>Group Manager, Economic Development</i> Tara Pradhan , <i>Creative Industries Manager, Auckland City Council NZ</i>	Rainbow 2000 – A Regional Planning Strategy for Albany and the Great Southern Neil Smithson , <i>Managing Director, Smithson Planning, Albany WA</i>	16:00-16:30
How the Library Underpins a Town Centre Yvonne Rust , <i>Manager City Development, Waitakere City Council, Auckland NZ</i>	Retail Strategies – Lessons for Successful Retail Planning Matthew Lee , <i>Senior Associate, Essential Economics Carlton VIC</i>	16:30-17:00
Thursday 28 June 2007		
Registration – Foyer, Bruce Mason Centre		08:30-15:30
Session 9: Keynote Presentation		
Building Communities Through Placemaking Ethan Kent , <i>Vice President, Project for Public Spaces, New York, USA</i>		09:00-10:00
Climate Change: Time for Action – Positive Solutions for Town Centres in a Time of Crises and Opportunity Gilbert Rochecoste , <i>Director, Village Well, Melbourne VIC</i>		10:00-10:30
Morning Tea & Exhibition		10:30-11:00
Session 10C: Development of Creative & Cultural Cities	Session 10D: Development Challenges	11:00-12:30
Using Creative Processes to Capture Culture Kate Meyrick , <i>Chief Executive Officer, The Hornery Institute, Brisbane QLD</i> Charlotte Fitzgerald , <i>Community Development Manager, McConnell Property, Auckland NZ</i>	<i>Managing Future Growth: An Auckland Case Study</i> Martin Udale , <i>General Manager, McConnell Property, Auckland NZ</i>	11:00-11:30
Case Study: Sippy Downs – Creating a Knowledge Town Phillip Daffara , <i>Director, Future Sense, Sunshine Coast QLD</i>	Going the Distance... Surviving and Delivering a Major Public Project Linda Cardew , <i>Civic Place Project Director, Willoughby City Council, NSW</i>	11:30-12:00
Making a Global Pitch: How Hobart Attracted Brilliant Ideas From Architects and Urban Designers Worldwide for its Waterfront Challenge Jeff Gilmore , <i>Chief Executive, Sullivans Cove Waterfront Authority, Hobart TAS</i>	Westgate Town Centre – Edge Shopping Centre to Traditional Town Centre Allan McGregor , <i>Chief Executive, IMF New Zealand, Auckland NZ</i>	12:00-12:30
Lunch & Exhibition		12:30-13:30
Session 11C: Urban Lifestyles/Revitalisation	Session 11D: Development Challenges	13:30-15:00
Westwood a Place for People Gail Sulicich , <i>Economic & Community Development Manager Westwood, Urban Pacific, Adelaide SA</i>	Troubled Child for a Growing City – The Albany Centre John Duguid , <i>Senior Environmental Policy Adviser, North Shore City Council, Auckland NZ</i>	13:30-14:00
Urban Redevelopment – Places for People That Matter! Moya White , <i>Councillor, Hume City Council, VIC</i>	Why should You Know More About the Environmental Law Roundtable of Australia and New Zealand and Consensus Building? John Haydon , <i>Consultant International, Ecodirections, Brisbane QLD</i>	14:00-14:30
Local Character – Don't Tip it Over the Edge Sue Parsons , <i>Senior Planner, Auckland City Council, NZ</i> Jane Matthews , <i>Conservation Architect, Matthews and Matthews, Auckland NZ</i> Rebecca Skidmore , <i>Urban Designer, RA Skidmore Urban Design, Auckland NZ</i>	The Challenges of Implementing Metropolitan Planning in Established Urban Areas Alison Holloway , <i>Associate Director, SGS Economics and Planning, Sydney NSW</i>	14:30-15:00
Afternoon Tea & Exhibition		15:00-15:30

15:30-17:00	Session 12A: Place Making/Public Spaces	Session 12B: Dealing with Population & Demographic Shifts/Heritage
15:30-16:00	Preparing for the Planning Renaissance Andrew Hammonds , <i>Principal Planner, Hassell, Brisbane QLD</i>	Finding the Balance: Seaside Village or Development Hotspot? Steve Johnston , <i>Chief Executive Officer, Isis Shire Council QLD</i>
16:00-16:30	Northern European Urbanism – Lessons for South East Queensland? Dennis Eiszele , <i>Principal Landscape Architect, Hassell, Brisbane QLD</i>	Heritage Listing: Often Just a Façade Gary Green , <i>Councillor</i> Georgina Soukoulis , <i>Councillor, Rockdale City Council NSW</i>
16:30-17:00		Cultural Heritage Strategies Caroline Grant , <i>Landscape Conservation Consultant, Perth WA</i> Patrick Beale , <i>Architect & Lecturer, University of Western Australia</i>
19:30-23:30	Conference Dinner	

Friday 29 June 2007

09:00-17:00	Field Trip 1: North Shore City & Rodney District <i>Includes: Hotel pick-up/drop-off, morning tea, lunch, afternoon tea</i>	Field Trip 2: Manukau City <i>Includes: Hotel pick-up/drop-off, morning tea, lunch, afternoon tea</i>
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The ICTC Society reserves the right to change the conference program at any time, without notice.

Field Trips Friday 29 June 2007

The ICTC Society is proud to present 4 field trips, each offering a different perspective of Auckland's North Shore and surrounding regions. The field trips will depart at 9:00am and return at approximately 5pm on Friday 29th June 2007. The trips include morning tea, lunch, afternoon tea and project notes. Delegates are requested to indicate their order of preference for field trips on the registration form and will be advised which field trip they will be attending upon confirmation of their registration. For more information on each field trip, visit the ICTC Society website www.ictcsociety.org.



Field Trip 1

Proudly sponsored by North Shore City Council



The morning will give delegates a chance to experience the charm and magic of the historic village of Devonport. Delegates will stop for a coffee break whilst enjoying the magnificent views of the harbour and Auckland City. After visiting projects in Devonport, delegates will head North via Smales Farm Technology Park up to Gulf Harbour. Delegates will see the grand scale of this project and stop for lunch near the Marina and soak up the wonderful atmosphere and sea views that Gulf Harbour has to offer. The afternoon will comprise a visit to Browns Bay, Massey University E Centre and a coffee break in the quaint village of Albany before returning back to hotels via coastal roads.

Smales Farm Office Technology Park

Smales Farm is a unique example of an office technology park built with future proofing in mind. The Smales family farm was reduced in size over the years by development including a motorway, a school, road widening and a golf course. This entrepreneurial North Shore family's philosophy was to create a technology orientated commercial community and they have focused on "Smart" buildings with the ongoing maintenance and ownership being retained by them to ensure the success of one of New Zealand's leading technology office park's.

Albany

Albany was the site of a small village on the edge of the City and is now marked as the next sub-regional centre of the North Shore. It is a prime example of the challenges of planning and control of development on a major new urban and residential mixed use area. Albany will be a major retail centre and the significant challenge is the response to urban design dreams against the realities of physical expression and design.



Session 12C: Urban Lifestyles/Revitalisation	Session 12D: Mixed Use Development	15:30-17:00
Vibrant Suburbs or 'Sardine City' – Higher Density Approaches to Urban Revitalisation Tony Duncan , <i>Planning Executive, Parsons Brinckerhoff, Brisbane QLD</i>	Mixed Use Development – Working Towards Sustainable Communities Robert van Iersel , <i>Director, GeoLINK, Lennox Head NSW</i>	15:30-16:00
Where is the Edge – New Zealand Urbanism Garth Falconer , <i>Director, Isthmus, Auckland NZ</i>	Urban Consolidation and Town Centre Planning in Ku-Ring-Gai: Opportunities and Challenges Dr Anita Andrew , <i>Deputy Mayor, Ku-Ring-Gai Council NSW</i> Steven Head , <i>Director Open Space & Planning, Ku-Ring-Gai Council NSW</i>	16:00-16:30
Communicating a Vision to Activate Precincts Tracey Baldwin , <i>Senior Retail Consultant, GRS Sydney NSW</i> Kathy Jones , <i>Director, KJA Sydney NSW</i>	Littoral City Matthew Bradbury , <i>Senior Lecturer, SCALA UNITEC Auckland NZ</i>	16:30-17:00
Conference Dinner		19:30-23:30

Friday 29 June 2007

Field Trip 3: Waitakere City <i>Includes: Hotel pick-up/drop-off, morning tea, lunch, afternoon tea</i>	Field Trip 4: Auckland City <i>Includes: Hotel pick-up/drop-off, morning tea, lunch, afternoon tea</i>	09:00-17:00
<i>The ICTC Society reserves the right to change the conference program at any time, without notice.</i>		

Field Trips Friday 29 June 2007

Gulf Harbour

From the beginning, 1985, the intent for Gulf Harbour (an area of 350 hectares) was to embrace good urban design through comprehensive planning. Gulf Harbour has a unique landform comprising a variety of housing styles set within large tracts of open space (golf courses) and pockets of marine activity.

Devonport

The first settlement on the North Shore, Devonport is a popular tourist and heritage haven just a short ferry ride from Auckland's CBD. Mt Victoria lies above the centre offering views of the pattern of heritage housing and town centre development. HMNZS Pihonui naval base is next to the centre and influences Devonport's development along with the management of industrial and military activities and their impacts on high amenity housing.

Northern Busway

The Northern Busway forms the 'central spine' of North Shore city's planned Bus Rapid Transit System. The Busway and the stations that are progressively being built will provide the infrastructure to allow the re-design of bus services, routes and travel choices. These changes will improve passenger transport services in the city and reduce travel times between major destinations during peak travel times.

Browns Bay

Browns Bay is a seaside village located on the picturesque eastern coastline of the City. The unbeatable quality of life is expressed in the value of coastal residential properties, the growth of mixed use resort living alongside the café culture and boutique retail. This suburban centre is threatened by the new sub-regional centre at Albany and it is choosing to thrive by building on its recreational and beachfront qualities.



Massey University E-Centre

The e-centre (Enterprise Centre) is New Zealand's first entrepreneurial community based on innovation and commercialising research and development, which is linked to a university. This unique partnership is between Massey University, North Shore City Council and the Tindall Foundation. This has resulted in a centre that acts as an incubator between the university and industry and has resulted in significant economic spin-offs for the city.





Field Trip 2

Proudly sponsored by Manukau City Council

Delegates will be pleasantly surprised to encounter such unique architecture whilst enjoying their morning coffee break at the North Island Fo Guang Shan Temple, the largest Buddhist temple in New Zealand. After visiting a number of projects in Manukau City, delegates will stop for lunch at picturesque Butterfly Creek which is Auckland's hottest new attraction hosting Australasia's premier Tropical Butterfly House with over 700 free flying exotic butterflies, tropical fish, birds and lizards. After lunch, delegates will be sure to enjoy the afternoons site visits, which include stopping at Villa Maria Winery, home to some of New Zealand's most prominent Gold Award winning wines. Villa Maria's Mangere Winery and Vineyard Park is located within the airport business zone, which is one of the largest in the city.



Manurewa Town Centre

The Manurewa Town Centre is the focal point for one of five growth centres in Manukau. Featuring a traditional strip retail centre surrounded by low density residential development, Manurewa is one of the most established parts of the city. Closely located next to the North Island main trunk rail line, a recent addition to the area is the transport interchange which features a new train station, bus stops and park 'n' ride spaces all on one site.

Mangere Bridge Town Centre

One of Manukau's eight business improvement districts, the Mangere Bridge Town Centre is a hive of activity with a committed and enthusiastic business association that was the recipient of the inaugural Manukau Business Association of the Year award in late 2006.



Highbrook

Set to be the largest business park in Australasia, the Highbrook Business Park is a 193 hectare site that will be home to some of New Zealand's most successful businesses including Fisher & Paykel Healthcare, BMW and New Zealand Post. It is expected that Highbrook will create up to 12,000 jobs over the next ten years.

Flat Bush

Covering 1700 hectares, Flat Bush is New Zealand's largest planned development and by 2020 will be home to 15,000 homes and more than 40,000 people. It will include a new town centre, a 94 hectare park, and up to seven new schools. Development of Flat Bush is already well underway, with approximately 2000 houses built. Delegates will pass through the wider Flat Bush area, stopping at the recently opened Wetlands Playground which forms part of the new park and provides an elevated view of the town centre site.



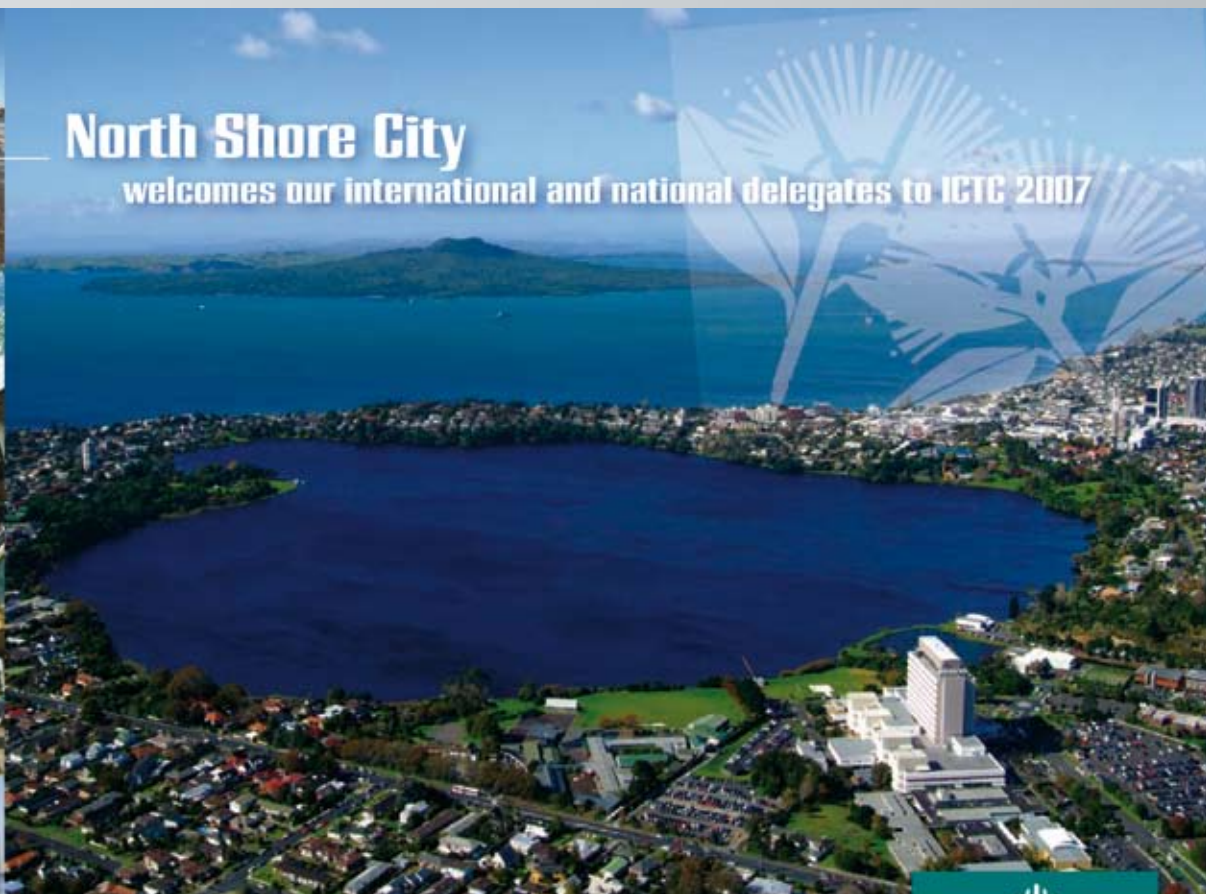

Mangere Town Centre

The Mangere Town centre is one of the city's largest town centres and is a business improvement district. The town centre is one of five areas identified as a future growth centre suitable for more intense growth, development and urban renewal, due to its proximity to transport and roading networks.

Botany Town Centre

The Botany area is one of the fastest growing areas in New Zealand, averaging about 3000 people per year. The five-year-old, 18 hectare town centre features a main street, town square and pedestrian lanes - all cleverly integrated with a smaller enclosed mall, and 'big box' retail shops.




North Shore City

welcomes our international and national delegates to ICTC 2007

One of New Zealand's fastest growing regions where spectacular seaside and scenery mix with a range of business and leisure activities for a complete city experience.



www.northshorecity.govt.nz

JOIN US ON A TOUR OF MANUKAU CITY



FAMOUS FOR ITS VIBRANCY AND DIVERSITY

Naumai, haere mai. Kia Orana. Talofa Lava.
Halo olakela. Welcome.

The tour starts at Highbrook Business Park, home to some of New Zealand's elite businesses including Fisher & Paykel and BMW, before moving to Botany Town Centre - an innovative development incorporating a blend of different retail styles with entertainment and housing. From here we journey through a number of town centres of differing styles and stages of completion, including Flat Bush, Manurewa, Mangere Bridge and Airport Oaks. On the way we will also visit a number of unique attractions including local landmark the Fo Guang Shan Buddhist Temple, and Butterfly Creek - a premier tourist destination. Our tour finishes at the award winning Villa Maria winery.

www.manukau.govt.nz



Auckland - New Zealand 26 to 29 June 2007



Field Trip 3

Proudly sponsored by Waitakere City Council

The morning will start out with a trip to New Lynn and the Waitakere Ranges where delegates will stop for a coffee break at Elevation Restaurant. At 350 metres above sea level, Elevation Restaurant gives delegates the chance to enjoy panoramic views over Auckland City and the Hauraki Gulf. After visiting projects in Henderson, delegates will stop for lunch at the beautiful historic Falls Restaurant in CBD Henderson set in parkland alongside the Opanuku Stream. The afternoon will include a visit to the Hobsonville Land Company whilst enjoying some local wine and nibbles. Delegates will view their innovative plans for a brand new urban community on former airforce land fronting the Auckland harbour, and will see the large marine based industrial activity currently on site. Return to Takapuna on a harbour cruise (weather dependent).

Eco sustainability

Mayor Bob Harvey has been the driving force behind Waitakere Eco City which ranges from Project Twin Streams to enhance and manage natural waterways to council's commitment to social sustainability through the building of libraries in every town centre. The Waitakere Ranges are a national treasure and part of our city. Eco-sustainability drives the strategy to retain this environment and yet permit visitors.

New Lynn

Alongside a central Government project to double track the Western rail line to improve public transport access, and to underground the New Lynn rail station, the council plans to redevelop New Lynn as a gateway to the city. Memorial Drive has already been completed, in conjunction with AMP's Lynn Mall Shopping Centre.

The council's new civic building connects the public transport hub in Henderson to the town centre with an air bridge over the rail and bus station. The new library complex is a joint project between the Waitakere City Council and the Unitec tertiary educational institution, and this relationship will continue on the Corban Estate to create a learning arts quarter.



Massey North/Hobsonville

This is a new growth area for greater Auckland, with planned adjustments to the Municipal Urban Limit looming. View the route of the new SH 18 western bypass to the North Shore, and Whenuapai Airbase, which has the potential to become the second airport for the Auckland region. Plus pilot plans for a model community for Hobsonville.



Field Trip 4

Proudly sponsored by Auckland City Council

Experience diversity and vibrance in the City of Sails, starting with a visit to the Auckland CBD. The morning will include a presentation and coffee break at the harbourside America's Cup Team New Zealand Complex. This will be followed by a walk along the CBD waterfront to the Viaduct Harbour, where delegates will receive an informative explanation of the marina, mixed use and entertainment hubs. Delegates will stop for lunch at Princes Wharf and enjoy stunning views of Auckland's harbourfront before boarding coaches for Ponsonby, a highly cultural suburb known for its many restaurants, cafes, art stores and nightclubs.



Auckland Waterfront precincts

Explore the area from the Harbour Bridge to the Central Wharfs. The Westhaven Marina is the southern hemisphere's largest and most

well equipped marina. With the departure of the oil industry, the **Western Reclamation** is the prime site for mixed use redevelopment on the CBD waterfront. The **Viaduct Harbour** is the result of ten years of development and planning, with a dynamic mix of recreation and residential developments, and is a hub of regional entertainment and events. The **Central Wharfs** of Princes, Queens, Captain Cook are considered waterbased extensions of Queen Street and the CBD. They house activities such as commercial port activity, shipping, residential and commercial activities.

Britomart Transport Centre

Britomart is the largest infrastructure project ever undertaken by a local authority in New Zealand, at a total cost of \$204 million. A transport centre linking train, bus and ferry services, Britomart is also an urban renewal project that preserves adjoining heritage buildings and creates a low-level heritage precinct with new public spaces.

Ponsonby Road Mainstreet and Centre Plan

The Ponsonby/Jervois Roads' ridge area is a mixed use area with residential, commercial, retail and entertainment activities. It is a well known mixed heritage built environment. The area has both a Mainstreet programme and a Centre Plan. The centre plan aims at conserving and promoting the heritage amenity and vitality of the precinct. Delegates will finish their tour with a heritage walk.

ECO CITY IN ACTION

Ten years ago the Waitakere City Council's eco city aspirations appeared ahead of their time, but as its latest building developments show, sustainability is now well and truly part of the mainstream.

In Waitakere, the council decided to lead by example. Over the past decade, it has been fulfilling a plan of developing the city into a vibrant, visually attractive area with civic and public buildings that utilise sustainable building methodologies promoting energy and water efficiency, public transport and intelligent integrated land use.

These developments also send a wider message to the business community that says Waitakere is a city investing in the future, to extend its sustainable economic base.

Waitakere is actively building the city for the 21st Century.



Auckland Waterfront Vision 2040



The vision for Auckland's waterfront is a world class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and the sea.



Partner Tours & Activities

Post Conference Tour

Sunday 1 July – Friday 6 July 2007

Ski Express 6 Day Ski Package, Queenstown, New Zealand

- Double/ Twin Room for 5 nights at Kingsgate Hotel Terraces Queenstown
- Return Airport Transfers - Queenstown
- Daily Mountain Transfers
- Recreational Skis, boots and poles for 6 days
- Lift pass for The Remarkables and Mt Hutt for 6 days

AUD\$843.50pp Price is based on 2 people and subject to availability

To book: (Aust) T 1300-130524 W www.skiexpress.com/newzealand

Auckland Adventure

- Sky Tower admission
- Complimentary meal at The Waterfront Café (\$20 value)
- Your choice of:
 - Two hour sailing onboard an America's Cup yacht with Sail NZ or
 - Day or evening cruise with Auckland's Dolphin and Whale Safari

NZ\$175pp inc gst To book: T 1800 888 454 E reservations@aucklandnz.com

The Waitomo and Rotorua Experience

- Ngaruawahia - home of the Maori King
- Waitomo Glowworm Caves
- Agrodome Farm Tour
- Rainbow Springs Nature Park
- Te Puia Thermal Reserve (mighty geysers & boiling mud pools)
- Auckland City hotel pick-up and return

NZ\$295pp inc gst To book: T 1800 888 454 E reservations@aucklandnz.com

Half Day West Auckland Tasting Tour

- Conference hotel pick-up and return
- 3 winery tastings, with full tasting notes
- Stunning 'black sand' West Coast beach views
- Picnic or country Café lunch with tea/coffee etc.

\$NZ126 pp inc gst To book: T +64 9 849 4519 E phil.parker@xtra.co.nz

For more information on tours and activities in North Shore City and the Auckland region visit www.aucklandnz.com or www.ictcsociety.org



General Information

Attendees

- | | |
|------------------------|--------------------------------------|
| ■ Academia | ■ Architects |
| ■ Developers | ■ Economic Development Managers |
| ■ Energy Managers | ■ Environmentalists |
| ■ Engineers | ■ Government (local, state, federal) |
| ■ Financiers | ■ Landscape Architects |
| ■ Home Builders | ■ Planners |
| ■ Legal Professionals | ■ Property Consultants |
| ■ Project Managers | ■ Retail Managers |
| ■ Resource Managers | ■ Transport Managers |
| ■ Surveyors | ■ Urban Designers |
| ■ Town Centre Managers | |

Payment

Registrations will not be processed until payment is received. Payment can be made by the following methods:

- Credit card – Visa or MasterCard.
- Cheque
 - Australian delegates: personal or company cheques made payable to "ICTC Society No 2 Account".
 - New Zealand and International delegates: bank draft or international money order in Australian dollars, drawn on an Australian bank and made payable to "ICTC Society No 2 Account".

Registration Fees

All rates are quoted in Australian dollars unless otherwise stated. To be eligible for the early bird rate, your registration form must be returned with full payment by Thursday 26 April 2007. Members of the ICTC Society are entitled to the discounted registration fee.

NOTE: Registrations are for individuals only and cannot be shared.

Full delegate registration for speakers, members and non-members include:

- Attendance at all conference sessions
- Special Interest Group Sessions
- All conference day catering
- Attendance at the field trips
- Welcome reception
- Conference dinner
- Conference satchel & handbook
- Entry to trade exhibition
- Delegate list #

Speakers: Please note that subsidised Speaker registrations are limited to 2 presenters per presentation.

Day delegate registration for members and non-members include:

- Attendance to sessions for nominated day
- Conference day catering for nominated day
- Conference satchel & handbook
- Entry to trade exhibition for nominated day
- Delegate list #

Due to new privacy laws, delegate lists include only name and organisation. If you do not wish to be included in this list, please tick the appropriate box on the registration form.

Cancellation Policy and Disclaimer

Registration cancellations will only be accepted in writing. Cancellations made prior to 26 April, 2007 will be refunded less \$125.00 to cover administration costs. No refunds will be made after this date. As an alternative to cancellation, your registration may be transferred to another person without incurring any penalty. The organisers must be advised of the transfer in writing. The information in this brochure is correct at the time of printing.

North Shore City, Auckland, NZ

Discover why Auckland's North Shore is known as the 'Lifestyle City'. Only a short drive across the Harbour Bridge, or a ten minute ferry ride from downtown Auckland. Relax at one of more than 20 sandy beaches, stroll through beautiful parks and enjoy coastal walks. Explore boutique shops and markets, climb Mt Victoria or North Head for fantastic 360 degree views and experience the village atmosphere of Devonport. While at the North Shore, be sure to dine at award-winning cafes and restaurants, catch a performance at the Bruce Mason Centre, visit Lake Pupuke and visit studios of local artists on the Harbourside Trail. There are so many things to see and do in the Auckland region. Please visit the website www.tourismnorthshore.org.nz or www.aucklandnz.com for more information. North Shore City is only a 30 minute drive from Auckland International Airport.

Venue

Bruce Mason Centre, Cnr Hurstmere Road & The Promenade, Takapuna, North Shore City, Auckland

Tel: +64 9 488 2940 Fax: +64 9 488 2941 Web: www.bmcentre.co.nz

Conference Office Hours

The ICTC Registration desk can be contacted on +64 9 4884742.

Tuesday 26 June	8.00am – 15:30pm
Wednesday 27 June	8.30am – 15:30pm
Thursday 28 June	8.30am – 15:30pm

Personal insurance & liability

Please see www.ictcsociety.org for information on personal insurance and liability.





Accommodation & Travel

Discounted Air Travel & Transfers

Corporate Travel Management (CTM) has been appointed the official travel agency for ICTC 2007. Delegates are urged to book their flights into Auckland by 26 April to obtain discounted earlybird fares. Contact CTM tollfree (Australia) on 1800 630 866 or via email at groups@travelctm.com and quote the conference code "ICTC2007". To view the earlybird discounted fares visit www.ictsociety.org. CTM offers the 'best available internet or special fares' into Auckland. CTM will advise the best fare availability and conditions of purchase at the time of making your booking. New Zealand delegates should book on-line with Air New Zealand to receive the best fares available.

Please see www.ictsociety.org for information on the various options and prices for airport transfers.

Accommodation

Bookings & Payment

All bookings must be made on the official booking form to receive the negotiated conference rate. In order to secure a reservation, all hotel bookings must be accompanied by a minimum deposit of one (1) night's room rate. The deposit is non-refundable and will be forfeited if you do not arrive on the date for which you have booked.

It is advised to reserve your room with a Credit Card – the details, including cardholder's signature, will be forwarded to your chosen hotel prior to the conference as security for your booking. Visa, Mastercard, Amex and Diners are all accepted. Delegates are responsible for any damage they cause and must settle the balance of their account with the hotel.

If paying by cheque/bank draft, this must be in New Zealand dollars and will need to be made payable to the hotel you will be staying at and forwarded to the ICTC Society Secretariat (do not send directly to the hotel). The Secretariat will forward your payment along with the rooming list before the conference.

Changes and cancellations

Any changes to or cancellations of reservations made through the ICTC Society must be notified to the ICTC Society in writing either via email (ictc@ictsociety.org) or to PO Box 1380, Palm Beach QLD 4221, Australia and not directly to the accommodation venue.

Hotels - (All prices incl NZ GST)

Spencer on Byron Hotel

This is the closest hotel to the conference venue and is only a 7 minute walk.

Dominating Auckland's North Shore skyline and the Hauraki Gulf, The Spencer on Byron Hotel boasts a spectacular panorama of Auckland CBD to the south, Rangitoto Island to the east, and Lake Pupuke to the north. This hotel has luxurious accommodation and first class amenities coupled with impressive modern architecture and impeccable personalised service. The studio apartments all have king or twin beds, air con, balcony, phone, microwave, fridge, stereo, cable tv options and tea/coffee making facilities. The 1 & 2 bm apartments have the same facilities as a studio but also have a separate lounge room with sofa bed (convertible to double bed), large balcony, dishwasher, large executive desk, dining table, full kitchen & laundry. The 2 bedroom apartment is composed of an interconnecting apartment and studio room. Roll away beds are an additional \$35 per night. The hotels amenities include a spa pool, gym, tennis court, 24hr reception & room service, restaurant, 2 bars, babysitting service, business services and complimentary secure parking.



Conference breakfast rate	NZ\$20 pp
Studio Apartment	NZ\$185 per room/per night
1bm Apartment	NZ\$220 per room/per night - max 3 people
2bm Apartment	NZ\$360 per room/ per night - max 5 people

Complimentary Conference Transfers for the below Hotels

Please note that for the below Auckland CBD hotels, complimentary transfers will be scheduled to and from hotels to coincide with the full conference program. A copy of the scheduled timetable will be available on the website, at all 3 hotels below and the conference registration desk.

Crowne Plaza Hotel

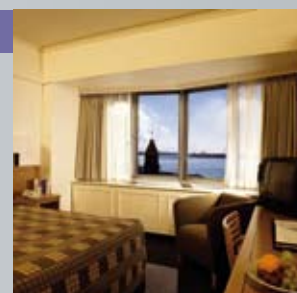
Crowne Plaza Auckland is located in the very heart of "The City of Sails" and due to its unique design, the accommodation rooms start from level 16 so all guest rooms are sheltered from the noise of the city. All standard rooms provide a very attractive outlook over Auckland and have air con, cable TV, phone, bathrobe, iron and tea/coffee making facilities. The hotels amenities include a 24hr health club, sauna, 24hr room service, restaurant and 24 bar, laundry service, baby sitting, business centre, foreign currency converter and cash machine. The hotel is superbly positioned above a unique boutique shopping complex 'Atrium on Elliott' and adjoins a 730 space car park. It is only a short stroll to Queen Street, Sky Tower and the Viaduct Basin. It is a 10 – 15 minute drive to the conference venue.



Conference breakfast rate	NZ\$22.50 pp
Standard Room	NZ\$180 per room/per night

Mecure Hotel, Auckland

Enjoy the stunning views of Waitemata Harbour and Auckland City whilst being effortlessly close to the central business district, shopping precinct and Auckland's world class dining venues. All standard rooms have air con, mini bar, iron, shower, bath tub, cable TV and internet access. Roll away beds are an additional \$44 per night. The hotels guest facilities include rooftop restaurant with unparalleled views of Waitemata Harbour, 24 hr room service, fitness centre, gym, tour desk, business centre, laundry service, babysitting, currency exchange and car parking. This hotel is a 10 – 15 minute drive to the conference venue.

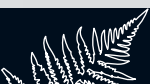


Conference breakfast rate	NZ\$20 pp
Standard Room	NZ\$141 per room/ per night

Rydges, Auckland

Rydges is a short stroll from Auckland's business and retail districts, the Casino, the America's Cup Viaduct Village and superb waterfront restaurants. All rooms are stylishly decorated and provide delegates with minibar, pay TV option, tea/coffee making facilities, iron, workdesk and modem access. Deluxe rooms have the same features as a Standard room however they feature views of either the city skyline or the Waitemata Harbour. Twin rooms have 2 double beds. The hotels guest facilities include a gym, bar, restaurant, babysitting, business centre, money exchange, 24hr reception, room service, high-speed & secure internet access. It is a 10 – 15 minute drive to the conference venue.

Conference breakfast rate	NZ\$22 pp
Standard Room	NZ\$165 per room/per night
Deluxe Room	NZ\$195 per room/per night





Registration form and GST invoice

NZ GST 95 287 077 Incorporation No. 187 4038

Please complete and send this form to ICTC Society, PO Box 1380, PALM BEACH QLD 4221, AUSTRALIA or fax to +617 5508 2175. To qualify for early bird rates, full payment must be received by no later than the 26 April 2007. **All amounts below are in Australian Dollars unless otherwise indicated.**

Personal Details - Please print clearly

Title _____ Surname _____

Given Name _____

Organisation _____

Position _____

Postal Address _____

Suburb _____ State _____

Country _____ Post Code _____

Phone _____ Fax _____

Email _____

Please print clearly as confirmation of receipt will be sent via email

Preferred Name on Badge _____

Dietary/Special Requirements _____

Please indicate by ticking the boxes below if you:

☐ do not wish to be included on the conference delegate list. The delegate list will be given to all participants at ICTC 2007.

☐ are a member of the ICTC Society

1. Conference Registration Fees

Payment must be received by 5pm on 26 April 2007 to qualify for early bird rate.

		Early bird	After 26 April
Full Registration - Speaker	R01	<input type="checkbox"/> \$595	(speakers MUST register by early bird)
Full Registration - Member	R02	<input type="checkbox"/> \$795	R07 <input type="checkbox"/> \$895
Full Registration - Non-Member	R03	<input type="checkbox"/> \$895	R08 <input type="checkbox"/> \$995
Tuesday Day Registration	R04	<input type="checkbox"/> \$395	R09 <input type="checkbox"/> \$495
Wednesday Day Registration	R05	<input type="checkbox"/> \$395	R10 <input type="checkbox"/> \$495
Thursday Day Registration	R06	<input type="checkbox"/> \$395	R11 <input type="checkbox"/> \$495

Total: \$ _____

SIG Sessions - Tuesday 26 June (Inclusive for fully registered delegates)

Please indicate ☒ if you will be attending

☐ Edge City Networks ☐ BIDs ☐ Managing Retail Sprawl
☐ TOD ☐ Place Making

2. Field Trips

 (Inclusive for fully registered delegates)

Please indicate your preferences from 1 to 4

_____ F1 Field Trip 1 _____ F2 Field Trip 2 _____ F3 Field Trip 3

_____ F4 Field Trip 4 ☐ Not attending

S03 Partner Ticket @ \$95 Total: \$ _____

Delegate Partners Only - Partners Name _____

3. Social Functions

Welcome Reception - Tuesday 26 June (Inclusive for fully registered delegates)

Please indicate ☒ if you will be attending ☐ Yes ☐ No

S01 Extra Tickets @ \$50 \$ _____

Guest Name(s) _____

Conference Dinner - Thursday 28 June (Inclusive for fully registered delegates)

Please indicate ☒ if you will be attending ☐ Yes ☐ No

S02 Extra Tickets @ \$95 \$ _____

Guest Name(s) _____

Total: \$ _____

4. Accommodation

Please indicate your 1st & 2nd preference. **Credit cards are preferred as accommodation prices are in NZ dollars** – refer to previous page
Prices don't incl. b'fast & are for 2 people per room, per night (unless otherwise indicated)

The Spencer on Byron Hotel

_____ A01 Studio NZ\$185 _____ A02 1 bm Apart (max 3) NZ\$220

_____ A03 2 bm Apart (max 5) NZ\$360

Crowne Plaza Auckland

_____ A04 Standard room NZ\$180

Mecure Hotel Auckland

_____ A05 Standard room NZ\$141

Rydges Hotel Auckland

_____ A06 Standard room NZ\$165 _____ A07 Deluxe room NZ\$195

Arrival Date _____ Arrival Time _____

Departure Date _____ Departure Time _____ No. of Nights _____

Room type required – please indicate ☒ Single ☐ Twin ☐ Double ☐

Sharing with: _____

Special requests: _____

Travel

☐ I have booked my own flights & the details are as follows:

Flight Arrival Date/Time _____ Dep. Date/Time _____

☐ I require flights and would like a CTM travel agent to contact me about early bird conference prices – refer to previous page

Registration Payment Summary

1. Registration AUD\$ _____

2. Field Trips AUD\$ _____

3. Social Functions AUD\$ _____

Registration Total AUD\$ _____

Credit Card Authority – Registration Only

Debits to your credit card will appear on your statement as Sharnay Pty Ltd trading as *Organisers Australia*

☐ MasterCard ☐ Visa

Card No. _____ Expiry Date _____

Cardholder Name _____

Signature _____ Verification No.* _____

**Last 3 numbers above signature*

Accommodation Payment Summary

Credit Card Authority – Accommodation Only

I authorise the hotel to debit my credit card for the following:-

☐ 1 night security deposit ☐ All accommodation (excluding incidentals)

☐ All accommodation & breakfast ☐ All accommodation & incidentals

☐ Other _____

☐ Amex ☐ Diners ☐ MasterCard ☐ Visa

Card No. _____ Expiry Date _____

Cardholder Name _____

Signature _____ Verification No.* _____

**Last 3 numbers above signature*

4. Accommodation Total (Cheque) NZ\$ _____

(If credit card cannot be used – see previous page)

Cancellations and refunds: Registration cancellations will not be accepted unless made in writing. Cancellations made prior to Thursday 26 April 2007 will be refunded less a \$125.00 administration fee. No registration refunds will be made after this date. As an alternative to cancellation, your registration may be transferred to another person without incurring any penalty. The organisers must be advised of this transfer in writing prior to the conference. **NZ Delegates:** Although registration payments are to be made in \$AUD, and NZ organisations will receive an invoice showing fees in \$NZ. The fees have been calculated at an exchange rate of \$AUD 1 = \$NZ 1.12 which was the Westpac Bank exchange rate of 5/3/07.

INVESTMENT & LOAN LIABILITY AS AT 28 FEBRUARY 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

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

RECOMMENDATION:

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

PURPOSE OF REPORT

To present to Council investment allocations, returns on investments and details of loan liabilities for February 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 February, Council had a net cash inflow of \$5,750,000 and gross interest and capital appreciation on Council's investments was \$242,500.

Council's total investment portfolio at the end of February 2007 is \$52,209,600. This compares to an opening balance of \$36,366,900 as at 1 July 2006.

Council's interest on investments for February year to date is \$1,888,500 compared to a year to date budget of \$1,840,000. 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 28 February 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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S02722
12 March 2007

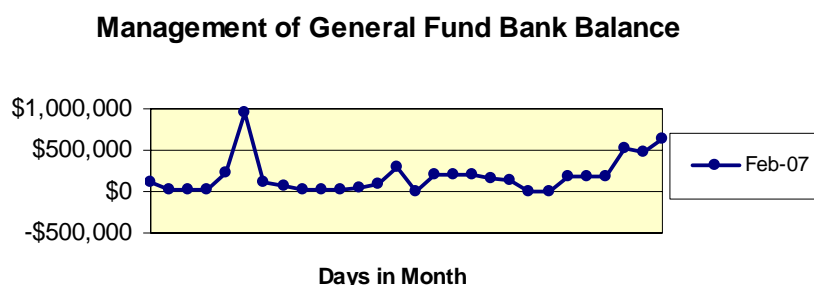
- Allocation of Surplus Funds**

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 February, Council had a net inflow of funds of \$5,750,000. This was as a result of payments received from the third quarter rates instalment which fell due on 28 February 2007.

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

Issuer	Investment Name	Investment Rating	Invested at 28-Feb-07 \$000's	Period Return (%)	YTD Return (%)	% of Total Invested
Macquarie Bank	Macquarie Income Plus	A	9,681	7.38	6.70	18.42
Select Access Investments	Titanium AAA	AAA	2,000	7.39	7.18	3.81
Deutsche Bank	Deutsche Income	A	11,848	7.66	6.76	22.55
Perpetual	Perpetual Credit Income	A	5,047	6.68	6.59	9.61
Bankers Trust	BT IMC	AAA	1,175	5.60	6.19	2.24
Bendigo Bank	Turrumurra Community Bank	BBB	559	6.52	6.23	1.06
Adelaide Bank	AAA SAVER	AAA	10,900	6.61	6.57	20.74
CBA/Helix Capital Jersey	Oasis Portfolio Note	AAA	2,000	7.39	7.32	3.81
Longreach/Rabobank	Longreach CPWF	AAA	3,242	1.84	31.66	6.17
ABN AMRO/Rembrandt Australia	SURF CPDO	AAA	2,016	8.39	8.33	3.84
NSW Treasury Corp	KRGC Tcorp MTGF	UNRATED	2,077	8.32	10.62	3.95
UBS AG London	LongreachSTRIM	AA+	1,000	8.10	8.10	1.90
Westpac Bank	Camelot Note	AA-	1,000	6.45	6.45	1.90
TOTALS/WEIGHTED AVERAGES			52,545	6.92	8.29	100

Matured/Traded Investments - Weighted YTD Average Return (%)

5.81

Weighted Average Overall Return Year To Date (%)

8.20

Benchmark Return: UBSWA Bank Bill Index(%)

6.35

Variance From Benchmark (%)

1.85

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12 March 2007

The weighted average return for the total portfolio year to date was 8.20% compared to the benchmark of the UBS Bank Bill Index of 6.35%

Comments on Individual Investment Performance

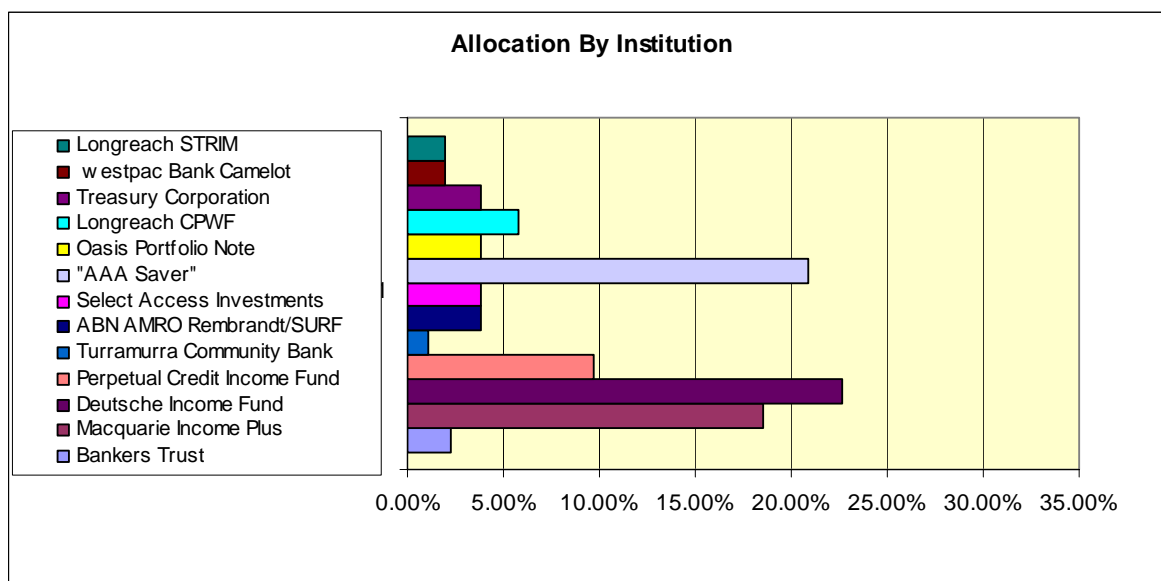
Longreach/Rabobank: This investment is in property, infrastructure and utilities and was made on 29 September 2006. The unit price has improved by 8.05% since inception with a decrease of 0.82% over the month of February. As this investment has been in existence for less than 1 year, returns when annualised can appear to exaggerate performance. It should be noted that the actual return for the fund is 8.05% 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 experienced a decline in value driven predominantly by significant downward market movement at month end. The unit price increased by 1% in February driving the good result of 10.62% annualised on this investment.

Westpac/Camelot: This is a new investment made at month end in a fund that provides an opportunity to diversify into a unique foreign exchange strategy with low correlation to other products and asset classes. The fund expected average return is 15% over the life of the investment.

Longreach/STRIM: This is a new investment in February linked to the performance of a short term interest rate yield enhancement strategy. Returns are based on a fixed coupon payable quarterly and a floating coupon based on the performance with additional return on maturity as capital gain. Expected return is targeted between 8% and 10% per annum.

Council's funds during February were allocated as follows:



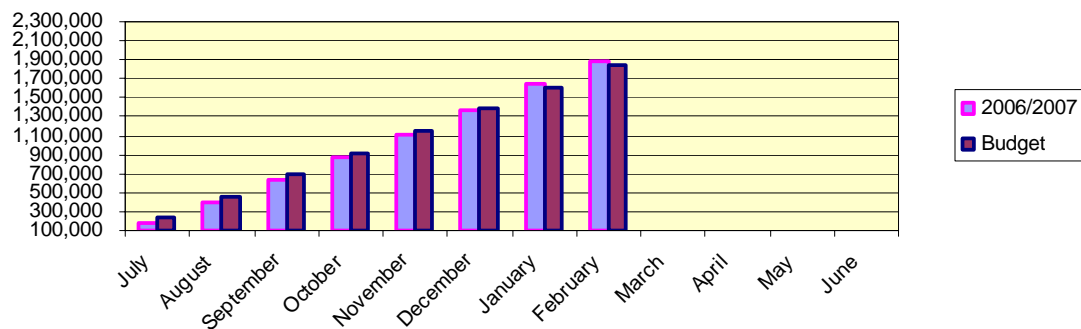
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12 March 2007

Cumulative Interest

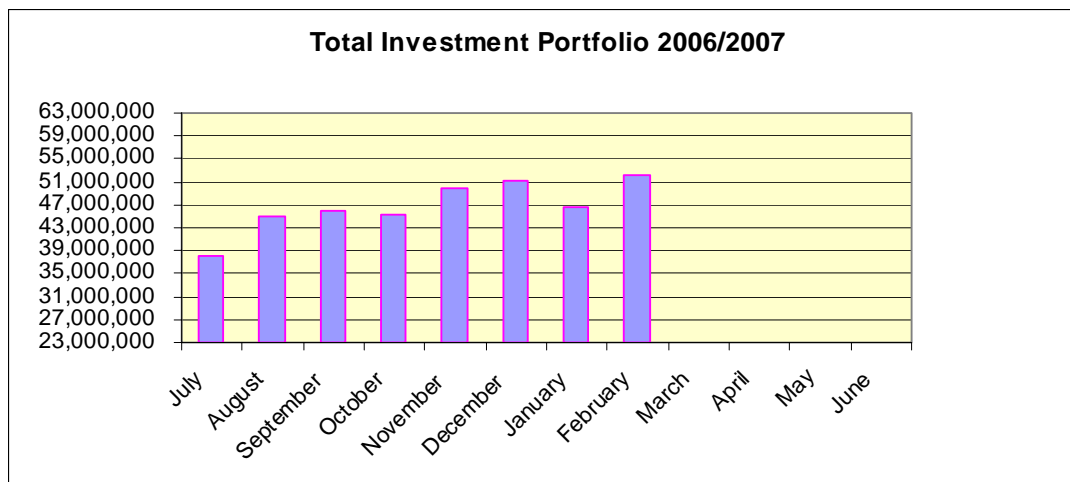
The following chart compares the interest earned on a cumulative monthly basis against the budgeted year to date forecast. At the end of February, year to date interest earnings totalled \$1,888,500 against a budget of \$1,840,000, representing a positive variance of \$48,500.

Cumulative Interest 2006/2007 v's Budget



Total Investment Portfolio

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



During February 2007 Council's investment portfolio increased by \$5,750,000.

Council's closing investment portfolio after interest and fees of \$52,209,600 in February 2007 is \$15,842,700 higher than the July 2006 opening balance of \$36,366,900.

Item 2

S02722
12 March 2007**Summary of Borrowings**

There were no loan repayments made in January leaving total debt at \$10,299,200.

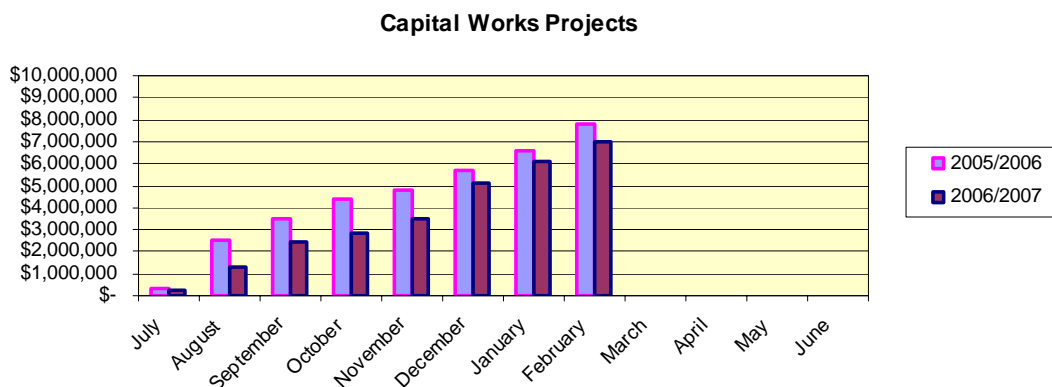
Lender	Loan Number	Original Principal	Principal Repayments	Balance Outstanding	Interest Rate	Draw Down Date	Maturity Date
Westpac	127	\$1,000,000	\$807,641	\$192,359	6.32%	29-Jun-98	29-Jun-08
CBA No 1	128	\$2,600,000	\$1,950,000	\$650,000	6.56%	29-Jun-99	13-Jun-09
CBA No 2	129	\$2,600,000	\$1,690,000	\$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 February 2007, Council expended \$854,600 on capital works, which compares to \$1,269,100 during February 2006, a decrease of \$414,500.

Council's 2006/2007 total revised budget for capital works is \$28,395,400, which leaves funds of \$21,405,700 unexpended at the end of February. \$11,300,000 relates to the Depot relocation.

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 February.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

As at 28 February 2007:

- Council's total investment portfolio is \$52,209,600. This compares to an opening balance of \$36,366,900 as at 1 July 2006, an increase of \$15,842,700.
- Council's interest on investments totals \$1,888,500. This compares to the year to date budget of \$1,840,000.
- Council's total debt stands at \$10,299,200.

RECOMMENDATION

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

CERTIFICATE OF THE 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.

Edwin Athaide
Finance & Business Officer

John Clark
**Acting Director Finance & Business
Responsible Accounting Officer**

RESPONSE TO DEPARTMENT OF LOCAL GOVERNMENT ON "A NEW DIRECTION FOR LOCAL GOVERNMENT" POSITION PAPER AND "PLANNING FOR A SUSTAINABLE FUTURE" OPTIONS PAPER

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider and forward a submission on the Department of Local Government's position paper "A New Direction for Local Government" and options paper "Planning a Sustainable Future" to the Department.
BACKGROUND:	In 2006 the Department of Local Government released two documents concerned with the future direction of local government. Comments on the options and directions proposed are sought to inform the Department in its deliberations as to the next stage in the proposed reform process for local government.
COMMENTS:	The option paper on Planning a Sustainable Future presents three scenarios for the future planning and reporting for local government. The third option, reshaping the framework, is consistent with the current direction of council as it looks beyond the four year management plan cycle and seeks to incorporate longer term strategy, assets and financial planning. The New Direction paper contains seven core elements, essentially seeking to strengthen the transparency, accountability and long term sustainability of local government. Comments on the strategies as identified are offered in the attached response.
RECOMMENDATION:	That the attached submission be sent to the Department of Local Government as Ku-ring-gai Council's response to both options papers.

PURPOSE OF REPORT

To consider and forward a submission on the Department of Local Government's position paper "A New Direction for Local Government" and options paper "Planning a Sustainable Future" to the Department.

BACKGROUND

In 2006, the Minister for Local Government, the Hon Kerry Hickey MP, announced a series of proposals that aim to set a new direction for Local Government. Details of the proposals are outlined in the following two documents:

A New Direction for Local Government - A Position Paper Oct 2006 (Attachment 1);
and

Planning a Sustainable Future - A Department of Local Government Options Paper
on Integrated Planning and Reporting for NSW Local Councils Nov 2006
(Attachment 2).

Comments on these documents are due in March 2007.

The pressure leading to these changes has been identified in the *Independent Financial Sustainability Inquiry* (the Allan, Darlison and Gibbs inquiry) and various Local Government Departmental reviews. These reviews have found a number of issues affecting councils' ability to develop and deliver long-term strategic plans and achieve better long-term outcomes, including:

- The nature of the existing framework;
- A general lack of resources for Local Government;
- Confusion over roles and responsibilities in developing strategic plans;
- Uncertainty about how to develop and deliver the plans;
- Lack of long-term financial planning;
- Lack of sufficient supporting information to develop a long-term plan; and
- Uncertainty about integrating council plans with state and regional priorities.

COMMENTS

A New Direction for Local Government - A Position Paper Oct 2006. This position paper sets out a series of report proposals grouped under the following seven themes:

1. Good governance;
2. Representative democracy and community support;
3. Sound policy;
4. Sufficient resources;
5. Meaningful planning;

Item 3

S02779
27 February 2007

6. Connectedness; and
7. Strong leadership.

Comments against each of these themes are included in attached response (attachment 3).
Planning a Sustainable Future - A Department of Local Government Options Paper on Integrated Planning and Reporting for NSW Local Councils Nov 2006.

Under this options paper three reporting frameworks are proposed:

1. maintaining the status quo;
2. adding a mandatory Strategic plan to the existing framework; and
3. reshaping the framework to include: a 10 plus Community Strategic Plan that would encompass social, environmental, economic and governance themes (similar to the proposed reporting of the draft 2007/11 Management Plan); a four year delivery program as well as the optional preparation of a range of supporting plans including an asset management plan, development contributions plan, environmental management plan and capital works plan; an annual operational plan outlining the implementation of the delivery program including budget, fees and charges; and a modified version of the annual report focusing on Council's performance in delivering its strategic plan, delivery program and operations plan.

Option 3 is consistent with many recent and proposed initiatives of Ku-ring-gai Council. These include:

- the development of the 10 year financial model;
- the adoption of the Global Reporting Initiative framework for the preparation of our annual report;
- the use of quadruple bottom line reporting for the Management Plan;
- the development of a forward capital works program;
- the current development of a Sustainability Plan; and
- the scheduled development of a new developed contribution plan and comprehensive LEP and DCP.

With this in mind, the forward direction of Council in terms of its planning and reporting reflects many of the reforms mooted by the Department.

CONSULTATION

The Department of Local Government held a number of briefings during the exhibition period in addition to various addresses by the Minister at the Local Government Association of NSW 2006 Annual Conference. Briefings and workshops on the Planning a Sustainable Future Options Paper have been attended by the Mayor, Deputy Mayor, various Councillors and a number of senior staff.

NSROC have prepared a submission from the region's perspective, which was endorsed by Council on 13 March 2007, Minute No 66.

No other consultation has been undertaken specifically by Council.

FINANCIAL CONSIDERATIONS

The options papers do not have an immediate impact on Council's financial position. However, if the reforms are implemented there would be greater emphasis on resource sharing across councils and may change the way council plans for and reports on the future delivery of services and programs. There may also be additional impacts in relation to borrowings and special rate variations in those requests may be assessed at a regional level.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The attached submission was a collaboration across all departments of Council

SUMMARY

These position papers have the potential to reform local government in a significant way not seen since the redrafting of the Local Government Act in 1993. At this stage the Department of Local Government are seeking feedback on the proposals that no doubt will involve further discussion and consultation as a preferred model is chosen. The submission (attachment 3) to this report encourages these reforms and to a large extent supports many of the initiatives suggested in the New Directions position paper and option 3 "reshaping the framework."

RECOMMENDATION

That the submission as outlined in Attachment 3 be endorsed and submitted to the Department of Local Government.

Peter Davies
**Manager Sustainability &
Natural Environments**

Steven Head
**Director Open Space &
Planning**

John McKee
General Manager

Attachments:

- 1. A New Direction for Local Government - 742415**
- 2. Planning a Sustainable Future - 742413**
- 3. Response for Department of Local Government - 743206 (circulated separately)**

A NEW DIRECTION FOR LOCAL GOVERNMENT

A POSITION PAPER

OCTOBER 2006

ACCESS TO SERVICES

The Department of Local Government is located at:

Levels 1 & 2

5 O'Keefe Avenue

NOWRA NSW 2541

Phone 02 4428 4100

Fax 02 4428 4199

TTY 02 4428 4209

Locked Bag 3015

NOWRA NSW 2541

Level 9, 323 Castlereagh Street

SYDNEY NSW 2000

Phone 02 9289 4000

Fax 02 9289 4099

Locked Bag A5045

SYDNEY SOUTH NSW 1235

Email dlg@dlg.nsw.gov.au

Website www.dlg.nsw.gov.au

OFFICE HOURS

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8.30am to 5.00pm

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ISBN 1 920766 53 7

Cover produced by Codfish Design for the Department of Local Government



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SECTION 1

A NEW DIRECTION

1. THE CHALLENGE FOR THE 21ST CENTURY

Local government is about sustaining communities. It is much more than providing services. Services are a council's response to its community needs in a wider context of local democracy and local representation. Local councils, as the heart of communities, are an essential ingredient in forging the quality of a community's life.

While each community is unique, council administration is not. The challenge to local government in the 21st Century is to retain local community 'uniqueness' while delivering valued services as economically as possible. Resources are limited and demands are competing so it is critical that local government finds new ways to plan and deliver services so that local democracy is sustainable and able to flourish.

Because communities are never static, it stands to reason that local government, as the closest tier of government to people, should also be constantly evolving to meet changing community needs.

While local government in NSW has been undergoing reform in recent years there are still many opportunities to further refine and improve the system of government that has served the people of NSW so well for over a century.

This position paper suggests a new direction and options for further reform across the sector. It is intended to generate debate so that consensus can be reached on the way forward. The matters raised in the paper are based on the assumption that the local government sector is committed to innovation and continuous improvement. This paper supports initiatives proposed in the Draft NSW Government State Plan - A New Direction for NSW. In particular, it aligns with the areas of building harmonious communities through increased community participation; improving services to focus on community needs; and growing prosperity across NSW by focussing on financial management and strengthening the rural and regional skills base.

The paper acknowledges work done across the sector including the recent Local Government Inquiry into financial sustainability commissioned by the Local Government and Shires Associations (LGSA) and chaired by Professor Percy Allan. Where relevant, it addresses the issues raised and recommendations made by Professor Allan.

2 A SNAPSHOT OF LOCAL GOVERNMENT IN NSW

2.1 History

For the first 50 years of the NSW colony, all services were provided by the State. Over time governors wanted to follow the English model by delegating the delivery of local services to a local system of governance.

In the 1840s, District Councils were created to raise revenue locally for the purpose of constructing and maintaining roads, bridges, public works and gaols. They were also charged with maintaining a police presence. Twenty-eight District Councils were proclaimed.

Under the *Municipalities Act 1858*, any town, city, hamlet or rural district could be constituted as a municipality by a petition of fifty or more householders. Municipalities had responsibility for roads, bridges, ferries, cemeteries, water supply, sewerage, hospitals, libraries, museums and parks etc. There was reluctance by communities to form municipalities and by 1905, only 1% of the State was covered.

In 1905, the *Local Government (Shires) Act* divided the remainder of NSW into 134 shires. The boundaries were set by a local government area commission. The *Local Government Act 1906* consolidated existing legislation. By 1910, there were 324 councils in NSW.

In 1919, the *Local Government Act 1906* set out in detail how local government was to be administered in NSW. The 20th century saw numerous amalgamations, boundary adjustment and reforms. The 1919 Act was regularly amended and was replaced in 1993.

The 1993 *Local Government Act* introduced greater autonomy for councils with a broad range of functions and responsibilities contained in a Charter. The essence of the Charter is community leadership and accountability.

2.2 Local Government Now

Local government in NSW is diverse. Councils provide a wide range of services and conduct an array of functions. No two councils are the same. The following is a snapshot of some key statistics.

- There are 152 general purpose councils.
- Geographic size of councils ranges from 5.8 square kms (Hunters Hill) to 53,510 square kms (Central Darling).
- Population size ranges from 1400 residents (Urana) to 280,000 (Blacktown).
- The most common age group of Councillors is 50-59 years (34.5%).
- 26% of councillors are female and 74% male.
- Councils employ over 51,000 staff.
- 96% of General Managers and 86% of Senior Managers are male.

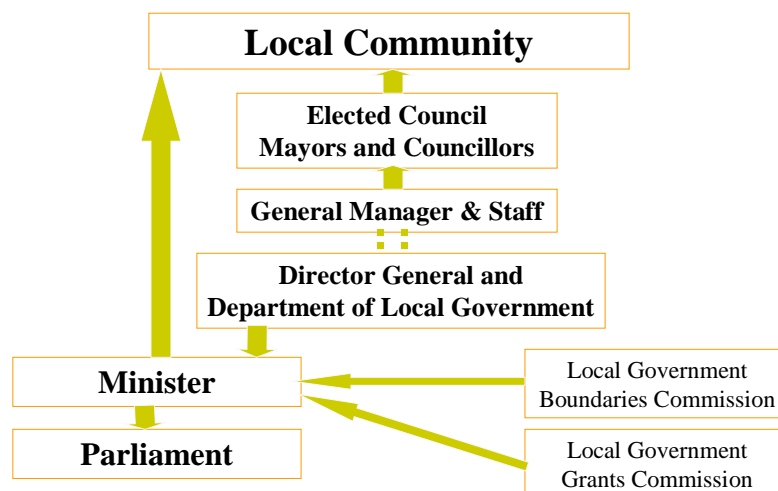
- Councillor numbers range from 5 to 15. The total number of Councillors in NSW is around 1500.

Local councils provide a complex array of services. Gone are the days of 'rates, roads and rubbish'. As well as looking after roads and collecting waste, NSW councils provide services for their communities that include libraries, recreation and sporting facilities, water and sewer, art and cultural facilities, health and community services and cemeteries.

Local government in NSW is a \$6 billion industry that touches almost every citizen in some way on a daily basis. The following diagram illustrates the broad local governance system in NSW:

Diagram 1

The System of Local Government in NSW



2.3 Reforms

The story of local government in NSW has been one of constant change and renewal. Not only is this desirable, it is necessary if councils are to reflect their communities and meet their changing needs. There have been periods of intense activity. 1910 marked the peak in terms of numbers of councils. At that time there were 324 councils. The boundaries of these councils did not necessarily reflect ecological catchments, communities of interest, or the financial capacity of communities. The subsequent reforms have largely been designed to address the financial sustainability of councils.

In 1973, the Committee of Inquiry into Local Government Areas and Administration chaired by Mr CJ Barnett undertook a major review of boundaries. The Committee concluded that a number of councils were too small to be sustainable and recommended that there be only 97 District Councils in NSW. By 1973 the number of councils had dropped to 223.

Between 1974 and 2003 a number of voluntary amalgamations occurred resulting in the total number of councils decreasing to 173.

In 2003, the NSW Government called on councils to develop proposals for structural reform under the Local Government Reform Program. The purpose was to create a strong and sustainable local government system. Possible solutions included amalgamations, boundary adjustments (along communities of interest or natural catchments), resource sharing and governance improvements.

Amalgamations resulted in the overall number of councils reducing to 152 by 2005. Resource sharing and governance reforms are the subject of the current thrust of local government reform.

2.4 Council Resources

Councils obtain revenue from four main sources:

- Rates on property. Growth in each council's total rates income is capped to a percentage each year roughly in line with CPI. This percentage can be exceeded with Ministerial approval through an application for a Special Variation under section 508 and 508A of the *Local Government Act 1993*. Specific criteria must be met;
- Financial Assistance Grants (FAGs) from the Commonwealth Government. These are distributed by the NSW Grants Commission; a body set up to advise the Local Government Minister on how to allocate the FAGs. The Commission works on a formula which takes into account population, infrastructure, remoteness etc;
- Council fees such as Development Application fees, plant hire charges, sporting field use, hall hire, etc;
- Miscellaneous revenue (interest from investments, etc).

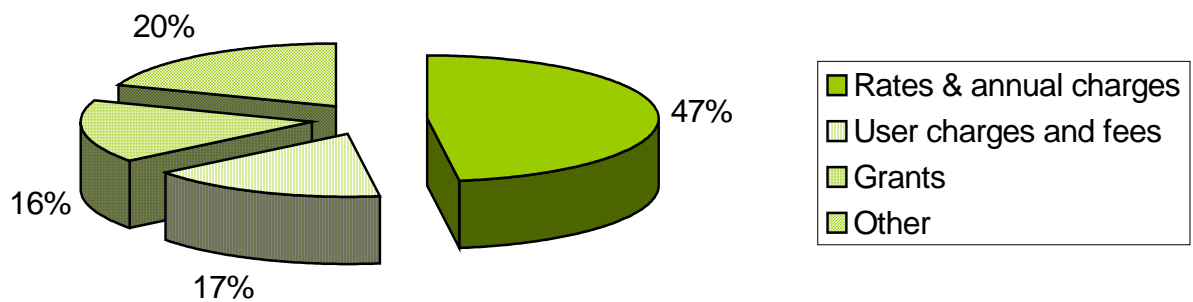


Diagram 2 Local Government – Major Sources of Funding

2.5 The New South Wales Department Of Local Government’s Role

The Department of Local Government’s vision is “to foster a strong and sustainable local government sector that meets changing community needs.” It provides the legislative and policy frameworks that enable councils to provide the quality services required by their communities.

The Department also monitors council compliance with legislative and regulation requirements, investigates complaints about councils and provides information and guidance to councils, government agencies and the public about local government.

The Department has adopted a ‘systems’ approach to building a strong and sustainable sector. The key elements of a well functioning local government system have been identified and strategies are being put in place to progressively strengthen and improve the whole system. This has been in response to emerging issues, many of which have been identified from within the sector.

2.6 The Fork In The Road

Local government in NSW has many challenges confronting it. Many of these were highlighted in the Allan Inquiry report. Some hard choices and decisions need to be made. It is as much about identity and function as it is about funding. Councils operate in a context of increasingly demanding and complex community expectations where there are limited resources and skills shortages.

Different words can be used to describe the diverging pathway confronting the sector but they can be reduced to two basic scenarios. One is a contracted services model where councils only provide basic services such as road maintenance and waste removal. The other is a growth model where council functions and responsibilities expand to become the type of organisations contemplated and made possible by the 1993 *Local Government Act*. It is recognised that some councils already embrace this model.

Local government's key role is to support and sustain communities. As community expectations are growing, it is unlikely that communities would support councils reducing their services. This paper is based on the assumption that local government wishes to take the path of increasing its role to match the changing needs of local communities. The challenge is to develop appropriate ways to do that cost effectively.

2.7 Obstacles In The Path

Local government in NSW operates largely in a competition, compliance and dependency paradigm. One hundred and fifty-two councils compete for scarce resources from the State and Commonwealth Governments to supplement other sources of income such as rates. In terms of performance and the expected delivery of services, all councils are largely considered as equals. However, the variance in council size, resources and ability is wide.

Reform has generally been resisted because it has been seen as code for amalgamation and the loss of local representation.

The *Local Government Act 1993* does not impede cooperative or joint service delivery between councils. However, the culture of the sector has been to adopt a more cautious approach with respect to alternative business models, which involve working across boundaries.

Incentives have focussed on the delivery of core services within a council boundary rather than to take a wider sector approach. Performance measures of councils drive this behaviour because performance is only measured council by council. The result is duplication of delivery systems and sector wide inefficiencies. Some councils are now struggling to survive in an environment of increasing competition for resources.

3. THE FUTURE FOR LOCAL GOVERNMENT

3.1 Sustainable Communities

A sustainable community is difficult to define. It is not a static end product but more a state of becoming. People who live in sustainable communities have a sense of belonging and a strong sense of place. A sustainable community can be recognised by its confidence, self-reliance and ability to assume responsibility for its future.

The core components of a sustainable community include;

- Social cohesion; a socially mixed community where neighbourhoods are characterised by diversity of income, age, culture and housing tenure etc and there are opportunities to move freely through life's cycles without the need to relocate.
- Functional economy; diverse employment opportunities exist which underpin a quality of life matched with community prosperity expectations.
- Robust environment; ecologically balanced with impacts from human activity capable of being accommodated without degradation.
- Sound infrastructure; facilities and services are matched to community needs.

3.2 Strong and Sustainable Local Government

In the same way that communities are different, local councils also have differences in the services they provide and the manner in which they provide them. However, the core elements of a strong local government system are the same. They can be summarised as:

- (1) *Good governance*: The way the council is directed, controlled and managed to ensure there is community confidence in the organisation's performance.
- (2) *Representative democracy and community support*: Elected members are truly representative of their community demographics. People are able to participate in local affairs and have confidence in council decisions.
- (3) *Sound policy*: Clear and transparent policies enable decisions to align with community values and expectations.
- (4) *Sufficient resources*: Human and financial capital is sufficient to implement council decisions, deliver services to agreed community standards and to meet statutory obligations.
- (5) *Meaningful planning*: Planning processes translate community aspirations into council services.
- (6) *Connectedness*: Councils are linked to the wider community and are not 'islands'.

- (7) *Strong leadership*: Councils are places where people want to work and contribute. There is active competition for positions at both the political and managerial levels.

The following diagram illustrates the connection between sustainable communities and a strong local government system.

Diagram 3



3.3 New Direction

If local government is to reach its potential as a vibrant tier of government, there needs to be a change in thinking about how the sector operates. The culture of isolated units needs to be replaced with a new paradigm of connectedness and innovation. Such a paradigm would see all the players as an integral part of one system, which is charged with the goal of achieving better outcomes for sustainable local communities. One business; many providers.

Neither the community in general nor other tiers of government are satisfied that local councils are as efficient and effective as they could be in providing

their services. If the question of resourcing is to be addressed, it is incumbent on the sector to prove that every possible efficiency has been adopted and that the services provided are wanted and valued by the community. This new direction would encourage new approaches to meeting community needs without being hindered by protecting traditional ways of working. It is acknowledged that many councils are already actively engaging in innovative business models consistent with this direction.

If a sector wide approach is adopted, concerns about the number of councils would recede as different models of governance emerge. Local diversity, community autonomy, efficiency and effectiveness in service delivery would be the primary concerns.

Sustainable reform can only come through the sector embracing new business models, enhancing community engagement and focussing on quality service delivery.

The principles of the new direction would be:

- State and local government “have an open and productive relationship” - Inter Governmental agreement signed on 12 April 2006 between Commonwealth, State and Local Government. (Element 1: Good governance)
- Stronger councils assisting weaker ones. (Element 2: Representative democracy and community support)
- Minimal duplication while maintaining competition principles to drive efficiency improvements. (Element 3: Sound Policy)
- Ideas and resources being shared. (Element 4: Sufficient resources)
- Focussing on continuous improvement. (Element 5: Meaningful planning)
- Boundaries not being impediments. (Element 6: Connectedness)
- Councils mentoring each other. (Element 7: Leadership)

If this paradigm of thinking is embraced by the entire local government sector, the possibilities are vast. Councils could be ‘community franchises’ purchasing or trading services from a local government market place of specialist providers. Some councils could specialise in certain ‘back office’ businesses and compete to provide the service to multiple councils. New business models could emerge resulting in increased efficiencies, improved services, and a new fresh image for local government.

SECTION 2

BUILDING ON THE STRENGTHS: THE NEW DIRECTION IN PRACTICE

The local government system in NSW has many enduring strengths. As with any system however, continuous improvement is essential if the goal of having sustainable communities is to be realised.

If the sector is to continue to meet the challenges before it, there is a need for ongoing debate. This section outlines some current initiatives and puts forward for discussion, some suggestions for further reform. It is important that they are viewed as a package and not in isolation. They are designed to engage the sector in a debate on how local government can reform itself largely from within. Some of them will require legislative change. Others will require new policy directions and some will only need a new way of thinking.

The Department has been progressively assessing gaps that are inhibiting local government from working as effectively as it could. Grouped under the elements of a good system as outlined in Section 1, are projects designed to assist councils to better understand and meet the needs of their communities. Collectively they attempt to describe a strong and sustainable local government system, in the context of the new direction of connectedness and innovation. The seven elements are:

1. Good governance
2. Representative democracy and community support
3. Sound policy
4. Sufficient resources
5. Meaningful planning
6. Connectedness
7. Strong leadership

ELEMENT I. GOOD GOVERNANCE

Good governance is the foundation of a sustainable and successful organisation. Good governance delivers good performance. It minimises the risks of financial failure, ensures transparency and accountability and promotes efficiency and effectiveness. Local government is under intense scrutiny and the success of the sector is only as good as its weakest part. It is essential that the elements of governance are clear and transparent so communities have confidence in the way a council is managed.

What we have been doing

Promoting Better Practice (PBP) Reviews

The Department has been conducting PBP reviews of councils since 2004. These act as a health check on the individual councils and the identification of trends across the sector. The reviews cover

- Strategic directions
- Governance
- Regulatory functions
- Asset and financial management
- Community and consultation
- Workforce relations

Recommendations are made to treat performance problems and to prevent problems arising.

The PBP program is a proactive, early intervention strategy to assist individual councils as well as sharing learning across the whole sector. From the reviews done to date some consistent themes have been emerging which are helping drive the Department's work in progressively building a strong and sustainable system. While there are many areas of satisfactory performance, there are major areas in need of improvement. These are:

- Strategic management
- The role of councillors
- Community engagement
- Code of conduct implementation
- Complaints handling
- Meetings practice
- Risk management
- Integration of social and landuse planning
- Asset/Infrastructure planning and management
- Service standards
- Workforce planning

Now that a significant number of reviews have been completed, reports and trends are being posted on the Department's website so the sector as a whole can benefit.

Reviewing the Model Code of Conduct

The *Local Government Act 1993* requires councils to adopt a code of conduct that incorporates the provisions of the Model Code of Conduct prepared by the Department in consultation with the LGSA, Local Government Managers Australia, the Independent Commission Against Corruption and the NSW Ombudsman. These requirements came into effect on 1 January 2005. The Department is currently reviewing the implementation of the Code in consultation with the sector including the bodies mentioned above with a view to updating it as appropriate.

What we think needs doing

Proposal 1.1: Peer reviews of councils

The Department is able to conduct around 18 Promoting Better Practice reviews (PBP) each year. At this rate it will take many years to complete all councils. To both speed this up and to broaden the opportunities for learning across the sector, some PBPs could be conducted by councils themselves and then reviewed by the Department with voluntary peers from other councils. Reviews could also be conducted by a mixture of Departmental staff and accredited volunteers from other councils (elected and staff). The reviews would follow the agreed and standard format. This would encourage the principle of mentoring.

Proposal 1.2: Strategic planning assistance for councils

Strategic planning is a current gap in many councils. Without it, good governance is severely hampered because there is no strong framework for a council to work within. It is proposed to provide support and training to councils on this element of governance as part of the integrated planning and reporting reforms outlined in Proposal 5.1.

Proposal 1.3: Red tape review

Any prudent organisation or sector will from time to time review administrative processes to make sure they are still fit for purpose and focussed on outcomes. While much of the red tape in the *Local Government Act* is being assessed as part of the Integrated Planning and Reporting project, it is proposed to conduct a more comprehensive red tape review of the Act and Regulation and remove anything that does not add to the quality of life for sustainable communities.

Proposal 1.4: Clarification of roles

It is essential in any organisation that roles and functions be as clear as possible. It is an important requirement for good governance. The *Local Government Act 1993*, outlines in a broad sense, the roles and responsibilities of councillors, mayors and general managers. However, there are differing interpretations of some aspects that often lead to internal conflicts and disputes. This diverts attention away from the primary purpose of councils and can eventually lead to inappropriate behaviour and dysfunction.

It is proposed to further clarify the respective roles to support other initiatives, particularly in relation to integrated planning and leadership development.

ELEMENT 2. REPRESENTATIVE DEMOCRACY AND COMMUNITY SUPPORT

For a council to be effective, it should broadly reflect its community demographics and be able to confirm it has community support to make decisions on behalf of that community.

What we have been doing

Reduction in Councillor Numbers.

The *Local Government Act* provides that councillor numbers can only be altered by a referendum. However, the Act was amended in 2005 to enable councils, as a one-off opportunity, to reduce the number of councillors without a referendum. A sunset clause ended this opportunity on 15 July 2006. No council may have less than 5 councillors and councils divided by wards could not apply if it meant that there would be less than 3 councillors in a ward.

21 councils put forward proposals with the total number of councillors across the state reducing by 47. This will come into effect at the next ordinary election in September 2008. Some councils expressed interest in reducing numbers but were prevented by the ward limitation.

Diversity in Local Government:

Councils in NSW do not as a general rule, reflect the demographics of their communities. For example, currently, only 26% of NSW councillors and 4% of general managers are women.

The Department has been supporting greater diversity in local government and is keen for councils to create an environment where under represented groups want to make a contribution.

We have worked with key players in the sector to develop and promote the National Framework for Women in Local Government Kit. We recently held a "Promoting Diversity in Local Government" workshop where councils

showcased initiatives and explored future opportunities for encouraging diversity.

What we think needs doing

Proposal 2.1: Develop principles for determining local representation

There is no formula for calculating the number of councillors required for a sound local democracy. In NSW the number of councillors can range from 5 to 15. Representation levels vary from one councillor per 500 people to one councillor per 15,000 people. It is proposed to develop some principles to guide councils and their communities when considering councillor numbers. This will not result in a formula but is intended to establish agreement across the sector on the criteria to be used for efficient and representative local democracy. Depending on the outcome of this work, consideration may then be given to another opportunity to alter councillor numbers where appropriate, to align with the new principles.

Proposal 2.2: Develop a kit to promote 'candidacy' in local government

If local government is to be strong and robust it is essential that the best possible candidates are attracted. There are many in the wider community who have an ill informed or negative view of councils. As a result, it is possible that many potential candidates do not stand for council thereby reducing the pool of available talent both in number, diversity and ability.

It is proposed that the Department and the LGSA work together on a kit to promote local democracy, the important role of councils and the opportunities being a councillor presents. The existing publication "So You Want to be a Councillor" will be expanded and updated. Unnecessary impediments to attracting candidates will be identified and addressed as part of the work.

Proposal 2.3: Promote flexible meeting times

Council meetings are the public face of local democracy. If they are well run, respectful and focus on community outcomes, the community is more likely to have confidence that sound decisions are being made. The Department has in recent times provided the model Code of Conduct and Meeting Practice Note to assist. However, if councils are to attract high calibre people who are representative of the community, consideration needs to be given to a greater level of flexibility in how and when meetings are conducted. It is proposed therefore to encourage flexible meeting times to accommodate the needs of working people and families.

Proposal 2.4: Guidelines on community consultation and involvement

The Promoting Better Practice Reviews of councils have revealed a consistent theme of councils having a patchy understanding of community engagement. If councils are to support sustainable communities then this element of their work is of critical importance. It cuts to the core of everything a council does. It must be a central focus of policy development in a well functioning local democracy. As well as being the key to sound decision making, communities are demanding more say in how they are governed.

However, it is recognised that meaningful community engagement is not easy. It is proposed therefore to develop tools to assist councils in engaging with their communities. It is acknowledged that some councils already do this extremely effectively. The guidelines will build on this work with a view to sharing successful strategies.

Proposal 2.5: Workforce planning assistance

It is important that council organisations are also diverse. The Promoting Better Practice reviews have highlighted that many councils do not have workforce plans in place. It is proposed to develop guidelines to assist councils in the preparation of such plans including strategies to encourage a diversity of employees commensurate with the demographics of the council area.

ELEMENT 3. SOUND POLICY

A key function of the Department is to provide policy advice to facilitate effective decision making throughout the sector. This is a prerequisite of a strong and sustainable local government system. Policies are an organisation's way of minimising risks of failure in meeting its goals.

What we have been doing

Policy Advice

The Department issues policy advice on a regular basis. Each year the Director General issues around 80 circulars on a number of matters. These cover a range of topics including the release of major guidelines and policies. Some recent examples include:

- Pecuniary interest guidelines
- Public private partnership guidelines
- Councillor expenses and facilities policy guidelines
- Model code of conduct guidelines
- Compulsory acquisition guidelines
- Meetings practice note

What we think needs doing

Policy can be divided into big “P” and little “p”. Big “P” is the big picture agenda where the framework for how councils operate is established. What the Department is doing in this area is outlined elsewhere in this paper. Little “p” is the myriad of issues, which arise on a daily basis where clarification/interpretation is required or advice on a better way of doing something is provided. In addition to circulars, the Department provides a large quantity of information directly to individual councils.

Proposal 3.1: Develop a policy directory

Issuing circulars and guidelines with policy advice is a core little “p” service provided by the Department. We will continue to consult with the sector and identify where policy advice is required. Currently, policy advice is contained in a number of circulars and letters. It is proposed to consolidate them into a directory of best practice on the website in an easy to read “Frequently Asked Question” format. Encouragement will also be given for councils to use this facility to share good practice.

ELEMENT 4. SUFFICIENT RESOURCES

A vibrant council needs human and financial resources to implement its decisions and to fulfil its statutory obligations.

What we have been doing

Ministerial Roundtable

In recognition of the difficulty of some rural and remote councils to remain financially sustainable, the NSW Minister invited all jurisdictions to a special Roundtable held in Sydney in May 2006. The Roundtable recommended to the Local Government and Planning Ministers’ Council (LGPMC) that there be nationally consistent approaches to asset management, financial reporting and sustainability. It also supported a case for more funding to local government via the Financial Assistance Grants (FAGs).

At its meeting on 4 August 2006, the LGPMC endorsed a nationally consistent approach to asset management, financial reporting and sustainability. On 20 October 2006, the LGPMC endorsed the draft national framework. The principal components of the framework include:

- Asset management policy statement from the State specifying minimum requirements for local government.
- Council asset management plans linked to long term financial plans.

- Governance and management arrangements clearly articulated and in place.
- Levels of service defined in consultation with the community.

Infrastructure Task Force

In line with the approach adopted by the LGPMC, the Department has set up the NSW Infrastructure Task Force to advise on the most appropriate way of putting in place an asset management and financial reporting system which is consistent with other jurisdictions. The work of the Task Force will link with the integrated planning and reporting project (see proposal 5.1). Its membership comprises the DLG, LGSA, Local Government Managers Australia (LGMA), Institute of Public Works Engineers Australia (IPWEA), Department of Energy Utilities and Sustainability (DEUS), the Roads and Traffic Authority (RTA) and the Local Government Auditors.

Financial Assistance Grants (FAGs)

NSW has put a case to the LGPMC for an increase in FAGs. FAGs are increased annually to take into account inflation and population increases. In 1997/98 the Australian Government did not include the population factor. The NSW case to LGPMC requested that the population escalation factor, not allowed in 1997/98, be reinstated and backdated. This would give NSW an additional \$55m as a one-off payment and an additional \$5m annually. NSW will continue to mount a case for increased funding while at the same time driving efficiency reforms at the local level as outlined elsewhere in this paper.

Supporting Special Variation Applications

In 2005/06 forty-six councils applied to exceed the rate cap under sections 508 and 508A of the *Local Government Act 1993*. Of these, thirty-one were approved unamended, eight were approved with modifications, five were declined and two were withdrawn. Applications generally focussed on infrastructure and were approved where a good business case was made supported by an asset management plan and evidence of community support.

Capital Expenditure Reviews

Capital expenditure reviews are required when councils wish to carry out major building works. If a council is proposing to fund the project either partially or fully from a new borrowing allocation or a special rating variation a copy of the review must be forwarded to the Department prior to any determination being made. In order to make the process more robust and rigorous, the Department is currently improving the application process. It will align with the proposed new planning process outlined in Proposal 5.1 by requiring any proposal to be linked to the council's long-term plan. It will also require a more detailed business case than is currently the case.

What we think needs doing

Proposal 4.1: Asset management plans

It is proposed to introduce an asset management system, which is consistent with the national framework. It will be informed by the work of the Infrastructure Task Force outlined above but is likely to include:

- Requirements for councils to have a long term asset management plan linked to a long term financial plan (at least 10 years);
- Condition assessment service levels determined in consultation with the community;
- Standardised reporting/terminology;
- A phasing in period with support tools;
- Peer review (rather than audit).

The framework will link to the integrated planning project with any planning and reporting requirements incorporated into the new planning system (see Proposal 5.1). It will also clarify what is expected from councils when applying to exceed the rate cap. The Infrastructure Task Force is preparing a discussion paper on a range of options.

Proposal 4.2: Efficiency statement

As part of the overall strategy to improve and demonstrate the efficiency of local government, it is proposed to require councils to prepare an annual efficiency/productivity savings statement as part of its annual report. This will ensure that councils are continuing to reform their service delivery models and drive down delivery costs. It will be an opportunity for councils to showcase innovations such as strategic alliances and resource sharing. Explanations of the circumstances where rate rises remain below the cap could be included. The details of this proposal will form part of the Integrated Planning and Reporting project (see proposal 5.1).

ELEMENT 5. MEANINGFUL PLANNING

Planning is a process to translate community needs and aspirations into council services. To be meaningful, plans must result in actions and outcomes for the community and not be done merely to satisfy statutory requirements.

What we have been doing

Integrated Planning and Reporting

The Department is undertaking a review of the existing planning and reporting framework with a view to strengthening the focus on outcomes while at the same time streamlining the process. A discussion paper was released in early 2006 for comment to gauge current performance by councils and obtain views on how the system could be improved. Submissions to that paper confirmed that councils support an overhaul of the process. Planning and reporting should be meaningful and produce a result rather than being done as a 'tick and flick' exercise to meet a statutory requirement.

An options paper has now been prepared for comment including a proposal for how a streamlined approach could work.

What we think needs doing

Proposal 5.1: Integrated planning and reporting

Subject to comment on the options paper, it is proposed to introduce a new planning and reporting regime for councils that will replace the current one. It will be phased in and have clear outcomes and accountabilities.

Communities need information if they are to be effective so the new system will be as transparent and as simple to understand as possible. The new system proposes to include:

- A 10 year strategic plan (to be known as a Community Strategic Plan), including social, ecological, economic and governance outcomes. It will be revised and rolled forward each 4 years; within 18 months after each council election. A core feature will be a 4 year Delivery Program with details of how each strategy in the plan will be funded and delivered. The plan will link with State and regional plans to reflect joint priorities. Preparation of this plan is a councillor responsibility. It is proposed to be reviewed by a combination of representatives from both state and local government.
- An annual operational plan (similar to the current management plan) with a budget that is uniformly presented across councils and consistent with the national approach. This document implements the Delivery Program and is a General Manager responsibility to prepare.
- A simple reporting system that focuses on risks to achieving stated outcomes. Preparation is a General Manager responsibility.
- An annual report that comprises performance against key indicators. Preparation is a General Manager responsibility.

The options paper outlines in detail how this model would work. It also outlines alternative options.

ELEMENT 6. CONNECTEDNESS

In the information age of the 21st Century, councils cannot afford to be 'islands'. A strong local government system will require a high level of connectivity across communities and councils.

What we have been doing

Intergovernmental Agreement (IGA)

On 12 April 2006, all jurisdictions and the Australian Local Government Association signed an Intergovernmental Agreement. The IGA is an aspirational document that sets out principles for how the three tiers of government will work together in a spirit of cooperation. The Minister for Local Government signed the IGA on behalf of NSW.

The LGSA has requested the NSW Government to enter into a similar State based IGA. Consultation is underway on a possible IGA that reflects the national IGA.

Strategic Alliance Network

On 1 May 2006, the Department and the LGSA held an inaugural Strategic Alliance Conference. Over 220 delegates representing 100 councils attended to examine resource sharing models and to launch the Strategic Alliance Network. The Network is an ideas 'clearing house' or data base to promote resource sharing among councils. It collects models and experiences from councils so other councils can learn and not 'reinvent the wheel'. It is proposed that the Network will be web based and updated by councils for councils. Since the conference, the number of alliances between councils has grown significantly. Development of the Network is currently underway.

What we think needs doing

Proposal 6.1: Benchmarks

The Department's Comparative Data is a collection of data for the purpose of comparing councils in groups of similar councils. There are few benchmarks across the sector against which any council can assess performance. It is proposed to develop a small number of key indicators to set out the core competencies of any council no matter what size. These will also take into account the recently endorsed draft national framework for asset management financial reporting and sustainability. As councils range in size and function,

setting benchmarks is likely to generate much debate. In order to advance the debate some suggested categories for the benchmarks are as follows:

- Financial
- Service delivery responsiveness and efficiency
- Community engagement
- Environmental responsibility
- Social/community well being
- Leadership and governance
- Workforce

Proposal 6.2: Regional/Cluster indicators

If resource sharing and efficiency improvements are to be meaningful, councils must be able to report to their communities on how they have worked beyond their own borders. Under the new direction for local government, where the whole sector is the focus, councils should decide themselves who they will form alliances and business arrangements with.

Councils are invited to put forward proposals for Council Business Clusters. The Clusters can be on a geographic basis or functional basis, or both. Actual and potential savings and benefits should be detailed to highlight the efficiencies being gained or expected to be gained. Details of any existing cluster arrangements should be included so there is full awareness across the sector of all the initiatives underway. This will enhance learning and avoid duplication

Once the clusters are determined, measures will be established for each cluster to ensure efficiencies and service improvements continue to be quantified and evaluated as part of the Promoting Better Practice reviews. Regional Organisations of Councils (ROCs) are one form of cluster. However, membership of a ROC is insufficient unless that ROC is seriously coordinating resource sharing on a formal basis with demonstrated outcomes.

Some models councils could consider include:

- Shared administrations
- Co-operatives
- Partnerships
- Alliances
- Service level agreements

Proposal 6.3: General manager contracts to enable working with neighbouring councils

The standard contract for general managers (GMs) was released on 1 July 2006. It does not deal with the issue of working across council boundaries.

If resource sharing opportunities are to grow, part of the performance measure of a GM should include how he or she works for the betterment of the whole system. It is proposed to enable GMs, via their contracts of employment, to contribute to council business clusters and other sharing arrangements.

Proposal 6.4: Resource sharing guidelines

Many councils already have experience with setting up resource sharing arrangements. As part of the Strategic Alliance Network, it is proposed to prepare guidelines outlining the various models available with practical advice on how to go about setting one up. It will be 'nuts and bolts' approach including potential legal structures, pitfalls, performance indicators and case studies etc to assist the development of robust Council Business Clusters.

Proposal 6.5: Regional context for Special Variation applications to exceed the rate cap

If resource sharing is effective it should generate savings and reduce the need for rate rises above the cap. However, should a council wish to apply to exceed the cap, it is proposed that the applicant must demonstrate that efficiencies have been achieved through resource sharing. Applications may also be considered on a joint council basis where the costs and benefits of projects to be funded by the increase are to be shared.

ELEMENT 7. STRONG LEADERSHIP

A strong local government system can only be achieved if people see value in participating in local democratic processes and councils are an employer of choice.

What we have been doing

Leadership Development for Councillors

In response to the Promoting Better Practice reviews and the public inquiry into Brewarrina Council, which found that councillors were struggling to understand their role, the Minister announced compulsory training for councillors to commence after the 2008 elections.

This program is being designed to assist councillors to be effective community leaders by being well-informed when making decisions. The program will link with the introduction of a strategic planning role for councillors with tools and guidance being provided to help with this crucial function.

Skills Shortage Taskforce/Scholarships

The Department set up the Professional Skills and Training Shortages Task Force in 2005 to assist councils in addressing the problem of skills shortages. The Task Force comprises the Department, LGSA, LGMA, Department of Education and Training, councils, peak industry bodies and education providers. One of the emerging goals from the group's work is the need to promote local government as an employer of choice and an exciting career for young people. The Task Force has had a number of important successes already including: collaboration with TAFE NSW and the University of Technology Sydney to develop training courses specific to local government; and undertaking activities designed to promote local government as a career choice.

The Task Force has also been responsible for the introduction of the Local Government Scholarship Program recently announced by the Minister for Local Government. Under this program councils can apply for funding on a matched basis to support final year students with their study. It will continue to identify opportunities to assist councils with workforce planning.

What we think needs doing

Proposal 7.1: Accreditation for councillor learning and development

To be successful, councillor learning and development must be a rewarding and sought after experience. It should enhance decision making and be part of a culture of continuous improvement. In order to focus on councillors' leadership roles it is proposed to develop a process that sets out clearly the outcomes and commitments expected by councillors and councils with respect to learning and development over the term of the council. The process will include some form of recognition or accreditation for councillor skills.

Mayors have some different roles to councillors such as chairing council meetings. There is also a special relationship needed with the General Manager.

As part of the learning and development program, it is proposed to provide specific coaching for mayors on their role including joint sessions with their General Managers. Experienced mayors will be encouraged to be mentors for new mayors.

SECTION 3

WHERE TO FROM HERE?

Local government in NSW is at a crucial point in its history. Communities are rapidly changing. As the heart of communities, local councils must continue to evolve.

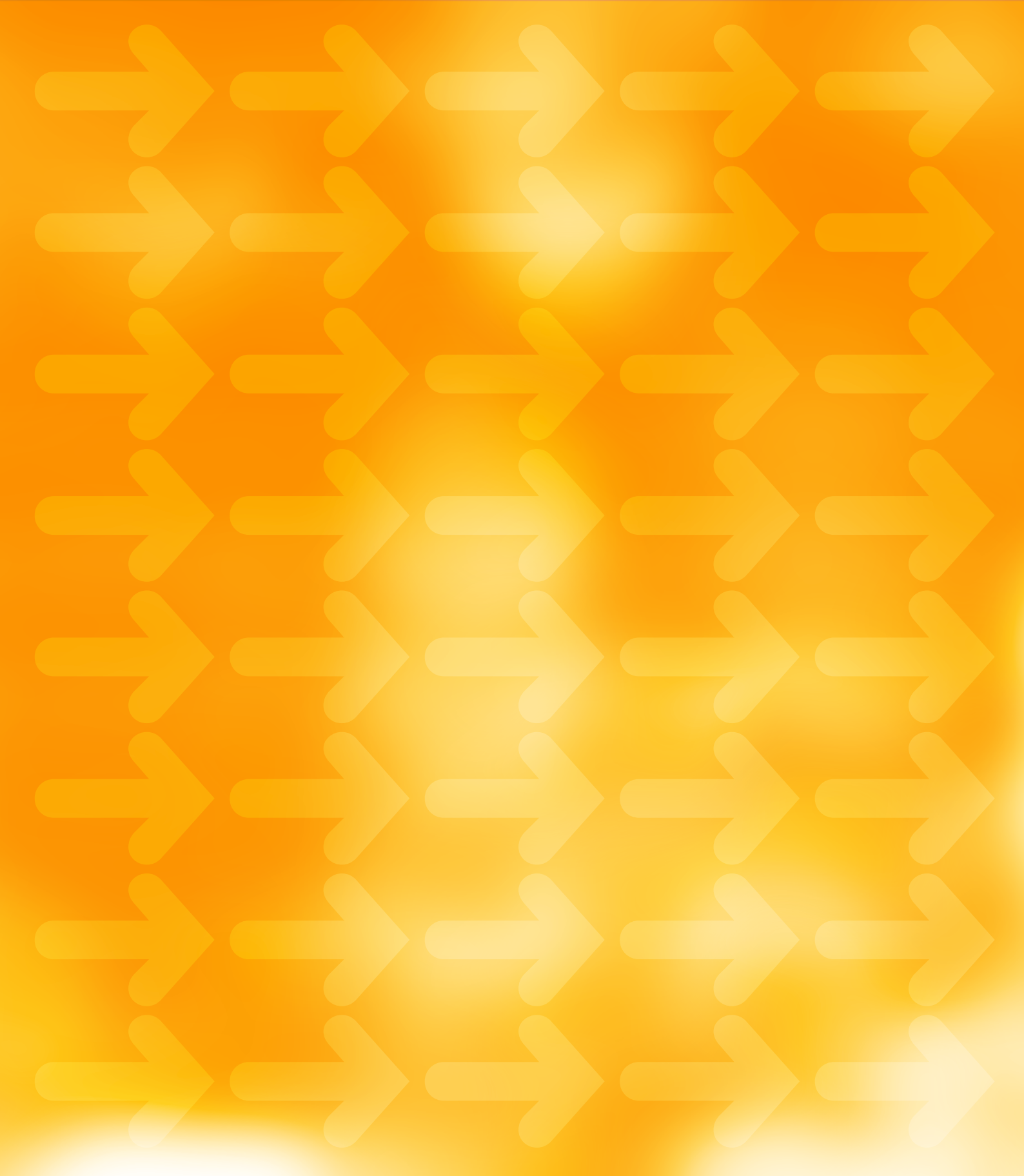
This position paper sets out a context for ongoing reform by the local government sector. It sets out a direction of connectedness and innovation and invites comments on specific proposals to further advance this direction. These proposals are not intended to be all encompassing but rather a means for the sector to debate how best it can ensure NSW councils continue to meet the changing needs of their communities.

Comments on these proposals and any other suggestions for how the sector can grow in strength should be marked "A New Direction for Local Government" and sent to:

Deputy Director General
Department of Local Government
Locked Bag 3015 Nowra 2541

Or email dlg@dlg.nsw.gov.au.

The closing date for submissions is 9 March 2007.



PLANNING A SUSTAINABLE FUTURE

**A DEPARTMENT OF LOCAL GOVERNMENT
OPTIONS PAPER ON**

**INTEGRATED PLANNING AND REPORTING
FOR NSW LOCAL COUNCILS**

NOVEMBER 2006



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ISBN 1 920766 54 5

Cover produced by Codfish Design for the Department of Local Government.



The future of local government depends largely on its capacity to anticipate, challenge, and respond to the forces that will shape our communities in the coming years.

It is a challenge that faces all levels of government in Australia, as our society continues to change – the need to respond in measured, strategic and relevant ways, the need for leadership, and the need for vision.

This paper examines the effectiveness of the current planning and reporting framework in promoting sustainable outcomes for local government and presents a number of options to strengthen their strategic focus.

Why was this paper developed?

There are a number of drivers behind the development of this Options Paper. These include:

- Increased expectations of local government
- The NSW Local Government Reform Program
- Recent inquiries and studies into councils' strategic performance
- Changes to the industry's operating environment
- Innovation from within the industry

Increased expectations

Since the current planning and reporting framework was developed, community expectations of local councils have continued to increase. Councils are now delivering a wider range of services and the need for effective planning to make optimum use of resources has never been stronger.

Local Government Reform

In September 2003, the State Government announced its Local Government Reform Program, which aims to ensure healthy and sustainable local councils that are accountable and responsive to their communities.

The program has taken on many aspects, from the initial round of amalgamations to the current focus on resource sharing and promoting better practice throughout the industry. The government is committed to continuing the reform process and has recognised that a key element in ensuring the sustainability of local government is its capacity for strategic planning. Councils who have the capacity to identify and respond to the influences and pressures affecting their community's future, set key directions and priorities and develop strategies to achieve the outcomes their community wants are in a far better position to survive and prosper.

The focus on sustainability led to the development of the Integrated Planning and Reporting Project, to review the effectiveness of the current legislative framework for planning and reporting and assess councils' experience in integrating the various planning mechanisms. The project also considered the impact of strategic alliance arrangements, with many councils now moving to a more regional approach to planning and resource management.

In December 2005, the department issued a discussion paper *"Fitting the Pieces Together"* which focused on integrated planning and reporting issues. The paper drew responses from local councils, government agencies and industry bodies, and these comments were considered along with other research projects and industry consultation. The various models presented in this Options Paper have been developed from this research and consultation process and the model ultimately adopted will form part of the Local Government Reform Program. It is expected that any reforms in this regard would be implemented from 2008.

Inquiries and Performance Studies

In considering the future of local government, the department has become increasingly concerned about the strategic capacity of our industry and the long-term implications this may hold. These concerns were echoed in the recent Inquiry into the Financial Sustainability of Local Government, commissioned by the LGSA and chaired by Professor Percy Allan, and have also been supported by other independent research and the department's Promoting Better Practice reviews.

While a number of councils are showing strong leadership in developing and implementing long-term plans, it has become clear that the majority currently do not plan beyond three years, nor budget beyond one year, for most of the services they provide. The result has been a significant impact on the financial sustainability of some councils, increased risk of failure of major infrastructure and increasing tensions over diminishing resources and competing priorities.

Reviews of councils' planning frameworks have shown that many currently experience difficulty with strategic planning and find it challenging to integrate the various planning mechanisms. Studies of councils' Social and Community Plans and State of the Environment Reports have also revealed a lack of integration with the Management Plan.

Changes to the operating environment

Since the existing legislative framework was developed, there have been a number of changes to the industry's operating environment. These include:

- Development of the State Plan
- Development of regional strategies
- The NSW planning reforms
- Reforms to natural resource management

NSW Government State Plan – A New Direction for NSW

The recently exhibited draft State Plan will also affect the operation of local councils, with the NSW Government clearly defining the goals and outcomes that will shape public policy over the next 10 years. The NSW Government's State Plan is being developed with the expectation that local councils will use its key directions as a guide when preparing their own strategic plans. It also proposes a number of partnerships and opportunities for local government.

Regional plans

Many government agencies are now developing regional strategic plans, identifying their priorities for the provision of services. The advent of regional land use plans has presented challenges for some councils, with the realisation that their strategic land use plans and Local Environmental Plans (LEPs) may not necessarily be aligned with the direction and priorities of the regional plan or strategy.

Land use planning reforms

Significant changes have also been made to the NSW land use planning system in the past two years. Broadly this major overhaul of the planning system was designed to focus resources on strategic planning for growth areas, simplify planning controls, improve development assessment processes and allow flexibility in the use of developer levies for local facilities and services. In particular, these reforms have affected the way that major projects are assessed and how councils prepare their LEPs.

The LEP reform is designed to focus councils' planning efforts on pro-active planning on a larger scale and reduce the resources consumed by small-scale, ad hoc planning epitomized by "spot rezonings". All councils are required to prepare a new principal LEP, based on a "standard instrument" (or template) within the next five years.

In the light of these reforms, it was timely to review the planning and reporting framework prescribed by the *Local Government Act 1993*. The review has considered the link between councils' strategic plans, their LEPs and development contributions plans.

Natural resource management

There have also been a number of significant changes to natural resource management requirements since the local government planning and reporting framework was developed.

These include the introduction of the *Native Vegetation Act 2003* and *Native Vegetation Regulation 2005*, the *Catchment Management Authorities Act 2003* and the *Natural Resources Commission Act 2003*. The legislation resulted in the establishment of the Natural Resources Commission and the development of state-wide standards and targets for natural resource

management. On a local level, these standards and targets are implemented primarily through Catchment Action Plans, under the direction of the State's 13 Catchment Management Authorities (CMAs). The Natural Resources Commission reports annually on progress in achieving compliance with the state-wide standards and targets.

These changes have led to some questions about the future role local government will play in natural resource management and environmental reporting and the relationships between local councils and Catchment Management Authorities. These relationships are still being defined and the integrated planning and reporting review has explored the possible linkages between councils' strategic plans and Catchment Action Plans, and the future role of state of the environment reporting.

Industry innovation

The department was also prompted to review the existing planning and reporting framework through the acknowledgement that a number of councils were currently operating beyond the prescribed system, with positive effect.

Substantial work has been undertaken by a number of innovative councils to develop strategic planning frameworks and integrate their existing plans. Some councils have moved to continuous monitoring frameworks for environmental and social planning and others have adopted sustainability frameworks as their over-arching planning mechanism. In all cases, the councils had found that they were somewhat impeded by the existing planning and reporting requirements in achieving their aims.

This raised the question as to whether sections of the industry have evolved beyond the existing framework and how innovative planning systems could be better accommodated and encouraged by the regulatory framework. Accordingly, this review considers not only legislative change, but the use of mentoring teams and support mechanisms to encourage further innovation within the industry.

What did the review include?

The review of the planning and reporting framework included:

- Circulation of a discussion paper - "Fitting the Pieces Together" - on integrated planning and reporting issues
- Review of submissions received from local councils, government agencies and industry organisations
- Review of relevant inter-state legislation
- Review of research into councils' strategic capacity
- Review of related local government projects, including asset management frameworks and long-term financial planning
- Review of sample strategic plans, management plans and annual reports

- Extensive consultation with an industry reference group, including representatives from the Local Government and Shires Associations, Local Government Managers Australia, Local Government Community Services Association, Department of Planning and a number of universities.
- Consultation with the Ministerial Advisory Council
- Consultation with other key stakeholders, such as the Institute of Public Works Engineering Australia, Corporate Planners Network, General Managers and community services staff, at various industry forums

What were the main findings?

The review found there were a number of issues affecting councils' ability to develop and deliver long-term strategic plans and to integrate their existing plans to achieve strategic outcomes. These included:

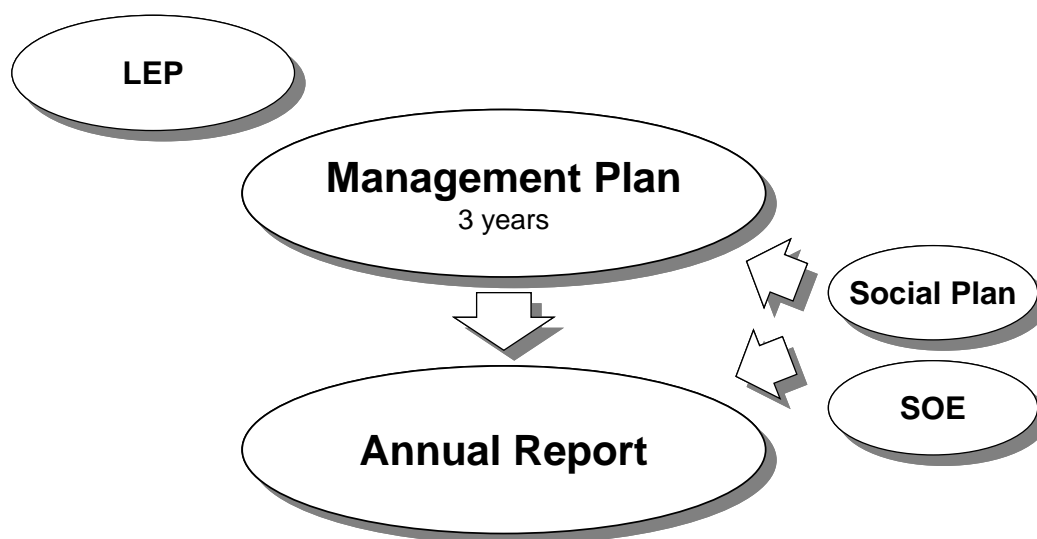
- The nature of the existing framework – the provisions do not encourage long-term planning nor assist councils to pursue innovative directions in integrating their plans. There is concern that the regulatory requirements are too prescriptive, directing resources towards compliance and multiple reporting requirements, rather than achieving strategic outcomes
- A general lack of resources for local government – councils find it difficult to devote funding to strategic planning when there are more urgent, operational needs
- Confusion over roles and responsibilities in developing strategic plans – specifically relationships between senior staff and councillors
- Uncertainty about how to develop and deliver the plans – there is evidence that some councils lack technical capacity in this regard
- Lack of long-term financial planning – many councils only budgeted one year ahead
- Lack of sufficient supporting information to develop a long-term plan – this mainly relates to lack of asset management systems and limited levels of community consultation
- Uncertainty about integrating council plans with state and regional priorities – some councils find it difficult to consult with state government agencies, or are not included in regional planning consultations
- Uncertainty about councils' role following the various state reforms, particularly in natural resource management

What are the options?

In considering the results of the review, there are three basic options for the planning and reporting framework:

- 1) Maintain the status quo
- 2) Add to the existing framework
- 3) Reshape the framework

Option 1 – Maintain the status quo



The option of maintaining current structures should always be considered. The existing framework has been operational for the past 13 years, with various amendments and additions over that time. While having limitations, the framework does have some merits:

- It encourages at least three years of forward planning
- It includes some requirements for community consultation
- It requires councils to report to their communities on principal activities
- It mandates some social and environmental planning and reporting mechanisms.

Concerns with the existing framework include:

- It doesn't encourage councils to take a long-term view
- It isn't sufficiently flexible to accommodate the varied needs and resources of different councils
- It is overly prescriptive, encouraging a focus on compliance rather than strategic direction
- It focuses too heavily on operational matters

- It doesn't encourage integration with other systems, such as long-term financial planning, asset management and land use planning
- The planning and reporting timeframes don't align

In future years, it would be reasonable to expect that more requirements may be added to the reporting regime, as the scope of local government continues to expand and expectations of public accountability increase.

Because the environment in which councils operate is also changing, it is not actually possible to “maintain the status quo” in terms of planning and reporting. The weight of changing expectations, management roles and infrastructure (under the new national framework for asset management and financial planning) will demand a new approach not easily catered for by the existing framework.

Although the existing framework does not prohibit long-term planning – the management plan may be developed for a period longer than three years - it does not encourage it, either. Neither does it provide any guidance for councils seeking to improve their strategic position. Over the years, the focus has shifted to compliance with the regulations, rather than applying the strategic intent of the framework. Combined with limitations on resources, this has tended to make planning more reactive than strategic. In this environment, it would be reasonable to suggest that the current planning framework is not providing the optimum solution for local government.

If the existing framework is maintained, the department could seek to mitigate future impacts by:

- Ensuring impact assessments are undertaken before any new requirements are added to the planning/reporting regime
- Providing guidelines and better practice examples to assist councils in the planning and reporting process
- Encouraging regional approaches to some reporting, eg State of the Environment reports
- Making requirements more flexible where possible

Option 2 – Add to the existing framework

One option for improving strategic focus is to add a mandatory strategic plan to the existing framework. Under this proposal, councils could be required to:

- Consider the needs of their community over the next 10-20 years
- Identify key directions and priorities
- Outline strategies for achieving these outcomes.

This would ensure that long-term needs and pressures were at least considered in councils' planning regime and that the community had more direct input into determining key directions for the future. The mandatory strategic plan would sit at the top of the planning structure, with the 3-year management plan beneath it. The requirements to complete a State of the Environment Report and Social and Community Plan would remain.



While this structure would provide change with the least disturbance to existing regimes, it would also result in additional resource requirements for councils. The level of benefit that may be obtained from this investment is open to question, as the structure maintains the existing problems of integrating the various planning mechanisms.

Resources would still need to be directed towards developing social and community plans and the State of the Environment Report (SoE), as well as the new strategic plan. The annual report would be retained.

Councils would need to determine how they could integrate the objectives of their new strategic plan into the management plan structure and how the social plan and SoE could help to inform the strategic plan. The existing problems with differing timeframes, eg SoEs every four years, social plans every five and management plans at least every three years, would remain.

There is also potential for duplication, particularly with community consultation, as the various plans are prepared.

Option 3 – Reshape the framework

The final option is to reshape the existing framework in some way to strengthen strategic focus, streamline the planning and reporting processes

and encourage integration between the various plans. The proposed model is designed as a continuous framework, rather than a static planning model. It is designed to allow councils more autonomy in responding to their community's various needs, and encourages elected representatives to play a leading role in developing long term plans.



Why mandate strategic planning?

This model includes a mandatory requirement for a long-term strategic plan. One of the recurrent themes emerging from the review is that councils need to develop a stronger strategic focus. It is acknowledged that many councils currently experience difficulty with strategic planning and there are varying views as to what constitutes a “strategic plan”. Some councils regard a “strategic plan” as being the sum total of their strategic documents, such as the social plan, strategic land use plans, service development strategies etc. Others see it as a separate entity, overarching these documents.

There is also a question as to whether a council’s strategic plan should relate to the future of the community it serves, or the future of the council. There are concerns that councils are “planning” for matters that are outside their immediate sphere of influence – that they should focus only on the services that they could directly provide.

Considering the wide variety of views on the subject, it was felt that the only way to progress strategic planning within local government was to provide a base model upon which all councils could build.

Developing a strategic plan for the community

The strategic plan would focus on building a sustainable community and the various roles that council can play in achieving this aim.

Key elements of a sustainable community include:

- Social cohesion; a socially mixed community where neighbourhoods are characterised by diversity of income, age, culture and housing tenure etc and there are opportunities to move freely through life's cycles without the need to relocate
- Functional economy; diverse employment opportunities exist which underpin a quality of life matched with community prosperity expectations
- Robust environment; ecologically balanced with impacts from human activity being accommodated without degradation to the environment
- Sound infrastructure; facilities and services are matched to community needs.

To achieve this, councils need to think beyond the services that they can directly provide and determine where they, as an organisation, will fit within their community's future. They need to understand where their community is going and what it wants before they can respond to this in a meaningful and appropriate way and direct their energies where they will be the most effective.

The term "Community Strategic Plan" has been used to refer to the strategic plan, to reinforce the view that it is a plan for the community, rather than just the council. There is no intention to mandate what councils should call their plan. However, all plans would include four mandatory "themes": Social; Environmental; Economic; and Governance, which must be addressed in some way.

Each council would be free to develop its Community Strategic Plan within the context of its own community needs and existing planning and business frameworks, provided that the plan addresses the key themes in some way. For example, a rural council's Plan may have different objectives and be designed on a smaller scale than an urban council's Plan. Councils who currently work on a sustainability framework, or the Business Excellence Framework, may wish to integrate their Community Strategic Plan with these systems.

This model allows councils the maximum flexibility to develop business systems that suit their own particular needs and to carry out planning and reporting that is the most appropriate for their particular community

It does not mandate any plans or reports, apart from the four key themes. It attempts to address some of the current concerns with the mandatory social planning framework – ie that the framework is too narrow and the mandatory target groups are not appropriate to all communities. It also attempts to address the difficulties some councils currently face in attempting to integrate the Social Plan, or State of the Environment Report into sustainability frameworks, the Business Excellence Framework, or other planning structures. Councils could choose to be more innovative in their approach – or they could simply adopt the basic framework and target their monitoring activities to a series of key indicators, depending on the resources available.

While the mandatory structure of the Social Plan would no longer be applied, councils would still be expected to undertake social planning and monitoring. Similarly, State of the Environment reporting would not be prescribed, though councils would be expected to develop adequate monitoring and reporting frameworks, in consultation with the CMA.

It is proposed that the Community Strategic Plan has a prescribed minimum timeframe of 10 years. Councils would be free to adopt any timeframe they choose beyond that point.

The purpose of the Plan is to identify the community's main priorities and expectations for the future and to plan strategies for achieving these goals. In doing this, the planning process will consider the issues and pressures that may affect the community during this period and the level of resources that will realistically be available to achieve its aims and aspirations.

The Plan should consider outcomes that the council could achieve either by:

- Providing direct services or programs
- Providing or facilitating services and programs in partnership with other agencies
- Acting as a community advocate, to lobby other agencies for change.

To do this, council would obviously need to consult widely with the community and other agencies providing services within the region. Considering existing State or regional plans would also be important to the development process. The requirement for community engagement would be mandated by legislation – the method of carrying it out would not be mandated. Each council would be free to decide appropriate methods, depending on the characteristics of its particular community. The department would provide detailed guidelines to assist with engagement and consultation processes.

An integral part of the Community Strategic Plan will be a 10-year resourcing strategy, which outlines the financial commitment required to achieve the Plan's outcomes. This will give councils a clearer picture of the resources required, particularly if the Community Strategic Plan has identified the need for major capital works or asset upgrades/augmentations.

To inform the initial Community Strategic Plan, councils would be expected to draw from their existing plans and other documents, such as the Social Plan, Cultural Plans, State of the Environment reports, infrastructure servicing strategies, development contributions plans, strategic land use plans and their existing Local Environmental Plan (LEP).

Once completed, the Community Strategic Plan will naturally influence a number of the council's planning instruments, such as the LEP, standards of service, capital works programs and asset management strategies. It will identify the social, economic and environmental outcomes the community expects, and these expectations should be reflected in future land use planning, natural resource planning, community service and infrastructure projects. The current Planning Reform process is timely, as it will allow councils to achieve stronger integration between their Community Strategic Plan and their new LEP.

Who would develop the Community Strategic Plan?

For councils to successfully develop their Community Strategic Plan, they will need to develop a strong working partnership between staff and elected representatives. It is proposed that the Mayor and councillors would hold legislative responsibility for the Community Strategic Plan. These responsibilities would include:

- Establishing the strategic direction of the council, in consultation with the community and council staff
- Ensuring the Plan is implemented by the council
- Reporting to the community on council's progress in implementing the Plan

Naturally, to achieve this aim, they would rely heavily on the technical expertise and leadership of the council's senior staff. Councillors and staff would also be expected to work together in developing the Delivery Program (described below). This program details how each new council will work towards achieving the outcomes outlined in the Community Strategic Plan.

Operational plans supporting the main framework would be the responsibility of the General Manager.

This model also prescribes special duties to the General Manager to ensure that each council is constantly monitoring and assessing its operating environment and adjusting its plans accordingly. The General Manager would be responsible for ensuring monitoring systems are in place to inform council of key issues that may impact on the Community Strategic Plan. These systems would include, as a minimum:

- Maintenance of current social planning mechanisms, including demographic profiles, social indicators and needs analysis
- Systems for monitoring relevant legislative changes
- Systems for monitoring financial drivers
- Collection and analysis of environmental data from relevant sources

- Asset management systems
- Stakeholder consultation networks

The purpose of this is to ensure that the resources currently devoted to preparing the mandatory plans and reports, every four or five years, are applied to more immediate mechanisms. The council should be constantly in touch with its community and continuously monitoring the changes in its operating environment.

It is proposed to amend the *Local Government Act 1993* to more clearly define the roles of councillors and the General Manager in developing, implementing and maintaining the council's Community Strategic Plan.

Could councils change the Community Strategic Plan?

Each new council would review the Community Strategic Plan to determine whether or not its objectives were still relevant and appropriate to the community. It would also be required to roll the Plan forward a further four years, so that its planning timeframe is perpetual. If councils wished to change the plan substantially – for example change a key objective – they would need to carry out further consultation with their community.

Proposed amendments should be in response to new influences or changes affecting the community, rather than the council's political preference. If the community supports the new direction, the Community Strategic Plan, and the various plans that support it, could be changed accordingly.

Would the Community Strategic Plan be assessed by industry regulators?

The model in Option 3 includes an assessment mechanism for the Community Strategic Plan. However, it is not intended that they be submitted to the Department of Local Government for "compliance checking". The purpose of the integrated planning and reporting project is to encourage councils to develop the tools they need to better manage their community's future. Its intent is to provide assistance and encourage autonomy, rather than develop a new regulatory framework for local government. Option 3 therefore proposes to use regional mentoring and liaison teams to assist in the development of the Community Strategic Plans, encourage exchange between stakeholders - so that relevant agencies are aware of council plans and that councils are aware of relevant regional and state strategies - and to evaluate the initial Community Strategic Plan developed by each council.

These teams would consist of representatives of the Department of Local Government, members of local councils, the LGSA, the LGMA and other government agency and industry members, as appropriate. The basis of the evaluation process would be to determine:

- Whether the Plan adequately addresses the four themes prescribed by the legislation

- Whether the Plan has been adequately informed by existing plans, studies and documentation, including relevant state and regional plans
- Whether its objectives are tangible and achievable ie not just “motherhood” statements
- Whether adequate community consultation has occurred in the development phase

The mentoring teams would also evaluate each council’s initial Delivery Program (as described below) to determine:

- Whether the Delivery Program is adequately aligned with the objectives of the Community Strategic Plan
- Whether the financial projections and resourcing arrangements contained within the program are realistic and achievable
- Whether additional borrowings, or a special variation to rates will be required.

Where does the LEP fit in?

Under this model councils would still prepare their Principal LEP, as required by the *Environmental Planning and Assessment Act, 1979*. The underpinning Strategic Land Use Plan and subsequent LEP should reflect the same community directions and priorities identified in the Community Strategic Plan, if adequate consultation has been undertaken. Subsequent reviews of the Community Strategic Plan and the LEP should be regarded as a “cross check” to ensure that both documents are aligned.

What is the Delivery Program?

Underpinning the Community Strategic Plan is a Delivery Program, which outlines how each new council will deliver the outcomes proposed in the Plan during its term of office and the measures it will use to determine its success. The Delivery Program will be directly linked to the Community Strategic Plan, and prepared in consultation with the community.

The Program will look at the council’s programs and priorities for its term and include four years of detailed budgets. However, councils would still have the flexibility to review these budgets annually when determining their rates and charges for the year.

Councils would be free to prepare any other supporting plans to assist them in delivering the outcomes of their Community Strategic Plan. These might include asset management plans, development contributions plans, environmental management plans, and capital works programs. It would be expected that these plans would reflect the priorities and direction of the Community Strategic Plan.

What is the Operational Plan?

Councils would also prepare an annual operational plan, which outlines the “nuts and bolts” of implementing the Delivery Program for that year, and the budget that will be required. It will be a separate document to the Community Strategic Plan and the Delivery Program.

The operational plan will focus on the detail of implementing each year of the Delivery Program and should not depart substantially from the direction and budgets set in the Program. Councils will be required to place the document on public exhibition, as it will contain the proposed fees and charges for the coming year.

What about reporting requirements?

Under all models proposed, councils will continue to remain directly accountable to their communities and to report annually to them on their progress in achieving strategic outcomes. The intention of Options 2 and 3 is to streamline reporting requirements and align them more closely with the planning framework.

The Option 3 model includes a modified version of the existing annual report which focuses mainly on the council’s performance in delivering the outcomes identified in its Community Strategic Plan and supporting framework.

The review took a detailed look at the various legislative requirements for the annual report and considered whether or not some requirements could be deleted, as they are reported via other channels, or whether alternative reporting formats, such as electronic “report cards”, could be developed. These alternatives are still being considered and councils are invited to comment on how the annual report could best be streamlined, while still maintaining accountability to the community.

Under the Option 3 model, the legislative requirement to prepare a Management Plan would also be removed, as this structure would be replaced by the Delivery Program. The reporting requirements currently prescribed for the Management Plan, ie quarterly, will also be reviewed. Councils are encouraged to provide comment on suitable reporting requirements for the Delivery Program.

How is planning and reporting integrated?

The diagram below shows how the objectives from the Community Strategic Plan may be cascaded through the system.

For example, a council’s Community Strategic Plan might identify the objective of “A safe and healthy community” and nominate key strategies for achieving this. These strategies might include a wide variety of approaches, such as ensuring quality water supply and safe operation of sewerage services, ensuring efficient collection of domestic and commercial waste,

promoting health education programs, lobbying for more aged care services in the area, developing crime prevention strategies for the community, and improving road safety.

These intentions would be translated into the Delivery Program in the following way, for example:

Strategy:

Improving road safety

Delivery methods:

- 1) Undertake a review of the condition of all roads in council's area
- 2) Develop a Roads Management Strategy
- 3) Identify funding options for roads management
- 4) Identify key community concerns with road safety
- 5) Develop programs to address key road safety issues

The Operational Plan would then focus on what council would do towards achieving each of these goals in the coming year. For example:

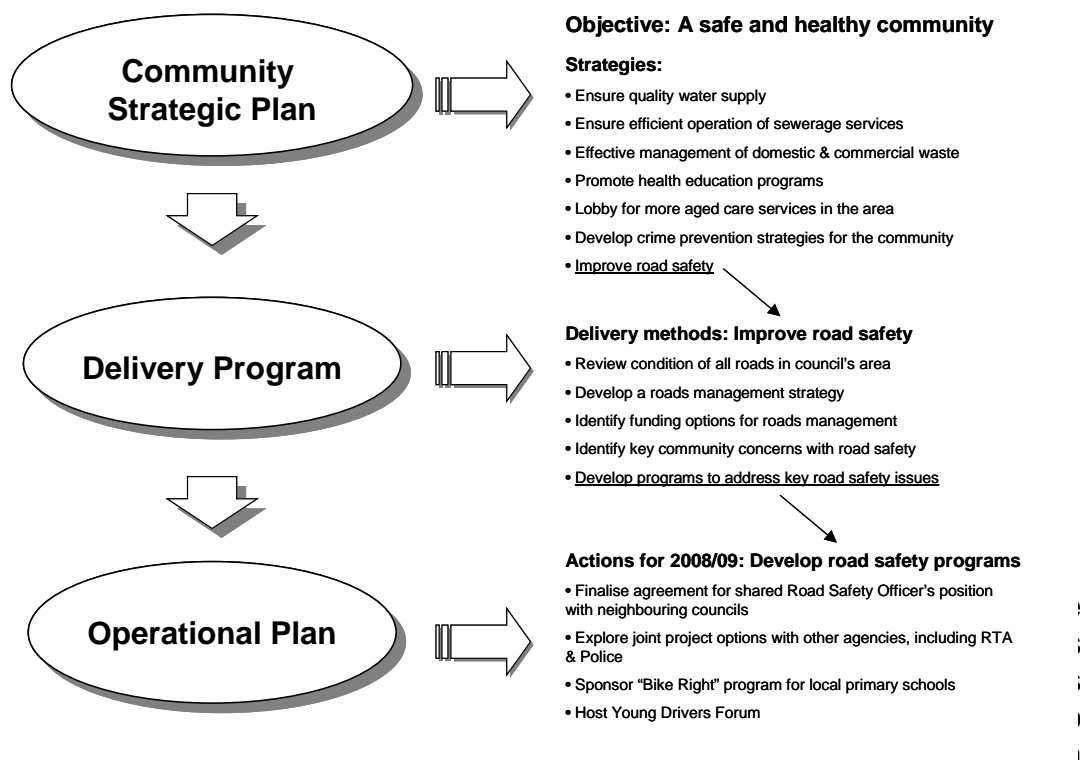
Develop road safety programs:

Actions for 2008-09

- 1) Finalise agreement for shared Road Safety Officer's position with neighbouring councils
- 2) Explore joint project options with other agencies, including RTA & Police
- 3) Sponsor "Bike Right" program for local primary schools
- 4) Host Young Drivers Forum

In this way, the objectives of the Community Strategic Plan are cascaded down through council's planning framework, so that general directions and objectives for the community are translated into strategies, then into programs and finally, individual actions.

The annual report would focus on council's success in achieving the individual actions identified in the Operational Plan and its progress in implementing the four-year Delivery Program.



state asset management framework.

The model proposed in Option 3 considers asset management as an integral part of the strategic planning process, by requiring the Community Strategic Plan to address asset management issues.

A separate discussion paper on asset management is being prepared and will be circulated to councils shortly.

Will this model affect the way councils resource their projects?

The Integrated Planning and Reporting project aims to improve councils' capacity for long-term planning and should help them to identify their resourcing needs earlier in the planning cycle. The requirement to consider resourcing over the 10-year period of the plan will help councils to take a wider view of their needs, considering not only finances, but also human resources and asset requirements. They will be able to identify the additional resources that could be raised through borrowings, rate variations or grants and will be in a better position to take maximum advantage of funding opportunities, resource sharing options and strategic alliances.

How would the model be implemented?

Adopting Option 3 would require substantial changes to existing legislation and a significant implementation period. Although a number of councils have already progressed substantially along the lines of Option 3, the majority have not yet embraced strategic planning at this level. It is acknowledged that the initial stages of implementation would involve additional commitment of resources from some councils. However, the new structure would ultimately

result in savings through improved efficiency, long-term planning and reduced reporting requirements. To assist in the transition, a staged implementation and assistance package is proposed, over the 2008-2012 council term.

Under a suggested implementation program, the State's councils would be divided into three groups, according to existing level of development, resources and capacity. Group One would consist primarily of councils who have already developed a Strategic Plan, and have adequate asset management systems in place. Councils would have the option of nominating which Group they would like to join.

The phase-in schedule would be:

Group One – Community Strategic Plan and Delivery Program to July 1 2013 submitted for review by September 2009

Group Two – Community Strategic Plan and Delivery Program to July 1 2013 submitted for review by September 2010

Group Three – Community Strategic Plan and Delivery Program to July 1 2013 submitted for review by September 2011.

The success of the changes will also depend on the level of support provided to local councils by the department and other industry organisations during the implementation phase. The following support mechanisms are proposed:

- Development of comprehensive guidelines to support the planning processes
- Establishment of a Good Practice website, showing examples of Community Strategic Plans and including useful resources to help councils develop and implement their plans.
- Regional mentoring teams to assist councils with the strategic planning process and provide evaluation and feedback on plans
- Briefings to various professional groups, including general managers and councillors
- Encouraging councils to work jointly in developing their Community Strategic Plan
- Identifying training needs and developing appropriate programs

Where do we go from here?

This options paper forms the next stage of consultation and review for the Integrated Planning and Reporting Project. The paper was announced by the Minister for Local Government, the Hon Kerry Hickey MP, on 30 October 2006 and consultation on the options will continue until 9 March 2007. The consultation period will include:

- Receipt of written submissions on the Options Paper
- Regional focus groups and workshops for councillors and council staff, conducted by the Department of Local Government
- Discussion of the proposals at various industry workshops conducted by the LGSA and LGMA

Making a written submission

Councils, agencies, industry groups and other interested individuals are welcome to make written submissions on this Options Paper.

A feedback form is provided below, or you may wish to prepare a more detailed response. A series of key questions is also provided, which may be of assistance when preparing your submission. There is no requirement to answer all, or any, of the questions, they are provided solely as a guide to discussion.

Written submissions on this Options Paper should be directed to:
Integrated Planning and Reporting Project
Department of Local Government
Locked Bag 3015
NOWRA NSW 2541

Or via email to:
IPRProject@dlg.nsw.gov.au

The closing date for submissions is 9 March 2007

Key questions

Concepts

- Which of the proposed models would work best for your council or agency?
- What are some of the advantages/disadvantages of the models proposed?

Roles and responsibilities

- What role should the Mayor and councillors play in planning for the community's future and reporting on achievements?
- Should special responsibilities be assigned to the Mayor in this regard?
- What role and responsibilities should be assigned to the General Manager in planning for the community's future and reporting on achievements?
- How could people with differing views work together to develop shared long-term plans for the community?
- How could councillors and council staff work together to develop a Community Strategic Plan?
- How could social, environmental, land use planners and asset managers work together to develop the Community Strategic Plan?
- What assistance would new councillors need to help them participate in the strategic planning process?

Reporting

- How could the annual report be streamlined, while still maintaining accountability to communities?
- How could Catchment Management Authorities and local councils work together to improve environmental reporting outcomes?
- What reporting requirements should be imposed on the proposed Delivery Program in Option 3?
- Do you have any suggestions for further streamlining local government reporting, under *the Local Government Act 1993*?

Implementation

- Could your council's current planning framework be readily adapted to the integrated model? Why/why not?
- What training/information/assistance would be required to help councils implement Options 2 or 3?

Government agencies

- How could your agency use councils' Community Strategic Plans to assist in its regional planning?
- Would the use of regional mentoring/liaison teams assist in your planning activities and improve communication between your agency and local councils?
- What role could your agency play in this process?



Feedback Form

Integrated Planning and Reporting Options Paper

Organisation _____

Contact Person _____

Contact No. _____

Email _____

Preferred Option:

Option 1 ☐ Option 2 ☐ Option 3 ☐

Comments:



Ku-ring-gai Council

Response to Department of Local Government options paper on integrated planning and reporting for NSW Local Councils and the position paper a new direction for local government.

Planning a sustainable future – integrated planning and reporting for NSW Local Councils

The initial premise of this submission is in support of the need to reshape the existing framework for the development and delivery and long term strategic plans by local government. This is based on the experience of Ku-ring-gai Council as it has sought to grapple with the current legislative planning and reporting requirements whilst seeking to provide more accountable, transparent and engaging processes and methods of communication.

Notwithstanding general support expressed by this submission Council would also like to draw specific attention to a number of key areas as below.

Changes to the operating environment

In the options paper, mention is made to various changes and reforms at the state government level affecting in particular planning and natural environmental areas. As a consequence of these changes it is suggested that there should be associated amendments to the reporting by local government. Whilst these changes are substantial as read as isolated pieces of government policy or through the formation of new authorities, many reflect an evolving position of State and Federal Governments in relation to natural area management.

An example is the more recent establishment of the Natural Resources Commission and catchment management authorities. Predating these bodies however has been catchment management boards, catchment management committees, various Trusts such as the Hawkesbury Nepean Trust and the functions of previous state government agencies and utilities that developed and set environmental objectives and targets both within a policy and regulatory setting. Equally, it can be argued that there has been a gradual shift in local government reporting both in practice, such as the development of regional SoE reports and via legislative reform through the various amendments to State of Environment reporting.

Across other functions of local government there too has been changes precipitated by more progressive councils for example the development of community plans, now legislated, integrated place planning and as is the focus of this options paper longer term strategic plans that come under various names ranging from sustainability plan, vision documents and so forth

In each case it has been local government that has led with change as individual councils have sought to provide transparency and accountability with their management planning and strategic direction, primarily precipitated through the need to be adaptive and innovative in order to meet the needs of their ratepayers.

Change is inevitable however the questions pertaining to the mooted reforms by the Department is to the extent to which local government must be 'forced' through legislative reforms to respond, coerced through guidelines and peer pressure or encouraged through the development of best practice notes issued by local governments themselves or that of the State.

It is important nevertheless is to recognise that councils do interpret their legislative requirements differently, reflecting the absolute differences in their populations, areas assets and so on. For many progressive councils this provides great benefits to their communities, regions and others drawing from the strengths and champions of the elected councillors and the administration itself.

Value of strategic planning

Forward planning for any organisation is a key to ensure a successful future. Under the current legislative arrangements there is a significant gap in the requirement for Council's to plan beyond the four years as prescribed through the management planning process. Further under the present legislative requirement budgeting is at best annual, albeit with some provision for indicative planning for future years and where special rate variations are involved.

With this in mind there is an absolute need for councils to look forward at least 10 years and arguably further for some classes of assets and where there are clear demographic trends that will impact on the need for more or changes to services.

Coupled to the strategic planning process is the absolute need to align financial realities by way of projected income and expenditure.

Ku-ring-gai Council though its current Management Plan that looks beyond the statutory planning process, its 10 year long term financial model and more recently the development (in progress) of its sustainability strategy is working towards its own sustainable future as identified in broad terms as option 3 in the options paper.

Participatory processes

The development of any strategic plan, particularly one that goes beyond an election cycle must be representative of the ratepayers and arguably in the case of major employment or tourism centres visitors to that area. The need for representation across all demographic cohorts lies at the heart of a participatory process and should seek to work with and develop representative democracy as used to elect Councillors and other members of parliament. This is not to say the elected officials are not able to represent the views of "their" community, rather emphasises the need to engage all parts of the community in the forward planning and vision not just those who actively seek opportunity to comment.

To this end some councils including Ku-ring-gai have adopted the use of a resident's feedback register and other more participatory processes to provide greater information to the elected officials to assist in decision making. In the case of the residents feedback register this has a panel of residents statistically selected to represent all cross sections of the community to provide feedback on questions across a range of policy, strategic, operational and other issues.

Such processes are absolutely critical where planning goes beyond election cycles, so that the directions that a council takes remains consistent to the broadest community opinion, not a reactionary one based on secular and short term interests. This is not to say such long term strategies are static, rather their review in terms of short and medium term actions are included and reported back through the

Management Plan process and longer term vision is regularly revisited to ensure it is contemporary to the opinion and issues facing the local area.

Expectations and role clarity

While the options paper is primarily focused on seeking opinion against three options, its details on the effective implementation of such options is relatively brief. Of particular importance in the development of a final position will be codifying in legislation and later through guidelines, best practice notes and so on of the various roles of the State Government, regional organisations and bodies, the Councillors and that of the executive of the council to carry out the day to day administration and implementation. At this point in time it is premature to speculate what will be the various roles nevertheless such discussion and consultation must occur once the Department has identified its preferred option.

Notwithstanding the above, there are a number of points of concern under the current arrangements that need to be raised.

First, there is often conflict between the implementation of state government policy and the views of local residents. Of particular note presently is the impact of the metropolitan plan for Sydney and its subsequent flow on effect to local government by way of accommodating in some cases very high numbers of new residents with a short period and often within a very concentrated area. Over the last few years Kuring-gai for example has invested considerable resources in developing new town centre plans, local environment plans and in response to Ministerial direction deliver increased residential yields. This direction has been met with resistance by the local community and is in conflict with local values and expectations regarding the future of their neighbourhoods. The balance between state and regional planning and that of what is desirable, preferable or in accordance with local planning concerns needs some mechanism for collaboration and reason and should not be a directed instrument. This is not to say planning would be based on parochial interests, rather seeks a more middle ground than the top down situation as exists presently.

Second, bodies that have some influence over local government at a regional level such as catchment management authorities, district health services and the regional bodies of government agencies need to recognise the skills and importantly knowledge that local councils have in the planning and delivery of services to meet community needs. All too often regional organisations assume certain functions that are currently being undertaken by local government that in effect create duplication without the necessary consultation or representation. Where such bodies currently and in the future have a role that affects local government there is a need for representation at a political, administrative and technical level.

Third, while the current legislation sets out the roles and responsibilities of Council and that of the General Manager, the interface between, put simply, policy and operation is blurred. The options paper outlines the role of the development of the strategic plan as that in the domain of Council yet it foreshadows the need for such a strategy to transcend election cycles. This suggests the need for an auditing or external review of the forward plan and its consistency, albeit acknowledging the need for revision and refinement against the delivery at the short to medium term through the existing management plan. Who executes this role and their powers is left open.

Accountability and transparency of Councils

Whilst present legislative provision provide for and require accountability and transparency in the decision making and operational role of councils, there is a

continual need to build on this and make reporting back to the community inviting to read, informative and honest as to what was done, how it relates to the direction of the council and also what is wanting or not completed against the previously stated plans. Ku-ring-gai for example has started to implement such reporting with the 2005/06 Annual report, over and above the quarterly management plan reporting, based on a Global Reporting Initiative framework (refer to web site for a copy of the annual report).

Alignment and content of reporting

Under the proposal outlined in option 3, it is mooted that there would be a significant revision to the current provisions relating to the development and reporting on environmental, community and social issues among other items. The term Community Strategy Plan, is used to describe the long term plan for the council against which an annual report would be developed. This annual report would outline the actions against the identified program actives over the past 12 months and presumably where such actions fit within the strategic framework.

Under this option, it would appear that the legislative reporting provisions pursuant to section 438(2) of the Local Government Act, clauses 132 and 217 of the Local Government (General) Regulations 2005, clause 10 of the Freedom of Information Act 1989 and Regulation, Privacy and Personal Information Protection Act 1998 and the Environmental Planning and Assessment Act 1979 may become redundant insofar as the annual report is concerned. The benefits of such change would shift the focus of the annual report from one that is largely a compendium of attachments and reporting schedules to potentially one that is a readable document for the community outlining the key initiatives over the past 12 months, as discussed in 6 above. This is not to outline that the existing reporting information is irrelevant, rather it is suggested that the items that could be reported within a standard schedule template and be made available to the public and the Department through the council's web site. Where the information is informative against the operations of the council over the past 12 months, this would be incorporated within a more accessible and readable report.

In terms of state of the environment reporting, it is acknowledged that this report is largely a reactive report that looks at the current state and pressures on the environment and what Council is doing to ameliorate the issues as identified. While there is a legislative link between this report and its integration to the management plan, all too often this is piecemeal and without a strong connection to the long term vision or direction as would be articulated with the Community Strategic Plan. This is not to say the SoE does not provide benefit, rather its focus should be more strategic and integrated to the activities of the whole organisation rather than a reflective report on outdated environmental monitoring.

The legislative requirement for the development and reporting against the implementation of the community or social plan has been a significant recent milestone in recognising this important role of local government. Under option 3 it is unclear as to what will happen to this plan. Most desirable is that this becomes embedded within the Community Strategic Plan and as such the need for a stand alone document becomes superfluous. However the planning and delivery of community programs and services must be amalgamated within a broader reporting framework, such as triple or quadruple bottom line as discussed below.

Directions in corporate reporting

At an international and best practice level there is much discussion and merit put towards utilising a reporting framework that reports against environmental, social,

economic and governance issues, also referred to as quadruple bottom line reporting. Many councils including Ku-ring-gai are increasingly using this framework as a means of facilitating integration of the various functions and services across council beyond the traditional departmental silos.

More recently the Global Reporting Initiative (GRI) is being promoted as a standard reporting tool for federal and state government public agencies based on the recently completed G3 framework. One clear benefit of GRI and the use of the suite of indicators is that it allows a comparison between various public sector organisations and in some cases against the private sector. An obvious advantage is the ability to benchmark organisations against each other, but more importantly the framework for report is such that it provides much greater levels of accountability and transparency.

Regulation and innovation

What ever the final option for the planning and reporting, local government must retain the ability to be innovative in its operations, planning and reporting. This at a minimum recognises the leadership role that many councils take across NSW to advance “best practice”.

A new direction for Local Government

Comments on this position paper have been developed in response to the specific proposals raised in Section 2 of the report.

Peer reviews - whilst Council would generally support this initiative, it assumes that there is capacity for council staff and councillors to undertake these activities over and above their current work load and this may present challenges for many Councils. Further there would need to be clear guidelines as to carryout such a process and it is suggested the Department promote as case studies those councils that demonstrate leadership in specific areas.

1.2 Strategic Planning assistance for Councils

This initiative is supported and could dovetail to the existing grants offered by the Department of Environment and Conservation to facilitate sustainability plans. In recognition of this separate initiative it highlights the need for an effective and integrated whole of government approach from the state that should be used in conjunction with any such review of local government.

1.3 Red tape review

This is supported through what is unclear are details of what red tape exists and the degree to which this affects the operations of councils. It is arguable that much of the mandatory reporting by local government while based on principles of good governance does not necessarily offer direct and immediate value to Councils.

1.4 Clarification of roles

The Local Government Act 1993 provides for the separation of functions between elected officials and general managers. In practice this can be a grey area largely depending on personalities and the professional relationships between the elected and administrative roles of local government. How further clarity can be achieved through a revision of the codified powers however this should be the subject to further consultation and be based on both positive working relationships as well as those recommendations for ICAC, NSW Ombudsman, the Department of LG and others.

Proposal 2.1 Develop principles for determining local representation

The need for local representation is a fundamental feature of the representative democratic process of government in Australia. Supportive decision making processes should also be demographically representative survey and other participatory instruments to ensure all voices of the community are heard.

In terms of number of councillors, population based representation appears to offer the most equitable situation, though regional differences, geography and categorisation of councils may well influence this approach.

Related to this is the tenure of the Mayoral position. While present provision allow for a fixed term and an annual election, international evidence particularly from the UK suggests fixed term appointment have advantages for the community and administration in terms of continuity in direction and decision making. Also to be considered is the direct election of the Mayor by the population for a fixed period.

This submission suggests that each community concept of referendum could be used to test support for the development of new strategic plans once every ten years.

2.2 Develop a kit to promote 'candidacy' in local government

This initiative is generally supported as one means of assisting to achieve broader representation across all age, general and cultural backgrounds.

As pointed out in the NSROC submission a major impediment to attracting candidates is the poor remuneration and long hours. It is counter-intuitive to suggest that councillors should be highly skilled, trained professionals with strategic planning ability, a strong comprehension of good governance and finely-honed business acumen and yet their positions should be occupied on a charitable basis.

2.3 Promote flexible meeting times

This is supported and should also consider both public input as well as for Councillors.

2.4 Guidelines on community consultation and involvement

This is strongly supported and examples of leading participatory processes should be promoted and do exist for example "community Engagement in the NSW Planning System". Ku-ring-gai is currently involved in a national initiative to achieve this via the "Just Communities network" facilitated by the University of Technology Centre for Local Government.

2.5 Workforce planning assistance

Retention, attraction, remuneration and other workforce issues is a critical role for local government. Any future development of this can only be a positive initiative and is to be strongly encouraged.

3.1 Develop a policy directory

This is to be encouraged and a policy and best practice directory on the DLG website would be of assistance to Councils. This should contain links to those policies that are recognised by their peers as leading examples through the auditing as mentioned in 1.1 and other award processes.

Element 4 Sufficient resources

A number of independent reviews into local government in NSW have clearly demonstrated a gap in the ability of Councils' revenues to meet the services expected by the community and also those services shifted to local by other sectors of government. A recurring theme is the on-going impediment of NSW Councils due to rate-pegging. Notwithstanding the benefits, though mostly restricted to specific functions and programs from of annual rate increases and most notably variations and special levies there is certainly enormous pressures on local government to balance needs and income.

4.1 Asset Management Plans

The requirement for Councils to review the condition and value their assets is not new, with the introduction of the Australian Accounting Standard 27 in the 1990's.

However this mapping has not necessarily been inclusive of all council's assets, such as walking tracks, parks and reserves, nor in the most case has the rectification or improvement of assets been linked to any set standard or level of community satisfaction. For some assets such as playgrounds there are safety standards that provide some clear guidance and Ku-ring-gai has a long established program in place. For other assets notably drainage, local government has had to continually downgrade the capacity to meet certain design storms due to the high cost of asset renewal in combination with the gradual deterioration and increased reliance on this asset due to a gradual creep in development and hard stand areas.

Within the proposal a minimal time frame for asset management planning is given at 10 years. This needs to reflect the approximate life of the various asset classes be they drainage with up to 80 years to ones that are subject to greater wear such as public amenities and sports ovals. Regardless of the timeframe, a rolling program must also link directly to the Council's long term plan or Community Strategic Plan as mooted in the Planning for a Sustainable Future, and also the long term financial model. Such a plan should also be used as primary evidence for claims to support special rate variation applications in combination with community surveys that outline priorities and levels of satisfaction with the current service provision.

4.2 Efficiency statement

The lack of efficiency of local government seems to be a recurring theme as part of any discussion involving local government by the State in relation to resource use and allocation. However, as noted in the Percy Allen inquiry into the financial sustainability of NSW Local Government, the nine councils that volunteered for the review when benchmarked against other councils, public institutions and private enterprises worldwide their administrative capacity and performance while not elite of best practice was not far from it. Further it is equally arguable that the ongoing cost shifting of responsibilities to local government in combination with the need for councils to respond more broadly in service delivery beyond the traditional roads, rates and rubbish and rate capping has created greater efficiencies, over and beyond those agencies and authorities that continually call for performance reviews from this sector. This is not to say local government as a whole is unable to undertake further reforms and achieve greater efficiencies, rather this should be an ancillary point of focus with a much stronger emphasis on the diversification of roles, increase in expectations against a platform of restricted access to additional income.

Proposal 5.1: Integrate planning and reporting

Comments on this section are provided in more detail related to the Planning a sustainable future response.

Proposal 6.1: Benchmarks

The development of a number of key indicators and benchmarks for measuring and assessing Councils' performance is fully supported. It is suggested that international indicators for public sector agencies be used to enable comparison and effective benchmarking of the industry as a whole. Ku-ring-gai is currently applying the global reporting initiative framework (GRI) to this end and is proposing to work with a number of neighbouring councils in the near future to enable some regional benchmarking.

A concern with any benchmark process is the need to ensure the indicators do not become the lowest common demonstrator in terms of what councils are prepared to

report on. To this end clear direction is needed.

Further it is also suggested that much of the current information collected for the statutory annual report could well be applied with a returnable benchmark schedule, updated annually by Council, leading to timely and more accurate information that may actually be of assistance.

6.2 Regional/Cluster indicators

The notion of regional clusters is supported though it must be recognised that local government is already doing much of this most notably through various regional organisations of councils among other joint tendering and contract processes.

Proposal 6.3: General Manager contracts to enable working with neighbouring councils

This is supported though recognition of this cross local government input must also be acknowledged by the Councillors and arguably ratepayers as part of the review the performance of the GM and other senior staff.

Proposal 6.4: Resource sharing guidelines

The preparation of guidelines and models for how to set up business clusters would be of benefit to all Councils however they should not be compulsory.

Proposal 6.5: Regional context for Special Variation applications to exceed the rate cap

While it is recognised that Councils need to become more efficient this proposal is not supported due to the subjective nature of describing the 19 efficiencies achieved through resource sharing. In particular this proposal contradicts proposal 4.1 which indicates that special rate increases will be subject to the guidelines of the asset management framework.

The success of an application should be based on justifying the reasons for the application and for example be linked to asset management, community satisfaction surveys including willingness to pay for the expansion and delivery of other services.

7.1 Accreditation for councillor learning and development

Recognition or accreditation of Councillor learning and development programs is supported. Opportunities for Councillors to develop their skills whilst undertaking their roles should be encouraged and not place them in a position where they are subject to derision or political attack. Perhaps any audit by the State can review whether sufficient resources have been directed to this activity and recommendations provided for where it has not occurred.

BUSHLAND, CATCHMENTS & NATURAL AREAS REFERENCE GROUP - MINUTES OF MEETING HELD 19 FEBRUARY 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 February 2007.
BACKGROUND:	The role of the Bushland, Catchments and Natural Areas Reference Group is to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas.
COMMENTS:	The meeting of 19 February 2007, three items were presented including the Draft 2007/11 Management Plan and update on the Biodiversity Strategy and proposed 2007/08 Fuel Management Programme.
RECOMMENDATION:	That the Minutes of the Bushland, Catchments & Natural Areas Reference Group meeting held on Monday, 19 February 2007 and attachments be received and noted.

PURPOSE OF REPORT

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 19 February 2007.

BACKGROUND

The role of the Bushland, Catchments and Natural Areas Reference Group is to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas.

COMMENTS

Attachment 1 provides a copy of the minutes of the meeting.

Three items were discussed in general business at the meeting of Monday, 19 February:

1. discussion on the Working Draft of the 2007/11 Management Plan. This followed the development of preliminary draft Management Plan as discussed at the Councillors Workshop in February.
2. update on the implementation of the Biodiversity Strategy. Attachment 2 provides a comment against each of the strategies and actions as identified in this document as required in Council's Management Plan for 2006/07.
3. update on the proposed hazard reduction programs within the Fuel Management Programme for 2007/08. This draft programme, as proposed by the Hornsby/ Ku-ring-gai District Fuel Management Committees, is being reported to Council for the first time and forms the basis of the forthcoming year's fuel reduction program (attachment 3).

CONSULTATION

The Reference Group is itself a consultative forum, representing the interests of residents, user groups and industry experts.

FINANCIAL CONSIDERATIONS

There are no financial considerations related to this report.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with other departments has not occurred in the development of this report.

SUMMARY

The Reference Group considered three items of business at its meeting held on Monday, 19 February 2007. The Draft 2007/11 Management Plan and updates in relation to the Biodiversity Strategy and Fuel Management Programme for 2007/08. Refer to attachment 1 for the minutes from this meeting.

RECOMMENDATION

- A. That the minutes of the Bushland, Catchments & Natural Areas Reference Group Meeting of Monday, 19 February 2007 be received and noted.
- B. That reporting on implementation of Council's Biodiversity Strategy Outcomes be received and noted.
- C. That the draft Fuel Management Programme for 2007-2008 be received and noted.

Peter Davies

Manager Sustainability & Natural Environments

Steven Head

Director Open Space & Planning

Attachments:

- 1. Minutes of Meeting of Monday 19 February 2007 - 719436**
- 2. Summary of Biodiversity Strategy Outcomes - 740942**
- 3. Fuel Management Programme - 747845**

Bushland Catchments & Natural Areas Reference Group

Monday 19 February 2007
Level 3 Ante Room 7.00pm – 9.00 pm

Attendees:

Members	Councillors	Staff
Neroli Lock Nancy Pallin Mark Taylor Margaret Booth Stephen Shortis Colin Manton Graeme Mitchell (NPWS)	Clr. A. Andrew – Chair	Peter Davies – Manager Sustainability & Natural Environments David Wilks – Technical Officer - Biodiversity

Apologies:

Members	Councillors	Staff
David Robinson Margery Street Chris McIntosh James Rennie	Clr Shelley – Deputy Chair Clr Malicki	Steven Head – Director Open Space & Planning

Meeting open 7.10pm.

Declaration of Pecuniary Interests:

No pecuniary interest declared.

Confirmation of Minutes:

To be inserted.

Business arising from the previous meeting

Off Label Herbicide:

The off label permit matter and use of herbicide mixture known as “Gloop” was discussed (see attached letter). Nancy Pallin explained that Lord Howe Island is currently seeking approval for the use of Gloop (a mixture of glyphosate and metsulfuron-methyl) as an effective technique to control asparagus fern.

Council’s Technical Officer - Biodiversity is to review technical/ environmental issues/ approvals and Council’s Bushcare Co-ordinator will investigate the relevance to the Bushcare program. Council’s Acting Bushland Operations Supervisor will need to investigate the use by the Regeneration and Noxious Weeds team.

General Business

BC&NARG 33 – (Working Draft 2007-2011 Management Plan – circulated in meeting)

Manager Sustainability & Natural Environments gave an overview of the background and development to the Working Draft Management Plan for 2007/11. A critical element in the development of the forthcoming Plan is to incorporate all key areas of Council and have them linked to a key performance indicator (KPI). These indicators and subordinate performance measures will allow the long term tracking of the organisation’s performance. For the benefit of the Reference Group, the activities to be undertaken within each KPI were also included and discussed where relevant to the natural environment.

Nancy Pallin asked if the KPI tracking is an automated system to make reporting easier rather than searching for data every year. Manager Sustainability & Natural Environments confirmed the program “Performance Planning” is designed to generate reports from data entered and links to the financial system.

Neroli Lock asked how Council developed the KPI’s and if they were Council’s own. Manager Sustainability & Natural Environments responded they were based on issues relevant to Ku-ring-gai Council. Information was sought by State agencies for benchmarking and the use of Global Reporting Initiative indicators.

Councillor Andrew noted the Management Plan has evolved over the past 3 years with some KPI’s more suitable as activities.

Nancy Pallin questioned if all volunteers have been included under one volunteer category eg: Bushcare program within this Management Plan. Manager Sustainability & Natural Environments confirmed this, however, reporting against each volunteer program will be undertaken.

Mark Taylor asked if there are any “incentives” to fulfill KPI’s. Manager Sustainability & Natural Environments replied that this is linked to the performance of all senior staff.

Councillor Andrew advised the Committee that the Department of Local Government are producing new guidelines for Management Plans which can be viewed on their website eg: Sustainability of Councils.

Action for Committee members:

Comments on the Working Draft were invited up to Monday 12th March 2007 to Manager Sustainability & Natural Environments. Additional consultation will occur when Council formally exhibits the Plan.

BC&NARG 34 – Biodiversity Strategy Update

Biodiversity Strategy Outcomes

Technical Officer – Biodiversity gave a review of the status of the Biodiversity Strategy outcomes to date (as attached).

Technical Officer – Biodiversity also distributed the recently completed brochures related to dogs in bushland, Backyard Bushcare and Common Mynas.

Mark Taylor asked of details of the BioBase data. Technical Officer – Biodiversity responded that the data is mostly used by Council staff to assess potential impacts of operational activities and Development Applications. It is also used for other projects eg: Fire Compartments and research such as the Lyrebird Project.

Mark Taylor stressed the need to use the data to evaluate policy instruments which would be particularly relevant to the development of the new Comprehensive LEP and DCP's. Nancy Pallin stated that there is a need for data entry reporting to BioBase (Wildlife Watch program). Neroli Lock stated there is also need to look at BioBase as to the value corridors. Councillor Andrew said there was a need to ensure application of data in the development of studies necessary in the development of DCP's.

Action for Committee members:

Comments on Biodiversity Strategy outcomes to be sent to Technical Officer – Biodiversity by Monday 5th March 2007.

Demonstration Sites for Threatened Ecological Communities

Technical Officer - Biodiversity gave a summary of the Department of Environment & Conservation (DEC) Threatened Species Demonstration sites program and explained the Councils involvement. Handouts were provided to all Committee members on best practice and community.

Browns Forest/ Dalrymple Hay Nature Reserve now to host the first public open/ field day on Saturday 31st March 2007.

Councillor Andrew identified the need for a press release for the site open day which the Technical Officer – Biodiversity will follow up.

Actions required by Council staff:

Manager Sustainability & Natural Environments to ensure press release is prepared.

Technical Officer - Biodiversity is required to inform the Committee of details for the open day and other details when available.

BC&NARG 35 – Fuel Management Programme Update

Manager Sustainability & Natural Environments gave a brief overview of 2007/08 Fuel Management Programme. Copies of program were handed out to Committee members for their reference with the program due to start on 31 March 2007 with the first burn in Hornsby.

Col Manton (Rural Fire Service) – gave summary of the current Hornsby – Ku-ring-gai program and advised that the Bushfire Management Committee will be meeting soon to endorse the fuel management program and that the “compartments” will help Rural Fire Service (and Council) conduct burns more strategically with less reactive burns.

Other business

Stephen Shortis asked if the SoE report came out in 2006. Manager Sustainability & Natural Environments answered that it did come out last year as part of the regional NSROC SoE.

Next Meeting

Monday 2 April 2007 – Level 3 Ante Room at 7.00pm.

Meeting Closed at 9.40pm

Summary of Biodiversity Action Outcomes to February 2007

Biodiversity Strategy adopted by Council December 2006

Table 7(A). Planning, policy and regulation

Strategy 1. Further integrate and incorporate biodiversity management principles into all relevant planning instruments, development control plans, policies and operational plans and work programs across Council.				
Actions		Timeframe:	Responsibility	Outcomes / Actions undertaken
Preparation of the Ku-ring-gai Comprehensive LEP in accordance with NSW government requirements		Year 2-5	Department of Planning	Comprehensive LEP development and schedule due to start in 2007. Review of policies such as Landscape and Riparian Policies has commenced – and to follow the standard LEP / DCP templates
1. Update Council's Management Plan (currently 2005-2009) (Occurs annually).		Timeframe: Year 1	Responsibility Ku-ring-gai Council Governance.	2007-2012 being finalised now. Actions from Biodiversity Strategy are being incorporated
2. Update review Council's Open Space Strategy 2005		Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space	Due to start 07/08 Financial year.
3. Identify and list all planning Council instruments, policies DCPs, guidelines, and SOPs etc to include reference to this biodiversity strategy in.		Timeframe: Year 1	Responsibility	Council committee compiling lists of all policies etc. This list will then be used to identify those relevant to Biodiversity Strategy
4. List and prioritise relevant documents that do not already have biodiversity management principles included and those that do but require updating. Set realistic timeframes for the amendment of relevant documents including time for submission to Council and		Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning	Due to start 07/08 Financial year. Council committee compiling lists of all policies etc. This list will then be used to identify those relevant to Biodiversity Strategy

	public exhibition where required.			
	5. Identify what plans, policies and procedures would benefit from the inclusion of specific biodiversity facts sheets or guidelines. Identify the types of information that could be included.	Timeframe: Year 3	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning DEC	Due to start 08/09 Financial year
	6. Create a cadastral map for planning, development and operational purposes that identifies biodiversity hotspots, environmentally sensitive areas, threatened species habitat, corridors, biolinks and endangered ecological communities. Create guidelines and triggers for use of the map and actions required by Council, developers and residents. To be done in consultation with key departments.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Land Information NSW RFS DEC	Due to start 07/08 Financial year Data collection / collation has started This data will be integrated with bushfire compartment maps on GIS system
	7. Expand DA assessment process view to encompass a wider focus to include the local setting, biolinks and environmentally sensitive areas.	Timeframe: Year 2	Responsibility Development Control Ku-ring-gai Council Open Space Ku-ring-gai Council Planning	Due to start 07/08 Financial year Environmentally sensitive areas data being compiled to produce map and GIS layer – data will be used to help formulate this action. Bush regeneration works are being carried out in numerous reserves that form part of a corridor or biolinks to other areas as part of the environmental levy and Council's long-term regeneration programs. Sites include Dalrymple-Hay/Browns Field and St Ives Show Ground etc.

Strategy 2. Investigate the rezoning of key Council lands for the benefit of biodiversity.				
Actions	8. Continue the unused roads in bushland reserves rezoning project and have two unused road reserves reclassified per year.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Technical Services Ku-ring-gai Council Planning DMR	Data collected and initial priority list created. Further action will depend on comprehensive LEP and Dept of Planning. New LEP due in 2011, but planning of and guidelines and schedule will commence later in 2007
	9. Identify council lands that would benefit biodiversity via their declaration as fauna refuges under the <i>Companion Animals Act 1998</i> . (Refer to/ liaise with the Bushland, Catchments and Natural Areas Reference Group and Companion Animals Committee for appraisal).	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Regulatory Services Companion Animals Committee	<p>Due to start 07/08 Financial year.</p> <p>Some preliminary options considered including reserves previously dedicated to the preservation of wildlife such as the Ku-ring-gai Wildflower Gardens</p> <p>More information may come from Lyrebird research project</p> <p>Companion Animal Management Plan (March 2006) identifies three main factors in companion animal management – the animals, the community and the surrounding environment. All areas are contributing factors to our recommendation and strategic actions. The plan aims to:-</p> <ul style="list-style-type: none"> • balance the needs of the community, the environment and companion animals; • identify gaps in previous planning and education; • provide a framework for directing and prioritising actions; • provide measurable indicators for the assessment of plan results and outcomes. Available on our website
Strategy 3. Targeted regulation and education programs in Council reserves and the urban–bushland interface to help reduce human impacts.				
Actions	10. Dogs and cats in bushland – update or create brochures, increase signage and carry out routine regulatory program where necessary.	Timeframe: Year 2 Ongoing	Responsibility Community Ku-ring-gai Council Open Space Regulatory Services Companion Animals Committee	<p>Several new brochures created by Companion Animals Committee are now printed. Brochures cover dog and cat related issues such as registration, responsible pet ownership, thoughtful disposal of droppings and dog off-leash areas Relevant brochures will be provided to bushland staff and the KWG to help educate dog owners using bushland reserves.</p> <p>Several signs (graphics) were designed by the community and will</p>

				be trialled later this year. They target will dogs in bushland, picking up droppings and highlight off-leash areas
	11. Dumping and encroachment program – update or create brochures, increase signage and carry out routine regulatory program where necessary.	Timeframe: Year 2 Ongoing	Responsibility Community DEC Ku-ring-gai Council Open Space Regulatory Services	<p>Due to start 07/08 Financial year.</p> <p>Encroachment Policy created and adopted as draft for exhibition till 21 Feb 2007</p> <ol style="list-style-type: none"> 1. Developed and produced 'Bush Neighbours' brochure this contains information on all the 'interface' issues, encroachment, dumping, weeds, feral animals etc. This brochure will eventually be posted out to all residents on the interface and nearby, through Bush Neighbours community info days. 2. The Bush Neighbour days are being held once a month. Each day will focus on a different bush reserve. Info on the interface issues will be available as well as info on the reserve management, and other Council programs Backyard Buddies etc. activities such as composting, tree planting, reserve cleanup, bush regen and give aways of native plants, anti dumping stickers etc. 3. Developed and produced info sheets on noxious weeds, these are available on the web, will be posted out to residents required to control noxious weeds on their properties as well as to be used at community events such as Bush Neighbours. 4. Reserve priority rating system is currently being finalised. This rating system combines information from experts and the community and will allow strategic management of bushland reserves. 5. Community Environment Officers are currently assessing reserves for interface issues encroachments, dumping and noxious weeds but once the rating of reserves is completed systematic assessment from highest to lowest priority will commence and interface issues where they occur will be resolved through education and regulation, Bush Neighbors, meetings with residents and where necessary orders of PINS. 6. All dumping, encroachment and weeds incidents data is being captured. 7. Dumping crackdown has commenced liaised with other Council depts. Developed SOP for rangers and CEOs, identified dumping

			<p>hotspots, renewing anti-dumping signs across the LGA, public launch and advertising of crackdown, updated CRS system, installing surveillance cameras at hotspots.</p> <p>8. Encroachment Policy and SOP developed. Residual encroachments currently being resolved.</p> <p>9. Ongoing CEOs attending other Council and community events to promote awareness of interface issues and distribute materials.</p> <p>10. Community walks and talks program promoting general environmental awareness and interface issues.</p>
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Table 7(B). Research

Strategy 1. Increase our knowledge of local species diversity and identify biodiversity “hotspots”, biolinks and corridors for greater protection and enhancement.

Actions		Timeframe:	Responsibility	Outcomes / Actions undertaken
1. Continue collection of biodiversity data including – aquatic and terrestrial flora, fauna and fungi species and ecological communities. In particular gather more data on invertebrate taxa such as insects.		Year 1 and ongoing	Ku-ring-gai Council Open Space DEC Regional Councils	Continuing More specific sampling and research being undertaken on aquatic and terrestrial macroinvertebrates and water chemistry in conjunction with Macquarie Uni and University of Western Sydney. Several scientific papers have submitted for publication or conference presentations or are in preparation. Papers will be made available on our website Wildlife Watch data continues to be collected and entered into Council’s BioBase database
2. Identify and map local biodiversity “hotspots”, priority conservation areas and existing or potential biolinks and corridors.		Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space DEC	Due to start 07/08 Financial year. Council’s BioBase so far has about 14,000 records each for flora and fauna in KC area Data collection ongoing for later detailed analysis for management purposes or for research projects
3. Further research into optimal buffer sizes for riparian zones and urban		Timeframe: Ongoing	Responsibility Ku-ring-gai Council	First results from terrestrial macro-invertebrates study have just been submitted as a report and also written as scientific paper by

	interface interactions with biodiversity and impact minimisation.		Open Space DNR	Macquarie Uni and Open Space staff. Further research will start soon as part of a Masters research program for a postgraduate student co-supervised by Macquarie Uni and KC.
	4. Research the accuracy/ effectiveness of current environmental monitoring programs and look into the use of surrogates and indicator species for developing a single biodiversity index.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space	Due to start 07/08 Financial year. As a part of the development of a GRI reporting system OS have created a draft sustainability model / matrix which includes biodiversity and social data. Model is under field testing at present
Strategy 2. Increase our knowledge and understanding of genetic erosion and provenance pertinent to local species and ecosystems so we can better manage biodiversity and plan seed collection and planting programs.				
Actions	5. Investigate the potential to engage a post-graduate student or professional researcher to collect, collate and analyse genetic data relevant to local species and their management.	Timeframe: Year 3	Responsibility Ku-ring-gai Council Open Space	Outcomes / Actions undertaken Due 08 / 09 Fin year Royal Botanic Gardens have been approached for a joint research project – in particular for EEC's such as BGHF and STIF
	6. Research the feasibility and genetic/ conservation implications of possible translocation and re-introduction of locally extinct fauna species to local reserves.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space DEC	Due to start 07/08 Financial year. Joint project started 2006 with Uni NSW and OS on Lyrebirds. Part of project will includes genetic sampling to investigate issues population dynamics
Actions	7. Develop a set of guidelines for long-term/ adaptive management to deal with potential local impacts and consequences of global climate change.	Timeframe: Year 3	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning	Due to start 08/09 Financial year.
Strategy 3. Manage local provenance and populations.				
	8. Research and develop best practice guidelines for local provenance and species translocation (flora and	Timeframe: Year 3	Responsibility Ku-ring-gai Council Open Space	Due to start 08/09 Financial year. Data collected and findings made via the proposed plant provenance project (Action 5 above) and Lyrebird Project will be

	fauna) for use in operational programs and policy documents.			utilised to develop these guidelines.
Strategy 4. Plan for and ameliorate the impacts of long-term climate change.				
Actions	9. Research the potential local impacts and consequences for Council of global climate change.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning DEC	Due to start 07/08 Financial year

Table 7(C). Education and Community Involvement 2005-2006

Strategy 1. Expand and coordinate all education programs and activities to promote ESD and biodiversity conservation principles to all: age groups, ethnic backgrounds, socio-economic background or other demographics.

Actions	1. Extend bushland education programs to hold regular activities in key natural area reserves in all sub-catchments encompassing all socio-economic ages, classes and ethnic demographics.	Timeframe: Year 1	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning Community	Outcomes / Actions undertaken Several programs well underway including Backyard Buddies (provision and or breeding of native bees, fish and bluetongues for release into suitable backyards or ponds etc), Backyard Bushcare (improving / increasing habitat in people's yards) and Pool to Pond (converting disused swimming pools into aquatic habitats/ ponds with native plants and fish). KWG education programs : Currently setting up a CALD EE and bushwalks program for local ESL and CALD groups. (CALD is culturally and linguistically diverse and EE is environmental education) targeting any ethnic group but primarily in the Ku-ring-gai area it will most likely be
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				<p>Chinese, Japanese and Korean.</p> <p>Adult native gardening and organic gardening workshops in June, July and August. Also, in conjunction with Community Youth Services we're offering two camps at the KWG for young people aged 12 to 18 years. Astronomy night at the KWG - April 21st for adults and children 10 and over. Habitat Ku-ring-gai program for seniors. A walk and talk program at the Garden. Also, the Australian Plants Society North Shore Branch hold their walks and talks program every Tuesday here. Tend to get mostly seniors attending their program.</p>
Actions	<p>2. Increase the level of understanding of natural area users about biodiversity and conservation values of bushland reserves and the potential impacts recreational uses and urban processes can have. This may include interpretive signage, education programs, brochures or fact sheets and regulatory activities etc.</p>	<p>Timeframe: Ongoing</p>	<p>Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning Regulatory Services DEC</p>	<p>Ongoing</p> <p>Several new brochures created by Companion Animals Committee are now printed. Brochures cover dog and cat related issues such as registration, responsible pet ownership, thoughtful disposal of droppings and dog off-leash areas. Relevant brochures will be provided to bushland staff and the KWG to help educate dog owners using bushland reserves. Several signs (graphics) were designed by the community and will be trialled later this year. They target will dogs in bushland, picking up droppings and highlight off-leash areas. Brochure developed for Indian Myna control program for use by members of the Urban Feral Animal Action Group (UFAAG) and others which includes at least 12 Councils, NPWS / DEC, Taronga Zoo and Macquarie University. Due to be printed March 2007.</p>

Strategy 2. Facilitate greater engagement of Council staff, the community and other land managers, in biodiversity planning and management.				
Actions	3. Investigate possibilities and options for the implementation of incentive initiatives and programs to maintain or enhance biodiversity on private lands.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Community DEC	Due to start 07/08 Financial year. Some data has been collected on various incentive schemes in use or allowed under the Local Government Act
	4. Continue to provide and expand the use of presentations and workshops on biodiversity and ESD for staff both in-house and external.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning	Ongoing OS has initiated a lunchtime seminar series available for all staff to attend on various projects and programs A second series of presentations is being developed to target specific staff
Strategy 3. Continue existing and seek new community partnerships to help increase knowledge and protection of biodiversity.				
Actions	5. Investigate opportunities and options for voluntary conservation agreements.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning DEC CMA	Due to start 07/08 Financial year. Some data collected on VCA's from NSW and other states including new Biobanking Scheme from DEC
	6. Continue and further encourage participation of residents and NGO's (local conservation groups) to participate in Council committees, public meetings and workshops related to biodiversity, bushland reserves management and policy development.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space Planning CMA DEC	Ongoing Members of various community groups, such as the Bat Conservation Society and STEP attend meetings of the Natural Areas and Catchments Reference Group OS staff including Bushcare and (in conjunction with Community Services) a number of workshops, walks and talks for community groups or residents in general aimed at increasing awareness of conservation issues and sustainability

Strategy 4. *Investigate possibilities and options for the implementation of incentive initiatives and programs to maintain or enhance biodiversity on private lands.*

Actions	7. Compile data on existing incentive programs and look at the feasibility and resourcing issues for Council to implement a program in our LGA.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning Governance	Due to start 07/08 Financial year. Some data has been collected on various incentive schemes in use or allowed under the Local Government Act
	8. Continue community programs, such as Backyard Bushcare, Backyard Buddies and Wildlife Watch, aimed at assisting residents to improve local biodiversity and to raise awareness of biodiversity issues on private lands. Investigate options for continued long-term funding by Council or via grants.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space	Ongoing. Some programs expanded (Eg native Backyard Buddies) New programs started including pool to pond

Table 7(D.) Operational programs

Strategy 1. *Review, update and amend relevant work programs and projects in relation to biodiversity and best current practice.*

Actions	1. Annual review and update of pest animal and weed control programs, Bushcare, bush regeneration and bushfire management programs.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space Operations DEC	Outcomes / Actions undertaken Ongoing, Fox control program twice a year New Program started – Pilot trapping program for Indian Mynas with OS field staff and residents Bush regeneration and weed control programs (staff and contractor) are undertaken annually pro-actively or reactively (or both)
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	2. Environmental Monitoring – continue to monitor biodiversity outcomes and collate data for reporting in SOE and on our website.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning DEC Regional Councils	Ongoing Data being compiled to create SOE reports as required by State regulations. Data collected compiled and collated from various programs including weed mapping, macro-invertebrate surveys, waste management figures etc
Strategy 2. Ensure Council is using best practice in its works programs.				
Actions	3. Compile a list of Councils environmental practice guidelines and SOPs and identify those that require updating or inclusion best practice guidelines.	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Ku-ring-gai Council Planning	Due to start 07/08 Financial year.
Strategy 3. Protect and enhance connectivity between isolated natural areas and national parks including riparian zones.				
Actions	4. Ensure annual bush regeneration, weed control, and planting programs in Council bushland, parks and other reserves include some areas that form part of a vegetation/ habitat corridors or biolinks where possible.	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space Trees and vegetation section Ku-ring-gai Council Planning DEC CMA	Ongoing – bush regeneration program and street tree planting program.
	5. Where relevant ensure planting programs for Council parks, garden, sports fields and nature strips consist of local indigenous species and include more structural planting (IE ground and shrub layers etc).	Timeframe: Ongoing	Responsibility Ku-ring-gai Council Open Space Trees	Ongoing Planting of local provenance stock is undertaken as per parks and sports management plans and Open Space Management plan.
Strategy 4. Ameliorate the impacts of Council maintenance programs.				
Actions	6. Continue to assess and modify mowing programs / contracts along	Timeframe: Annually	Responsibility Ku-ring-gai Council	Ongoing. Several areas removed from mowing contracts to allow

	edges in bushland reserves and bushland remnants in parks etc.		Open Space DEC CMA DNR	regeneration (EG areas of remnant STIF and BGHFin parks and on nature strips) Other areas added where only weeds exist
Strategy 5. Coordination of pest animal Control Programs on all Council and public lands.				
Actions	7. Better define responsibilities and resource allocation for bushland, parks, sports fields, and urban / residential areas	Timeframe: Year 2	Responsibility Ku-ring-gai Council Open Space Regulatory Services	Due to start 07/08 Financial year.
	8. Seek further collaboration for regional control pest animal control programs EG Indian Mynahs	Timeframe: Year 1	Responsibility Ku-ring-gai Council Open Space Regulatory Services Community	Pilot program started in collaboration with Hornsby, North Sydney, Warringah and other Councils and DEC / NPWS as part of Urban Feral Animal Action Brochure designed due to be printed March 2007 Traps set at four sites and some birds caught and humanely euthanised. Two trap types being tested for efficacy Next pilot to target mynas at Railway stations and or shopping centres during winter when birds congregation



OPEN SPACE
KU-RING-GAI COUNCIL

Fuel Management Programme.

2007 - 2008

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This fuel management program is valid from 1st July 2007 to 30th June 2008 and is consistent with the Hornsby Ku-ring-gai Bushfire Risk Management Plan 2002.

INTRODUCTION

Ku-ring-gai Council is responsible for the management of approximately 1,100 hectares of bushland. It is subject to the provisions of the *Rural Fires Act 1997*, State Environmental Planning Policy Number 19 - *Bushland in Urban Areas and the Ku-ring-gai Council Bushland Plan of Management 1996*, prepared in accordance with the Local Government Act, 1993. Much of this bushland is adjacent to larger natural areas to the north, southwest and east administered by the NSW National Parks and Wildlife Service (NPWS).

Fire is a natural periodic event in bushland and Council has the statutory obligation to prevent the occurrence and minimise the spread of bush fires. Bush fire management is undertaken in accordance with Council's Bush Fire Management Policy 1998 (currently under revision).

Fuel management is sympathetic with the needs of the bushland, provided prescribed burns are undertaken in accordance with appropriate environmental considerations. They are a cost effective measure to reduce fuel loads adjacent to properties in the urban/bushland interface.

When burning is not possible (for example, during the Bush Fire Danger Period), manual or mechanical methods are used to reduce fuels. This method uses the techniques of selective hand clearing of surface and mid layer fuels.

Pre-and post-fire weeding is carried out when Council undertakes to burn Threatened Ecological Communities. Weeds are always problematic and difficult to burn in these areas because of their high moisture content. Prior to the commencement of any burning Council teams cut and poison all weeds within the burn site. These weeds are left scattered across the surface of the burn site and thereby increase fuel loads and fire intensity. The resultant moderate burn intensity maximises germination of the stored seed bank.

After the fire, the burn site is placed on a post fire weed maintenance programme for a period of three years. Council's Bush Regeneration team is responsible for this maintenance and where the site is also associated with a Bushcare group they contribute to the site's rehabilitation.

Where possible, Council also undertakes pre and post fire weeding in general bushland. This occurs as time and resources permit. Also, the larger the burn site the more difficult it becomes to cut and poison all weeds. In general, perimeter weeds are treated as containment lines are established and if time permits some spraying of large infestations occurs.

SUMMARY

The 2007/08 Fuel Management Programme consists of 24 prescribed burns (107.5 ha). 22 of these burns have been carried over from the previous year's programme. 2 burns listed on this years programme are on private property and are denoted by an *. Also added to some of Councils hazard reduction burns is private unmanaged bushland as part of the Community Partnerships programme. The areas nominated for burning have been compiled from bushfire hazard complaints, over prescription compartments and 5 ecological burns.

Burning may be carried out by the following agencies:

Council's Natural Environment operational staff;
The Ku-ring-gai Bush Fire Brigade;
The New South Wales Fire Brigade; and
The New South Wales National Parks and Wildlife Service.

Manual/mechanical fuel reduction is carried out by:

Council Natural Environment operational staff;
Contractors engaged by Council,
Community Bushcare volunteers; and
Community Firewise groups.

PRELIMINARY ENVIRONMENTAL ASSESSMENT

The preliminary environmental assessment that is contained within this program is for the areas which are subject to Ku-ring-gai Council's management. Assessment is based on current information held by Council. A detailed environmental assessment will be prepared for each proposal using the Bush Fire Environmental Assessment Code. Where the "Code" can not be used to assess the environmental impacts of the prescribed burn, due to significant impact upon threatened species, a Review of Environmental Factors (REF) will be undertaken.

The Environmental Assessment Code may be used in areas where an Asset Protection Zone (APZ) has been established. It can also be used in Strategic Fire Advantage Zones (SFAZ) which covers an area of up to 500 metres from an APZ. The "Code" cannot be used where an APZ or Fire Trail is to be established.

When carrying out an ecological burn in a Threatened Ecological Community Councils Natural Environment staff undertakes a more detailed analysis of the site using an REF.

The following provides a preliminary environmental assessment for all burns listed in this programme.

A short-term loss of ground cover and understorey vegetation is expected.

A temporary reduction of fauna species particularly those dependent on the vegetation layers for food and habitat.

Short-term impacts on the visual and scenic qualities are expected in areas burnt.

Due to the loss of the insulating qualities of leaf litter, ground covers and shrub layers will result in a temporary increase in soil temperature range and a decrease in soil moisture.

The potential for soil erosion increases temporarily until stabilised by the regenerating vegetation. If significant rainfall occurs, sediment loads and discoloration of creeks will occur downstream of burnt areas.

Smoke may affect air quality during burning operations. Notification from the Department of Environment and Conservation requiring compliance of "no burn days" will negate all burning activities for the duration of the ban.

If continual regular burning occurs within the specified inter-fire period, the loss of some flora and fauna may occur, as some areas programmed for works may contain a threatened species. Should any be found through the environmental assessment process, their specific requirements will be addressed in each burn proposal. This may mean excluding certain areas identified in the program.

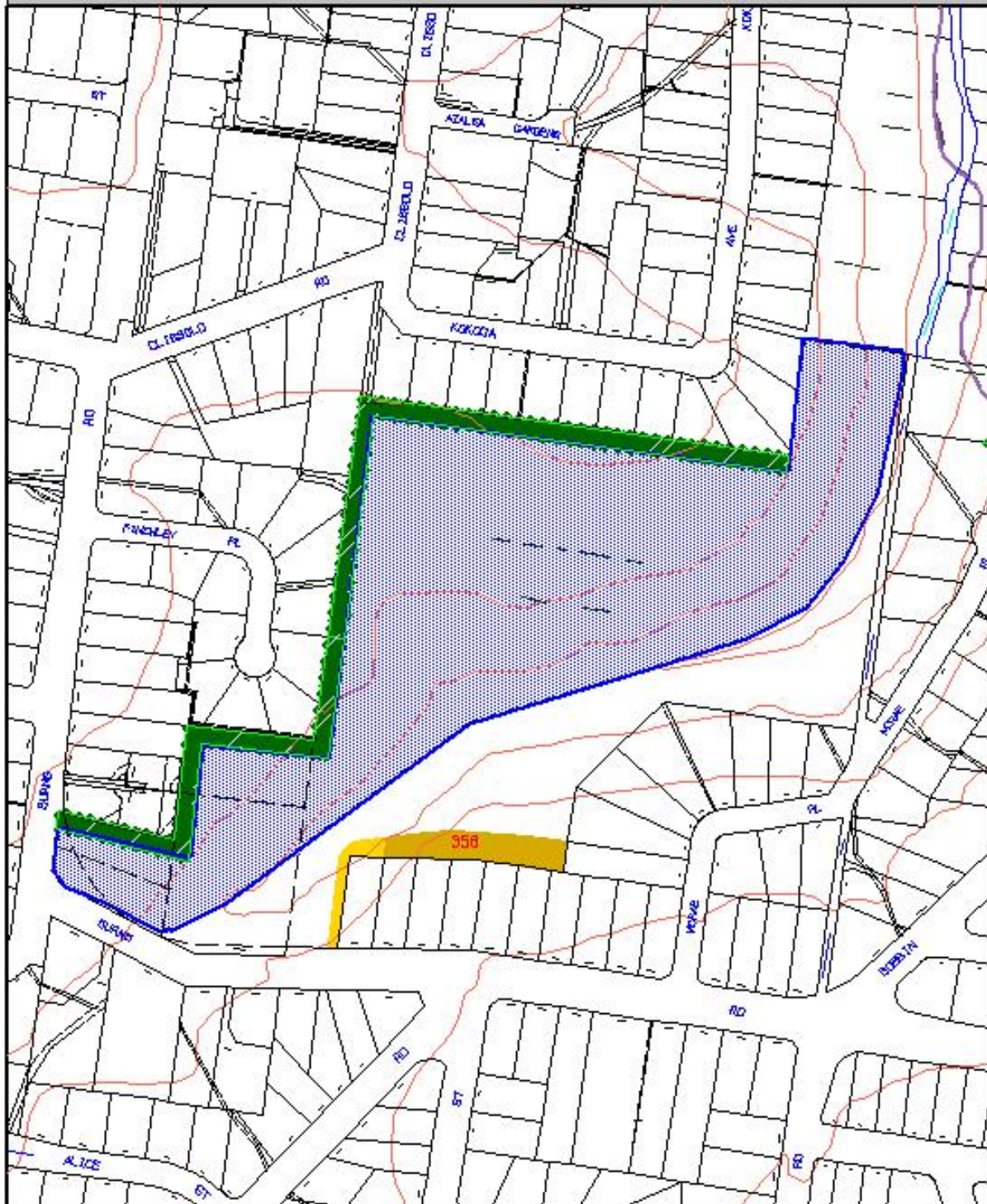
Should the presence of any Aboriginal or European sites be identified, due care shall be taken to avoid damage through isolating the site or the fire intensity kept to a minimum.

The loss of ground cover and understorey vegetation may favour the establishment or expansion of some exotic weed species and feral animals into some areas. In these areas Council will undertake weed control in the post-fire period in accordance with the Bushland Vegetation Maintenance Service. No long-term loss of scientific or recreational qualities is expected.

FUEL REDUCTION PROPOSAL 1 - Kokoda Avenue WAHROONGA.

Area of Burn (ha):	7.6
Agency Responsible:	Rural Fire Service / KC.
Aspect:	SE
Burn Perimeter (m):	1947
Burn Length (m):	776
Burn Width (m):	300
Catchment:	Cowan
Control lines:	North: Handtool line from properties in Kokoda to Fire trail. South: Dormant fire trail. East: Creek line and walking track. West: Fire break behind properties...
DBFMC Priority:	1
Description of Area:	Bushland adjoining 1-45 Kokoda Ave.
Does a Conservation Agreement Apply:	No
Fire History:	H/R 1978.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	24 t/ha
Bark:	High
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	17/03/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No.
No. of Adjacent Properties:	28.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Sydney Turpentine Ironbark Forest
Presence of Threatened Species:	Flora: NIL Fauna: NIL
Previous Treatment:	Unknown.
Terrain:	Steep east facing stony slopes with sandstone rock outcrops forming broken scarps and benches.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	154 H7.
Utilities likely to be effected:	Burns Road
Vegetation Associations:	M3c Open Forest.
Weed Intensity:	Class 2 – Moderate levels of weeds.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



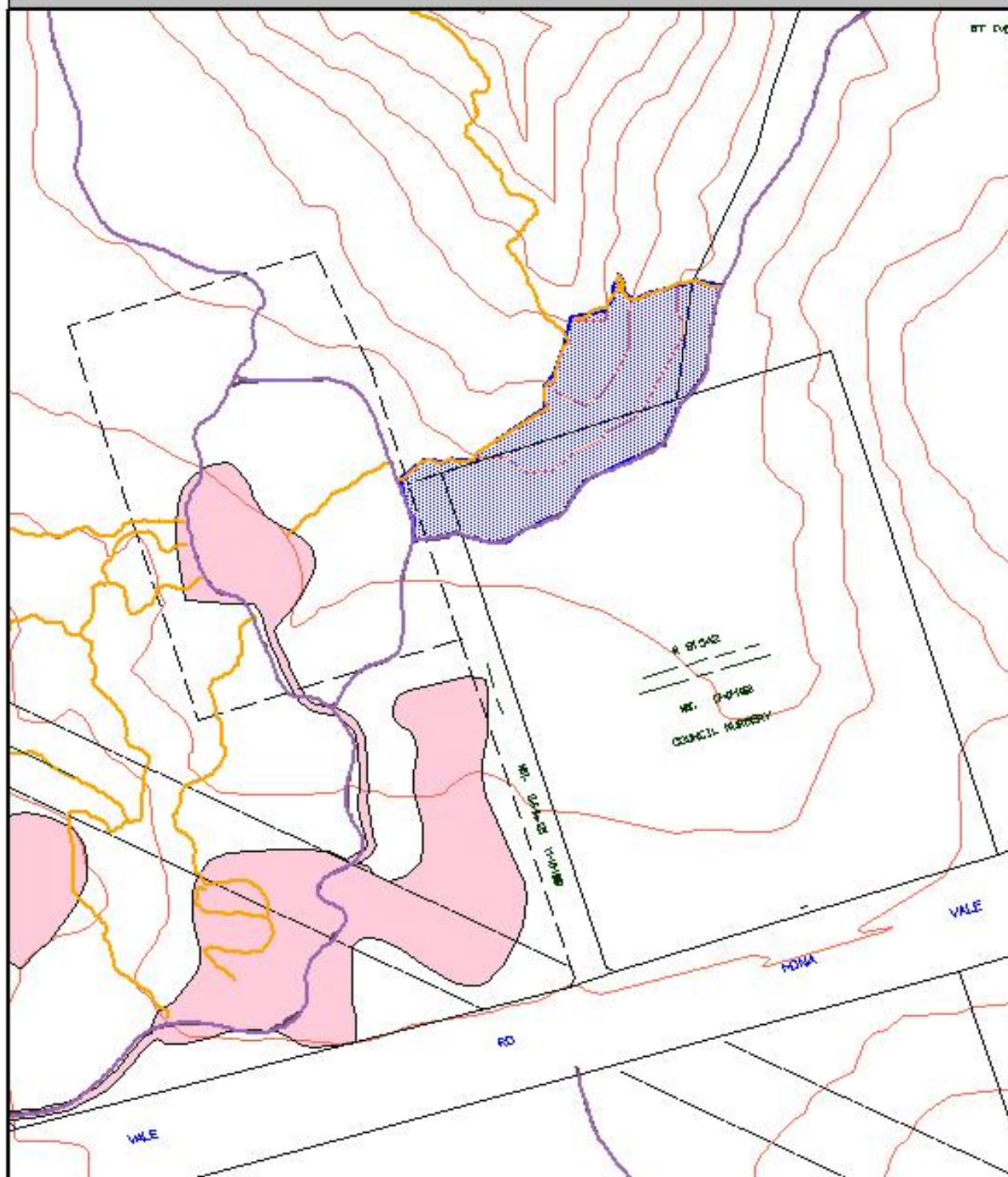
BURN PROPOSAL KOKODA



FUEL REDUCTION PROPOSAL 2 – NURSERY (B) ST IVES.

Area of Burn (ha):	1.4
Agency Responsible:	Council
Aspect:	N
Burn Perimeter (m):	580
Burn Length (m):	140
Burn Width (m):	80
Catchment:	Cowan
Control lines:	North: Mueller service trail. South: Solander and Fire trail behind nursery. East: Handtool line from fire trail to Mueller track. West: Mueller service trail.
DBFMC Priority:	2
Description of Area:	Bushland between Mueller Track and fire trail behind nursery.
Does a Conservation Agreement Apply:	No
Fire History:	Wildfire 1979 in part of area.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	35 t/ha
Bark:	Very High
Surface Fine:	Extreme
Elevated:	Extreme
Date Surveyed:	19/03/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No.
No. of Adjacent Properties:	Council Nursery..
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: Nil. Fauna: Red-crowned Toadlet, Powerful Owl habitat.
Previous Treatment:	Wildfire.
Terrain:	Moderate to steep slopes with sandstone outcrops.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	155 G1.
Utilities likely to be effected:	KWG, Nursery, Mona Vale Road.
Vegetation Associations:	L3c - Low open-forest, Open forest and S4a – Closed scrub-heath.
Weed Intensity:	Class 1 – Little or no weeds.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



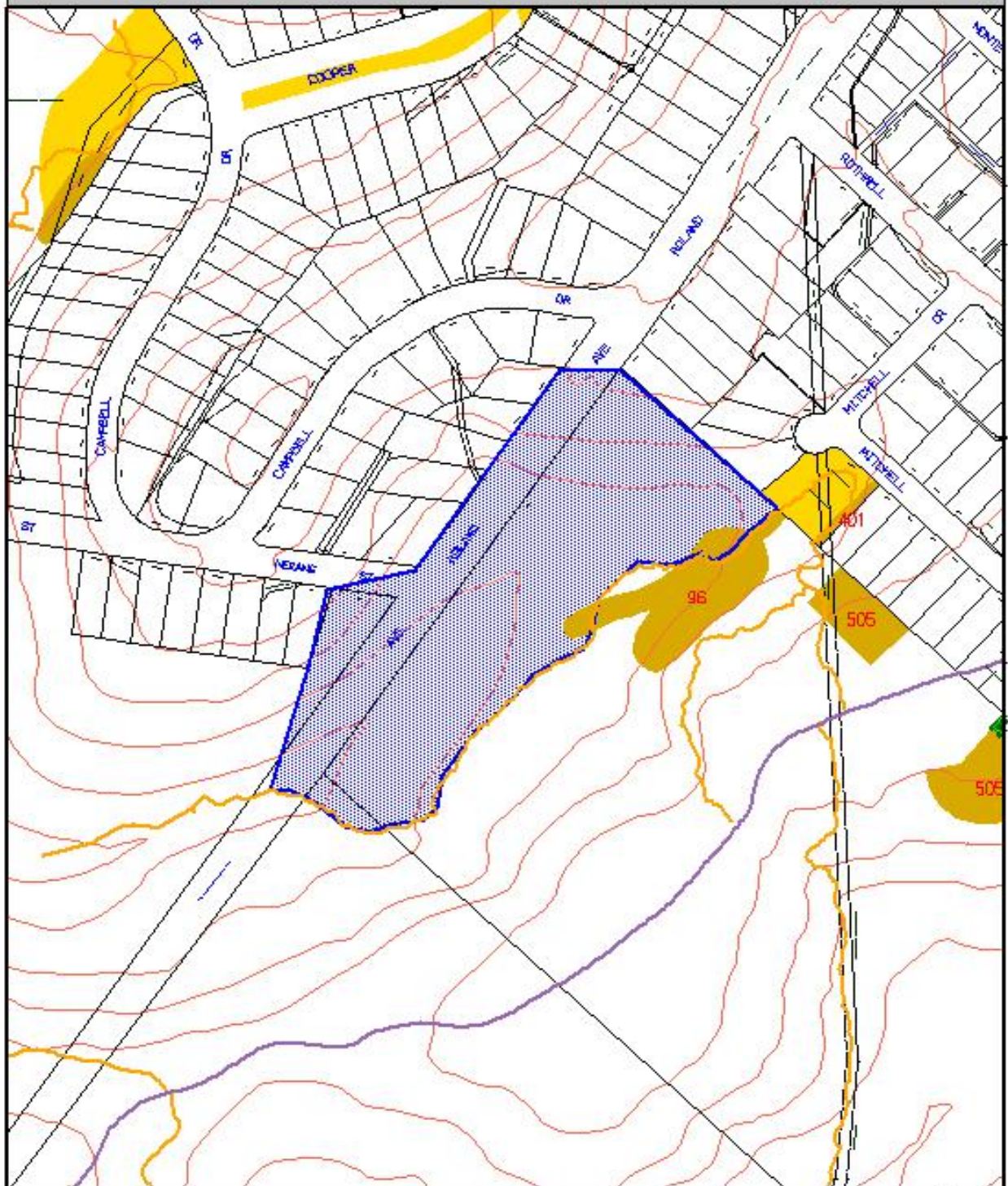
BURN PROPOSAL NURSERY B



FUEL REDUCTION PROPOSAL 3 - Campbell Drive WAHROONGA.

Area of Burn (ha):	3.3
Agency Responsible:	Council
Aspect:	SW
Burn Perimeter (m):	850
Burn Length (m):	320
Burn Width (m):	110
Catchment:	Lane Cove
Control lines:	North: Properties in Mitchell Cr, Roland Ave, Nerang St, Campbell Dr and Bogon Place. South: The Comenarra Parkway East: Creek and old fire trail between Comenarra Pk and Mitchell Cr West: Fire break to rear of property boundaries.
DBFMC Priority:	1.
Description of Area:	Bushland extending from Roland Ave. to Comenarra Pkwy. Turramurra.
Does a Conservation Agreement Apply:	No
Fire History:	None recorded.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	30 t/ha
Bark:	Moderate
Surface Fine:	Extreme
Elevated:	Extreme
Date Surveyed:	17/03/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No.
No. of Adjacent Properties:	18.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL Fauna: Common Bentwing Bat recorded nearby.
Previous Treatment:	Unknown.
Terrain:	Moderate to steep slope with sandstone outcrops.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	153 M16.
Utilities likely to be effected:	Howson Oval.
Vegetation Associations:	T3d Tall-Open Forest.
Weed Intensity:	Class 3 – High levels of weeds.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



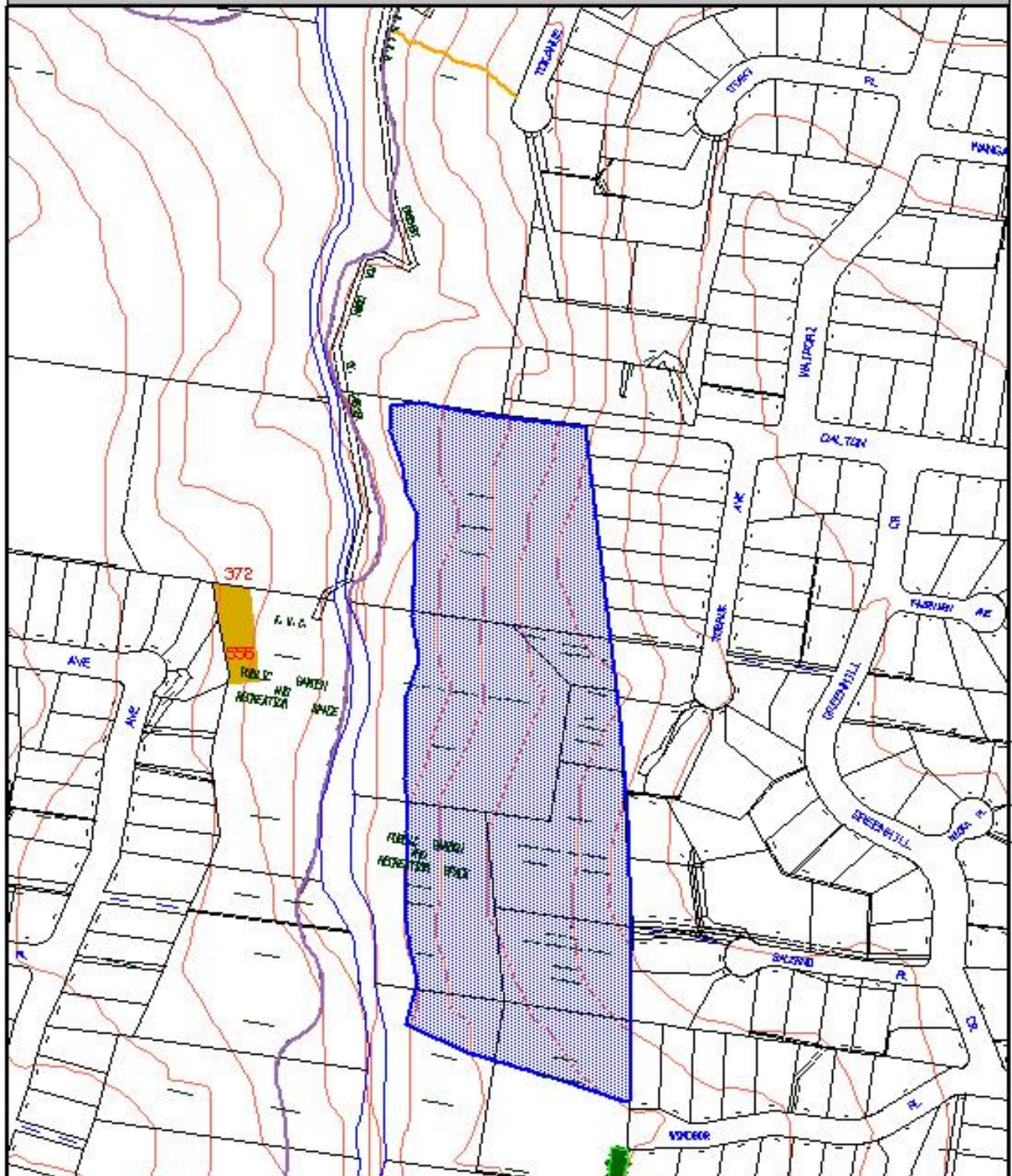
BURN PROPOSAL CAMPBELL



FUEL REDUCTION PROPOSAL 4 - Tobruk Avenue ST IVES.

AREA OF BURN (HA):	8.8
Agency Responsible:	Rural Fire Service
Aspect:	W
Burn Perimeter (m):	1238
Burn Length (m):	413
Burn Width (m):	164
Catchment:	Cowan
Control lines:	North Handtool line from Dalton Rd. to fire trail. South: Handtool line from Windsor Rd. to fire trail. East: Handtool line behind properties fronting Tobruk, Greenhill, Salerno and Windsor Rd. West: Bedford fire trail..
DBFMC Priority:	1
Description of Area:	In bushland between Dalton Rd. and Windsor Pl. ST IVES.
Does a Conservation Agreement Apply:	No
Fire History:	Prescribed burn January, February and July 1995.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	20 t/ha
Bark:	High
Surface Fine:	High
Elevated:	Very High
Date Surveyed:	22/10/2003
Hazard Reduction Type:	Prescribed Burnl
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	13
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: <i>Haloragodendron lucassii</i> . Fauna: Nil.
Previous Treatment:	Prescribed burn
Terrain:	Gently sloping with steep to vertical sections up to asset area with sandstone outcrops.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	154 P4.
Utilities likely to be effected:	NIL
Vegetation Associations:	M3e Open-Forest <i>Angophora costata</i> , <i>Eucalyptus piperita</i> , <i>Corymbia gummifera</i> .
Weed Intensity:	Class 3 – moderate to high around edges of bushland.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



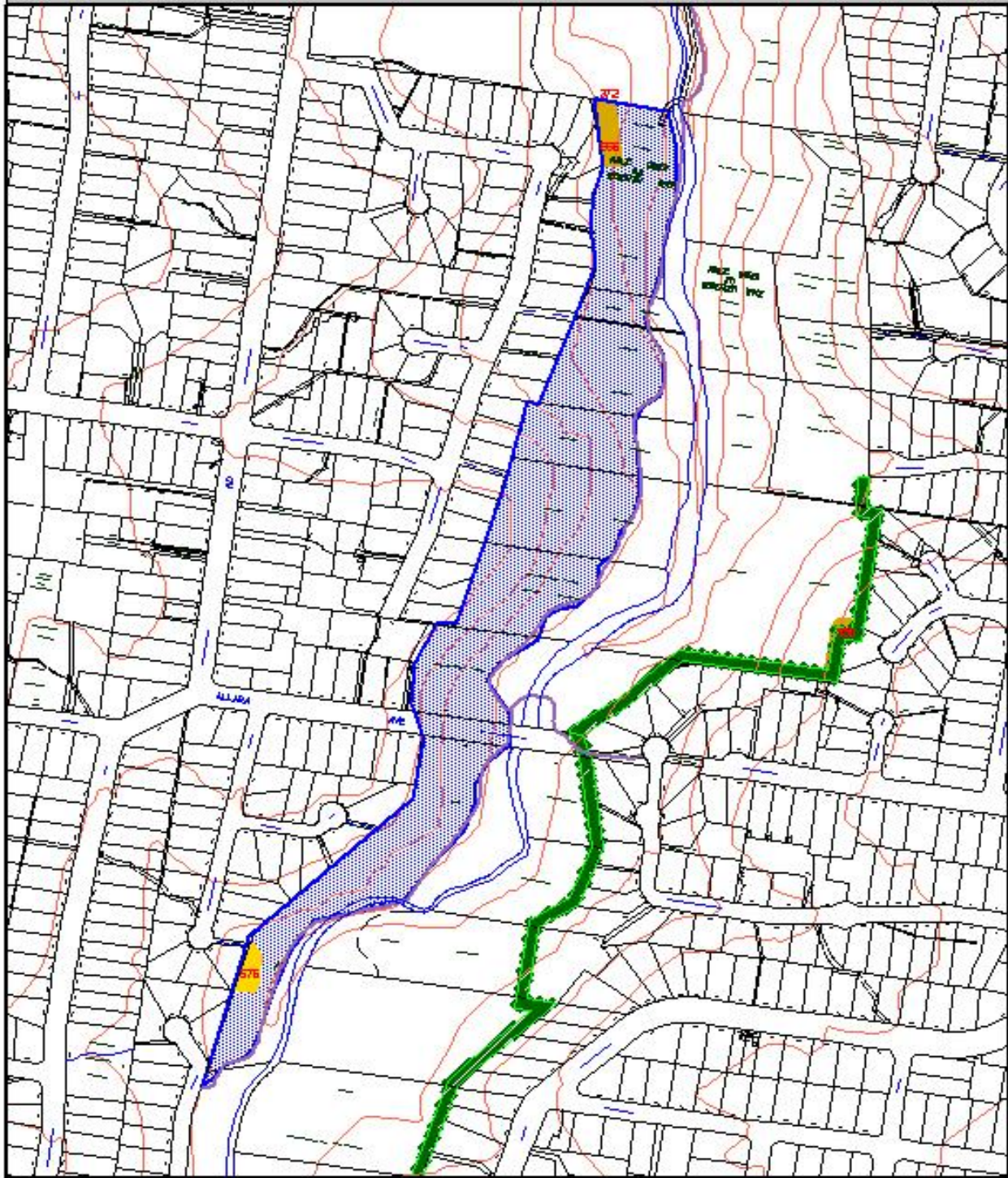
BURN PROPOSAL TOBRUK



FUEL REDUCTION PROPOSAL 5 - Somerset Avenue NORTH TURRAMURRA.

Area of Burn (ha):	7.0 ha
Agency Responsible:	Rural Fire Service
Aspect:	E
Burn Perimeter (m):	2238
Burn Length (m):	973
Burn Width (m):	115
Catchment:	Cowan
Control lines:	North: Handtool line from 20 Somerset to Fire trail. South: End of fire trail at Bedford Ave. East: Bedford fire trail.. West: Handtool line behind houses 20 Somerset 18 Bedford Ave.
DBFMC Priority:	1.
Description of Area:	Bushland extending from 20 Somerset to 18 Bedford Ave.
Does a Conservation Agreement Apply:	No
Fire History:	Hazard Reduction burns 1979, 1989, 1994 and 1995.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	14 t/ha
Bark:	High
Surface Fine:	High
Elevated:	High
Date Surveyed:	18/03/2004
Hazard Reduction Type:	Prescribed Burnl
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	36.
Presence of Aboriginal or European sites:	Yes Aboriginal
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Blue Gum High Forest
Presence of Threatened Species:	Flora: Fauna: Red-crowned Toadlet (Opposite Normurra Ave laneway)
Previous Treatment:	Prescribed burn..
Terrain:	Moderate to steep slopes with sandstone outcrops.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	154 M5.
Utilities likely to be effected:	North Turramurra Primary.
Vegetation Associations:	T3d Tall open-forest, M3e Open Forest.
Weed Intensity:	Class 3 – High levels of Weeds.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:4500



BURN PROPOSAL SOMERSET

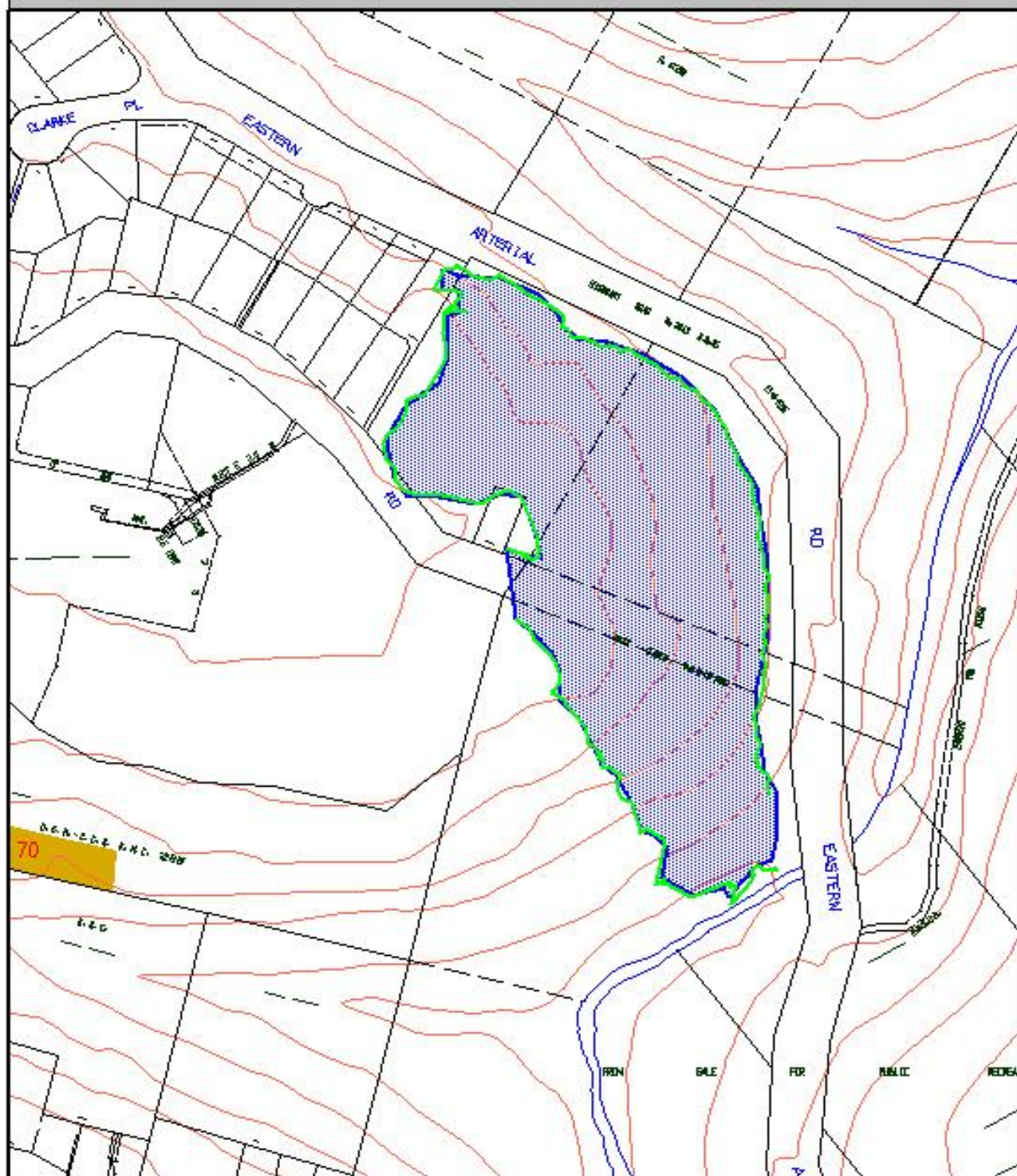


FUEL REDUCTION PROPOSAL 6 - Stanhope Road KILLARA.

Area of Burn (ha):	3.1
Agency Responsible:	Rural Fire Service / KC.
Aspect:	NE
Burn Perimeter (m):	720 metres
Catchment:	Middle Harbour
Control lines:	North: Residential properties between Stanhope Rd and Eastern Arterial Rd South: Handtool line East: Eastern Arterial Rd.. West: Retirement Village and Handtool line.
DBFMC Priority:	2
Description of Area:	In bushland between Stanhope Rd and Eastern Arterial Rd East Killara.
Does a Conservation Agreement Apply:	No
Fire History:	Hazard Reduction burn August 1995.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	15 t/ha
Bark:	High
Surface Fine:	Moderate
Elevated:	Moderate
Date Surveyed:	22/10/2003
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	Multi-unit retirement village.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: Nil Fauna: Nil
Previous Treatment:	NIL
Terrain:	Sloping steeply in places and Sandstone outcrops..
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	175 G12
Utilities likely to be effected:	Lourds Retirement Village, Newington Prep. School, Eastern Arterial Road, 11Kv Power Lines.
Vegetation Associations:	L3c Low open-forest – Open forest
Weed Intensity:	Moderate along urban/bushland interface.

- The bushland south of the cut-off point (see attached map) is classified T3b Tall open-forest a threatened ecological community (Sydney Turpentine Iron-Bark Forest) with a minimum inter-fire frequency of 25 years and a maximum of 40. No burning is to take place below this cut-off point.

BURN PROPOSAL



Date: 26-02-2007

Scale: 1:2500



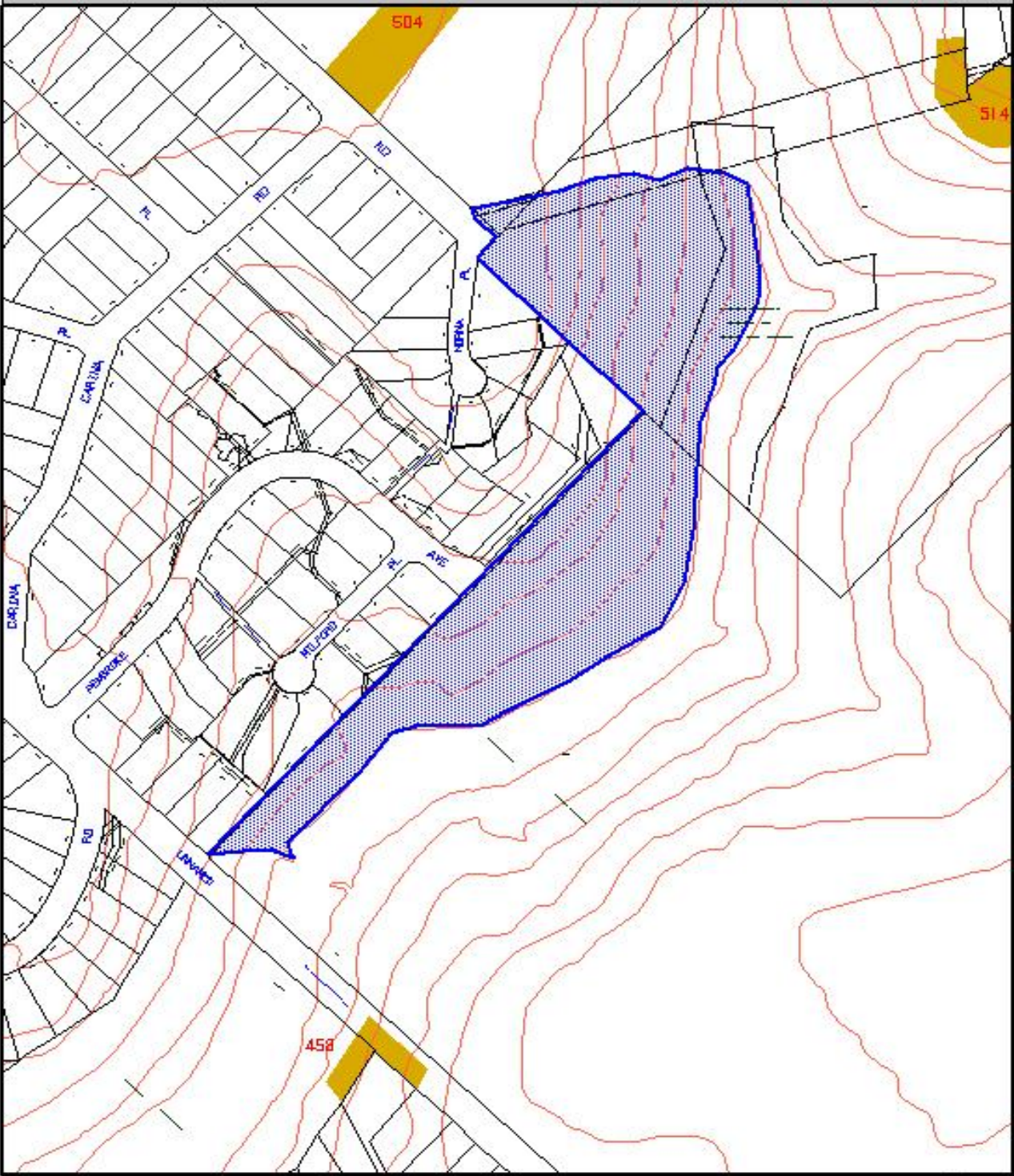
BURN PROPOSAL STANHOPE



FUEL REDUCTION PROPOSAL 7 – Rofe Park 1 SOUTH TURRAMURRA.

Area of Burn (ha):	3.7
Agency Responsible:	Rural Fire Service
Aspect:	NE
Burn Perimeter (m):	1337
Burn Length (m):	523
Burn Width (m):	87
Catchment:	Lane Cove
Control lines:	North: 11Kv electricity easement. South: Handtool line from houses on Milford Pl. to Dam East: Avondale Dam West: Handtool line behind houses on Pembroke, Milford and Morna Pl.
DBFMC Priority:	1
Description of Area:	A combination of Council and unmanaged private bushland east of Morna Pl to creek line; creek line to Pembroke Ave and Milford Pl.
Does a Conservation Agreement Apply:	No
Fire History:	None recorded, H/R completed in '95 north of this area.
Fire Intensity Preferred:	Low
Fuel Load (t/ha):	26 t/ha
Bark:	Moderate
Surface Fine:	Extreme
Elevated:	Very High
Date Surveyed:	17/03/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council Private
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No.
No. of Adjacent Properties:	14.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: None recorded. Fauna: None recorded.
Previous Treatment:	NIL.
Terrain:	Steep slopes and sandstone outcrops.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	174 A5.
Utilities likely to be effected:	Avondale Golf Course, 11Kv Power Lines, Mimosa Oval.
Vegetation Associations:	M3d Open Forest
Weed Intensity:	Class 1 – Little or no weeds.

BURN PROPOSAL



Scale: 1:3000



 BURN PROPOSAL ROFE PARK

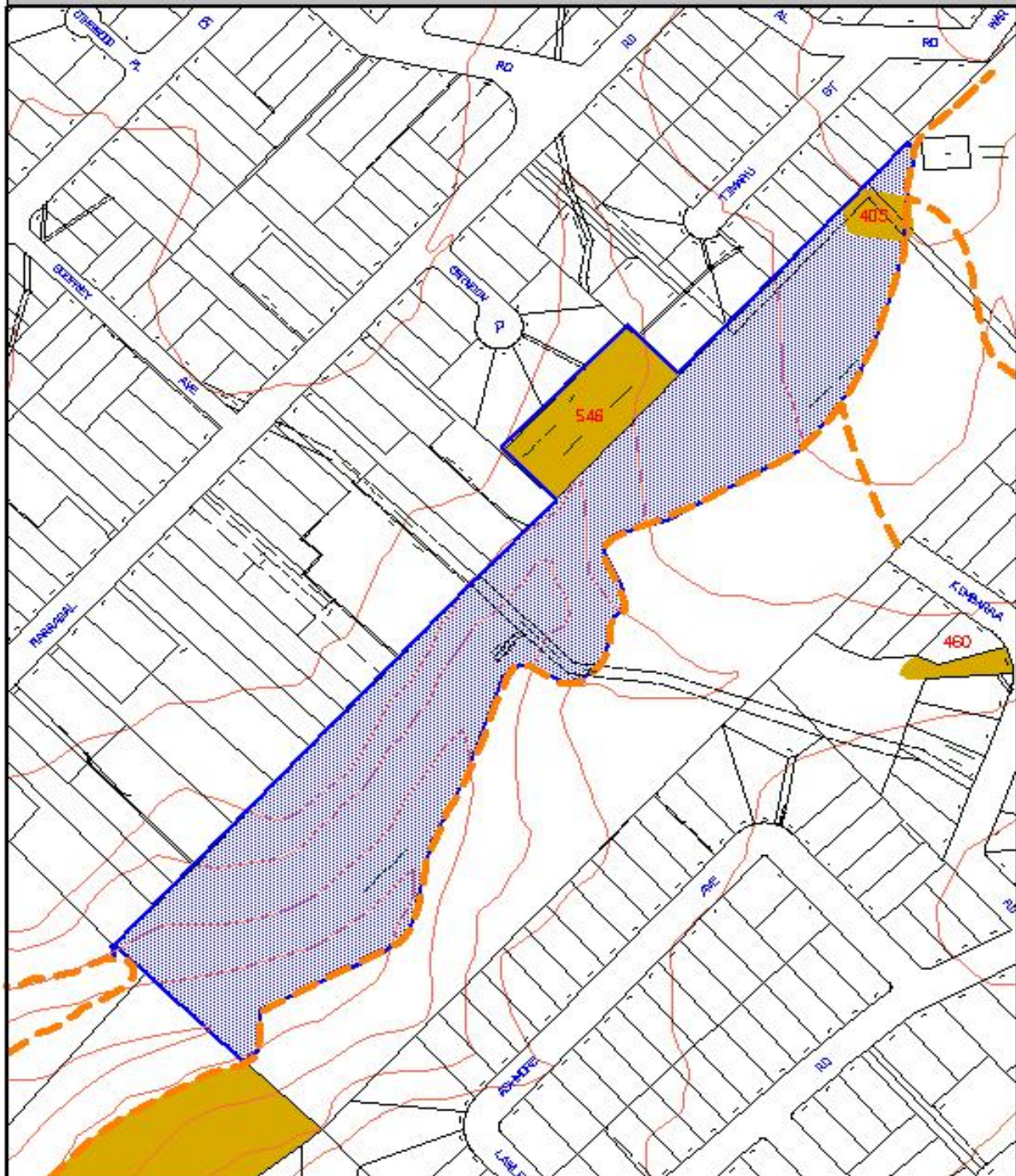


FUEL REDUCTION PROPOSAL 8 - Warragal Road PYMBLE (ECOLOGICAL BURN).

Area of Burn (ha):	3.4
Agency Responsible:	NSW Fire Brigade / KC.
Aspect:	SE
Burn Perimeter (m):	1080 metres
Catchment:	Lane Cove
Control lines:	North: Handtool line extending from walking track the rear boundary of 60A Warragal Rd. South: Rofe Park 2 H/R boundary. East: Handtool line behind properties fronting Warragal Rd. West: Walking track.
DBFMC Priority:	3.
Description of Area:	A combination of Council and unmanaged private bushland between Swindon Cl. south-west to the end of Warragal Rd
Does a Conservation Agreement Apply:	No
Fire History:	No record.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	25/05/2004
Hazard Reduction Type:	Prescribed Burn1
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	15
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Sydney Turpentine Ironbark Forest
Presence of Threatened Species:	Flora: NIL Fauna: Potential Powerful Owl Habitat.
Previous Treatment:	NIL
Terrain:	Steep slope up to asset area with sandstone outcrops..
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	174 C2
Utilities likely to be effected:	Pymble Ladies College, Avondale Golf Course.
Vegetation Associations:	T3d Tall Open-Forest.
Weed Intensity:	Class 3 – moderate to high around edges of bushland.

- Main Water Supply Easement extending from behind No. 68 Warragal Rd.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



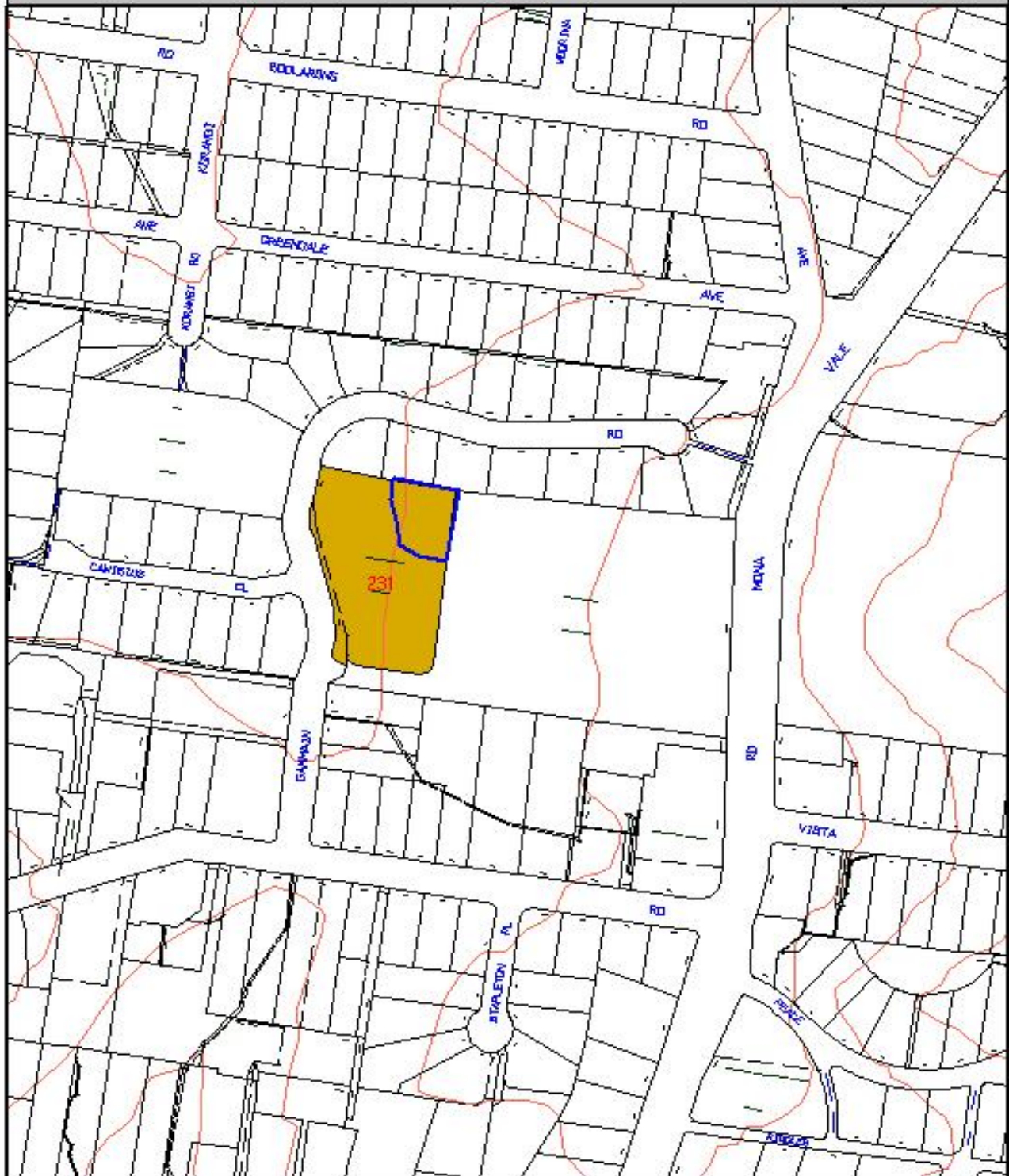
BURN PROPOSAL WARRAGAL



FUEL REDUCTION PROPOSAL 9 - Canisius Reserve (ECOLOGICAL BURN).

Area of Burn (ha):	0.3
Agency Responsible:	Council
Aspect:	W
Burn Perimeter (m):	230 metres
Burn Length (m):	66 m
Burn Width (m):	53 m
Catchment:	Cowan
Control lines:	North: Handtool line behind houses 7, 9, 11 Ganmain Rd South: Handtool line extending from 2000 H/R burn. East: Handtool line along boundary with Canisius College West: Gwydir fire trail and Stonecrop fire trail
DBFMC Priority:	5
Description of Area:	In bushland at the intersection of Ganmain Rd. and Canisius Cl. PYMBLE.
Does a Conservation Agreement Apply:	No
Fire History:	Part of the site burnt in December 2000 ecological burn.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	18 t/ha
Bark:	High
Surface Fine:	Very High
Elevated:	Moderate
Date Surveyed:	27/05/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council Private
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	4 and Canisius College.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Blue Gum High Forest
Presence of Threatened Species:	Flora: NIL Fauna: Powerful Owl Habitat.
Previous Treatment:	Ongoing Bush Regeneration.
Terrain:	Almost flat with a very slight westerly aspect.
Traffic Mgt Plan Required:	No
UBD Map Reference:	154 L15
Utilities likely to be effected:	Canisius College, Mona Vale and Telegraph Rd's.
Vegetation Associations:	T3a – Tall Open-forest.
Weed Intensity:	Class 2-3 – Moderate to high throughout the reserve.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



BURN PROPOSAL CANISIUS



FUEL REDUCTION PROPOSAL 10 - Redfield Road EAST KILLARA (ECOLOGICAL BURN).

Area of Burn (ha):	1.5
Agency Responsible:	Council
Aspect:	S
Burn Perimeter (m):	691
Burn Length (m):	254
Burn Width (m):	75
Catchment:	Middle Harbour
Control lines:	North: Handtool line around properties in Redfield Rd and Jindalee Pl.. South: Oval. East: Walking track extending from Jindalee Oval. West: Handtool line around properties in Redfield Rd.
DBFMC Priority:	5
Description of Area:	Bushland adjoining 7 to 25 Redfield Rd over to walking track and from Jindalee Pl to oval.
Does a Conservation Agreement Apply:	No
Fire History:	None recorded.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	16 t/ha
Bark:	Moderate.
Surface Fine:	High
Elevated:	Very High
Date Surveyed:	19/03/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No.
No. of Adjacent Properties:	28.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: <i>Darwinia biflora</i> , <i>Eucalyptus camfieldii</i> . Fauna: Powerful Owl, Grey-headed Flying Fox.
Previous Treatment:	Unknown.
Terrain:	Steep with minor flat sections and sandstone outcrops.
Traffic Mgt Plan Required:	Ongoing Bush Regeneration..
UBD Map Reference:	175 H6.
Utilities likely to be effected:	Tennis Courts.
Vegetation Associations:	S4b Closed scrub-heath, L2d Low Woodland.
Weed Intensity:	Class 3 – High levels of weeds.

The map displays a residential neighborhood with a network of streets. Key streets include HODOLA, KODOLA, NORTHOLA, RANDOLPH, BARRIE, and BARRIE PL. Several parcels are highlighted in different colors: a large blue parcel with a yellow horizontal band, a yellow parcel labeled 454, a yellow parcel labeled 239, and a yellow parcel labeled 502. A dashed orange line is also visible on the map.



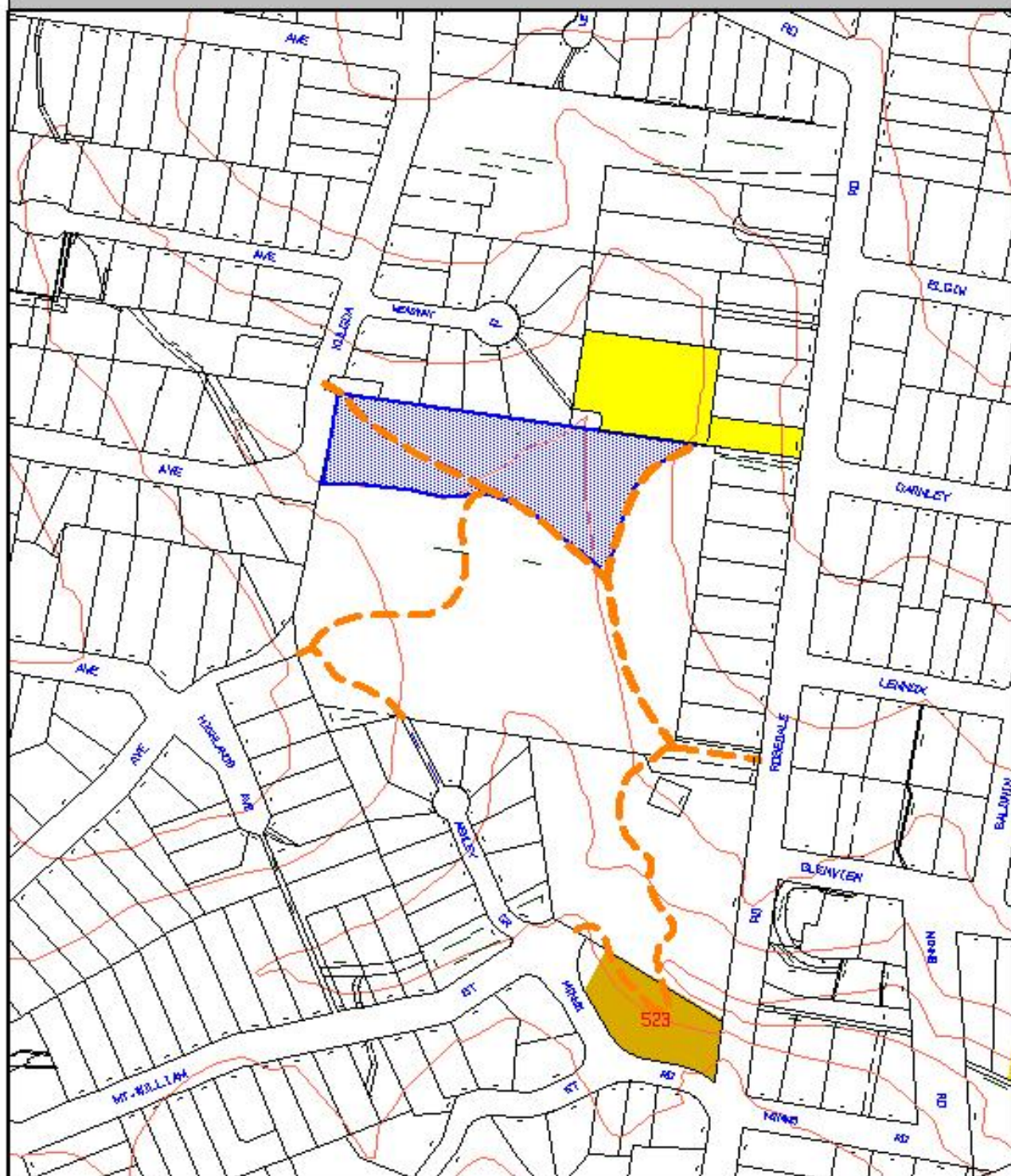
Scale: 1:3000



FUEL REDUCTION PROPOSAL 11 - Richmond Park GORDON (ECOLOGICAL BURN).

Area of Burn (ha):	2.0
Agency Responsible:	Council
Aspect:	SE
Burn Perimeter (m):	861
Burn Length (m):	182
Burn Width (m):	50
Catchment:	Middle Harbour
Control lines:	North: Tennis courts and handtool line. South: Handtool line. East: Handtool line and walking track. West: Handtool line and walking track..
DBFMC Priority:	5
Description of Area:	Bushland between Rosedale Rd and Narelle Ave. GORDON.
Does a Conservation Agreement Apply:	No
Fire History:	None recorded.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	14 t/ha
Bark:	High
Surface Fine:	High
Elevated:	High
Date Surveyed:	19/03/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No.
No. of Adjacent Properties:	13.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Blue Gum High Forest Sydney Turpentine Ironbark Forest
Presence of Threatened Species:	Flora: NIL Fauna: NIL
Previous Treatment:	Unknown.
Terrain:	Gentle to moderate slopes with sandstone outcrops and a creek running through length of site.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	174 P4.
Utilities likely to be effected:	Tennis Courts, Scout Hall.
Vegetation Associations:	T3d Tall-Open Forest.
Weed Intensity:	Class 3 – High levels of weeds.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



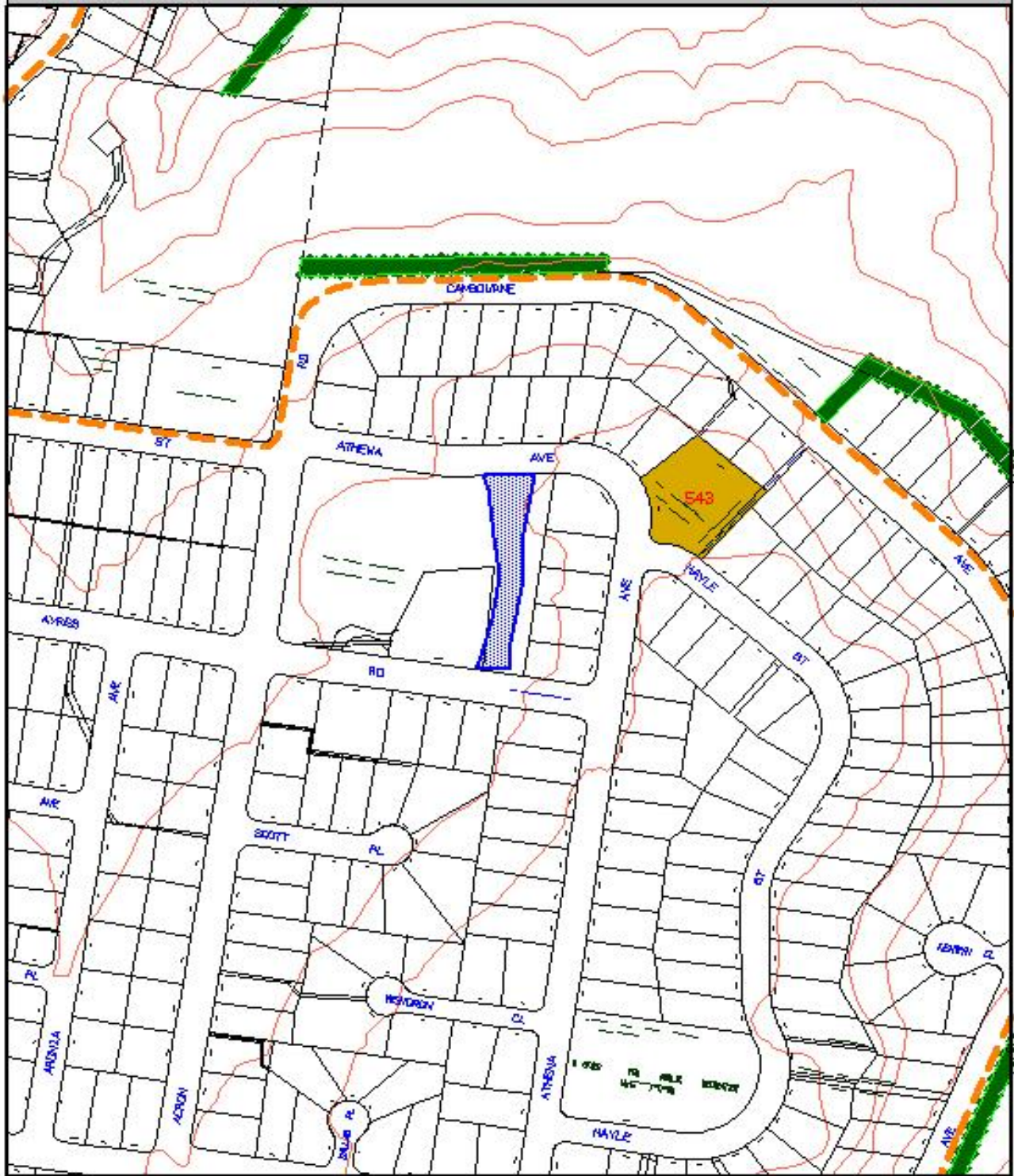
BURN PROPOSAL RICHMOND
PARK



***FUEL REDUCTION PROPOSAL 12 - Sir Eric Woodward Memorial School ST IVES.**

Area of Burn (ha):	0.3
Agency Responsible:	NSW Fire Brigade.
Aspect:	NW
Burn Perimeter (m):	310 metres
Length of Burn (m)	123 metres
Width of Burn (m)	22 metres
Catchment:	Cowan
Control lines:	North: Athena Road South: Ayres Road East: Fire Break. West: School grounds.
DBFMC Priority:	5
Description of Area:	In bushland attached to Sir Eric Woodward Memorial School.
Does a Conservation Agreement Apply:	No
Fire History:	No record.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	23 t/ha
Bark:	Very High
Surface Fine:	Very High
Elevated:	High
Date Surveyed:	11/08/2004
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Private
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	Yes
No. of Adjacent Properties:	4
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	No
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL. Fauna: NIL.
Previous Treatment:	NIL
Terrain:	Steep short westerly slope.
Traffic Mgt Plan Required:	No
UBD Map Reference:	155 G7.
Utilities likely to be effected:	School for the intellectually and physically handicapped.
Vegetation Associations:	L3c Low-open Forest – Allocasuarina spp.
Weed Intensity:	Class 1 – low around edges of bushland.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



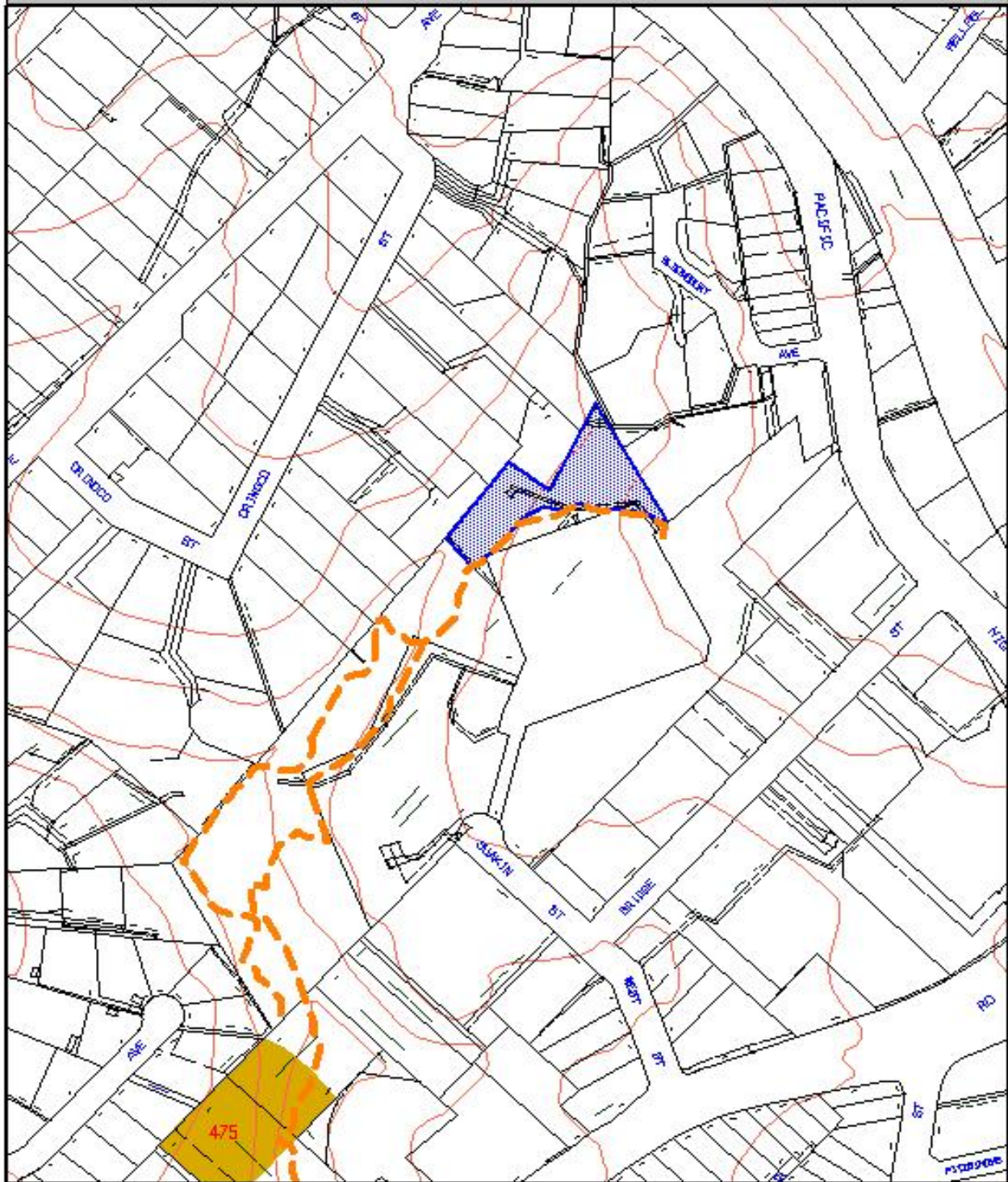
BURN PROPOSAL SIR
ERIC.JPG



FUEL REDUCTION PROPOSAL 13 - Bloomsbury Avenue PYMBLE (ECOLOGICAL BURN).

AREA OF BURN (HA):	0.5
Agency Responsible:	Council
Aspect:	SE
Burn Perimeter (m):	380
Burn Length (m):	110
Burn Width (m):	45
Catchment:	Lane Cove
Control lines:	North: Handtool line. South: Handtool line. East: Handtool line. West: Handtool line.
DBFMC Priority:	5
Description of Area:	Bushland reserve between Orinoco and Bridge St's PYMBLE. Formerly AGAL land.
Does a Conservation Agreement Apply:	No
Fire History:	None Recorded.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	19 t/ha
Bark:	High
Surface Fine:	Very High
Elevated:	Moderate
Date Surveyed:	12/01/06
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	11
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Blue Gum High Forest
Presence of Threatened Species:	Flora: NIL Fauna: Powerful Owl Habitat.
Previous Treatment:	NIL.
Terrain:	Long narrow gully sloping from North to South. It is set between residential properties.
Traffic Mgt Plan Required:	Local
UBD Map Reference:	174 J4.
Utilities likely to be effected:	Commonwealth Analytical Laboratory, Army Depot, Pacific Highway.
Vegetation Associations:	T3a Tall open-forest.
Weed Intensity:	Class 2-3 – moderate to high throughout area.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



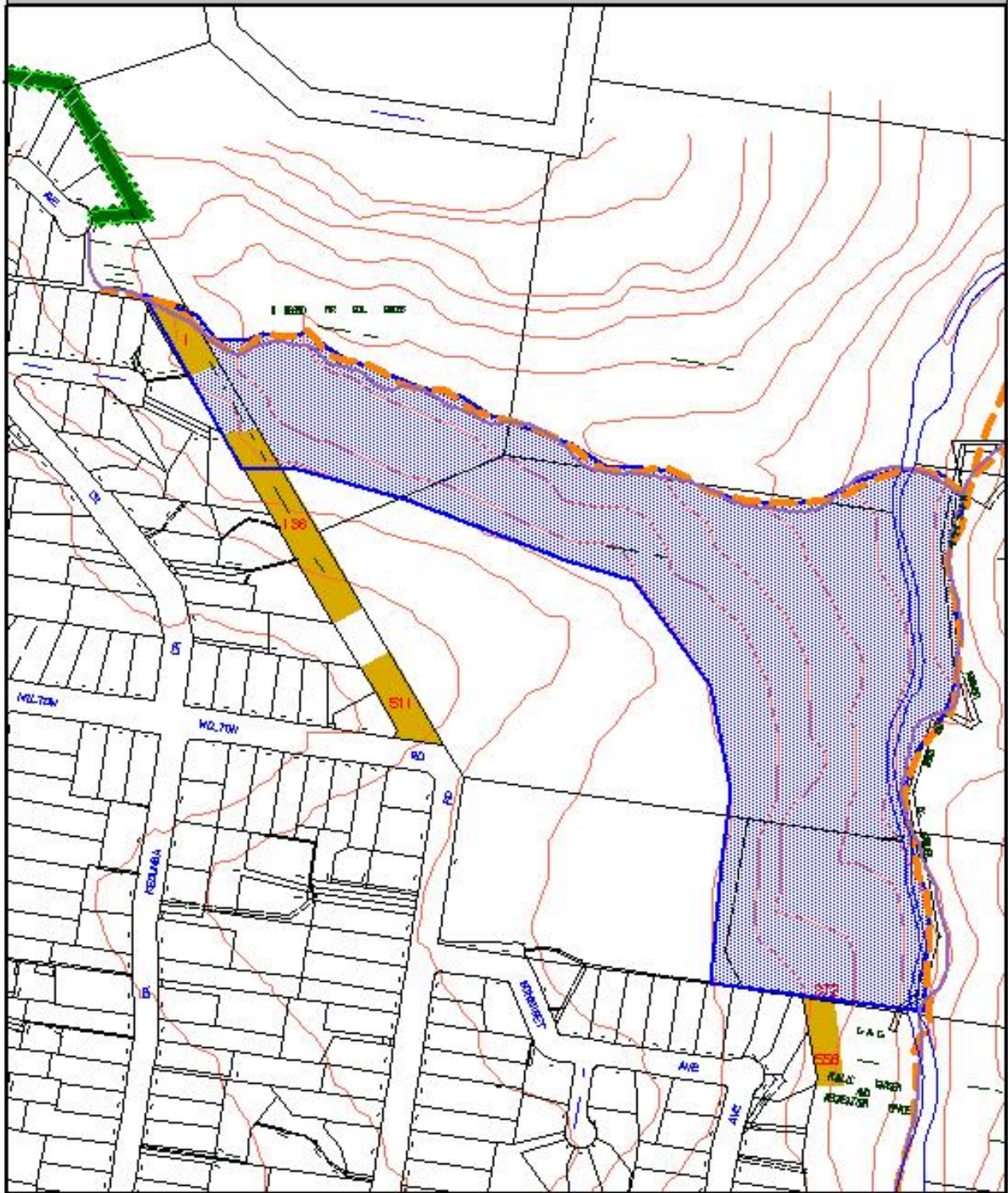
BURN PROPOSAL
BLOOMSBURY



***FUEL REDUCTION PROPOSAL 14 - Camden Gardens NORTH TURRAMURRA.**

AREA OF BURN (HA):	7.4
Agency Responsible:	Rural Fire Service
Aspect:	NE
Burn Perimeter (m):	1800
Burn Length (m):	710
Burn Width (m):	150
Catchment:	Cowan
Control lines:	North: Fire trail South: Handtool line from cleared area surrounding Girl Guides Camp down to fire trail. East: Fire trail. West: Cleared area of Girl Guides Camp and handtool line from 12 to 4 Camden Gardens.
DBFMC Priority:	2
Description of Area:	Bushland surrounding Glengarry Girl Guides Camp. Slopes average 16° with rock outcrops, vertical benches and rock detritus.
Does a Conservation Agreement Apply:	No
Fire History:	Hazard reduction burn September 1992.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	24/01/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Private DIPNR
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	10.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL Fauna: Powerful Owl Habitat.
Previous Treatment:	Hazard reduction burn.
Terrain:	Undulating to rolling low hills. Outcropping sandstone benches, often forming broken scarps to less than 5 metres.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	154 L2
Utilities likely to be effected:	NIL
Vegetation Associations:	M3e - Open-Forest.
Weed Intensity:	Class 2 – moderate on the bushland interface.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



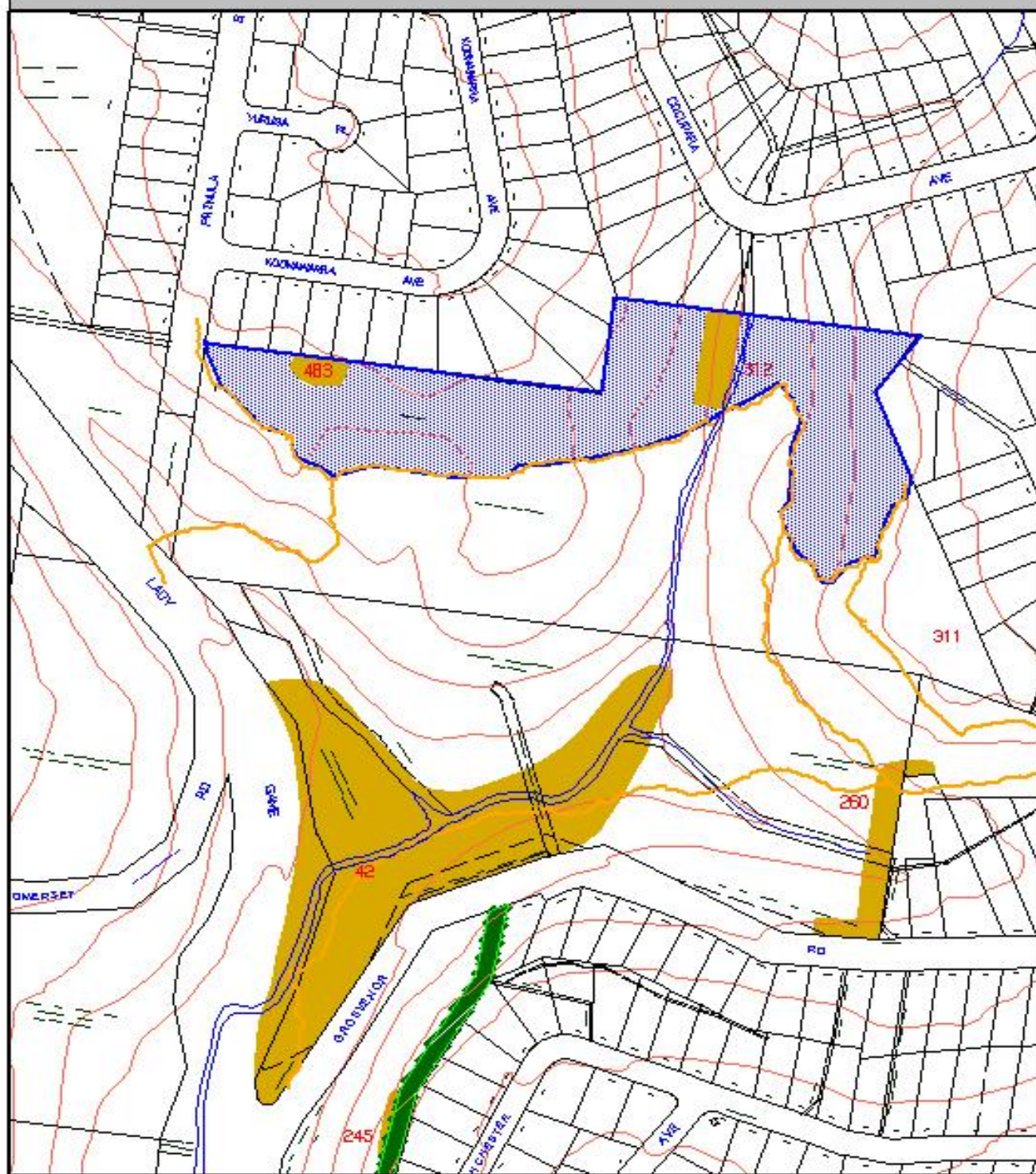
BURN PROPOSAL CAMDEN



FUEL REDUCTION PROPOSAL 15 - Grosvenor Road LINDFIELD.

AREA OF BURN (HA):	4.8
Agency Responsible:	NSW Fire Brigade / KC.
Aspect:	SE
Burn Perimeter (m):	1670
Burn Length (m):	725
Burn Width (m):	110
Catchment:	Lane Cove
Control lines:	North: Handtool line behind properties fronting Koonawarra and Cocupara Avenues. South: Informal walking track. East: Handtool line behind properties fronting Ivey Street. West: Informal walking track.
DBFMC Priority:	3
Description of Area:	Bushland reserve bounded by Koonawarra, Cocupara and Ivey Street in the north and Grosvenor Road to the south LINDFIELD.
Does a Conservation Agreement Apply:	No
Fire History:	Wildfire 1994.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	24/01/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	29.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL Fauna: Powerful Owl Habitat.
Previous Treatment:	Ongoing Bush Regeneration.
Terrain:	Steep slopes with localised rock outcrops on low broken scarps. Soils are shallow to moderately deep Hawkesbury Sandstone with shale lenses.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	194 P3
Utilities likely to be effected:	NIL
Vegetation Associations:	L2a – Low woodland, M3d Open-forest.
Weed Intensity:	Class 2 – moderate around urban interface.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



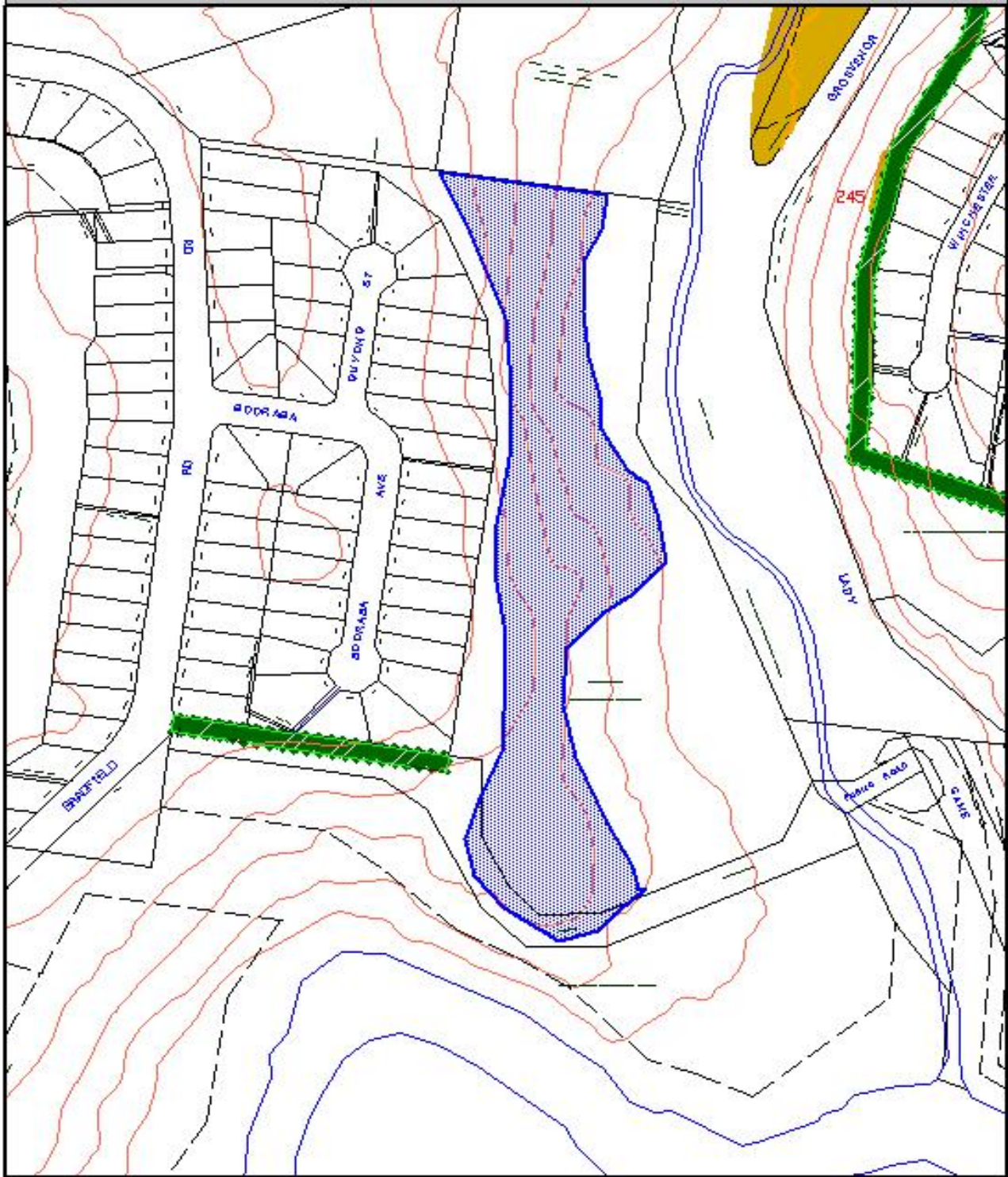
BURN PROPOSAL GROSVENOR



***FUEL REDUCTION PROPOSAL 16 - Naamaroo Conference Centre
LINDFIELD.**

AREA OF BURN (HA):	4.0
Agency Responsible:	NSW Fire Brigade
Aspect:	SE
Burn Perimeter (m):	1220
Burn Length (m):	450
Burn Width (m):	100
Catchment:	Lane Cove
Control lines:	North: Down trail extending from fire break at 15 Guyong St. to Creek running parallel to Grosvenor Rd. South: Maintained fire trail. East: Cleared area surrounding Conference Centre buildings. West: Maintained fire break behind Booraba/Guyong boundary interface.
DBFMC Priority:	3
Description of Area:	Private property bushland associated with the Naamaroo Conference Centre on Grosvenor Road LINDFIELD.
Does a Conservation Agreement Apply:	No
Fire History:	Wildfire 1994.
Fire Intensity Preferred:	Low.
Fuel Load (t/ha):	24 t/ha
Bark:	High
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	24/01/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Private
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	Yes
No. of Adjacent Properties:	19
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	No
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: Darwinia Biflora. Fauna: Powerful Owl Habitat, Black Cockatoo.
Previous Treatment:	Wildfire.
Terrain:	Steep slopes with localised rock outcrops on low broken scarps. Soils are shallow to moderately deep Hawkesbury Sandstone with shale lenses.
Traffic Mgt Plan Required:	Local
UBD Map Reference:	194 N6.
Utilities likely to be effected:	University of Technology, CSIRO National Measurements Laboratory.
Vegetation Associations:	M3e, M3d Open-Forest.
Weed Intensity:	Class 2-3 – moderate to high throughout area..

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



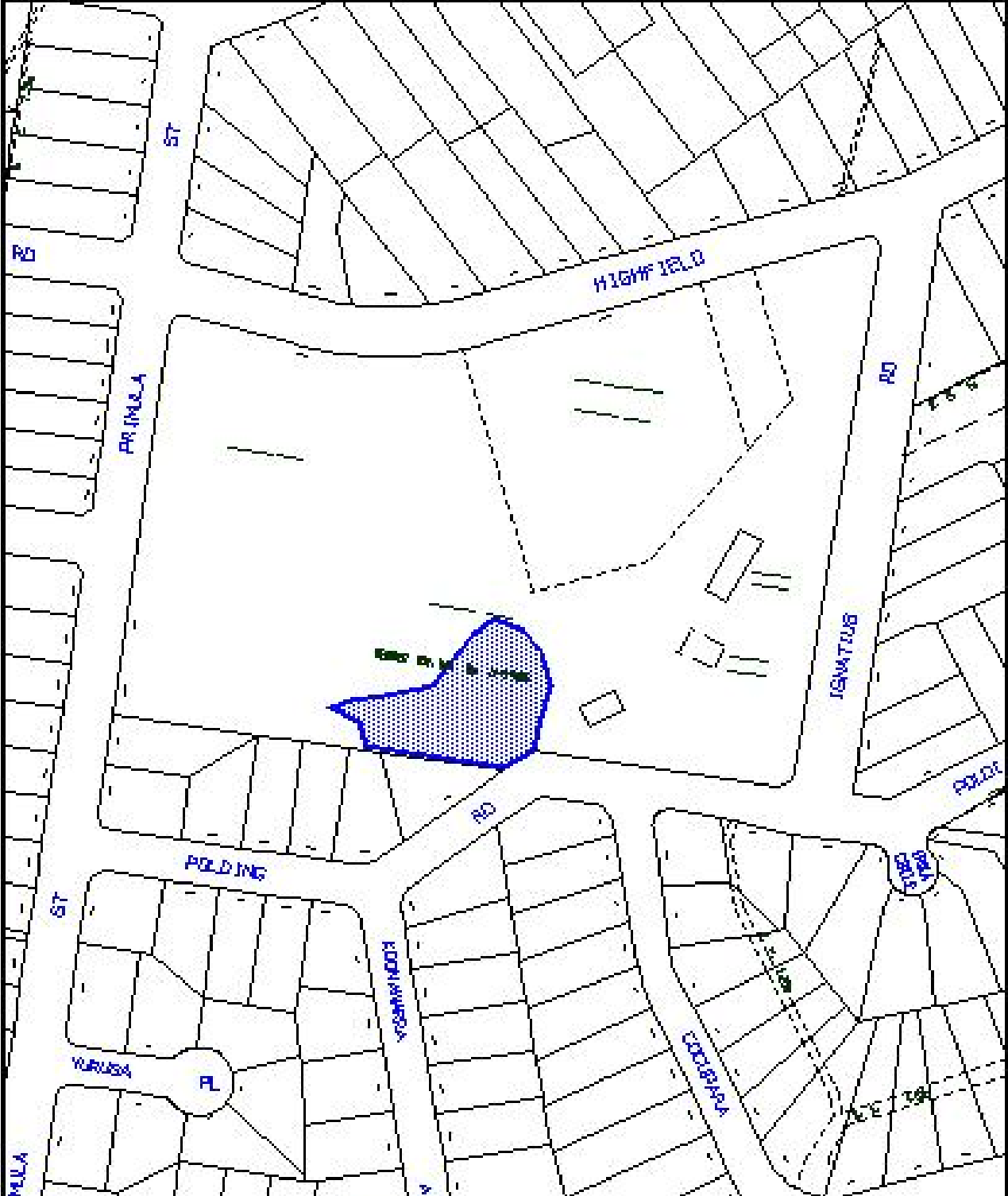
BURN PROPOSAL NAAMARDOO



FUEL REDUCTION PROPOSAL 17 - Princess Park LINDFIELD.

AREA OF BURN (HA):	0.4
Agency Responsible:	Council
Aspect:	W
Burn Perimeter (m):	330
Burn Length (m):	100
Burn Width (m):	30
Catchment:	Lane Cove
Control lines:	North: Highfield Road. South: Down trail. East: Ignatius Road. West: Bowling green perimeter.
DBFMC Priority:	5
Description of Area:	Bushland reserve bounded by Highfield Rd. in the north, Ignatius Rd. to the east and Polding Rd. to the south in LINDFIELD.
Does a Conservation Agreement Apply:	No
Fire History:	None Recorded.
Fire Intensity Preferred:	Moderate
Fuel Load (t/ha):	10 t/ha
Bark:	Moderate
Surface Fine:	Moderate
Elevated:	Moderate
Date Surveyed:	12/01/06.
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	Bowling Club buildings.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL. Fauna: NIL.
Previous Treatment:	Ongoing Bush Regeneration.
Terrain:	Long narrow gully running North – South. Sandstone rock outcrops and benches in places. Average slope of 5°.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	194 P2.
Utilities likely to be effected:	Primula Oval, West Lindfield Bowling Club.
Vegetation Associations:	M3e, Open-forest.
Weed Intensity:	Class 2-3 – moderate to high throughout the southern portion of the reserve.

BURN PROPOSAL



Date: 31-05-2008

6.10.1.2000



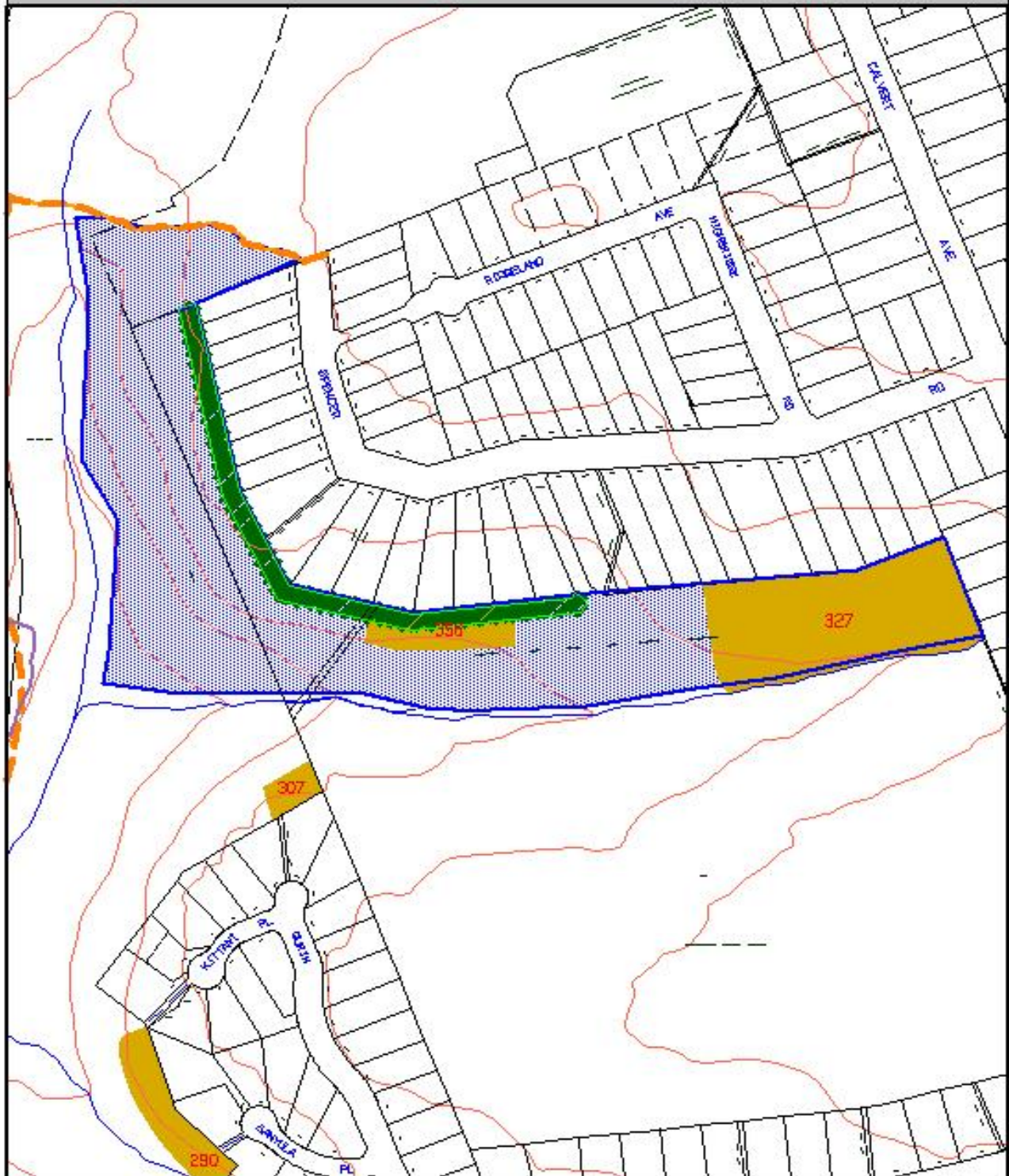
BURN PROPOSAL Park



FUEL REDUCTION PROPOSAL 18 - Spencer Road KILLARA.

AREA OF BURN (HA):	5.0
Agency Responsible:	NSW Fire Brigade / KC.
Aspect:	SE
Burn Perimeter (m):	1600
Burn Length (m):	700
Burn Width (m):	90
Catchment:	Lane Cove
Control lines:	North: Fire break behind properties fronting Spencer Road. South: Perimeter of Killara Golf Course. East: Handtool line behind properties fronting Calvert Avenue. West: Links Creek.
DBFMC Priority:	3
Description of Area:	Bushland reserve between Killara Golf Course and Spencer Road KILLARA.
Does a Conservation Agreement Apply:	No
Fire History:	None Recorded.
Fire Intensity Preferred:	LOW.
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	24/01/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	Yes
No. of Adjacent Properties:	33.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL. Fauna: NIL.
Previous Treatment:	NIL.
Terrain:	L-shaped narrow bushland site with slopes ranging from low to very steep (5° to 21°).
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	174 L13.
Utilities likely to be effected:	Killara Golf Course, Killara Primary School
Vegetation Associations:	M3e, M3d Open-Forest.
Weed Intensity:	Class 2 – moderate to throughout site.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



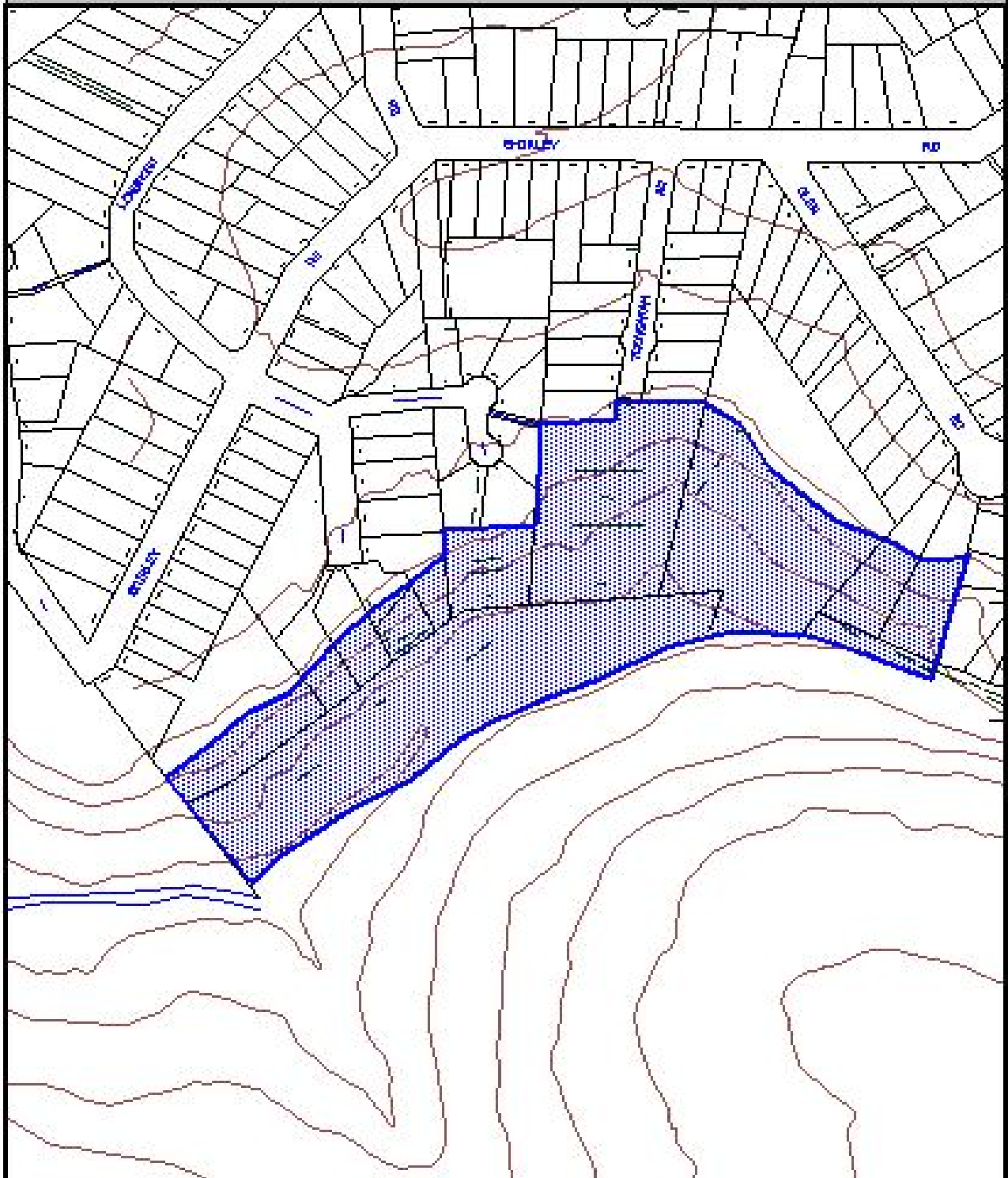
BURN PROPOSAL SPENCER



*FUEL REDUCTION PROPOSAL 19 - Glen Road ROSEVILLE.

AREA OF BURN (HA):	5.1
Agency Responsible:	NSW Fire Brigade
Aspect:	S
Burn Perimeter (m):	1333
Burn Length (m):	500
Burn Width (m):	145
Catchment:	Lane Cove
Control lines:	North: South: East: West:
DBFMC Priority:	1
Description of Area:	Combination of Council and unmanaged private bushland extending from Glen Rd to Shirley Rd. ROSEVILLE.
Does a Conservation Agreement Apply:	No
Fire History:	None Recorded.
Fire Intensity Preferred:	LOW.
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	12/01/06.
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	23.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: NIL Fauna: Powerful Owl Habitat.
Previous Treatment:	NIL.
Terrain:	Steep to very steep slopes with localised rock outcrops on low broken scarps. Soils are shallow to moderately deep Hawkesbury Sandstone with shale lenses.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	195 D7.
Utilities likely to be effected:	Commonwealth Acoustic Laboratories & Ultrasonic Institute.
Vegetation Associations:	M3e - Open-forest.
Weed Intensity:	Class 2-3 – moderate to high throughout area..

BURN PROPOSAL



Date: 09-05-2008

Scale: 1:2000



BURN PROPOSAL GLEN



FUEL REDUCTION PROPOSAL 20 – Turiban Reserve WAHROONGA.

Area of Burn (ha):	0.2
Agency Responsible:	Council
Aspect:	SW
Burn Perimeter (m):	240
Burn Length (m):	80
Burn Width (m):	60
Catchment:	Lane Cove
Control lines:	North: Burns Road South: Handtool line extending along Riparian buffer. East: Handtool line extending along Riparian buffer. West: Fire break behind properties fronting Eastern Road.
DBFMC Priority:	5
Description of Area:	Bushland reserve located on the corner of Eastern and Burns Road Turramurra.
Does a Conservation Agreement Apply:	No
Fire History:	None Recorded.
Fire Intensity Preferred:	LOW.
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	12/01/06.
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	3
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	No
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	Yes Blue Gum High Forest
Presence of Threatened Species:	Flora: NIL Fauna: NIL
Previous Treatment:	Ongoing Bush Regeneration.
Terrain:	Moderate slope with moderately fertile Ashfield Shale soils.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	154 D6
Utilities likely to be effected:	Wahroonga Primary School, St Edmunds School, Patrician Bros. Training College.
Vegetation Associations:	T3a – Tall open-forest.
Weed Intensity:	Class 2-3 – moderate to high throughout area.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



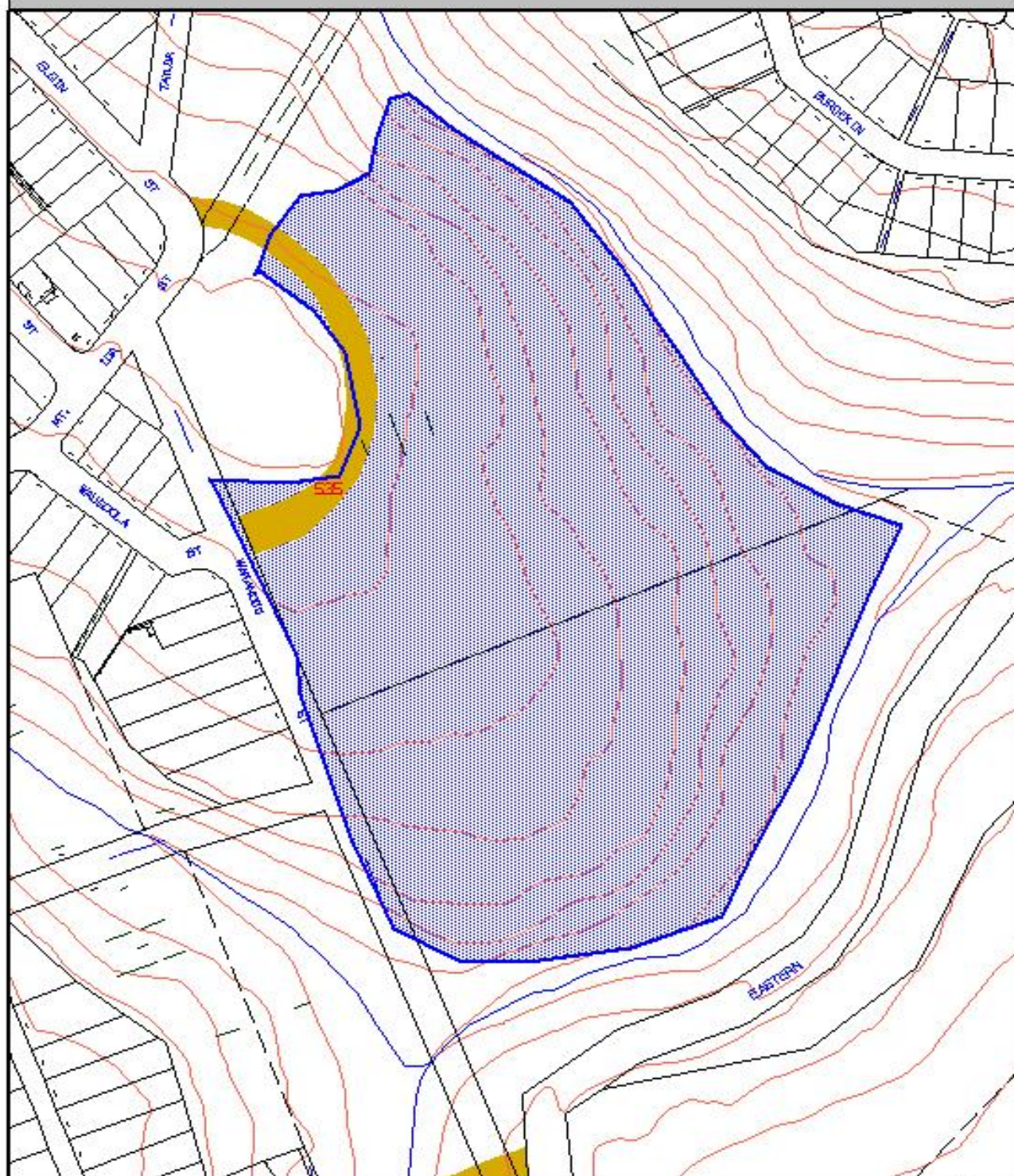
BURN PROPOSAL TURIBAN



FUEL REDUCTION PROPOSAL 21– Gordon Park C GORDON

Area of Burn (ha):	11.5
Agency Responsible:	Council
Aspect:	ESE
Burn Perimeter (m):	1500
Burn Length (m):	360
Burn Width (m):	340
Catchment:	Middle Harbour
Control lines:	North: Handtool line extending towards High Ridge Creek South: Handtool line 20m above Stony Creek. East: Handtool line 20m parallel to High Ridge Creek West: Darnley Oval and Fire Break behind houses on Warandoo St
DBFMC Priority:	1
Description of Area:	Gordon Park C lies below Darnley Oval and between High Ridge Creek and Eastern Arterial Road, Gordon.
Does a Conservation Agreement Apply:	No
Fire History:	Hazard Reduction burn 1989 (partially – see map)
Fire Intensity Preferred:	Low.
Fuel Load (t/ha):	30 t/ha
Bark:	High
Surface Fine:	Extreme
Elevated:	Extreme
Date Surveyed:	21/11/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	16.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes Site 535.
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: <i>Eucalyptus camfieldii</i> Fauna: Powerful Owl habitat Red-crowned Toadlet Grey-headed Flying Fox Mertens Monitor
Previous Treatment:	Partial hazard reduction in 1989.
Terrain:	Very steep east south-east facing stony slopes with sandstone rock outcrops forming broken scarps and benches. Screed slopes in places.
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	175 C6
Utilities likely to be effected:	Bat Colony, Eastern Arterial Road, Darnley Oval.
Vegetation Associations:	M3d, M3e – Open forest, L3c – Low open-forest, S4a – Closed scrub-heath.
Weed Intensity:	Class 2, 3 – moderate to high along creek lines.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



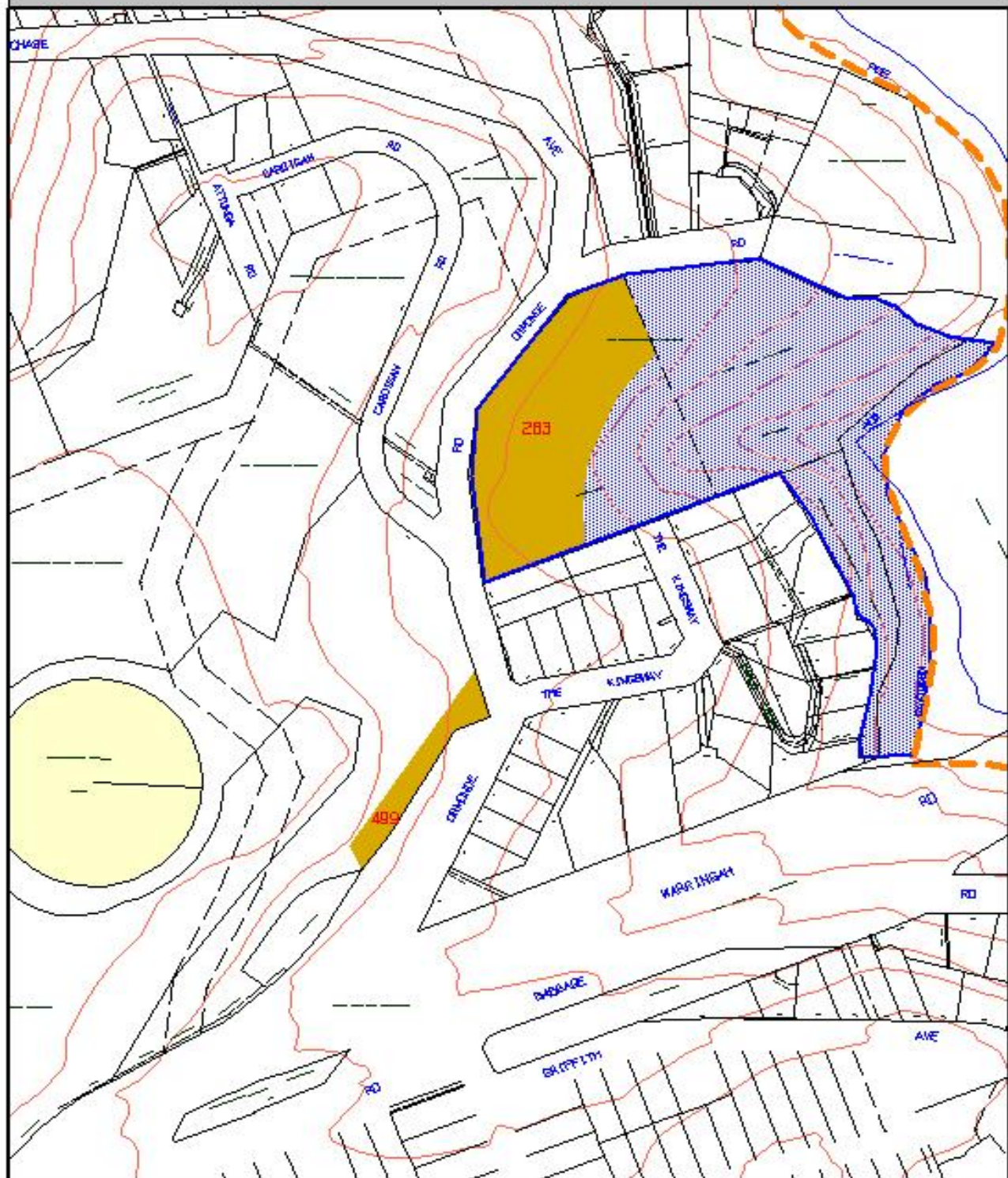
BURN PROPOSAL GORDON
PARK



FUEL REDUCTION PROPOSAL 22 Ormonde Road A ROSEVILLE CHASE.

Area of Burn (ha):	4.9
Agency Responsible:	Council
Aspect:	E
Burn Perimeter (m):	934
Burn Length (m):	370
Burn Width (m):	95
Catchment:	Middle Harbour
Control lines:	North: Entrance road to Roseville Chase Oval. South: Warringah Road. East: Ormonde and Cardigan Road West: Roseville Golf Course.
DBFMC Priority:	3
Description of Area:	Pocket of Bushland between Roseville Chase Oval, Roseville Golf Course and Ormonde and Cardigan Roads.
Does a Conservation Agreement Apply:	No
Fire History:	None Recorded.
Fire Intensity Preferred:	Moderate.
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	21/11/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	Assets belonging to the Golf Club and Oval.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes Site 499.
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: None Recorded. Fauna: None Recorded.
Previous Treatment:	Ongoing bush regeneration on Ormonde road edge.
Terrain:	Land slopes steeply to the east at an average slope angle of 11.6°
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	175 Q15.
Utilities likely to be effected:	Roseville Golf Course, Roseville Chase Oval, Warringah Road, Roseville Bridge.
Vegetation Associations:	L3c – Low open-forest Open forest.
Weed Intensity:	Class 2, 3 – moderate to high around edges of ovals and along roadways.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



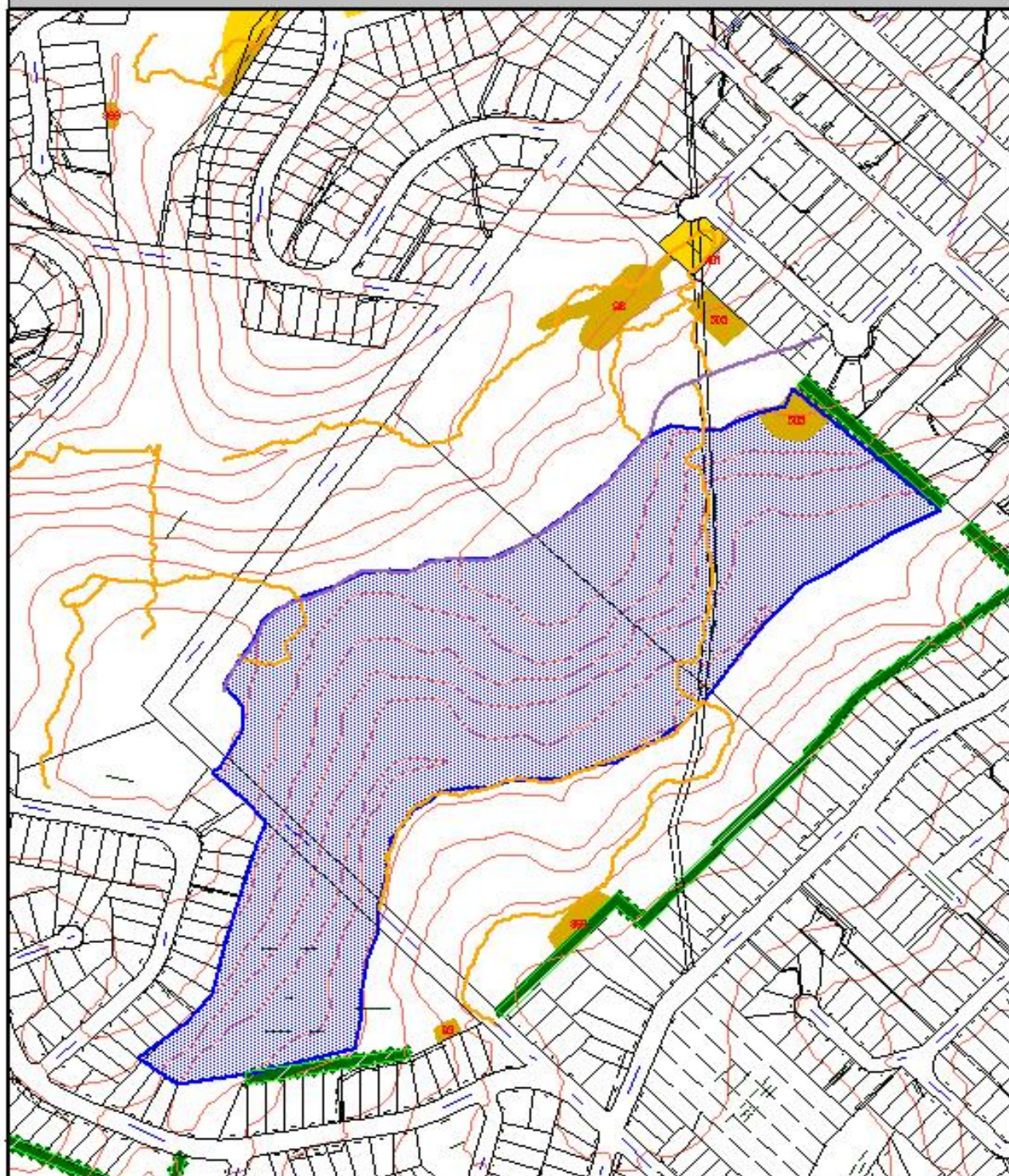
BURN PROPOSAL ORMONDE



FUEL REDUCTION PROPOSAL 23 Rothwell Road TURRAMURRA.

Area of Burn (ha):	19.2
Agency Responsible:	Council
Aspect:	W
Burn Perimeter (m):	2412
Burn Length (m):	920
Burn Width (m):	250
Catchment:	Lane Cove
Control lines:	North: Fire Break adjoining Residential boundary. South: Fire Trail and Handtool line. East: Creek line West: Fire Break adjoining residential boundary..
DBFMC Priority:	3
Description of Area:	54 hectare bushland reserve that is also contiguous with Lane Cove National Park.
Does a Conservation Agreement Apply:	No
Fire History:	Wildfire 1984 and 1994.
Fire Intensity Preferred:	Moderate.
Fuel Load (t/ha):	22 t/ha
Bark:	Moderate
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	21/11/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	No
No. of Adjacent Properties:	60 Residential properties.
Presence of Aboriginal or European sites:	Yes
Presence of Bushcare sites:	Yes Site 401, 96, 505.
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: Tetratheca glandulosa. Fauna: Bentwing Bat, Grey-headed Flying Fox.
Previous Treatment:	Wildfire 1994.
Terrain:	North-south running valley. Land slopes steeply to the east at an average slope angle of 11.6°
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	175 Q15.
Utilities likely to be effected:	Roseville Golf Course, Roseville Chase Oval, Warringah Road, Roseville Bridge.
Vegetation Associations:	L3c – Low open-forest Open forest.
Weed Intensity:	Class 2, 3 – moderate to high around edges of ovals and along roadways.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:4000



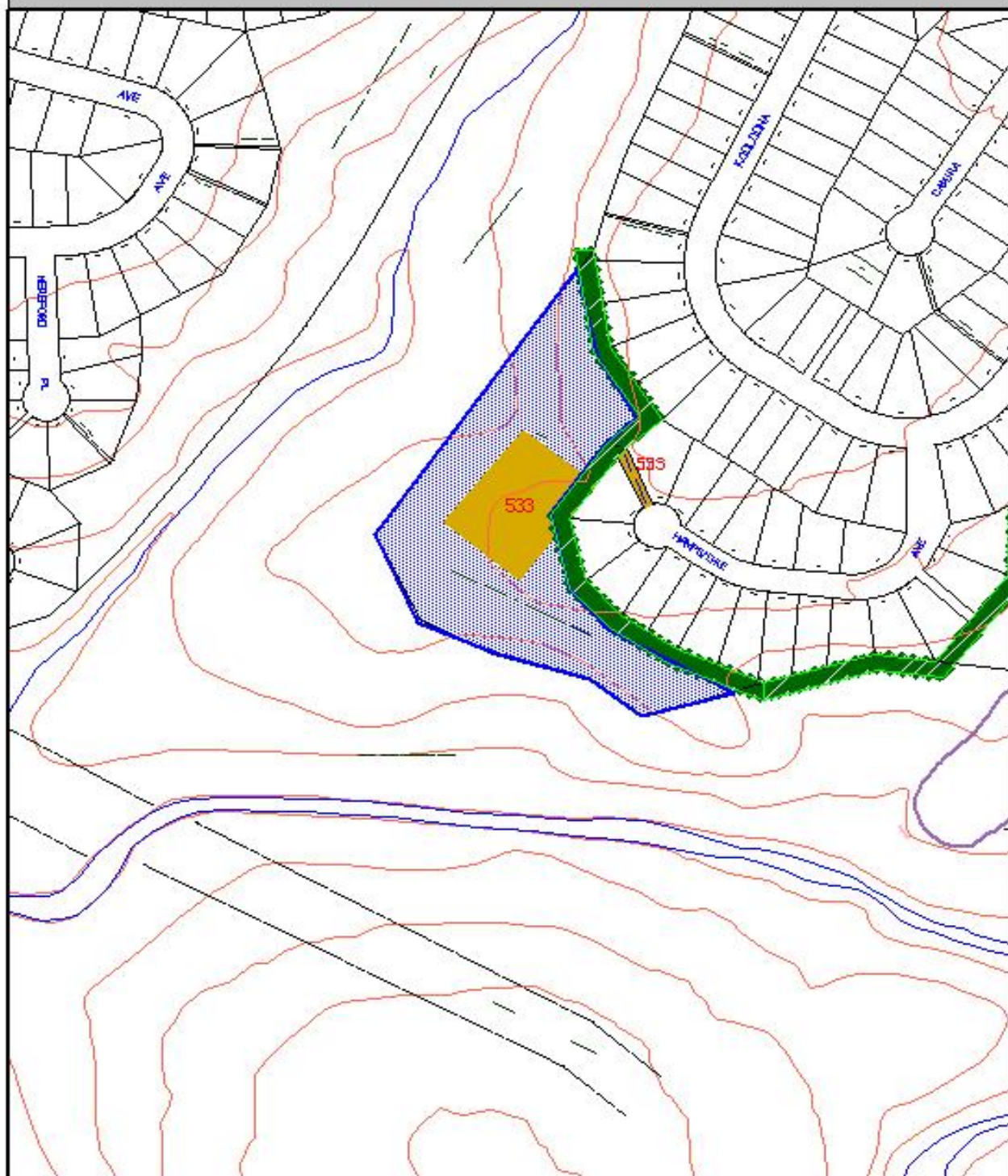
BURN PROPOSAL ROTHWELL



FUEL REDUCTION PROPOSAL 24 Hampshire Avenue WEST PYMBLE.

Area of Burn (ha):	2.1
Agency Responsible:	Council
Aspect:	SW
Burn Perimeter (m):	820
Burn Length (m):	300
Burn Width (m):	100
Catchment:	Lane Cove
Control lines:	North: Fire Break adjoining residential properties South: Creek line East: Fire Trail and Handtool line West: Creek line.
DBFMC Priority:	3
Description of Area:	Pocket of Bushland adjoining Lane Cove National Park.
Does a Conservation Agreement Apply:	No
Fire History:	Wildfire January 1994 and 2005
Fire Intensity Preferred:	Moderate.
Fuel Load (t/ha):	22 t/ha
Bark:	High
Surface Fine:	Very High
Elevated:	Very High
Date Surveyed:	21/11/2005
Hazard Reduction Type:	Prescribed Burn
Land Tenure:	Council
Location of Hazard:	Strategic Fire Advantage Zone
Maintained Fire Break:	Yes
No. of Adjacent Properties:	20 Residential Houses.
Presence of Aboriginal or European sites:	No
Presence of Bushcare sites:	Yes Site 533.
Presence of Riparian Veg:	Yes
Presence of Significant Vegetation Community:	No
Presence of Threatened Species:	Flora: Darwinia bilflora. Fauna: Red-crowned Toadlet.
Previous Treatment:	Wildfire 1994, 2005 and Ongoing bush regeneration.
Terrain:	Land slopes steeply to the south-west at an average slope angle of 17°
Traffic Mgt Plan Required:	Local.
UBD Map Reference:	174 E15.
Utilities likely to be effected:	Playground at the end of Camira Street, Ryde Road.
Vegetation Associations:	L3a – Low open-forest.
Weed Intensity:	Class 2, 3 – moderate to high along creek line and residential boundary.

BURN PROPOSAL



Date: 15-02-2007

Scale: 1:3000



BURN PROPOSAL HAMPSHIRE



PROPOSED DRAINAGE EASEMENT OVER COUNCIL LAND AT 16 ADAMS AVENUE, TURRAMURRA (IRISH TOWN GROVE) - APPLICANT AT 23 MURDOCH STREET, TURRAMURRA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider granting a drainage easement over Council land known as Irish Town Grove to the applicant at 23 Murdoch Street, Turramurra.

BACKGROUND:

The Applicant, Glendinning Minto & Associates on behalf of Ann Dooley, of 23 Murdoch Street, Turramurra, submitted two development applications (DA1300/06 & DA 622/06) to Council. The former DA is to demolish the existing dwelling and the latter DA is to construct detached dual occupancy dwellings at the property. Both DAs have been approved by Council on 27 October 2006, and DA 622/06 is approved, subject to the Applicant obtaining a drainage easement over Council land.

COMMENTS:

The Applicant submitted an application requesting a drainage easement over Council's reserve known as Irish Town Grove Park. The proposed drainage easement will not interfere with the current usage of the park.

RECOMMENDATION:

That Council approves the granting of the proposed drainage easement over Council land known as Irish Town Grove to the Applicant at 23 Murdoch Street, Turramurra, subject to the terms and conditions as contained in this report.

PURPOSE OF REPORT

For Council to consider granting a drainage easement over Council land known as Irish Town Grove to the Applicant at 23 Murdoch Street, Turramurra.

BACKGROUND

The Applicant, Glendinning Minto & Associates on behalf of Ann Dooley of 23 Murdoch Street, Turramurra, submitted two development applications (DA1300/06 & DA 622/06) to Council. The former DA is to demolish the existing dwelling and the latter DA is to construct a detached dual occupancy dwellings at the property. Both DAs have been approved by Council on 27 October 2006, and DA 622/06 is approved, as a Deferred Commencement Approval, subject to the Applicant obtaining a drainage easement over Council land.

The Applicant's property is located at 23 Murdoch Street, Turramurra, known as Lot 99 in DP11414. (**Attachment 1**).

Drainage of stormwater from the Applicant's proposed development requires connection into the existing Council head wall shown on the proposed inter-allotment Drainage Plan (**Attachment 2**). The proposed drainage easement would include new pipe to be laid which would traverse part of Irish Town Grove and connect to Council's head wall and stormwater drain.

Location/Property

The land subject to the proposed easement is a parkland and recreation space located at 16 Adams Avenue, Turramurra. It is known as Lot 73 in DP 35369 and contains an area of 4,767.8sqm. The reserve known as Irish Town Grove is situated at the rear of 23 Murdoch Street, Turramurra and is predominantly surrounded by residential properties. (**Attachment 1**)

Irish Town Grove is classified as 'Community Land' in accordance with the Local Government Act (1993) and categorised as 'Park' under the Council's Generic Plan of Management Parks, adopted on 20 September 2005.

The Local Government Act (1993) was recently amended by the Local Government Amendment (Miscellaneous) Act 2002, in relation to Community Land. In particular, Section 46 (1) (a1) provides that "*a Council may grant an easement over community land to provide pipes under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider.*" An expressed authorisation in a Plan of Management is no longer required for the granting of such easement.

COMMENTS

A condition of the Development Application DA 622/06, states that: Stormwater for the proposed dwelling piped to a perpendicular street (Adams Ave) via the Council reserve at the rear of the property. This will become the subject of a Deferred Commencement.

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12 February 2007

Council's Development Assessment Drainage Engineer advised that during the assessment, there were two options available to properly drain this property. The options include:

- i) through 25 Murdoch Street to Adams Avenue and
- ii) the watercourse traversing Council land known as Irish Town Grove.

As the owners of 25 Murdoch Street (Mr. & Mrs Byrne) have objected to any easement through their property (refer to Trim doc 640153), option ii) traversing Council land and draining into the watercourse, via the headwall, is the only available option for this property.

On 21 November 2006, Council wrote to the Applicant and their surveyor to outline the process and costs associated with the proposed stormwater drainage easement. (**Attachment 3**)

Following meetings with Council's Engineering Assessment Unit and consultation with the Applicant's surveyor, the proposed route of the drainage easement was revised in order to comply with the Local Government Act, whereby, *"a Council may grant an easement over community land to provide pipes under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider."*

On 20 December 2006, the Applicant paid the application fee of \$600.00 (including GST) requesting Council consider an application to drain water through Council owned public reserve at the rear of the subject property and to connect into an existing stormwater drain.

In addition, Council requested that the Applicant provide the following technical information in order for Council's Engineering Assessment team, Open Space Team and Technical Services team to assess the request and seek resolution of Council:

A survey of the existing piped system passing through the Reserve to which the connection is proposed, prepared by a registered surveyor detailing:

- Exact location of in-ground drainage system including all pipes and pits;
- Exact location of proposed connection;
- Dimensions of all existing pipes and pits;
- Invert levels at all junctions and pits;
- Existing ground levels in the vicinity of the system;
- A closed circuit television (CCTV) inspection of the entire in-ground drainage system, and a video copy of the footage to be provided to Council.
- Certification by a qualified consulting civil hydraulic engineer that the existing in-ground piped system is able to operate satisfactorily and without leakage or seepage.
- Confirmation that the existing pipes have adequate capacity to carry design flow rates or detention system overflows where detention systems are to be provided. These calculations to be provided to Council.

Council's Technical Services (Drainage Engineers) reviewed the proposed stormwater drainage easement on 12 March 2007 and provided the following comments:

"The subject drain and easement is considered as part of inter allotment system which Technical Services does not have control over. As the discharge is controlled from a detention system, there is no objection to the proposal to discharge stormwater into the watercourse (that is, into the reserve). Technical Services have reviewed the proposed stormwater disposal plan and considers it

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to be satisfactory. The controlled discharge into the watercourse is not considered to have any adverse impact downstream.”

The proposed easement will not interfere with the current usage of the reserve. The area of the proposed easement is only a small proportion of the total reserve area.

Council's Open Space Department has provided the following terms and conditions should the proposed drainage easement be approved by Council. These conditions include:

- No excavations within six metres of the trunk of the large Blue Gum.
- All excavations to be done by hand.
- That no roots greater than 50mm be severed.
- Roots less than 50mm be clean cut with hand saws.
- A site damage bond of \$2,500 be paid by the Applicant (the damage bond is refundable, subject to no damage is sustained to the site).
- The site to be reinstated to the condition before work commenced.
- Site to be left in clean and tidy condition.
- Should there be any major roots affecting excavations, works are to cease immediately and Council's Tree Maintenance Supervisor be contacted.
- Connection to Council's head wall pipe line must be approved by the Director Technical Services subject to conditions as determined.
- Connection of the property drainage pipe to the Council's drainage system should be constructed in accordance with Council's Standard Drainage Plan No. 82-024, to the satisfaction of the Director Technical Services.
- The Applicant being responsible for the installation and all ongoing maintenance of the pipe and easement.

Should Council not grant this easement, the Applicant has the right to lodge an appeal to the Land and Environment Court to have the matter resolved. This would involve substantial additional cost for Council and the Applicant.

CONSULTATION

Staff have consulted with the Applicant, their Surveyor and Civil Engineer concerning the process involved in seeking Council approval for the granting of the proposed drainage easement.

FINANCIAL CONSIDERATIONS

Staff have advised the Applicant about the various costs associated with the proposed easement. A letter was sent to the Applicant on 21 November 2006. (**Attachment3**)

Easement application fee	\$600.00 incl GST (paid)
Legal Costs	\$500 plus GST and registration fees (pending)
Valuation costs	\$1,200 plus GST (invoiced)
Compensation Amount	\$4,000 plus GST (pending)
Legal instruments	At full cost to the applicant
Independent studies on the capacity of the existing pipe	At full cost to the applicant
Any new pipe to be laid on Council land	At full cost to the applicant
Any repairs to the existing pipe	At full cost to the applicant

The Applicant confirmed on 8 January 2007 that the Applicant would pay the associated costs. (**Attachment 4**)

On 31 January 2007 Council's Valuer, NSW Department of Commerce assessed the compensation should Council grant the easement to the Applicant. The compensation is assessed at \$4,000 plus GST (**Attachment 5**). The valuation of the compensation for the proposed drainage easement has been assessed, based on the dominant tenant being responsible for all installations and the maintenance of the easement.

Staff advised the Applicant of the compensation amount on 16 February 2007, and the Applicant Mrs A Dooley confirmed on 23 February 2007 that they accept the valuation of the compensation for the proposed drainage easement. (**Attachment 6 and 7**)

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

On 8 January 2007, Open Space Department consulted with Technical Services and Development and Regulatory Services seeking comments on the proposed easement and implication (if any) to Council (Trim doc 718318).

SUMMARY

A deferred Commencement Approval was granted to the owners of 23 Murdoch Street, Turramurra for their Development Application No 1300/06 & DA 622/06, to demolish an existing dwelling and construct detached dual occupancy dwellings at 23 Murdoch Street. The Applicant was informed of Council's approval, subject to conditions on 27 October 2006.

The approval was subject to deferred commencement conditions requiring the Applicant to submit evidence to Council that the subject site was benefited by an easement to the Council head wall/pipeline and registered.

Whilst the original Development Application was being assessed, officers advised the Applicant that they were required to submit an application for drainage easements, involving a separate process for approval.

Should Council not grant this easement, the Applicant has the right to make application to the Land and Environment Court to have an easement granted. This would involve substantial additional cost for Council and the Applicant.

The merits of the Applicant's submission for the connection to the Council stormwater headwall/pipe has been assessed by the Technical Services drainage engineers. From a drainage perspective, Technical Services have expressed no objection to the proposed easement, subject to the conditions outlined in this report.

Council has authority to grant such easements under the Local Government Act 1993 (as amended).

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Proposed Next Steps

Subject to Council resolution:

1. Council solicitors Matthew Folbigg and Associates to prepare the Section 88B Instrument, Terms and Conditions for the granting of the easement to the Applicant.
2. Section 88B Instrument to be executed.
3. Remaining associated costs to be paid by the Applicant.
4. Section 88B Instrument to be lodged at Land Information Office.
5. Applicant to commence drainage works on Council land.

RECOMMENDATION

- A. That Council approve the granting of the proposed drainage easement over Council land at 16 Adams Avenue, Turramurra, known as Irish Town Grove to the Applicant at 23 Murdoch Street, Turramurra, as outlined in this report.
- B. That Council write to the Applicant to advise the terms and conditions for the granting of the easement.
- C. That Council authorise the Mayor and General Manager to sign the documentation associated with the proposed easement.
- D. That Council authorise the affixing of the Common Seal to the documentation associated with the proposed easement.

Cherry Varde
**Land Administration
Officer**

Steven Head
**Director Open Space &
Planning**

Greg Piconi
Director Technical Services

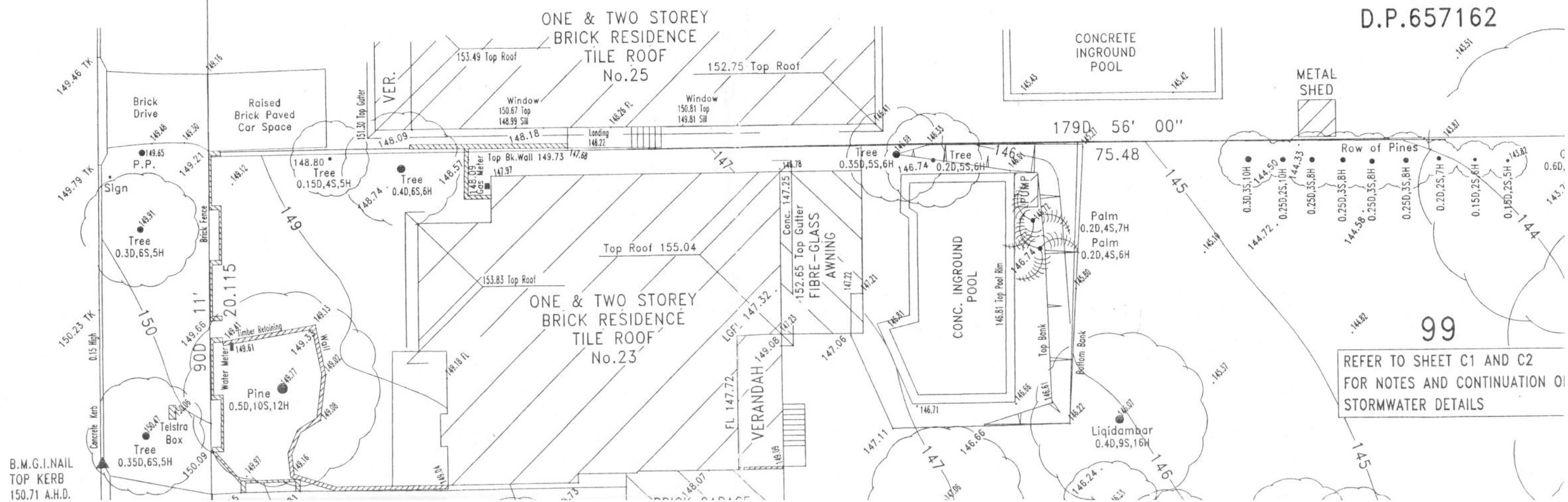
Attachments:

- 1. Site location Plan - 748733**
- 2. Inter- allotment Plan - 746251**
- 3. Council's letter of 21/11/2006 to applicant - 696844**
- 4. Applicant's letter of 8/1/2007 - 746139**
- 5. Valuation report by Department of Commerce dated 31/1/2007 - 742207**
- 6. Letter to advise applicant of the compensation amount 16/2/2007 - 736909**
- 7. Applicant's letter of 23/2/2007 - 740300**

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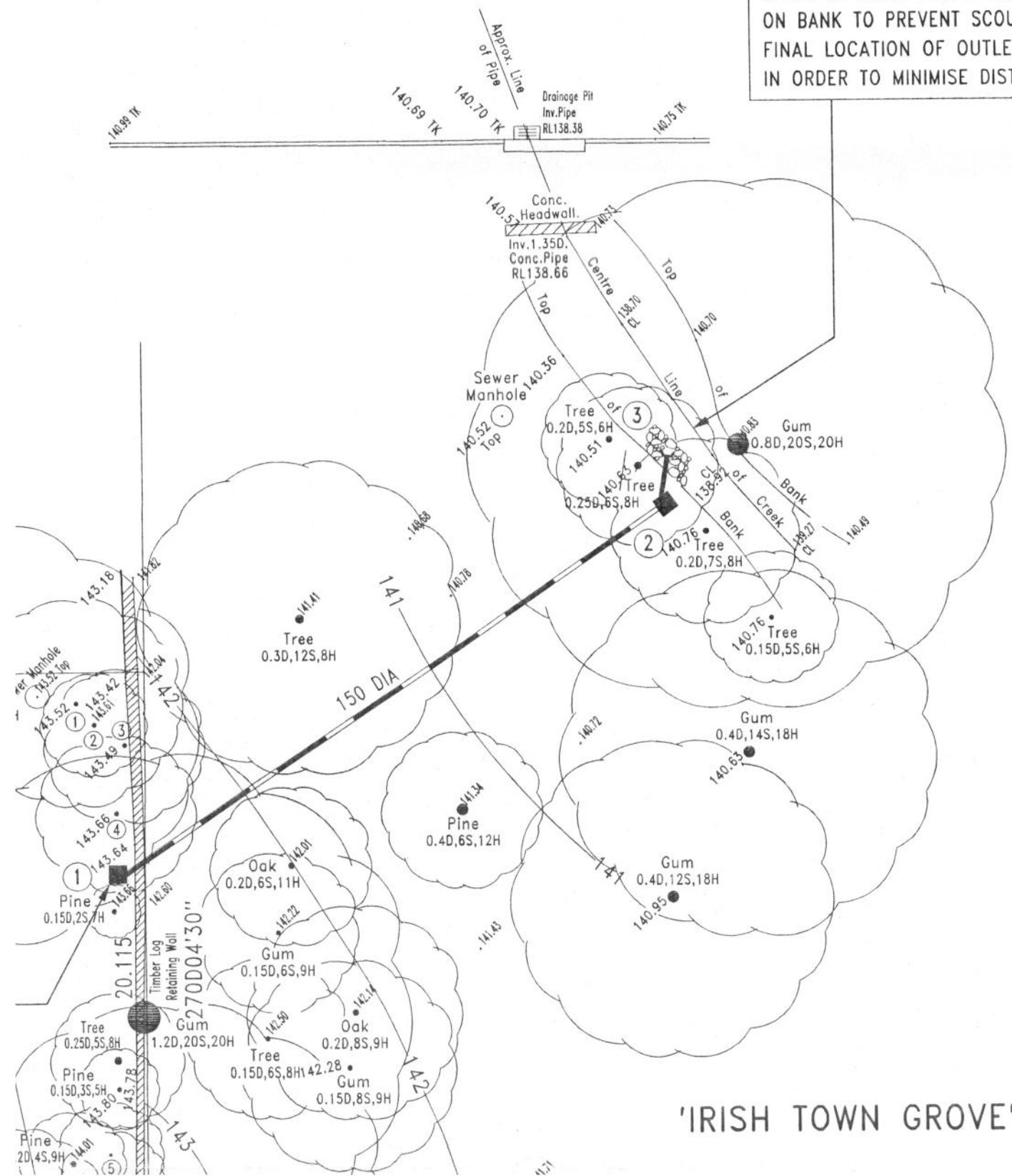
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REFER TO SHEET C1 AND C2
FOR NOTES AND CONTINUATION OF
STORMWATER DETAILS

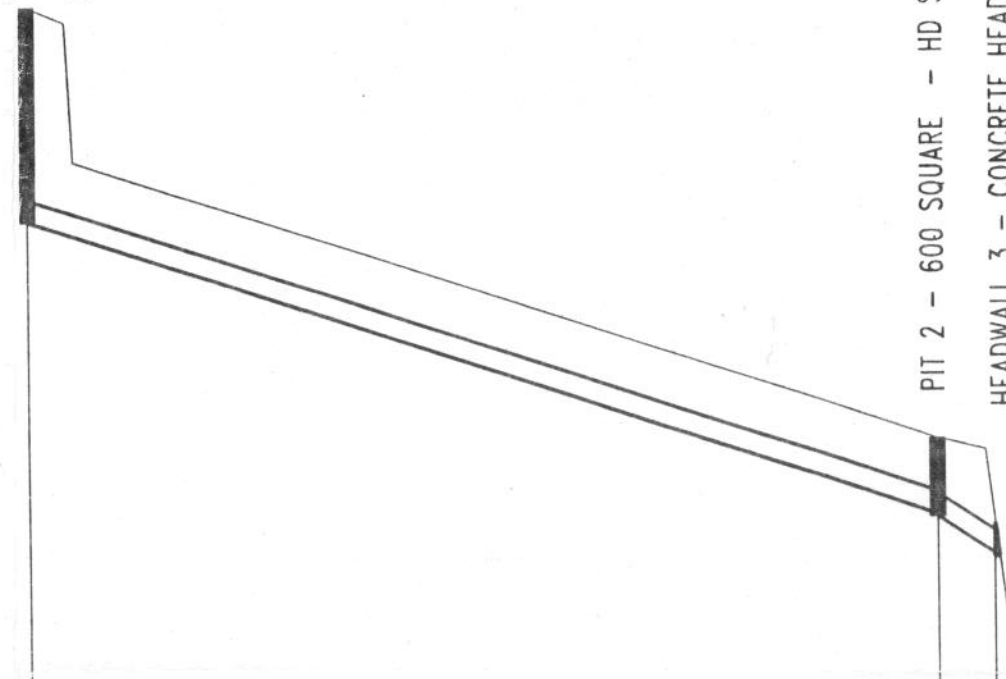


AVENUE

DISCHARGE INTO EXISTING WATERCOURSE
 OUTLET PIPE AND HEADWALL TO BE CAREFULLY
 INSTALLED BY HAND DIGGING.
 HARD ANGULAR ROCK 200 mm NOM. DIA
 SHALL BE HAND PLACED AND SECURELY GROUTED IN PLACE
 ON BANK TO PREVENT SCOURING OF THE BANK.
 FINAL LOCATION OF OUTLET SHALL BE SITE VERIFIED
 IN ORDER TO MINIMISE DISTURBANCE TO EXISTING BANK AND VEGETATION.



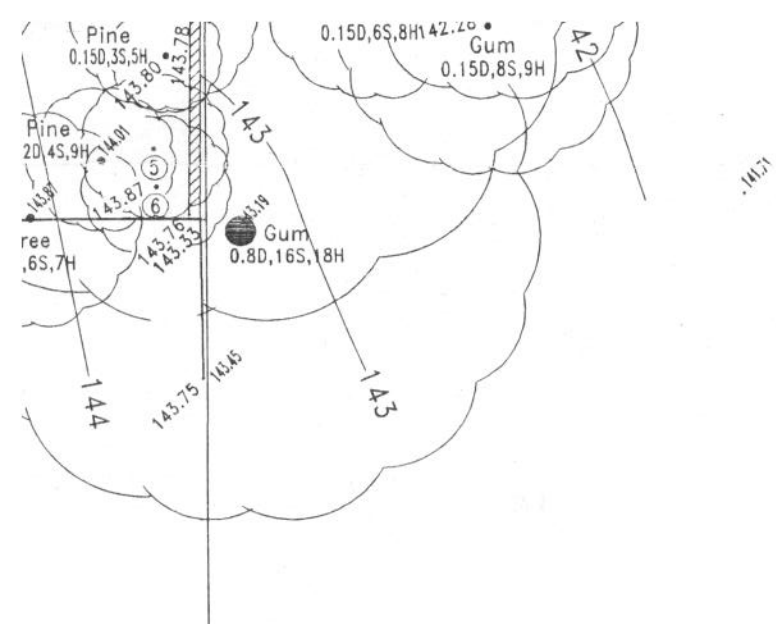
PIT 1 - 900 SQUARE - LD GRATED INLET
 EXISTING TIMBER LOG RETAINING WALL



PIT 2 - 600 SQUARE - HD SOLID COVER

HEADWALL 3 - CONCRETE HEADWALL WITH RIP RAP OUTLET

CREEK INVERT 138.92



'IRISH TOWN GROVE'

FLOW (M³/S)

VELOCITY (M/S)

PIPE SIZE (MM)

GRADE (%)

DATUM R.L.

INVERT
DEPTH

H.G.L.
LEVELS

ADDITIONAL
LEVELS

INVERT
LEVELS

SURFACE
LEVELS

CHAINAGE

0.01	0.01
0.57	0.57
150 uPVC	150 uPVC
8.12%	16.00%
1.46	0.50 8.50
143.66 143.64	143.58 148.73
142.200	140.250 148.668
143.66	140.75 148.78
0.00	24.00 25.50

CREEK INVERT 138.92

INTERALLOTMENT STORMWATER DRAINAGE LONG SECTION

SCALE 1:200 H, 1:50 V

ronment + Building

RD FORREST CONSULTING ENGINEERS PTY LTD

W 2250 Australia Tel: (02) 4324 3499 Fax: (02) 4324 2951

Designed BK
Drawn BK
Checked LDA

Authorised for issue
L.D. Appleyard
L.D. APPELYARD M.T.E. AUST. NPER-3 (CIVIL AND STRUCTURAL)

CAD FILE REF

COUNCIL REFERENCE

DRAWING TITLE

INTERALLOTMENT STORMWATER
DRAINAGE DETAILS

CLIENT

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
23 MURDOCH STREET TURRAMURRA

Job No.

Drawing No.

Issue

RECEIVED
19 DEC 2006

P53455

21 November 2006

Anne Dooley
23 Murdoch St
TURRAMURRA NSW 2074

Dear Ms Dooley

**PROPOSED EASEMENT TO DRAIN WATER - COUNCIL LAND KNOWN AS
IRISH TOWN GROVE**

I refer to my telephone conversation today with your surveyor Alan Turner from Alan G Turner & Associates regarding the above matter.

In order for Council to consider the proposal further you will be required make payment of \$600.00 GST incl. for a Property Easement/Right of Way Application Fee. Please note that this fee is non-refundable and it covers the investigation of the granting the proposed easement. However, it does not commit Council to granting an easement as all proposed easements are subject to full Council approval.

Accordingly, please forward a cheque in the sum of \$600.00 in the name of Ku-Ring-Gai Council to the following address;

Ku-ring-gai Council
Locked bag 1056
PYMBLE NSW 2073

Additionally, it is important to note that you will also liable for all costs associated with the creation of the easement, including compensation to Council for the granting of the easement, and that you will also be required to provide an undertaking to Council in relation to these costs.

An outline of the *approximate* costs are as follows;

- Application fee of \$600.00 (non-refundable). This fee covers the initial investigation of the proposed easement.
- Legal costs approximately \$1,500.00 - \$3,000.00 (excl GST).
- Valuation fees for compensation, approximately \$1,000.00 to \$1,500.00 (excl GST)
- Compensation amount as determined by Council's registered Valuer.

- Any detailed reports required by Open Space in order to assess the application and condition of existing pipe, capacity of pipe, fauna and flora assessment, review of environmental factors report.
- All costs associated with the upgrade of existing pipes.
- The cost of Section 88B instrument, plan to be registered, and all registration fees associated with registering a Section 88B.
- Remediation costs at the Reserve.

Furthermore, Council would require that you provide a detailed analysis of the proposed drainage easement, which would include the following technical information, in order for Council's engineering assessment team to assess the request, and seek resolution of Council.

- A survey of the existing piped system passing through the reserve to which the connection is proposed, prepared by a registered surveyor detailing;
- Exact location of in-ground drainage system including all pipes and pits.
- Exact location of proposed connection.
- Dimensions of all existing pipes and pits.
- Invert levels at all junctions and pits.
- Existing ground levels in the vicinity of the system.
- A closed circuit television (CCTV) inspection of the entire in-ground drainage system, and a video copy of the footage to be provided to Council.
- Certification by a qualified consulting civil hydraulic engineer that the existing inground piped system is able to operate satisfactorily and without leakage or seepage.
- Confirmation that the existing pipes have adequate capacity to carry design flow rates or detention system over flows where detention systems are to be provided.

Council would instruct its registered Valuer to undertake a valuation for compensation.

Council would not issue an operative development consent until the easement application had been considered by Council's technical officers, endorsed by Council, and the preceding requirements met.

Should you have any further queries please contact Council's Land Administration Officer – Cherry Varde on 9424 0820. I can be contacted on Monday, Tuesday and Friday of each week.

Yours faithfully

Cherry Varde
Land Administration Officer

9424 0870

3 Darri Avenue
Wahroonga 2076
8th January 2007

Cherry Varde
Kuringgai Council
Gordon

Dear Cherry,

As per our conversation I would like to commence the application for the Stormwater easement across Irish Town Grove. I know I will be responsible for fees incurred in this process

Yours faithfully
Ann Dooly



PROPERTY CONSULTANCY

Ku-ring-gai Municipal Council

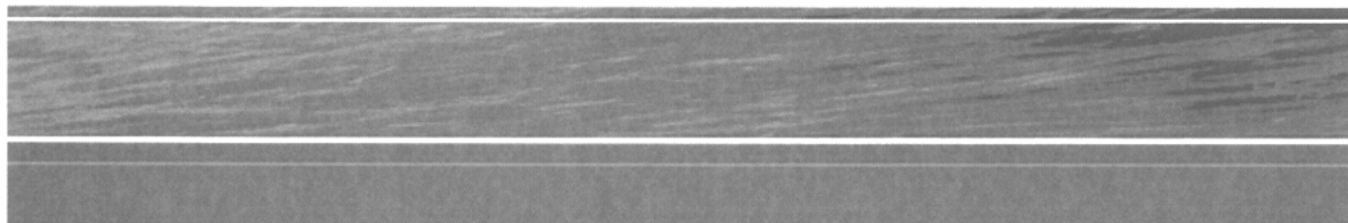
Valuation Advice – Proposed Drainage Easement

From 23 Murdoch St, Turramurra over 'Irish Town Grove'

PP131215
31st January 2007

Contact Name: Joanne Malcolm
Telephone: 02 9372 8520
Fax: 02 9372 8566

Email: joanne.malcolm@commerce.nsw.gov.au



INSTRUCTIONS

The owner of 23 Murdoch Street, Turramurra is undertaking a redevelopment of their land and as part of the process it will be necessary for them to construct a drainage easement across an adjoining property, which is owned by Ku-ring-gai Municipal Council.

Property Valuation Services have been instructed, via email, to provide valuation advice regarding the likely compensation payable for the granting of the proposed drainage easement.

DATE OF INSPECTION & VALUATION

31st January 2007.

LEGAL DESCRIPTION

The land subject to the proposed easement is described as Lot 73 in Deposited Plan 35369, Parish of Gordon, County of Cumberland, in the Local Government Area of Ku-ring-gai.

It is understood that Lot 73 contains an area of 4767.8m².

TOWN PLANNING

Lot 73 in Deposited Plan 35369 is zoned Open Space under Ku-ring-gai Planning Scheme Ordinance.

PHYSICAL DESCRIPTION

Lot 73 is a large parcel of land that is situated on the western side of Adams Avenue at Turramurra. The land forms part of a public recreation area known as 'Irish Town Grove' and contains an open drainage reserve through the middle. The block is timbered with established trees and shrubs along the boundaries & the drainage reserve and grassed in the remaining sections.

The land is bounded by residential development.

THE EASEMENT

The proposed easement will be approximately 22 metres long and it is assumed approximately 2m wide, giving a total easement area of 44m².

The easement is considered to have a minor effect on the land, as whilst it will run across the block the pre-existence of the open drainage reserve (which the easement will join with) already has a severe impact on any potential use or development of the block. The zoning of the block also confirms the existing 'lesser' use of the land.

VALUATION RATIONALE

I have adopted a "piecemeal", rather than a "before and after" basis in preparing this valuation.

The "piecemeal" approach allows an appropriate adjustment or allowance for the detrimental effect/impact or diminution in value to that area and value of the property, and may be calculated by applying an appropriate rate per square metre on the easement, followed by the appropriate adjustment.

The property is already affected by a drainage reserve and I consider the easement's affect on the subject land to be only a "blot on title". I consider the property, subject to the proposed easement, to be affected to the extent of a 25% restriction.

The relatively small area of land affected by the proposed easement and its location within the subject site has been taken into account.

CALCULATIONS

Sales in the area indicate the value of residential land to be in the range of \$590 - \$680 per square metre. This has then been adjusted to take into account the open space zoning of the subject parcel. For the purposes of calculating the compensation payable for the easement I consider the value of the easement land to be \$450/m².

The market value of compensation should be:

Easement land 44m ² @ \$450/m ²	= \$19,800 @ 20% affectation
	= \$3,960 as \$4,000

BASIS OF VALUATION

This valuation has been assessed on the following basis:

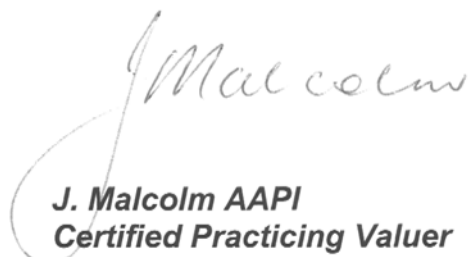
1. The dominant tenement will be responsible for all installations, and the maintenance of the easement, upon the servient's land.
2. The valuation is subject to verification of proposed easement location and area.

3. It is assumed that the dominant tenement will be responsible for all administrative, conveyancing, survey and related costs associated with the proposed easement.
4. The valuation does not include any compensation for any loss or damage attributable to potential future works of construction over the proposed easement lands.

VALUATION

It is considered that a fair amount of compensation payable, for the granting of the subject drainage easement, over Lot 73 in Deposited Plan 35369, on the above basis, as at the 31st January 2007 is;

Four Thousand Dollars (\$4,000).


J. Malcolm AAPI
Certified Practicing Valuer
Registered Valuer No. 3593
For the General Manager

DISCLAIMER

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted from any third party who may use or rely on the whole or any part of the content of this valuation. Furthermore, neither the whole nor any part of this report may be included in any publication or document without prior consent.

P53455
16 February 2007

13010121301111228003102230103213
Anne Dooley
23 Murdoch St
TURRAMURRA NSW 2074

Dear Ms Dooley

**PROPOSED DRAINAGE EASEMENT THROUGH COUNCIL LAND KNOWN
IRISH TOWN GROVE**

I refer to Council's letter of 20 November 2006 regarding your interest to obtain a drainage easement through Council's parkland known as Irish Town Grove, located at 16 Adams Avenue, Turramurra.

As advised this afternoon, Council has now received the valuation report from the Department of Commerce.

The valuation of the compensation for the proposed drainage easement has been assessed on the following basis:

- The dominant tenant will be responsible for all installations and the maintenance of the easement, upon the servient's land.
- The valuation is subject to verification of proposed easement location and area.

The assessed compensation amount is \$4,000 exclusive of GST or \$4,400 inclusive of GST. I confirm the valuation fee for this compensation assessment is \$1,320 inclusive of GST. I will shortly issue a tax invoice to you for payment.

In addition, below is a list of Council's Open Space's special conditions for the proposed drainage easement. (Refer to AFCE Environment and Building – inter-allotment stormwater drainage plan dated 10/12/2006).

1. No excavations within 6 meters of the trunk of the large Blue Gum
2. All excavations be done by hand
3. That no roots greater than 50mm be severed
4. Roots less than 50mm be clean cut with hand saw
5. A site damage bond of \$2,500 (the damage bond is refundable, subject to no damage is sustained to the site.)
6. Site be re-instated to condition before works
7. Site to be left clean and tidy

Kindly provide a letter of acceptance indicating your agreement to pay the compensation amount of \$4,400 inclusive of GST, as determined by Council's Valuer for the proposed drainage easement. You are to address the letter to the General Manager, marked to the attention of the Director Open Space and Planning.

Upon receipt of your letter of acceptance, I will prepare a report to Council for its consideration and submit the report to the Ordinary Meeting of Council for Tuesday 27 March 2007. Should this Council meeting date change for any reason, I will contact you accordingly.

Following Council's resolution, Council's solicitors Matthew Folbigg & Associates will be instructed to prepare the section 88B instrument and a positive covenant to protect Council's interest associated with this proposed easement and carry out the registration.

You can contact me on 9424 0820 for any further questions upon my return on Friday 23 February 2007.

Yours faithfully

Cherry Varde
Land Administration Officer

Cc. Steven Head (Director Open Space and Planning), Scott Hannell (Contracts Supervisor) and Mark Hancock (Parks Maintenance Supervisor).

(02) 9424 0880



3 Darri Ave
Wahroonga 2076
23rd Feb, 2007

General Manager.

Attention: Director Open Space and Planning

Easement: 23 Muddoch St
Turrumurra 2074

I am accepting your valuation of \$4000
+ GST for the proposed drainage
easement through Irish Town Grove.

Yours faithfully

Ann Dooley

04333 21737

94876894 (home)

98478262 (work)



OPTIONS & PARTNERSHIPS FOR THE DEVELOPMENT OF THE ABANDONED B2 ROAD CORRIDOR, SOUTH TURRAMURRA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To seek Council's approval to commence the development of a Memorandum of Understanding with the NSW Department of Planning for the future use of the abandoned B2 road corridor South Turramurra.
BACKGROUND:	On 17 October 2006, Council gave consideration to a report that proposed the preliminary investigations into three development options for the land owned by Council and NSW Department of Planning within the abandoned B2 road corridor south Turramurra. From these investigations two options have been identified for more detailed consideration.
COMMENTS:	The land within the abandoned road corridor is currently zoned 2(C). The options recommended for detailed investigation include the use of the site for low density residential development and a combination of low density development and sportsfield. Given the land ownership, it is necessary to commence a cooperative process for the future development of the site.
RECOMMENDATION:	That Council commence formal discussions with the Department of Planning with a view to entering into a Memorandum of Understanding to develop the land in accordance with the options identified in the report.

PURPOSE OF REPORT

To seek Council's approval to commence the development of a Memorandum of Understanding with the NSW Department of Planning for the future use of the abandoned B2 road corridor South Turramurra.

BACKGROUND

On 17 October 2006, Council gave consideration to a report that sought directions for the future use of land within the abandoned B2 corridor in South Turramurra. At this meeting the Council resolved to, among other things, undertake a preliminary study into three potential options for the site. These included: development for low density residential use consistent with the current 2C zoning; incorporate a sportsfield and associated infrastructure within the site with the balance of the land to be used for low density residential use; and incorporate a sportsfield and associated infrastructure within the site with the balance of the land to be used for residential use with a reduced lot size.

Land ownership, as outlined in the earlier report is summarised in the table below.

Ownership	Zoning	Area (ha)
Council	Residential 2 (C)	16,373
Council	Unmade road	1,830
NSW Department of Planning	Residential 2 (C)	13,322
Total		31,525

Initial concepts were presented at a Planning Committee on 20 February 2007. From this meeting more detailed information on the options that retained the current residential density permissible within the 2C zoning were sought. Specifically this was to identify the development costs for each option and projected income arising from the sale of land. Preliminary estimates of the development costs for both options are in the vicinity of approximately \$3 million.

COMMENTS

Consistent with the resolution of the Council on 17 October 2006, Council staff have commenced discussions with the NSW Department of Planning informing them of Council's resolution. In response the Department has written to the General Manager on 14 December 2006 expressing willingness to commence cooperative discussions to achieve "the best planning outcomes" for the site and has indicated a willingness to progress a Memorandum of Understanding as a first step in the development process (Attachment 1).

Given the interest by the Department in a cooperative process, the next critical stage in the decision process will be to cooperatively finalise a detailed cost/benefits study on the options as recommended by Council. This would include in the first instance getting joint agreement to the

Item 6

S02846
19 March 2007

development costs as identified in the preliminary Bill of Quantities and commissioning a report to estimate the income for the site. These studies would form the basis of a cooperative approach between each party that would in turn identify a preferred option, in consultation with the community.

In reference to the development of a Memorandum of Understanding (MoU) between Council and the Department, its primary purpose would seek to define the roles and expectations in relation to the future use of the land. The basis in the first instance would be to agree to continue to explore the two preferred options as recommended by this report consistent with the 2C zoning. Other principles for the future development of the site would include:

- shared costs for the investigation, planing and development of the infrastructure necessary to support a subdivision including, but not limited to, the drainage and ancillary works associated with providing stormwater to irrigate Auluba Ovals 1 and 2;
- the upgrade of the adjacent public roads;
- the provision of cycle ways and pedestrian footpaths (that are indicated within the preliminary Draft Master Plan for Sir David Martin Reserve);
- the management of the contaminated land (as referenced in the rezoning submission report dated 14 December 2004); and
- the development of planning and landscape guidelines that incorporate and promote the principles of sustainability.

What has not been specifically clarified to date, is the extent of use of the proposed sportsfield. Given the shortage of sportsfields generally across Ku-ring-gai and particularly those that enable night training, it would be proposed that the field be lit, permitting night training, and be designed and made accessible to a range of sporting codes. Usage of the facility could be reasonably expected both during the week and across the weekend. Investment of scarce resources into a sportsfield without the ability to use it during periods of peak sportsfield demand would not represent prudent investment by Council. As part of the development costs for this field, the detailed cost analysis would also need to look at installing synthetic turf in order to maximise use and minimise daily wear, otherwise associated with grass surfaces.

CONSULTATION

Since the October 2006 report to Council, there have been three types of consultation received on the development options. These have all been driven by community and Councillor interest in the project.

The Kissing Point Progress Association conducted a mail survey of over 1,000 local residents that received 147 responses. Key findings reported by the Association from this survey included:

- a slight preference for the use of the site for low density residential, over the combined options to include a sportsfield into the site. This trend became stronger the closer respondents lived to the site;
- very limited support for the option of a sportsfield with a combined reduced lot size;

Item 6

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19 March 2007

- very strong support for ongoing community consultation from both Council and Department of Planning through the project;
- very strong support for public meetings to discuss the project;
- strong support was given for Hall Street to be retained as access, with preference towards a footway/path – *note this was a specific question and did not ask a general question relating to the retention of a footway generally across the site.*

The main issues of concern raised were current and potential transport congestion arising from sporting events.

A Ward Councillor survey generated 16 e-mail responses, the majority from members or those with an association with Kissing Point sports clubs. All respondents were in favour of having sportsfield on the site with limited or no housing. There was a very strong response for a public meeting and community consultation on the issue.

One resident responded to a newspaper article reported in the North Shore Times on the development options for the site, following the Council report. This respondent suggested that there is too much traffic and pedestrian congestion from the current facilities and that more would increase the safety hazards at sporting events. The respondent did however suggest the site could be utilised as a practice facility for sport. Courts were raised as a possibility with access from Lyon Rd, intersecting at Canoon Road.

Notwithstanding the information above, it is proposed to undertake further consultation with the community, consistent with the resolution of Council in October 2006 and that expressed by the existing feedback to-date. The consultation is recommended to involve three elements as below.

1. Household survey – this would be sent to 500 residents randomly selected within 2 kilometres of the site itself. The intention of this survey would be to determine the views of the local residents and statistically map the respondents to demographic information for the area. This would seek to build from the survey undertaken by the Kissing Point Progress Association (as discussed above).
2. Web survey – utilising the existing web based software used as part of the town centre consultations. The same survey would be replicated enabling broader responses for other Ku-ring-gai residents.
3. Community meetings - Accompanying these survey instruments, two general community briefings would be held. The first would be a general information session to discuss the options and consultation processes. This would be held when there is sufficient financial information as to the development costs and incomes for the two options. The second would present the results of the consultation and other technical reports as have come to hand. The second community consultation would occur after a briefing with Councillors and prior to a formal report to Council making a recommendation as to a preferred option and timing for the project.

The matter will be regularly considered at the Planning Committee meetings.

FINANCIAL CONSIDERATIONS

The development of a Memorandum of Understanding with the Department of Planning is likely to have a minimal cost to Council with the advantage of achieving savings as part of the planning and concept design and subdivision costs. The proposed consultation will be borne within existing operational budget.

Neither costs or revenue from this project are identified within Council's long term financial model. This will need to be amended following the decision by Council and the Department as to the preferred option and timing of the development of the lands in question.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has been prepared in consultation with the Open Space, Planning and Business and Finance Departments of Council.

SUMMARY

This report seeks the support of Council to enter into formal discussions with the Department of Planning for the purpose of jointly developing the land within the abandoned B2 road corridor in South Turramurra. As part of these discussions, two options are identified for detailed investigation. The first is the development of the site for low density residential use, the second would seek to incorporate a sportsfield and associated infrastructure on the site, with the balance for low density residential use.

As part of identification of a preferred option, a consultation process is outlined. Further a detailed financial study is proposed for each of the two options that would be undertaken jointly with the Department and would draw from the preliminary Bill of Quantities Estimates that is currently being prepared by Council.

RECOMMENDATION

- A. That Council commence the development of a Memorandum of Understanding with the Department of Planning, with a draft to be brought to Council for consideration and execution
- B. That a detailed study into costs and projected income for the development of the site be undertaken with the Department that incorporates:
 - i. low density residential use consistent with the current 2C zoning;
 - ii. low density residential use consistent with the current 2C zoning with a sportsfield and associated infrastructure within the site.

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- C. That community consultation be undertaken as outlined in the report to include local residents and the broader Ku-ring-gai community and associated interest groups and the results reported back to Council.

Peter Davies
**Manager Sustainability & Natural
Environment**

Steven Head
Director Open Space & Planning

Attachments: Letter from Department of Planning dated 14 December 2006 - 712388



NSW GOVERNMENT
Department of Planning

14 December 2006

Contact: Peter Lee
Phone: 9895 7947
Fax: 9895 7946
Email: peter.j.lee@planning.nsw.gov.au

Mr John McKee
General Manager
Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

Dear John

Re: Memorandum of Understanding – Chisholm St/Barwon Ave, South Turramurra

Thank you for your time on the 29th November to discuss the possibility of the Department and Council to work collaboratively on lands owned by both agencies in the former B2/B3 corridor at South Turramurra.

Given the nature and extent of land ownership by both agencies in this location the Department's opinion is that the best 'planning' outcome can be generated by a joint resubdivision of our lands.

Further to this the Department is keen to progress a 'Memorandum of Understanding' with Council as a first step in the development process. Such an MOU would guide the basis of how the two parties would form co-operative relations in developing the land.

However, the Department is appreciative that Council wants to do some preliminary work and investigations prior to briefing the Councillors and the community on an MOU and its content. To this effect the Department agrees to wait for such briefings to occur prior to progressing further talks about the MOU.

Representatives of Land Management Branch would be happy to discuss this matter further with Councillors if required.

Please contact me on 9895 7947 should you wish to discuss.

Yours sincerely,

Peter Lee
Director
Land Management Branch



GREENWOOD QUARRY FEASIBILITY STUDY & CANOON ROAD RECREATION AREA PLAN OF MANAGEMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To report to Council on the progress of the Canoon Road Recreation Area Plan of Management and recommendations resulting from the Greenwood Quarry Feasibility Study as an alternative netball facility.
BACKGROUND:	Canoon Road netball and Lofberg Road netball courts are the only netball specific courts in Ku-ring-gai and are fully utilised during the winter Saturday season competition. The Greenwood Quarry site has been identified as a possible alternative site. A feasibility study investigating the site has been undertaken. The Canoon Road Recreation Area Plan of Management (2000) guides the current management of the site and a report outlining progress achieved to date is included.
COMMENTS:	The Greenwood Quarry Feasibility Study identifies significant financial and other implications if the site was to be developed as a netball facility. Alternative short to medium term solutions have been identified to allow netball to develop and grow in future years. It is anticipated that the Canoon Road Recreation Area will continue to be the preferred primary outlet for netball in Ku-ring-gai, and the Plan of Management for this site will continue to guide best management practices.
RECOMMENDATION:	1. That Council receives and notes the Greenwood Quarry Feasibility Study and not proceed any further with investigation of this area as a netball location. 2. That the preparation of a new Plan of Management for Canoon Road Netball courts be included in the draft 2007-11 Management Plan. 3. That the Draft Plan of Management be prepared in conjunction with a development plan for netball in Ku-ring-gai which includes the development of satellite facilities across the LGA, and in consultation with the local community. 4. That Council continue to communicate with Warringah Council and the Department of Lands regarding the future use of Greenwood Quarry.

PURPOSE OF REPORT

To report to Council on the progress of the Canoon Road Recreation Area Plan of Management and recommendations resulting from the Greenwood Quarry Feasibility Study as an alternative netball facility.

BACKGROUND

On 5 December 1977, Council resolved to construct 25 sealed netball courts and parking for 266 cars in the bushland reserve at the western end of Canoon Road, South Turramurra to provide a venue that would allow the Ku-ring-gai Netball Association (KNA) to run a more efficient competition. Construction of the courts commenced in 1978 on the basis of the identified need for sealed netball courts and the perceived lack of alternative sites within Ku-ring-gai at that time. Since opening in 1979, the site has been used as the 'home' of the KNA's winter netball competition.

On-going concerns expressed to Council by residents regarding impact of the netball facilities upon traffic access and parking difficulties resulted in a discussion paper being prepared in mid 1998, outlining various options to resolve these issues. 815 submissions were received on the paper which led to a series of facilitated workshops held with local residents, netball representatives, interested Councillors and Council staff between December 1998 and May 1999. These workshops culminated in the signing of an agreement which was subsequently endorsed by Council on 25 May 1999, and included within the Canoon Road Recreation Area Plan of Management, adopted on 20 June 2000.

In essence the agreement provides for a staged reduction of netball facilities at Canoon Road over a period of ten years and the identification and provision of alternative operational courts elsewhere with a number of those courts to be lit.

The agreement included a prohibition of lighting of the courts at Canoon Road and a requirement to incorporate the agreement into the draft Plan of Management for Canoon Road.

Further, the adopted Plan of Management outlined a requirement that should an alternative site not be found within 2 years of the adoption of the Plan, then a new plan be prepared to address on-site issues and netball facilities at Canoon Road.

On 20 August 2002, Council considered a report which reviewed the Plan of Management for Canoon Road Recreation Area and the identification, initial investigation and inspection of the Greenwood Quarry.

The following was resolved at this meeting:

- a) *That the information concerning the review of the Plan of Management for Canoon Road Recreation area be noted*

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- b) *That Council continue to investigate the potential of Greenwood Quarry for netball and other sporting facilities and report to Council.*
- c) *That the Director Open Space bring forward a report on likely costs and funding opportunities to further investigate the potential of Greenwood Quarry.*

Sport in Ku-ring-gai Strategy

The Sport in Ku-ring-gai Strategy (2006) recognises that there is a need for more sports facilities throughout the local area. Demand exceeds Council's ability to supply adequate facilities for all codes. Data collected from the seasonal survey of winter and summer hirers indicates that some clubs and associations (including the KNA) have had to cap membership numbers because of an inability to 'field' any more teams.

Greenwood Quarry Feasibility Study

As a result of the aforementioned resolutions, a task was included in the 2005/06 Management Plan. As a result, a Greenwood Quarry Feasibility Study brief was developed which identified that, upon completion, the study will have investigated the environmental, administrative, operational and financial implications of the development and use of this site for netball in the future.

Aims and objectives of the brief were:

- a. identifying the key issues associated with the site;
- b. considering the opportunities and constraints associated with the use of the site for netball facilities;
- c. evaluating the potential of the site, in conjunction with preliminary cost indications; and
- d. preparing a feasibility study for the use of the site as a netball facility.

On 29 May 2006, GHD Consultants were appointed to complete the feasibility study.

A working party was created consisting of Council staff, Councillors, a representative from the KNA and local residents. This party met with the consultants on 13 June 2006 to provide background information and to identify key areas requiring investigation as part of the study's scope. A site assessment was held on 27 June 2006 which was attended by Council staff, GHD staff and the current quarry manager, Mr Scott Greenwood to assess the physical and geotechnical characteristics of the site, bushfire risk and to conduct field tests.

Updated progress reports regarding the project were provided to the Parks, Sport and Recreation Reference Group Committee at the 29 June 2006 and 31 August 2006 meetings.

Completion of the study involved the consultants investigating a number of issues key to the development of the Greenwood Quarry site as a potential netball facility for the KNA. These included planning issues, traffic management, environmental issues, design and construction and other issues such as visual, noise, security, shared site occupation of the site and regional demand. A full discourse of each issue is included in the final report prepared by GHD consultants (Attachment 1).

Of significant importance are the planning and traffic issues identified in the feasibility study. The use of the site as a netball recreational facility would require sanctioning from the Department of

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Lands (current owners of the Crown land) and the Department of Mining which currently operates the site and is expected to remain doing so for the next 10 – 15 years. Development consent would also have to be obtained from Warringah Council.

The Greenwood Quarry site has good connectivity to the regional road network on Mona Vale Road, however, there are also a number of potential barriers to accessing the site which require attention. Consideration will need to be given to road network connections disrupting traffic flow on Mona Vale Road, access to the site, parking capacity and the availability of public transport.

A key concern is that the current site access does not provide access to the eastbound carriageway of Mona Vale Road, the direction from which it can be expected almost all of Ku-ring-gai residents will be coming from to access the site. Rather, access is only available by undertaking a u-turn at upstream and downstream access points on the 90km/hr road. One of these main access points is provided adjacent to the St Ives Showground, which can attract traffic movements during the weekends and large events of up to 1,500 vehicles in the peak arrival and departure periods. The study identifies that, in considering potential ways of overcoming the problem presented by the absence of access to the eastbound carriageway of Mona Vale Road from the Ku-ring-gai direction, it is unlikely that the Roads and Traffic Authority (RTA) would be in favour of approving a signalised intersection at the intersections closest to the Quarry access points, as this would affect the flow of traffic.

The brief also included an analysis of the cost of the proposed project, with an estimation that the overall cost of developing a netball facility, including further feasibility investigations, the planning and managing of the development and the labour and capital costs involved, could be in the vicinity of \$8,000,000. It should be noted that this figure excludes the possible \$2-6 million cost of the separated interchange discussed in the Traffic Management section of the feasibility study.

The above information highlights the complexity involved with the development of Greenwood Quarry as an alternative to Canoon Road netball courts for Ku-ring-gai's seasonal netball competition.

Plan of Management for Canoon Road Recreation Area

The use of Canoon Road Recreation Area in South Turramurra as the primary venue for netball competition within Ku-ring-gai is well documented. Council staff have worked consistently with the KNA and local residents to implement the action plan outlined in the current Plan of Management whilst investigating alternative sites that could be used as a netball facility. The growing impact generated by traffic to the area on a Saturday morning, during the winter season, resulted in Council resolving at the 22 November 2005 Ordinary Meeting of Council, a change to the Traffic and Parking Management for Canoon Road Netball Courts. Relevant parts of this resolution included:-

e. "That a further report on the progress of the Plan of Management for Canoon Road Recreation Area be brought to Council prior to June 2006"

g. "That a report be brought to the Parks, Sport and Recreational committee within six months on additional and alternative sites for netball and that the financial impacts be referred to the Finance Committee on how impacts may be funded."

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The Plan of Management for Canoon Road Recreation Area was adopted on 20 June 2000 and comprises 3 major sections being:

- a. Basis for Management
- b. Management Objectives
- c. Strategy Plan and Monitoring Program

The strategy plan and monitoring program defines the strategies that will be implemented to achieve the management objectives of the Plan. A monitoring program is included at the end of this section and provides a basis for evaluation of the implementation of strategies. Key management objectives of the plan are discussed in further detail below, with an update on each issue identified within the strategy plan and monitoring program provided as Attachment 2.

i) Traffic and Parking

Traffic and Parking has been a significant issue at the Canoon Road Recreation Area, with a current performance target being *“to reduce the impacts of traffic and parking from Canoon Road Recreation area on residences in the locality”*.

The growing demand for netball facilities in Ku-ring-gai was identified in the KNA’s business plan (2005). The association had grown to 4001 registered players and, together with umpires, coaches, officials and volunteers it was estimated that in excess of 6,000 people are actively involved in netball with KNA.

During the winter 2005 season, there were 25 sealed netball courts and parking for approximately 234 cars on site. The courts and car parks were accessed from Canoon Road, which historically on Saturdays during the winter season, becomes congested with cars parking on both sides of the road, resulting in only one lane being available for traffic to travel up and down the road. To obtain an accurate understanding of the traffic impacts during the netball season, Council organised for a traffic parking survey to be conducted during the winter 2005 season, in the area surrounding the netball courts at Canoon Road. This survey evaluated the capacity for parking both within the recreation area and on the surrounding roads, and counted the number of cars parked at each of these areas between 7am and 11am to establish car parking demand and the traffic movements at surrounding junctions.

An evaluation of the information from the survey led to a development of a proposal which was aimed at increasing the parking capacity within the recreation area, decreasing the total demand for parking and reducing traffic volumes within the area on game days. The proposal involved a reduction in the number of courts available at Canoon Road, the conversion of those four courts into car parking for Saturday competitions together with parking restrictions along one side of Canoon Road, thus facilitating safer and improved access along this thoroughfare for both netball and resident based traffic. Games played on the four courts proposed to be used as car parking on game days would be relocated to the Lofberg Road netball courts located within Bicentennial Park, West Pymble. Reducing the number of courts by four would lower parking demand by 100-120 vehicles at any one point, with a likely corresponding drop in traffic volumes. This proposal was resolved by Council at the 22 November 2005 OMC.

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A review of the parking management strategy implemented at Canoon Road and Field of Mars Avenue for the 2006 netball season was completed by Council's Technical Services Department at the conclusion of the winter season. Extensive resident consultation was undertaken prior to the 'no parking' restrictions being imposed, with further consultation undertaken at the end of the season. Of this consultation, 97% of residents responding agreed with the changes becoming permanent. The KNA has indicated to Council on numerous occasions that the changes were a success and that the netball community favours the on-road restrictions adopted and the use of Lofberg Road netball courts for their 'netta' competition.

To ensure that the increase in use of the 4 Lofberg Road netball courts for the winter 2006 competition had minimal impact on the surrounding residential amenity, an Action Plan for the management of games at this location was developed in conjunction with the KNA. This Plan included the scale of use, management of noise and traffic and the contact details of a community representative who would be on-site and contactable via phone each Saturday morning.

Surrounding residents of Lofberg Road netball courts were written to prior to the season commencing, advised of the Action Plan and provided with the community liaison representative contact details. Throughout the season there was minimal communication received by Council from surrounding residents regarding the netball competition.

Since the conclusion of the 2006 Winter season, correspondence has been received from one person in relation to the use of Lofberg Road for competition use on Saturday. Their concerns included increased noise, traffic/ parking impacts, Lofberg Road/ driveway blocks and general difficulties associated with the use of sporting infrastructure adjacent to residential areas.

The ability to use the Lofberg Road netball courts as an additional facility allowed Council and the KNA to spread the play of matches across two locations. As discussed, significant improvements in the traffic conditions at Canoon Road and surrounding residential amenity were reported as a result of this change. The use of satellite locations for netball games and training identifies the potential to further reduce the impact experienced at both Canoon Road and Lofberg Road netball courts, whilst allowing for the development of netball throughout the LGA.

ii) Netball Facilities

The ability of the KNA to develop and promote its sport to new members is currently restricted by the lack of netball court facilities throughout the LGA. Council's Sport in Ku-ring-gai Strategy (2006) is the guiding reference to the future development of sport and recreational facilities and identifies the shortage of sportsfields and courts throughout Ku-ring-gai. The strategy contains the following action which serves to complement existing Council resolutions:-

"Examine opportunities for additional netball facilities as appropriate and report to Council."

With no identified land space currently suitable for additional netball courts to be constructed upon, staff have investigated solutions that satisfy both the short and long term goals of the KNA to expand their membership and competition numbers, whilst removing the need to increase court usage on Saturday competition days at Canoon Road.

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The concept of creating additional 'satellite netball courts' at existing floodlit tennis court locations has been raised with the KNA. Currently the St Ives Village Green tennis courts are converted into 2 netball courts throughout winter for weekday night training and provides some relief from the use of the 4 floodlit courts at Lofberg Road.

In particular the Warrimoo Avenue tennis courts have been identified as a suitable satellite location for weekday night netball training. In addition, alternative sites will be investigated that suit the criteria for becoming dual use courts and discussion will continue with the KNA regarding these options, consistent with current Council resolutions.

Longer term, the draft concept plan for North Turramurra Recreation Area has identified the dual use of the new car park as netball courts suitable for night training when not required for use as a car park during peak use traffic periods and for weekday school sport.

iii) Equity

KNA identify that all courts for the Spring and Winter competitions that are run at Lofberg Road and Canoon Road netball courts respectively, are fully utilised and that there is no further capacity to increase playing numbers at the present time.

The seasonal survey data collected from Council in 2005 and 2006 reflects this information and it can be identified that player membership has effectively been 'capped' because of the Association's inability to expand the current competitions.

The inability of netball to currently develop their code within Ku-ring-gai is further identified with the need for additional scheduling to allow for the FunNet program (for players 6 years +) and the Players with Disabilities (PWD) program to expand. It should be noted there is currently not a similar program run by any other Sydney competition to that of the PWD competition.

Furthermore, it is important to consider that netball's inability to expand, places additional demand on Ku-ring-gai's other recreation facilities, particularly sportsfields which experience greater wear and tear than the concrete surfaces of a netball court. Increased player numbers places increased pressure on the suitability and use of Ku-ring-gai's sportsfields for both training and match play. It is foreseeable that many of the people who are unable to play netball will simply opt to join an alternative sporting code. The growth experienced in female soccer over recent years is well documented and Soccer NSW forecasts that this trend will continue.

COMMENTS

The need to explore potential alternative locations for netball in Ku-ring-gai resulted in the Greenwood Quarry Feasibility Study being completed. The study has highlighted a number of issues that warrant serious consideration in regard to its use as a netball facility, including the financial costs involved, current operation of a quarry on-site, traffic conditions and its location in Warringah Council.

Whilst there are several issues associated with the use of Canoon Road netball courts as the primary venue for the winter competition, the implementation of initiatives including the revised management of traffic and the use of Lofberg Road netball courts has resulted in significant

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improvements for the KNA, players and local residents. With 16 netball courts and 9 dual use netball /tennis courts located at the site, it represents a valuable asset to Council which is used by a cross section of the local and broader Ku-ring-gai community.

Considerable complexity is involved in any development of Greenwood Quarry as an alternative to Canoon Road netball courts for Ku-ring-gai's seasonal netball competition. As a short term option, it is a project that would involve significant capital expenditure with no guarantee that the site can be utilised as a netball facility within the foreseeable future. With the Greenwood Quarry Feasibility Study identifying an estimated cost of at least \$8 million required to provide a recreational facility of similar size to Canoon Road reserve, the benefit received by moving netball from Canoon Road can not be justified by this cost. Rather, it is recommended that Council continue identifying additional 'satellite' sites that allow for the training and playing of netball, development of the code within Ku-ring-gai and a more equitable spread of use across a number of sites. However, the site (Greenwood Quarry) has many features that identify it, in the longer term, as being a viable sporting facility. It is therefore recommended that it should continue to be considered as a long term option for the development of sporting facilities and that on-going discussions with Warringah Council and the Department of Lands continue. These discussions should focus on an opportunity to develop a regional facility that can assist both Councils to meet anticipated increases of demand on existing facilities. For example, women's softball is one sport that may lend itself to such an approach to a regional facility.

Recognising the potential for Greenwood Quarry as a longer term option, staff have subsequently returned to investigate the opportunities at Canoon Road and other locations within Ku-ring-gai that enable the development of netball in a manageable way, consistent with the principles of the Sport in Ku-ring-gai Strategy.

A review of the Canoon Road Recreation Area Plan of Management has identified the key issues that have and continue to impact upon the development of netball, since the Plan was adopted in 2000. An update regarding the progress that has occurred, to manage netball at Canoon Road, has been provided which identifies the combined efforts of the KNA, local residents and Council staff. It must be noted, however, that some of the issues identified and addressed in the 2000 Plan of Management have impacted upon the ability for netball to develop and grow and these require further investigation if this is to be reversed in the future.

The successful implementation of restricted parking conditions in Canoon Road coupled with the playing of netball at Lofberg Road netball courts in winter 2006, illustrate the improvements that can be realised when spreading the playing of games at more than one venue. Lofberg Road residents were kept updated regarding the changes occurring and provided with an Action Plan that was developed for this location during the netball season. This included the contact details of an on-site KNA representative at Lofberg Road which allowed, via mobile phone contact, the ability for small issues to be quickly resolved, such as a driveways being blocked by a motor vehicle. An indication of the success of this Plan throughout the 2006 season was that there was minimal communication received by Council from surrounding residents regarding the netball competition there. Information relating to correspondence received during January has been included in the background to this report.

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Considered in conjunction with the positive feedback reported from Canoon Road residents, it is justifiable to comment that there has been steady improvement in the management of netball in Ku-ring-gai, particularly from the use of 2 venues for the winter competition.

The proposed approach of developing a series of satellite locations and reviewing of the existing Canoon Road Recreation Area Plan of Management is not to encourage an inappropriate scale of facilities across the LGA. It is intended to outline a strategy involving the conversion for dual use of existing recreation facilities (tennis courts) and to manage use of those facilities within appropriate limits and with regard to potential impacts on local areas. Impacts on existing use and users of Council's tennis courts will require sensitive management. The majority of Council courts are heavily booked for competition use (various tennis competitions) on Saturdays, particularly by local private schools. Appropriate lead times assist existing users manage their needs and plan for delivery of netball facilities in line with growth expectation will need to be developed.

Lofberg Road courts and the tennis courts at Warrimoo Avenue (with existing lighting facilities) are two proposed locations. Over time, it is proposed that 2 additional locations, servicing the southern areas and potentially the northern most areas of the LGA are also required. In the more immediate future, subject to necessary and appropriate improvements being undertaken, use of Warrimoo Avenue tennis courts for midweek use will enable a scaling back of use of Lofberg Road courts. It is recommended that this approach be further pursued.

Proposed Course of Action

- 1 Completion of a development plan for netball in Ku-ring-gai, including facility needs.
- 2 Formalisation of "satellite" sites across the LGA for netball and identifying funding mechanisms for implementation. These locations should include Lofberg Road courts, Warrimoo and up to 2 more locations across the LGA. That funding be considered in the development of the 2007 – 2011 Management Plan and Long Term Financial Model for these works to be undertaken in partnership with netball for improvements to Warrimoo Oval tennis courts.
- 3 Preparation of a Plan of Management for Canoon Road Recreation Area, acknowledging both its continued use and development for netball and reasonable site constraints.
- 4 Continued discussion with Warringah Council and Department of Lands regarding joint future development of Greenwood Quarry as a regional sporting facility for an appropriate sport.

CONSULTATION

A working party comprising of Councillors, a representative from the KNA, local residents and Council staff was created to provide assistance and feedback on the Greenwood Quarry Feasibility Study. This group met with the consultants prior to the consultant's investigative works commencing and again at the conclusion of their work, when comments regarding the draft report were invited. The working party have been notified in writing of the meeting date that this report will be on Council's agenda as has the author of the letter expressing concern over the use of Lofberg Road.

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Updated progress reports regarding the project were also provided to the Parks, Sport and Recreation Reference Group Committee at the 29 June 2006 and 31 August 2006 meetings. Residents of Lofberg Road and Canoon Road netball courts have been advised in writing of Council's Traffic and Parking Management for Canoon Road Netball Courts resolution, prior to the 2006 season commencing. Lofberg Road residents were advised of the Action Plan that had been developed for the playing of games at the netball courts and provided with the contact details of a KNA representative for on-site issues that arose. Additionally, residents of Canoon Road were invited, at the conclusion of the netball season, to provide comment regarding the traffic restrictions that had been implemented.

FINANCIAL CONSIDERATIONS

If Council is to proceed with the development of Greenwood Quarry as an alternative site to Canoon Road for netball, there will be significant capital costs involved. These are discussed in detail in the feasibility study and are estimated vicinity of \$8,000,000. This figure excludes the possible \$2-6 million cost of the separated interchange discussed in the Traffic Management section of the feasibility study.

Funding options for the replacement of Council's existing netball facility are mostly restricted to accessing existing Council revenue. There is no consideration of this project within Council's long-term financial model. Section 94 funds would be limited to funding a percentage of improvements or capacity over and above what currently exists. The Ku-ring-gai Netball Association may be willing to contribute some funding but this can only be expected to address a portion of the funding required. Some grant funding through the Department of Tourism, Sport and Recreation is also available. The most likely program is through the Regional Facility Program. The maximum grant value is \$300,000 although the average grant provided for in this program is approximately \$80,000.

If Council is to proceed with the investigation of alternative 'satellite' netball locations throughout Ku-ring-gai, there will be costs involved with re-marking courts and installing hoops. In many instances, some rebuilding of the courts will be required as a netball court is considerably larger than a tennis court. Council's current Capital Works Program for tennis courts provides approximately \$160,000 (indexed) per annum. These funds can be legitimately utilised to support works which further improve the multi-purpose nature of these facilities. Funds of \$120,000 are also available within the tennis court reserve. Works of this nature would also be eligible for funding under the Department of Tourism, Sport and Recreation Facilities Improvement Program. Projects of this type will receive favourable consideration by the Department of Tourism, Sport and Recreation.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Technical Services and Planning department staff have assisted in the development of this report.

SUMMARY

The Sport in Ku-ring-gai Strategy (2006) recognises that there is a need for additional sports facilities throughout the local government area. Demand is exceeding Council's ability to supply enough facilities for all codes and netball has had to cap membership numbers because of their inability to expand their competition at Canoon Road Recreation Area.

The use of Canoon Road Recreation Area for netball throughout the winter season does have significant impact on the surrounding residents of the area. The current Plan of Management for the Canoon Road Recreation Area was adopted in 2000 and provided clear objectives and actions to guide the management of netball at this location.

Council staff have worked consistently with the KNA and local residents to implement the action plan of the current Plan of Management whilst investigating alternative sites that could be used as a netball facility. This includes the change to traffic conditions and reduction in court use at Canoon Road during the 2006 winter season and the completion of the Greenwood Quarry Feasibility Study as an alternative site for netball.

The financial costs and other implications identified in the Greenwood Quarry Feasibility Report suggest that further investigation and development of the site as a netball facility would not be the most appropriate use of Council resources at this time. The site should however be closely monitored and communication with Warringah Council continue to explore the opportunity for the site as a future regional sporting facility.

Notwithstanding the combined efforts to successfully manage the Canoon Road Recreation Area netball courts, netball is faced with an inability to expand current membership and faces competition from other codes that are able to balance and spread additional demand for sportsfields. There is therefore the need for Council to continue the investigation of alternative 'satellite' sites that can be developed for netball training and small scale competition. Additionally, the importance of Canoon Road as the primary venue for netball in Ku-ring-gai must be identified and the current Plan of Management reviewed to ensure that it adequately allows for this to occur.

RECOMMENDATION

1. That Council receives and notes the Greenwood Quarry Feasibility Study and not proceed with any further investigation of this area as a netball location.
2. That Council continue to communicate with Warringah Council and the Department of Lands explore opportunities for the future use of Greenwood Quarry as a regional sporting facility.
3. That the preparation of a new Plan of Management for Canoon Road Recreation Area be included in the draft 2007-11 Management Plan.
4. That the draft Plan of Management for Canoon Road Recreation Area be prepared in conjunction with a development plan for netball in Ku-ring-gai which includes the

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development of 'satellite' facilities across the LGA, and in consultation with the local community.

Steven Head
Director Open Space & Planning

Attachments:

- 1. Final GHD Report - 689714**
- 2. Canoon Road Recreation Area - Strategy & Monitoring program - 749627**



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Ku-ring-gai Council

Feasibility Study
Greenwood Quarry

October 2006



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Executive Summary

The purpose of this report is to provide Ku-ring-gai Council with a preliminary feasibility study into the Greenwood Quarry site as a potential netball facility for the Ku-ring-gai Netball Association (KNA).

There is only a limited amount of available data with reference to the site and only a brief site inspection was undertaken during which no detailed surveys were carried out. On this basis, this study should be read only as a preliminary, high-level analysis based on broad consideration of the following issues that would need to be addressed to enable the site to be successfully developed.

Planning Issues

The Greenwood Quarry site is found to the east of Ku-ring-gai LGA, within the Warringah LGA and as such Warringah Council would have final determination regarding the site's future use. The use of the Greenwood Quarry site as a netball recreational facility would first require sanctioning from the Department of Mining which currently operates the site and is expected to remain doing so for at least the next ten to fifteen years. Development consent must then be obtained from Warringah Council. Provisions in the Warringah Local Environment Plan 2000 constrain development consent and a SEPP 1 application or spot rezoning would be required to address these constraints. Both pathways would require strong arguments to challenge current provisions. An environmental impact assessment would also be required to address potential environmental impacts, statutory requirements and policies.

Traffic Management

The Greenwood Quarry site has the advantage of good connectivity to the regional road network and spare capacity available during off peak periods on Mona Vale Road. However, there are a number of potential barriers to accessing the Greenwood Quarry site that would require detailed investigation before being able to develop the site into a netball facility. There are two main barriers are: 1) eastbound access, the direction from which most Ku-ring-gai residents will be coming from, is only available by undertaking a u-turn at upstream access points on the 90km/hr road and, 2) any facility that is a significant generator of traffic may require a grade separated interchange so as not to disrupt the flow of traffic on Mona Vale Road. Other key concerns include the lack of availability of public transport to the site area.

Environmental Issues

Bushfire Management: The complexity and risk of having a large number of people on a site that may be threatened by bushfires requires careful consideration and the Greenwood Quarry site has characteristics that make it very high risk for bushfires. It is considered that at times of high fire danger or when other fires are actively burning the presence of large numbers of people at Greenwood Quarry will be an unwelcome complication for those engaged in bush fire suppression and therefore in-depth bushfire management issues will need to be further investigated prior to any development decision being finalised.



Flora & Fauna Protection: As the majority of the site under investigation has already been cleared, it is estimated that the general constraints to development would be limited as long as the woodland area adjacent to the site is left untouched. However, should any of these untouched areas need to be impacted there are likely to be some constraints to development.

Other issues that will need to be investigated and which fall outside of the scope of this study would include noise and security related issues.

Design & Construction

The main consideration from a geotechnical perspective is the unknown propensity for the fill to settle. Techniques including rolling pre-loads, dynamic compaction etc are available, to reduce such settlements if required. However, the need for such techniques and their likely success rate will need to be determined by subsurface geotechnical investigations.

Likely design and construction issues include the likely requirement to fully quarantine the current mining operations from the proposed facility, the removal of remaining quarry products including stockpiled materials, the likely requirement for significant re-contouring of the land, and the need to provide high-level services in what is currently an undeveloped area.

Another key consideration is that even if the Department of Mining agrees to the development in principle, there will be a number of important issues associated with operating a netball facility in close proximity to a working quarry, including but not limited to shared access, safety, fencing, and insurance (liability) issues, which Kuring-gai Council could be responsible for.

Other Considerations

The following issues would also need to be considered:

- » Visual, including lighting should night usage be required for the facility;
- » Noise given the elevated site and proximity to residential areas;
- » Security, considering facility users in a remote bushland area as well as the site and amenities when left unattended;
- » Shared site occupation with the Department of Mining/Quarry Operator;
- » Regional demand; and
- » Staging the development as a way of closely matching facility sizing to anticipated facility demand.

Cost Analysis

It is estimated that the overall cost of developing a netball facility, including further feasibility investigations, the planning and managing of the development and the labour and capital costs involved could be in the vicinity of \$8,000,000. This figure is indicative only, in accordance with the preliminary nature of this assessment and based on the knowledge and experience of our team. As such, the accuracy of the numerical value cannot be guaranteed and should be regarded as a guide only.



This figure excludes the possible \$2-6 million cost of the separated interchange discussed in the Traffic Management section of this Report.



1. Introduction

1.1 Background

The Ku-ring-gai local government area consists of approximately 84 square kilometres and is located 16 kilometres north of Sydney. It is estimated that the population will steadily rise to reach approximately 126,000 by 2025.

High property values, coupled with the geographical position of the area, create little opportunity for Ku-ring-gai Council to acquire additional land for sports facilities. Council documents state that recent studies indicate that current facilities cannot meet the demand from the existing population, let alone increased demand generated by new development and population increases.

The *Ku-ring-gai Section 94 Contributions Plan 2004-2009* recognises that there is a need for more sports facilities. This Greenwood Quarry feasibility study is intended to assist in determining whether this particular site has the potential to become a viable and significant netball venue.

GHD understands that the feasibility study has been initiated to assist Ku-ring-gai Council in investigating the potential for Greenwood Quarry to be developed for netball facilities. The study is based on the assumption that the proposed facility would be used for netball only and would not be shared with other sport or recreation activities.

The aim of this study is to:

- » Identify key technical issues associated with the development of the site;
- » Consider opportunities and constraints associated with the use of the site for netball facilities; and
- » Evaluate the potential development of the site and provide preliminary cost estimates.

1.2 Context

The continuous growth in Sydney's population has impacted all aspects of the region, including infrastructure, housing, employment, the environment and recreational facilities. The Ku-ring-gai Netball Association (KNA) has also felt the impact of this growth.

The KNA began in 1969 as a 520-player group located at the St Ives Village Green. By the time the current Canoon Road facilities in South Turramurra were planned for and opened in 1979, over 1,600 residents were enrolled in KNA netball teams.¹

Growing demand is exerting pressure on existing facilities and amenities and the KNA reports that, together with players, umpires, officials and other involved personnel, there are currently over 6,000 people involved with netball in Ku-ring-gai. At this level of participation, the existing netball facilities (25 courts at Canoon Road and 4 at

¹ Ku-Ring-gai Netball Association Inc., Submission to Ku-ring-gai Council (November 2005).



Lofberg Road) are all fully utilised meaning that there is no further capacity to increase playing numbers at this stage.

In addition, local residents in the Canoon Road area have continually expressed concern over the current facilities in regard to the noise, traffic congestion, access and parking problems associated with competition days, which are held primarily on Saturdays over a 17 week winter (March to August) season.

Taking all this into consideration, in 2000 Council adopted the Cannon Road Recreation Area Plan of Management, which was developed in consultation with local residents and the KNA. The Plan of Management included an action to try and reduce the strain on Canoon Road by providing alternate locations for netball. The first phase of this plan is to identify and investigate potential sites. When consulted, the Department of Land and Water Conservation (DLWC) put forth Greenwood Quarry as one such potential option and issued Ku-ring-gai Council with a Licence to Investigate in regard to the site.

The Greenwood Quarry site is found to the east of Ku-ring-gai LGA (see Appendix A), within the Warringah LGA, and as such Warringah Council shall have final determination on the site's future use. It must be noted, however, that the Department of Mining currently controls the operations of the land and have the final say in any future uses of, or projects or developments on, the land while the site still an active working mine (which is estimated to be another 10 to 15 years).

1.3 Scope of Study

In order for resources to be appropriately directed and to avoid ad-hoc planning decisions, it is important that any move to ease pressures by relocating the netball facility to the Greenwood Quarry site consider the potential implications before progressing to a detailed feasibility study.

GHD has undertaken a preliminary, high-level analysis on the feasibility of developing the Greenwood Quarry site into a netball facility, investigating the potential impact of a number of key issues potentially affecting the development of the site, including:

- » Administrative (Planning) issues;
- » Traffic management;
- » Environmental considerations, including:
 - Flora and fauna protection
 - Bushfire risk management
- » Court design and construction including:
 - Geotechnical;
 - Construction issues
 - Services & drainage
 - Preliminary cost estimate of development (full solution only).



1.4 Methodology

Table 1 outlines the key tasks that were carried out for this Study.

Table 1 Proposed phased approach and methodology for Ku-ring-gai Council

Phase	Activity	Key Tasks
1	Study Inception	Met key Council representatives. Discussed and finalised engagement scope and deliverables. Finalised and documented Project Plan. Obtained sign off on Project Plan.
2	Undertake desk study appraisal	Identified additional required data based on information provided by Council and key stakeholders. Identified key areas requiring further investigation.
3	Site assessment and field tests	Site walkover to assess the physical (geology, hydrology and hydrogeology) and geotechnical characteristics of the site as well as bushfire risk.
4	Identification and analysis of land use issues and planning principles	Collation of collected data. Prepared a preliminary report of technical issues related to the site. Identify issues requiring further assessment as the project develops.
5	Identification of facility requirements	Prepared a list of items associated with courts design and construction as well as supporting infrastructure.
6	Production of draft report	Prepared a preliminary schedule and costing for facility. Preliminary assessment of feasibility. Draft report.
7	Production of final report	Made necessary amendments and additions to draft report.



1.4.1 Limitations

This study relied upon the limited information available in regards to the site. No detailed surveys were undertaken and only a brief site inspection was undertaken on 27 June 2006. Accordingly, this assessment is only preliminary and is aimed at providing an overall broad assessment of the potential issues presented by the Greenwood Quarry with respect to developing a netball facility.

2. Planning issues



The use of the Greenwood Quarry site as a netball recreational facility would first require sanctioning from the Department of Lands who, being that it is Crown Land, is the current landowner of the site, as well as the Department of Mining which currently operates the site and is expected to remain doing so for the next ten to fifteen years. Development consent must then be obtained from Warringah Council. Provisions in the Warringah Local Environment Plan 2000 constrain development consent and a SEPP 1 application or spot rezoning would be required to address these constraints. An environmental impact assessment would also be required to address potential environmental impacts, statutory requirements and policies. A Plan of Management may also be required as the project would be subject to provisions of the *Crown Lands Act 1989*.



2.1 Statutory Planning

The Environmental Planning & Assessment (EP&A) Act forms the statutory framework for planning and environmental assessment in New South Wales. Implementation of the EP&A Act is the responsibility of the Minister for Planning, the NSW Department of Planning, relevant State statutory authorities and local Councils.

The EP&A Act contains three parts relevant to planning approvals and environmental assessment:

- » Part 3A provides for control of 'major infrastructure or other projects' that require development consent from the Minister for Planning;
- » Part 4 provides for control of 'local development' that requires development consent from the local Council; and
- » Part 5 provides for control of 'activities' that do not require development consent or approval of the Minister for Planning.



The need or otherwise for development consent is set out in Environmental Planning Instruments (EPI), State Environmental Planning Policies (SEPP), Regional Environmental Plans (REP) or Local Environmental Plans (LEP).

For the purpose of a netball court facility at Greenwood Quarry, the development approval pathway would fall under Part 4 of the EP&A Act. Should the development be large enough to be classified as State significant, approvals would fall under Part 3A.

2.1.1 Permissibility of the proposal

Local Environment Plans set out the permissibility, or otherwise, of a land use within a Local Government Area (LGA). The Greenwood Quarry site is located in Warringah LGA and is defined as part of Warringah's Locality C10 Mona Vale Road West.

Development of land within Warringah is divided into three categories defined by the relevant Locality Statement. Land uses specified as 'Category Three' development (development permissible with Council consent) for Locality C10 Mona Vale Road



West under Warringah LEP 2000 include land uses for the purposes of recreational facilities, which are defined as “a building or place used for indoor or outdoor sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain”

Therefore, the use of the Greenwood Quarry site as a netball facility is permissible with Warringah Council consent, as it would be defined as a recreational facility. However, under Clause 12 of Warringah LEP 2000, certain matters would need to be considered before consent could be granted.

2.1.2 Provisions of Warringah Local Environment Plan 2000

Clause 12 (3) b of Warringah LEP 2000 provides that before granting consent for development classified as Category Three, the consent authority must be satisfied that the development is consistent with the desired future character described in the relevant Locality Statement.

The C10 Mona Vale Road West Locality Statement declares that the “the present character of the Mona Vale Road West locality will remain unchanged except in circumstances specifically addressed as follows”:

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses.

A dense bushland buffer will be retained or established along Mona Vale Road West.

Development in the locality will not create siltation or pollution of Middle Harbour.

Based on the desired future character of the Locality C10 Mona Vale Road West, it is uncertain at this stage if a regional netball court facility, catering for a demand of approximately 5,000 players and which would incorporate components such as floodlighting, would satisfactorily meet the criteria of Clause 12 (3) b of Warringah LEP. Although infrastructure such as floodlighting is not expressly prohibited under Clause 12 (3) b, a full assessment process would need to be undertaken before Warringah Council could make a decision on whether or not to approve these components of the potential development.

2.1.3 Application of State Environmental Planning Policies (SEPPs)

Under the EP&A Act, SEPPs have been empowered by the courts to override LEPs and in some cases transfer decision making to the State. As such, SEPPs have the ability to provide flexibility in granting development consent and imposing standards on



developments. Policies applicable to this project include SEPP 1 – Development Standards and SEPP (Major Projects 2005) are described below.

SEPP 1 Development Standards

This Policy provides flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the EP&A Act.

Under this policy, the entity intending on carrying out that development may make a development application in respect of that development, supported by a written objection that compliance with that development standard is unreasonable or unnecessary in the circumstances of the case, and specifying the grounds of that objection.

Approval under Part 3A of EP&A Act

Part 3A of the EP&A Act consolidates the assessment and approval regime for all major infrastructure or other projects that need the approval of the Minister for Planning. Part 3A applies to developments declared under a SEPP (e.g. SEPP Major Projects) and other projects, sites, plans or programs declared by the Minister as having significance to the region or State of NSW.

SEPP Major Projects, Schedule 1 Group 6, tourism and recreational facilities identifies recreational facilities classified as a major project,

15 Major sporting facilities

(1) Development for the purpose of a new sporting complex with a capital investment value of more than \$10 million on land to which [Sydney Regional Environmental Plan No 31—Regional Parklands](#) or [State Environmental Planning Policy No 29—Western Sydney Recreation Area](#) applies.

(2) Development for the purpose of major sporting facilities that:

(a) has a capital investment value of more than \$30 million, or

(b) is listed in the [Sporting Venues Management Act 2002](#) and has a capital investment value of more than \$10 million.

It should be noted that the potential netball court facility at the Greenwood Quarry site may not comply with Schedule 1 Group 6, 15 (1) due to the fact that the project is not listed under the Sporting Venues Management Act and would therefore require a capital investment of \$30 million or more to be classified as a major project under Part 3A.

Alternatively, the Minister for Planning can call in the development under Ministerial Powers in accordance with Clause 75B Section 1 (b) of the EP&A Act.



2.1.4 Spot rezoning

An alternative approach to project approval is to seek draft amendments to the LEP when submitting the development application for the project. Under Division 4B, Section 72 (J) of the EP&A Act, the following applies:

Making and consideration of certain development applications

Nothing in this Act prevents:

(a) the making of a development application to a consent authority for consent to carry out development that may only be carried out if an environmental planning instrument applying to the land on which the development is proposed to be carried out is appropriately amended, or

(b) the consideration by a consent authority of such a development application,

subject to this Division.

The amending EPI and the development application can be jointly exhibited. If Council decides not to make the LEP, that is the end of the matter, and any appeal against refusal of development consent does not effect the power of the Council to decide not to proceed with the LEP.

2.1.5 Other statutory planning considerations

In addition to development approvals pathway, EPIs also establish statutory requirements to protect the environment. These include SEPPs (for example SEPP 11 Traffic Generating Development) and special provisions under the Warringah LEP (for example tree protection). An environmental impact assessment would be required to address these statutory measures.

Should the development likely to significantly affect threatened species (see Section 4.2 for more detail on this); the provisions of the *Threatened Species Act 1995* (TSC Act) would also apply. An “Assessment of Significance” would determine if the project would have a significant impact on species listed in the TSC Act.

In addition, should the project involve Matters of National Environmental Significance, the federal government has powers under the *Environmental Protection Biodiversity Conservation Act 1999* to determine the application.

Other potential issues include NSW Department of Environment and Conservation requesting quarry rehabilitation works prior to use as an alternative land use. Consultation with the NSW Roads and Traffic Authority would be required due to the size of the project and the need for the project to be accessed via a main road.

A Plan of Management may also be required, as the project would be subject to the provisions of the *Crown Lands Act 1989*.



2.2 Summary of Planning Considerations

2.2.1 Minimum requirements for the project

- » Landowners Consent (in this case, from the Department of Lands) is required prior to development application lodgement. Issues that need to be considered include the current owners intention for the site and quarry rehabilitation commitments;
- » Consent would also be required from the Department of Mining which currently leases the site from the Department of Lands and is expected to remain doing so for the next ten to fifteen years; and
- » Technical feasibility / practicality (e.g. geological stability) (see Section 5.1)

2.2.2 Approach to statutory approvals

Approval under Part 3A

Issues that need to be considered include:

- » Capital investment requirements to meet \$30 million criteria and the project scope of services required for Ku-ring-gai netball;
- » Politics associated with the Minister calling in development;
- » Local (Warringah) community reaction; and
- » Environmental footprint of a project of State significant size.

Approval under Part 4

Issues that need to be considered include:

- » Use of SEPP 1 – Development standards. There is a minimum requirement to establish a strong argument for the need of the netball facility to be:
 1. Located at Greenwood Quarry site (i.e. why not somewhere else?); and
 2. Why the existing LEP provisions are unreasonable and or unnecessary in the circumstances of the case.
- » Use of a Division 4B, Section 72 (J) spot rezoning – issues to consider include the likelihood of Warringah Council amending the LEP;
- » Additional costs, timing considerations and risks to development application for both SEPP 1 and Spot rezoning; and
- » Local (Warringah) community reaction.

2.2.3 Environmental Issues

Regardless of the planning approvals approach taken, an environmental impact assessment would be required. A site visit was undertaken on June 27th 2006 and the issues identified as being potential “Key Issues” and that may require further specialist investigations in any environmental impact assessment are described further in the following chapters of this report.



In addition to the key issues, a number of other environmental issues were identified during the site visit:

- » Contamination and quarry rehabilitation requirements;
- » Stormwater runoff;
- » Indigenous issues, noting the potential for Native Title claims on Crown Land;
- » Visual impacts, particularly the use of lights during night games; and
- » Socio-economics, particularly impacts such as Warringah community reaction and Warringah netball players using the facility thus increasing demand.

3. Traffic Management



The Greenwood Quarry site has the advantage of good connectivity to the regional road network and spare capacity available during off peak periods on Monna Vale Road. However, there are also a number of potential barriers to accessing the Greenwood Quarry site that require attention. Consideration will need to be given to road network connections disrupting traffic flow on Monna Vale Road, access to the site, parking capacity, and the availability of public transport, each of which is discussed below.

3.1 Traffic and Road Network Connections

Monna Vale Road is a high speed (signposted at 90km/h) and high capacity (Average Annual Daily Traffic of 50,000 vehicles per day) road environment already connected to appropriately designed sub-arterial or collector road systems. As a result, new local road connections would most likely be discouraged by the Roads and Traffic Authority (RTA), which has jurisdiction over the road.



The site is currently a low generator of commercial traffic, which does not impact on the operation of Monna Vale Road and is not associated with recreation or sporting uses. The arrival and departure profile of patrons utilising the proposed netball facility would likely to lead to a significant increase in traffic movement to and from the existing site during the evening peak and weekend peak periods.

Breaks in traffic flows along this part of Monna Vale Road are currently provided by upstream and downstream traffic signals. However, these can be impacted by peak traffic movement from the adjacent showground and Business Park, leading to limited opportunity to access the site and a probability that drivers may take risks if vehicle access is not managed appropriately. As a result, due to the current signposted traffic speeds, an upgraded intersection would most likely require acceleration lanes and deceleration lanes to be built along the westbound carriageway of Monna Vale Road.



A key concern related to the potential development of Greenwood Quarry as a netball facility catering to approximately 6,000 players, officials, volunteers and spectators is that current site access does not provide access to the eastbound carriageway of Monna Vale Road, the direction from which it can be expected almost all of Ku-ring-gai residents will be coming from to access the Greenwood Quarry site. Rather, access is only available by undertaking a u-turn at upstream and downstream access points on the 90km/hr road. One of these main access points is provided adjacent to the St Ives Showground, which primarily attracts traffic movement during the weekends and which, during large events, can attract up to 1,500 vehicles in the peak arrival and departure periods. As the KNA's peak competition time occurs on Saturday mornings, the Showground traffic could potentially conflict with movement to and from the proposed netball facility.

In considering potential ways of overcoming the problem presented by the absence of access to the eastbound carriageway of Monna Vale Road from the Ku-ring-gai direction, it is unlikely that the RTA would be in favour of approving a signalised

intersection at the intersections closest to the Quarry access points as this would affect the flow of traffic. Consideration should be given to the business park that is currently being developed to the northeast of the site and access to which is provided via a grade separated interchange. This interchange sets the precedent that if a new development can be identified to be a significant generator of traffic during peak commuter periods then it may need to provide access that does not impact on the efficient and safe operation of Mona Vale Road. The proposed netball facility at Greenwood Quarry could therefore also potentially require a separated interchange as, based on the above considerations, it is unlikely that RTA would be in favour of providing a new median break adjacent to the site or encouraging additional traffic to use upstream and downstream u-turn facilities on a regular basis.

3.2 Access

Current site operations could potentially conflict with quarry operations and safety related issues.

The quality of the current access road from the turn off from Mona Vale Road to the Greenwood Quarry site is of low standard and will require significant upgrade to cater for two-way traffic movement by general, commercial and emergency vehicle traffic. In addition, the access road would need to be upgraded to accommodate heavy vehicles and machinery in order to establish the site, prepare the site surface and deliver the pavement and construction materials. It is therefore estimated that the access road should provide two-way, all-weather, two-wheel drive access with a maximum grade of 15 degrees and minimum inner radius of curves and be able to carry a fully laden tanker - 28 tonnes/9 tonnes per axle.

Bushfire safety measures also require an access road with design criteria consistent with the fire trail standards as detailed in Section 4.3.3 or the Department of Planning's *Planning for Bushfire Protection 2001*.

3.3 Parking

Parking requirements will have to be catered for on-site as there is limited opportunity to share existing parking infrastructure on the adjacent sites. Parking is not allowed on Mona Vale Road itself and utilising the parking at the St Ives Showground area, the only parking facilities nearby, would not only cause traffic and parking congestion issues when an event occurred simultaneously at the Showground, it would also mean that all netball participants would be required to cross Mona Vale Road at a 90km/hr zone where there is currently no pedestrian crossing.

The on-site area required for parking would have to cater for team players, officials and spectators. Based on the current facility which currently has a demand for approximately 700 car parking spaces², it is estimated that parking allocation at the Greenwood Quarry site would require a large area of over 12,000m², *excluding* area requirements for access roads, parking aisles, club facilities or netball pitches.

² Information provided by Ku-ring-gai Council 12 October 06.



3.4 Public Transport

It would be essential that safe access and appropriate parking facilities be provided at the Greenwood Quarry site as, due to its poor connectivity to the road network, poor existing public transport level of service and lack of pedestrian facilities, the site location offers minimal opportunities for people to access the site via alternative modes.

There is good cycle access to the site, however any site development would then need to include safe bicycle access within the development area, as well as appropriate facilities such as bike racks.

The nearest train station in the Ku-ring-gai area is Gordon Station, which is approximately six kilometres from the Greenwood Quarry site. From a preliminary investigation, it seems only two public transport buses travel from Gordon Station, through limited areas of the Ku-ring-gai suburbs, to the St Ives showground vicinity on a Saturday morning.

4. Environmental Issues

4.1 Bushfire Management

The complexity and risk of having a large number of people on a site that may be threatened by bushfires requires careful consideration and the Greenwood Quarry site has characteristics that make it very high risk for bushfires.

At times of high fire danger or when other fires are actively burning the presence of large numbers of people at Greenwood Quarry will be an unwelcome complication for those engaged in bush fire suppression and therefore in-depth bushfire management issues will need to be further investigated prior to any development decision being finalised.

4.1.1 A review of information provided by Council

Information provided by Council in relation to bushfire included:

- » Air photo (taken late 2005) of the quarry site showing 10m contour intervals;
- » Mapping of bushfire prone land (see Appendix B);
- » Available fire history (incomplete for the site);
- » Description of vegetation in/around the site; and
- » Details regarding the existing 25 court facility at Canoon Road.

4.1.2 Site visit

During the site visit it was identified that:

- » Beyond the cleared area is mainly forested with understorey of shrubs and small trees;
- » The site beyond its boundary is steeply sloping;
- » A well maintained fire trail runs around the foot of the rehabilitated section of the quarry; and
- » The existing vehicle access does not meet the standards for fire tankers.

A preliminary assessment of bushfire hazard was made at one point using the methodology being finalised under a project lead by the NSW Rural Fire Service. While this is not necessarily representative of the whole site it provides an indication of the bushfire fuel hazard, which was assessed as “very high.”

A fire had burnt to the edge of the fire trail from the valley within the last three years. The quarry manager, whose grandfather had started the quarry, indicated that the fire had been in 2003 and that there had been a fire in the area “each five years or so”.





4.1.3 Feasibility and sustainability of netball facilities on the site

The site is not residential nor a building and so does not require a bushfire safety certificate from the NSW Rural Fire Service. There are however bushfire related aspects that this development would need to consider and resolve. Informal discussion suggests that the NSW Rural Fire Service is likely to share these concerns and may generate related requirements for the development. These aspects and elements include:

- » Definition of an Asset Protection Zone (APZ) and preparation of a plan to manage and maintain it.
 - Given the characteristics of the site [Vegetation group 1, Slopes 5-10 degrees and 10-15 degrees] the APZ required for a Special Protection Development may be 90 metres comprising:
 - § Inner Protection Area of 75 metres
 - § Outer Protection Area of 15 metres
- » Creation of appropriate access to meet the requirements for bushfire tankers:
 - Access road should be two way all weather two-wheel drive access with maximum grade of 15 degrees and minimum inner radius of curves and be able to carry a fully laden tanker - 28 tonnes/9 tonnes per axle.
 - Fire trails need to be of 4m pavement width plus 1 metre wide cleared area either side of the trail. There are also requirements for passing bays, minimum inner radius of curves and be able to carry a fully laden tanker - 28 tonnes/9 tonnes per axle.
- » Establishing water points:
 - Where mains water is available fire hydrants are usually required consistent with Australian Standard 2419.
 - Where mains supply is not available then a supply of water for fire fighting purposes is required. With a volume of minimum 5000 litres for dwellings and appropriate fittings to enable fire fighting appliances to connect.
- » The safe evacuation of people is a logistically complex operation requiring the evacuating authority to take extreme care to ensure people are not evacuated from one dangerous situation by placing them into another. If a bushfire evacuation were to take place at the site, safe evacuation requires elements such as clearly identified evacuation routes off-site, registration of people evacuating from the grounds and registration of them on arrival at the off-site evacuation point. All of these processes are complex and when occurring in a rapidly evolving bushfire situation has the potential to be difficult and confusing;
- » Informal discussion with the NSW Rural Fire Service suggests that with a single access road to the site the preferred approach to managing people during a bushfire would be to utilise an emergency assembly point and wait for emergency support.

For this to be effective the visitors and users must be informed of the emergency assembly point and its purpose and appropriate guidance provided, meaning a trained



person in a position of responsibility present at all times, available to all visitors and able to communicate with them effectively at times when assembly is required. The trained person needs to be competent in emergency procedures, assembly and evacuation.

It should be noted that even with all possible bushfire related risks mitigated to the full extent possible it is likely that the site will have to be closed on days of extreme fire danger or when fires are burning in the area.

4.2 Flora & Fauna Protection

4.2.1 Site Description

The site is located on a ridge top on sandstone soils overlaying shale and is bound on all sides by native vegetation, including parts of Ku-ring-gai Chase National Park and Garigal National Park. As a consequence of the current land use activities, the majority of the site has been cleared of native vegetation with only small stands of native vegetation remaining in the west of the site. Areas of bare soil are common across the site but in some previously cleared areas exotic grass and herbaceous species have established. A stand of vegetation in the west of the site supported species characteristic of the endangered ecological community, Duffy's Forest.

A site inspection was conducted for the purpose of broadly verifying vegetation types and fauna habitat at the site. A general fauna habitat assessment was also conducted. Habitat assessments comprised an assessment of the nature and condition of habitats, specific resources and features of relevance for native fauna.

4.2.2 Vegetation Description

The site is largely devoid of vegetation with only two small stands of regrowth vegetation separated by a track in the west. Based on an initial assessment these areas appeared to support vegetation characteristic of *Duffys Forest Ecological Community in the Sydney Basin Bioregion*, an endangered ecological community listed under the TSC Act. The community supports an open woodland structure and is relatively weed free except on the fringes. Dominant canopy species include Red Bloodwood, Smooth-barked Apple, Brown Stringybark with Scribbly Gum also scattered throughout.

The shrub and small tree layer is comprised of a variety of species such as Old-man Banksia, Broad-leaved Hakea, Sander Tea-tree, Black She-oak, Mountain Devil, Coffee Bush and Conesticks.

Common groundcover and climber species in this area included Blue Flax-lily and Crinkle Bush.

Vegetated areas across the remainder of the site were comprised primarily of exotic species common to disturbed areas with dominant species including Kikuyu, Cobblers Peg and Couch.



Vegetation adjacent to the site formed part of Garigal and Ku-ring-gai National Parks and as such supported primarily native vegetation.

4.2.3 Fauna Habitat

Fauna habitat at the site is limited as a consequence of past disturbance. There are no hollow-bearing trees on the site but one hollow-bearing stag was noted on the boundary of the site and National Park in the south-west which may provide potential roosting habitat for bats and small birds. The woodland areas of the site are likely to provide habitat for a variety of bird species and the dense leaf litter layer would provide potential habitat for reptiles. Evidence of foraging activities, scats and tracks of Wallabies was found during the site inspection.

The understorey within the woodland is not dense but may provide potential foraging habitat for ground-dwelling mammals. However, larger and more intact stands of vegetation occur adjacent to the site within the National Park. Part of the woodland at the site remains connected to the National Park and therefore may be utilised by a variety of species.

4.2.4 Endangered Ecological Communities

One endangered ecological community, *Duffys Forest Ecological Community in the Sydney Basin Bioregion*, listed under the TSC Act, was recorded at the site during the inspection. A description of this community has been provided above in Section 4.2.2 and would require a more detailed assessment / verification should any impacts on this community be anticipated as a consequence of a proposed development. This community has a restricted distribution as only approximately 240 ha is thought to remain (DEC 2006b) and therefore the need to clear some or all of this community on the site is likely to present some constraints to development.

4.2.5 Threatened Species

A large number of threatened flora species have been recorded within the locality (i.e. 10 km radius) (see Appendix C). However, the majority of these species have been recorded within the adjacent National Parks and due to the highly modified nature of the site are considered unlikely to occur.

Appendix D lists those species recorded within the locality, (DEC 2006a) together with their conservation status, habitat requirements and an initial assessment of the likelihood that they could occur at the site.

There is the potential for a number of these species to occur in the adjacent bushland but provided the development footprint is strictly contained within the currently cleared areas of the site, no direct impacts on habitat for these species would be anticipated. However, should clearing of the Duffys Forest community be required some constraints to development would be likely.

Under both scenarios, however, if development were to occur at this site management measures would need to be implemented to prevent indirect impacts from construction works and runoff.

4.2.6 Matters of National Environmental Significance

A number of Matters of National Environmental Significance (NES) have been listed as having the potential to occur within the locality (DEH 2006). Although it is considered unlikely that any would occur at the site, there is the potential for a number of these species to occur in the adjacent woodland and which would require further investigation if development were to proceed. These include:

Flora	Fauna
Bynoe's Wattle;	Spotted-tailed Quoll;
Leafless Tongue Orchid;	Giant Burrowing Frog;
Caley's Grevillea;	Southern Brown Bandicoot;
<i>Darwinia biflora</i> ;	Swift Parrot;
Hairy Geebung; and	Grey-headed Flying-fox; and
Tetratheca glandulosa	Regent Honeyeater.

Should potential significant impacts on any of these species or their habitat be anticipated as a consequence of the proposal, submission of a referral under the EPBC Act may be required. However, this could only be determined when a footprint for the site has been finalised and area likely to be impacted clearly defined.

4.2.7 State Environmental Planning Policy 44 – Koala Habitat

State Environmental Planning Policy 44 – Koala Habitat Protection (SEPP 44) applies within the Ku-ring-gai Local Government Area (LGA). Also, an endangered koala population listed under the TSC Act occurs within the Pittwater LGA. However, as koalas are not overly mobile and the majority of trees at the site have been cleared it is unlikely that any koalas would be present at the site. However, the adjacent bushland appeared to support Schedule 2 Koala feed trees as Broad-leaved Scribbly Gum was sighted during the inspection. Therefore it is possible that potential Core Koala Habitat occurs adjacent to the site. Again, more detailed surveys would be required to verify this should any impacts on the adjacent bushland be anticipated.

4.2.8 Opportunities and Constraints

Given the site has been cleared in the past, in general constraints to development are limited. However, this assessment is based on the assumption that no woodland areas adjacent to the site would need to be cleared for the proposal. Should any of these areas need to be impacted there is likely to be some constraints to development. Table 2 below summarises the potential opportunities and constraints to development based on the ecological matters identified as needing to be considered as well as the likely legislative requirements and potential need for further ecological surveys. The level of assessment and actual requirements would need to be verified following the finalisation of a design footprint for the site.



Table 2 Potential Opportunities, Constraints and Additional Legislative Requirements

Matter for Consideration	Potential Opportunities	Potential Constraints	Additional Legislative Requirement	Further Surveys Required
General Vegetation Clearance	Most of site previously cleared therefore provided footprint maintained in this area not constraints anticipated.		None	No
Duffys Forest - EEC	Most of site previously cleared therefore provided footprint maintained in this area protection from indirect impacts only required.	If woodland to be cleared, potential high constraints for development.	Assessment of Significance in accordance with Part 5A of EP& A Act.	Yes – detailed flora verification and mapping of extent of community.
Threatened Flora	Most of site previously cleared therefore provided footprint maintained in this area protection from indirect impacts only required.	If woodland to be cleared, potential constraints for development.	Assessment of Significance in accordance with Part 5A of EP& A Act. Potentially a submission of a Referral under EPBC Act.	Yes – targeted searches for threatened species.
Threatened Fauna	Most of site previously cleared therefore provided footprint maintained in this area protection from indirect impacts only required.	If woodland to be cleared potential constraints for development.	Assessment of Significance in accordance with Part 5A of EP& A Act. Potentially a submission of a Referral under EPBC Act.	NoProbably not.



Matter for Consideration	Potential Opportunities	Potential Constraints	Additional Legislative Requirement	Further Surveys Required
SEPP 44	No potential Core Koala habitat present at site.	If woodland to be cleared, SEPP 44 conditions may present constraints to development	SEPP 44 Assessment	Yes – to determine if potential Core Koala Habitat is present in adjacent woodland if any is to be cleared or impacted.
Connectivity	No currently connected areas to be isolated. No currently fragmented areas to become further isolated.	Potential for further fragmentation if any woodland to be cleared.	None	No
Indirect Impacts	Management of indirect impacts will reduce potential for development to effect adjacent vegetation and threatened species and therefore reduce potential constraints.	Potential constraint if left unmanaged.	Consideration under the TSC Act and EPBC Act	No

Note: EP&A Act – *Environmental Planning and Assessment Act 1979*; TSC Act = *Threatened Species Conservation Act 1995*; EPBC Act = *Environment Protection and Biodiversity Conservation Act 1999*

5. Design & Construction



The proposed development at the Greenwood Quarry site has been considered for the following in terms of civil engineering issues:

- » Geotechnical considerations;
- » General site topography and size;
- » Likely construction issues; and
- » Services and drainage.

The main consideration from a geotechnical perspective is the unknown propensity for the fill to settle. Techniques including rolling pre-loads, dynamic compaction etc are available, to reduce such settlements if required. However, the need for such techniques and their likely success rate will need to be determined by subsurface geotechnical investigations.



5.1 Geotechnical Considerations

5.1.1 Desk Study and Site Walkover

The desk study appraisal of the various aspects of the site, including topography, drainage, soil landscape, geology, salinity and hydrogeology referenced the following information:

- » 1: 100,000 Series Geological Sheet 9130 for Sydney.
- » 1: 100,000 Series Soil Landscape Sheet 9130 for Sydney (see Appendix F)
- » 1:25,000 Series Topographic Map 9130-4-5 (see Appendix G)
- » Site Aerial Photograph (date unknown), supplied by Ku-ring-gai Council (see Appendix E).



During the course of the site visit, observations of drainage, topography, geology, vegetation and fill materials were recorded, photographs were taken and water and soil samples obtained for subsequent pH and conductivity analysis. Water samples were obtained from water draining from the quarry towards Bare Creek (WS1) and from the quarry floor in the northeast (WS2). Soil samples were obtained from natural shale/clay exposures below the quarry (SS1 and SS2).

Discussions were also held with the current operators of the quarry, R. Greenwood Contracting, regarding the history of excavation and filling in the quarry. The proprietors of this firm are descendants of the original quarry owners.

The locations of the sampling points and photographs were recorded by autonomous GPS in MGA map grid coordinates. Autonomous GPS is generally accurate to within about 10 metres of the 'real' grid position.

Two water and two soil samples were obtained during the walkover. These samples and their locations are provided in Appendix I.



The results of pH and conductivity testing conducted on the water and soil samples for pH, conductivity are provided in the results section below.

5.1.2 Quarry Operations

Greenwood Quarry has been in operation since the mid 1900s, originally as a supplier of shale, then as a clean waste disposal landfill and supplier of shale and sandstone fill. The following observations are made in relation to the operating quarry site:

- » According to anecdotal record, the fill materials comprise non-putrescible materials including soils, rock, building rubble and some shredded building and other timbers. The fill has reportedly been compacted in layers after placement, using a landfill compactor. This was generally consistent with the filling operations observed. Where shredded timber or other organic material is absent, the fill as visually observed appeared likely able to be re-used as engineered fill;
- » No historical records of fill type or level of compaction achieved are available;
- » The thickness of the fill is unknown, however where land filling has been completed it is understood to be in excess of 10 to 15 metres;
- » A significant amount of sandstone was apparently removed as overburden, in order to access the underlying shale. Much of this sandstone has reportedly been incorporated around the eastern, southern and western (downslope) perimeter of the quarry;
- » Reportedly, there had been no problems with instability of the quarry face or of the fill slopes. The quarry cut face, where observed in the northeast corner was consistent with competent Hawkesbury sandstone, and observable evidence of instability was not apparent. We note that shale was exposed at the base of this cut and that the bedding was reported to dip slightly to the north (into the cut face). This would increase stability and would tend to drain seepage water travelling at the shale/sandstone interface away from the quarry.
- » Apart from recent fill batters in the north east, dense vegetation comprising scrub, luxuriant (bamboo) and various native/non-native trees had covered most of the fill batters. Whilst this obscured observation of these batters, this vegetation has a stabilising effect on the batter surface;
- » Although no definitive measurements were made, the batter slopes were estimated at between 1V:2H and 1V:2.5H; and
- » No evidence of previous or ongoing slope failure were observed in the fill batters.

It should be noted, however, we understand that the area proposed for the netball court facility comprises not only the portion of the quarry previously excavated and landfilled, but also the area of the quarry which lies north and east of this zone. It is understood that this area is under a separate lease and that most of it is yet to be quarried.



5.1.3 Topography and Drainage

The following observations have been made in regards to the topography and drainage of the site:

- » The natural ground surface slopes moderately down to Bare Creek in the south;
- » The infilled quarry surface is relatively flat in the west and south, where filling operations have apparently been finalised. An active filling slope is present in the northeast section of the site;
- » Apart from a lower older fill area in the south, ground levels (AHD) within the quarry (as estimated from data supplied) ranged from about RL170 m in the previously filled areas, grading down to approximately RL160 m at the base of the active slope. The older fill area in the south appears to lie marginally below RL 160m, that is, below the slope down from the perimeter of the current filling operations. The quarry operators were unsure whether this lower area was available for the proposed netball court development;
- » The toe of fill slope around the outside of the quarry extends down to a lower level than RL 160m. We understand that these existing fill slopes will not be disturbed by the proposed netball development;
- » From the aerial photo and desk study review, the predominant natural material is sandstone, which is well drained unless compacted to an engineered fill standard. Thus the area around the quarry would appear to be well drained;
- » The drainage within the quarry depends on the fill characteristics, level of compaction, and installed drainage lines. According to Greenwood Contractors, the quarry is well drained and has a system of subsurface drainage system located near the interface of the fill with the natural topography as well as surface drainage running to a detention pond. Water collected in the detention pond feeds into the subsurface drainage system, which discharges towards Bare Creek, below the toe of the fill slope to the south of the quarry.

5.1.4 Soil Landscape

The Soil Landscape Series Sheet for Sydney (see Appendix F) shows that the site lies within the Hawkesbury Residual Soil Landscape. Lambert Erosional Landscape is shown northeast of the quarry and Blacktown Residual Landscape to the northwest.

These soil units are briefly described as follows:

- » *Hawkesbury Residual*. This landscape comprises rugged, rolling to very steep hills, with rock outcrop over generally greater than 50% of the area and shallow, discontinuous sandy soils of relatively high permeability. Limitations to development generally include extreme soil erosion hazard, rock fall/movement hazard and steep slopes.
- » *Lambert Landscape*. This soil unit shared Hawkesbury Sandstone as common bedrock with Hawkesbury Landscape, but has flatter/broader hill crests and some areas of poor drainage. Soils can be shallow to moderately deep, and areas of waterlogging occur.



- » *Blacktown Landscape.* Generally gently undulating, over shales of Wianamatta Group as well as Hawkesbury shale. Associated with poor drainage, reactive soils and often with salinity.

5.1.5 Geology

As shown the Geological Series Sheet Sydney, the site is underlain by Hawkesbury Sandstone, generally comprising medium to coarse grained sandstone with very minor shale and laminate lenses.

5.1.6 Hydrogeological Aspects

With reference to the soil landscapes and the geology, the site appears to lie within a well drained area. Waterlogging and consequent instability (slippages) would not appear to be an issue for the natural countryside and is reported not to be an issue within the quarry itself.

5.1.7 Salinity & pH

No saline scalds, salt deposits or species indicative of saline concentration were observed during the site walkover.

Surface/shallow soil samples obtained across the site, from low-lying areas (below the fill toe) and near the quarry floor, below the active landfilling slope, recorded non-saline conditions.

Apart from the sample obtained from the quarry floor (WS1), all samples recorded mildly alkaline conditions (pH 7.1-7.7). WS1 recorded acidic conditions (pH 4.7), consistent with water near the base of a landfill.

We consider that the slightly to moderately saline soil conditions recorded are likely to be only associated with the shale/clay at the base of the quarry. Hawkesbury Sandstone is usually not associated with salinity issues.

5.1.8 Geotechnical Constraints

The geotechnical constraints that need to be considered for development of the site as a netball court complex include, but are not limited to, the following:

- » The fill has not been compacted to an engineering standard and varies in depth (0>15m). Hence, not only settlements, but differential settlements may occur, even under no appreciable load (e.g., netball court). Such settlements will result from ongoing consolidation of the fill to an unknown degree, but could be quite significant (100s of mm). Moreover, it may be difficult to achieve suitable shallow founding conditions for infrastructure such as street lights and netball court lighting;
- » The fill varies in composition, with an unknown quantity of shredded timber etc. Breakdown of organics will occur, resulting in further settlements and creation of methane gas. Whilst from anecdotal report, we would expect the production



of methane to be minor, it cannot be excluded in considerations for the development; and

- » The depth to bedrock may in the north is expected to be shallow, creating potential difficult excavation conditions for buried services installations.

It may be possible by careful siting to minimise differential settlement and by adopting rigid concrete raft slabs beneath the netball courts, that little or no such ground improvement may be required, or that it is only required in certain areas.

In order to appropriately assess the propensity both for future settlements and methane production, a subsurface geotechnical investigation is required. Such an investigation should include both deep boreholes for sample collection, water level monitoring, methane assessment and settlement monitoring instrumentation (magnetometers), as well as geophysical investigation in order to plot the excavated quarry floor.

5.2 General site topography

The filled surface of the quarry appears relatively flat in the south and west of the site, where filling operations have been completed. Active filling operations were in progress in the northeast of the site, with an active fill slope down to the excavated quarry floor level in the northeast corner of the site. The quarry itself is situated on the southern slope of a ridge line, which slopes moderately steeply down to Bare Creek to the south of the site. Geotechnical constraints regarding the suitability of the fill material for use as a building foundation will be discussed in our geotechnical overview. However, it is likely that geotechnical subsurface investigations will be required in order to assess this aspect.

The approximate area available for the development is 3.3 hectares. Given the typical size of a netball court is some 700 square metres, the site appears able to accommodate the planned number of courts (35) with possibly potential for an increase in this number, subject to site layout and other considerations.

5.3 Likely Construction Issues

The areas surrounding the Greenwood Quarry site are mostly vegetated and largely undeveloped with only a single access road from Mona Vale Road. As such the following issues may be encountered during construction of the proposed netball courts:

5.3.1 Closure of the quarry

Any temporary closure of the quarry for during the development of the netball facility would involve the decommissioning of the site and possibly removal of the existing buildings and infrastructure, assuming that there is no potential for reuse on site. Removal of remaining quarry products including stockpiled materials would be required, potentially to other operational quarries.

Timing of this decommissioning would be imperative with respect to the construction of the courts. The limited access way would be heavily used by the necessary



construction traffic movements and there would be limited scope for the decommissioning and construction to occur simultaneously.

5.3.2 Excavation/Grading of the site

The site, given its size and difference in levels between filled and active fill areas, is likely to require significant re-contouring in order to construct the courts. This will require heavy earthmoving machinery and may require the costly process of disposing of surplus material.

The site contours (recognising that only half of the site appears to have detailed survey at this stage) range between 170 metres and 160 metres which implies that it is likely that the site will require levelling, potentially in a series of terraces, as the courts will require a horizontal bedding surface.

5.4 Services and Drainage

Given that the location of the site is set back from the road in a largely undeveloped area, assessment of the available services will be essential before any development can take place. The following services have been considered at this preliminary study stage:

- » The existing quarry would presumably have water, sewer and electricity, however the capacity of these services would need to be considered with reference to the likely loading from the proposed netball courts.
- » Mona Vale Road is a main road and it is expected that servicing connections would be made through this road, subject to availability and proximity. As such, there is potential for connection to be made along this road, however necessary approvals would need to be granted by the relevant service owners.
- » The site is located in close proximity to Fireclay and Bare Creek which are located in Warringah Council LGA. It is therefore likely that stormwater drainage will be directed to either of these creeks, subject to approval by Warringah Council
- » Given the development will result in a significant increase in impervious area compared to its existing more porous condition, some form of on-site detention system will be required. This may be in the form of a carpark set at levels to provide adequate storage so as to minimise the discharge from the site;
- » The possibility exists that the captured rainwater may potentially be re-used on site for various uses, including toilet flushing and landscape irrigation of any landscaped areas. Tanks could be used to capture the water and, subject to water quality, could be pumped to the toilets and irrigation areas for re-use.

6. Further Issues for Investigation



There are a number of further issues that require consideration in determining the suitability of the site for development as a netball facility. These issues fall outside of the defined scope of this study and include but are not necessarily limited to:

- » **Visual** (including lighting should night usage be required for the facility);
- » **Noise** (given the elevated site and proximity to residential areas);
- » **Security** (considering facility users in a remote bushland area as well as the site and amenities when left unattended);
- » **Shared Site Occupation** (Should the Department of Mining agree to the development in principle, there will be a number of important issues associated with operating a netball facility in close proximity to a working quarry, including but not limited to shared access, safety, fencing, and insurance (liability) issues, which Kuring-gai Council could be responsible for. Anecdotal evidence from the Quarry Operator suggests that the presence of a netball facility on the site would have substantial impact on the Quarry's insurance premiums and the netball facility owners/operators would be responsible for these costs);
- » **Regional Demand** (As the site is located within the boundaries of Warringah LGA - which is also facing the issues of increased demand and limited capacity - demand and capacity for the facility could take into consideration the possibility of shared usage with Warringah Netball Association; This approach would improve the economics of the proposed facility, given that the facility is only likely to be significantly utilised during the 17-week netball season.
- » **Staging** (It may be appropriate to consider a "staged" approach to the development as a way of closely matching facility sizing to anticipated facility demand).
- » **A Cost Benefit Analysis** (Rather than considering the cost estimate for the development of the infrastructure in isolation, it would be beneficial to also carry out an overall cost benefit of the proposed development. This should include consideration of any potential loss of value of the current netball facility on Canoon Road).



7. Preliminary Cost Estimate (Full Solution Only)

7.1 Overall Estimated Costs

Note that given the preliminary nature of the investigations, the pricing below are indicative costs only, do not represent a GHD quote and are based on best available information at the time of writing. See Appendix I for further detail on the cost components for each area.

Area	Overall Estimated Cost
Design & Construction	\$7,650,000
Geotechnical	\$50,000
Planning (including flora & fauna assessments)	\$150,000
Traffic Management	\$60,000 (plus potential for \$2-6 million for grade separated interchange).
Bushfire Management	\$55,000
Total Solution	\$7,965,000

The data input to this costing estimate is indicative only, in accordance with the preliminary nature of this assessment and based only on the knowledge and experience of our team. As such, the accuracy of the numerical value cannot be guaranteed and should be regarded as a guide only.

GHD does not represent, warrant or guarantee that that any of the works mentioned in this Report can be completed for the preliminary cost estimations prepared by GHD.



Appendix A

Location of Greenwood Quarry Site

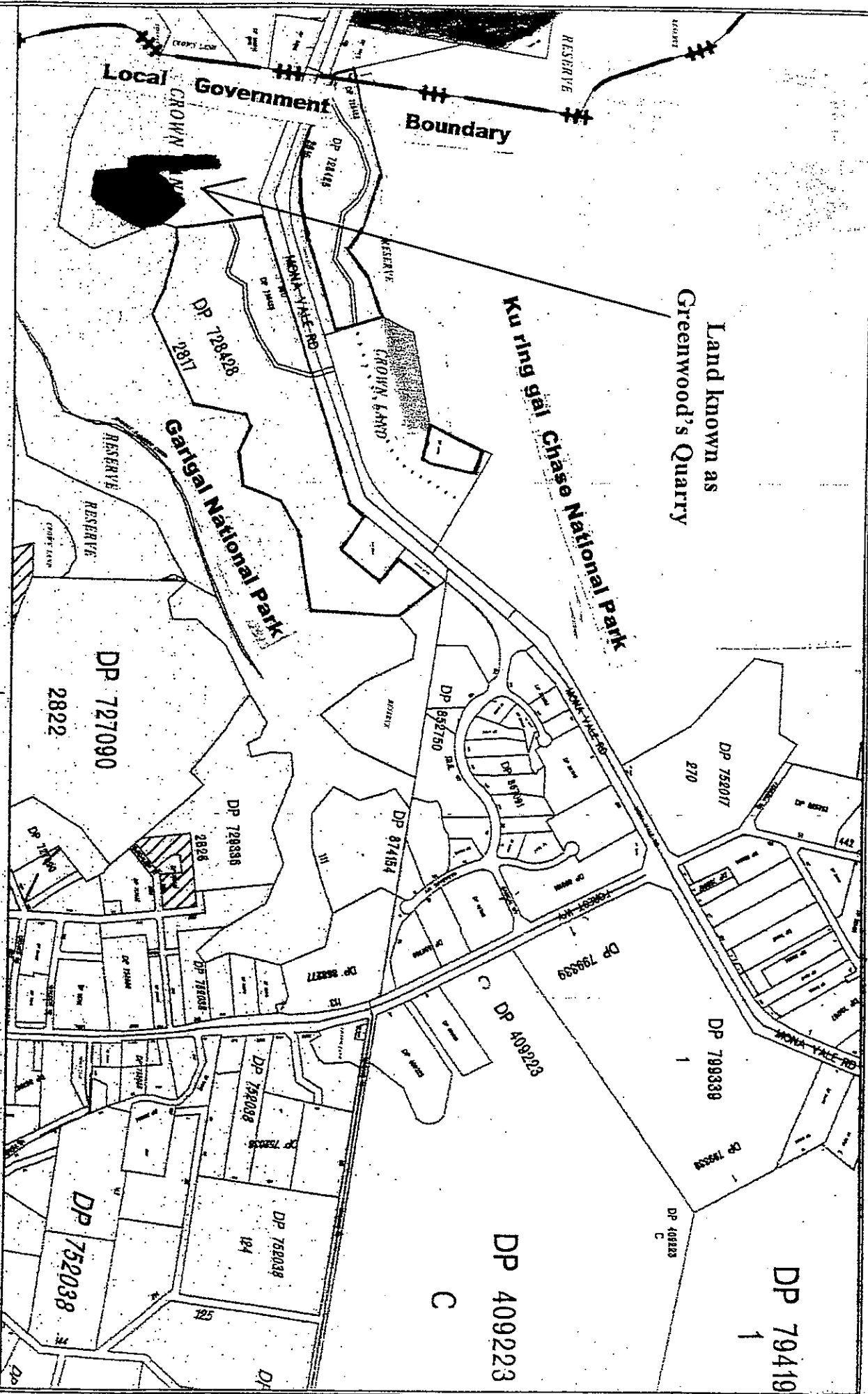
Diagrammatic Representation only



OFFICER: filloj
DATE: 10/11/99



DCDB Copyright and Information Centre 1999

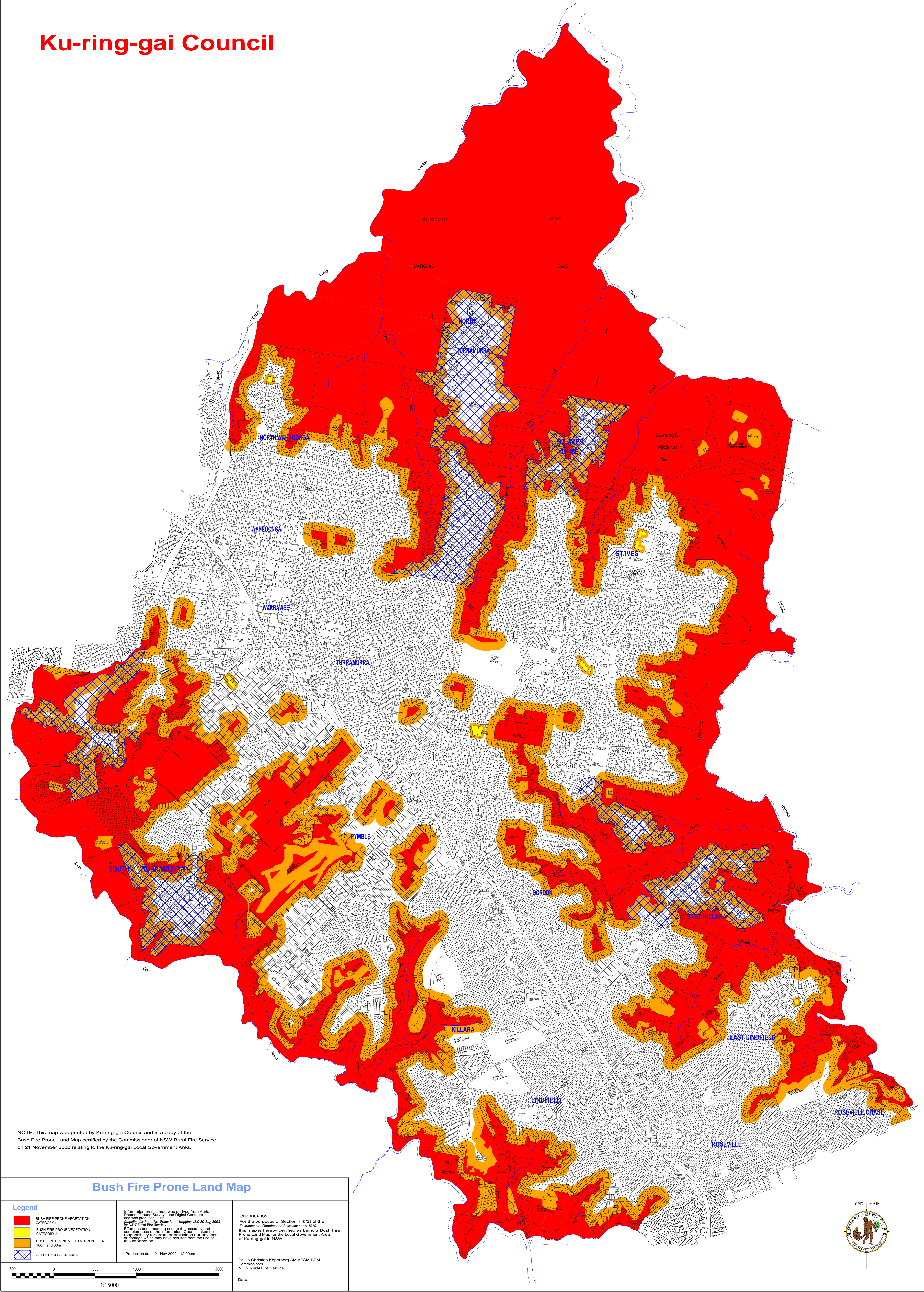




Appendix B

Bushfire Prone Land

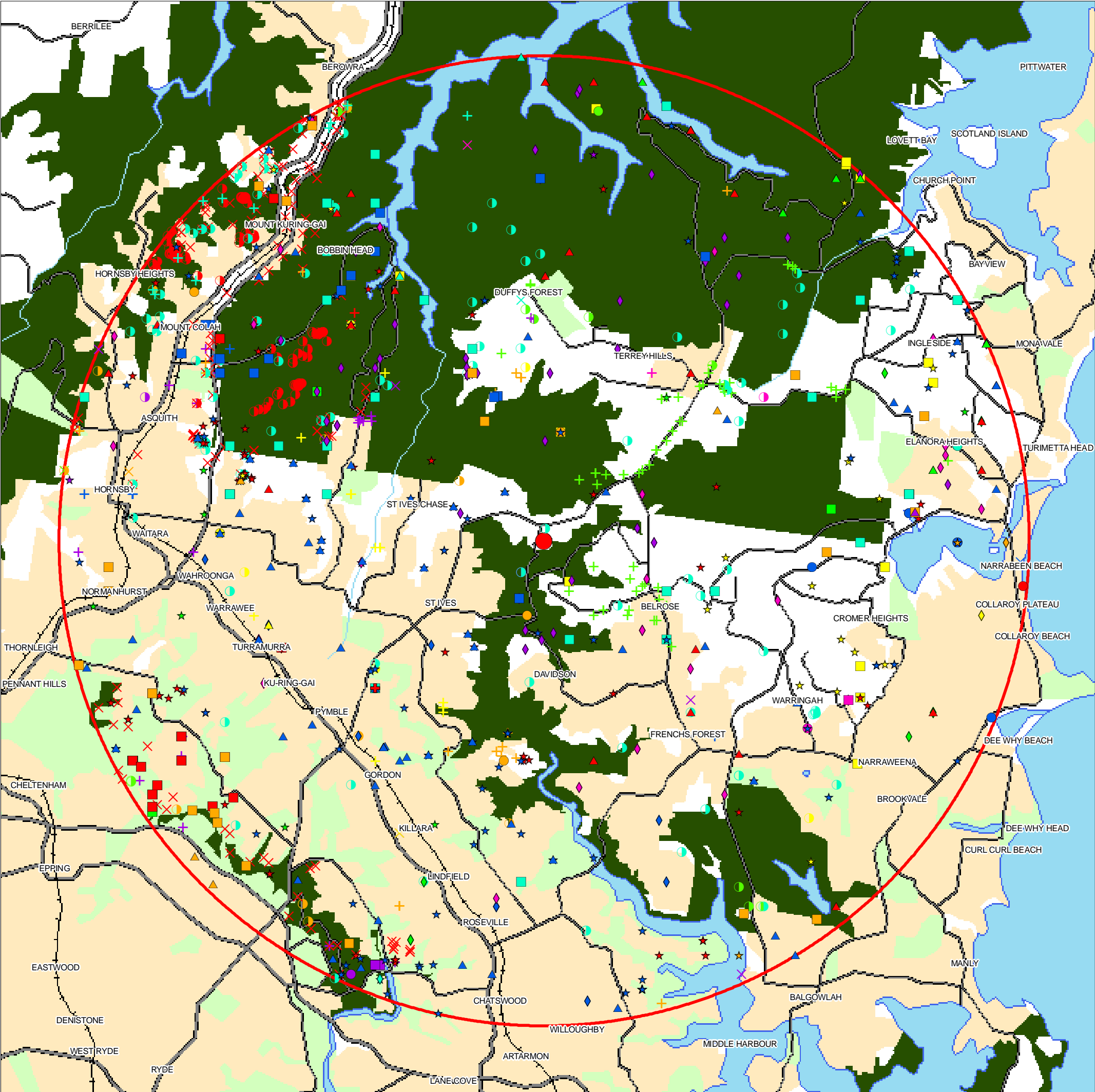
Ku-ring-gai Council





Appendix C

Local Area Ecology Map



Note* Points may have been spread locally for improved interpretation at map scale.

Threatened Flora

- Acacia bynoeana
- Acacia gordonii
- Callistemon linearifolius
- Chamaesyce psammogeton
- Darwinia biflora
- Darwinia peduncularis
- Deyeuxia appressa
- Diuris bracteata
- Epacris purpurascens var. purpurascens
- Eucalyptus camfieldii
- Eucalyptus scoparia
- Genoplesium baueri
- Grammitis stenophylla
- Grevillea caleyi
- Haloragodendron lucasii
- Lasiopetalum joyceae
- Leptospermum deanei
- Melaleuca deanei
- Microtis angusii
- Persoonia hirsuta
- Persoonia mollis subsp. maxima
- Pimelea curviflora var. curviflora
- Syzygium paniculatum
- Tetratheca glandulosa

Threatened Fauna

- Australasian Bittern
- Barking Owl
- Beach Stone-curlew
- Black Bittern
- Black-browed Albatross
- Black-chinned Honeyeater (eastern subspecies)
- Broad-billed Sandpiper
- Broad-headed Snake
- Cotton Pygmy-Goose
- Eastern Bentwing-bat
- Eastern Freetail-bat
- Eastern Pygmy-possum
- Gang Gang Cockatoo Population, Hornsby & Ku-ring-gai LGA

- Gang-gang Cockatoo
- Giant Burrowing Frog
- Glossy Black-Cockatoo
- Greater Broad-nosed Bat
- Green and Golden Bell Frog
- Grey-crowned Babbler (eastern subspecies)
- Grey-headed Flying-fox
- Koala
- Koala in the Pittwater LGA
- Large-eared Pied Bat
- Leathery Turtle
- Masked Owl
- Osprey
- Pied Oystercatcher
- Powerful Owl
- Red-crowned Toadlet
- Regent Honeyeater
- Rosenberg's Goanna
- Sooty Oystercatcher
- Southern Brown Bandicoot (eastern)
- Southern Right Whale
- Spotted-tailed Quoll
- Superb Fruit-Dove
- Superb Parrot
- Swift Parrot
- Wompoo Fruit-Dove
- Yellow-bellied Glider
- Yellow-bellied Sheath-tail-bat



Kilometers
0 1 2

- Site Location
- 10km Buffer

Legend

- Rail
- Major Road
- Road
- Drainage
- Mangrove
- Wetland
- Water
- Reserve
- Built Area
- Park
- Restricted Area

VERSION: DRAFT

PROJECT NO: 21-14864

MAP NO: YY-14864-Z001_

DRAWN: CWilson

DATE: 4/06/2006

SOURCE:

Geoscience Australia, DEC

DATUM/PROJECTION: MGA Zone 56

Warringah Council
Greenwood Quarry Feasibility Study

Figure x:
DEC Threatened Species Records (2006)



Appendix D

Threatened Species



Table 3 Threatened Flora Recorded within the Locality

Scientific Name	Common Name	TSC Act Status	EPBC Act Status	Habitat (DEC 2006)	Likelihood of Occurring at Site
<i>Acacia bynoeana</i>	Byone's Wattle	E	V	Occurs mainly in heath and dry sclerophyll forest, seeming to prefer open, sometimes slightly disturbed sites such as trail margins, road edges and recently burnt open patches.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
<i>Acacia gordonii</i>		E		Occurs in dry sclerophyll forest and heaths amongst or within rock platforms on sandstone outcrops.	Unlikely. No suitable habitat present.
<i>Callistemon linearifolius</i>	Netted Bottlebrush	V		Occurs in dry sclerophyll forest on the coast and adjacent ranges.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
<i>Chamaesyce psammageton</i>	Sand Spurge	E		Occurs on fore-dunes and exposed headlands, often with Spinifex (<i>Spinifex sericeus</i>).	Unlikely. No suitable habitat present.
<i>Darwinia biflora</i>		V	V	Usually occurs in woodland, open forest or scrub-heath on the edges of weathered shale-capped ridges, where these intergrade with Hawkesbury Sandstone. Associated overstorey species include <i>Eucalyptus haemastoma</i> , <i>Corymbia gummifera</i> and/or <i>E. squamosa</i> .	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
<i>Darwinia peduncularis</i>		V		Occurs on or near rocky outcrops on sandy, well drained, low nutrient soil over sandstone.	Unlikely. No suitable habitat present.



Scientific Name	Common Name	TSC Act Status	EPBC Act Status	Habitat (DEC 2006)	Likelihood of Occurring at Site
<i>Deyeuxia appressia</i>		E	E	Moist conditions (last recorded in 1944).	Unlikely. No suitable habitat present.
<i>Diuris bracteata</i>		E		Occurs in dry sclerophyll woodland.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
<i>Epacris purpurescens</i> var. <i>purpurescens</i>		V		Occurs in sclerophyll forest scrubs and swamps.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
<i>Eucalyptus camfieldii</i>	Heart-leaved Stringybark	V	V	Occurs on poor coastal country in shallow sandy soils overlying Hawkesbury sandstone often in coastal heath mostly on exposed sandy ridges. Stands usually occur near the boundary of tall coastal heaths and low open woodland of the slightly more fertile inland areas.	Unlikely. No suitable habitat present.
<i>Eucayptus scoparia</i>	Wallangarra White Gum	E	V	Occurs on well drained granitic hilltops, slopes and outcrops, often as scattered trees in open forest and woodland.	Unlikely. No suitable habitat present.
<i>Genoplesium baueri</i>	Bauer's Midge Orchid	V		A terrestrial orchid growing in sparse sclerophyll forest and moss gardens over sandstone.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.



Scientific Name	Common Name	TSC Act Status	EPBC Act Status	Habitat (DEC 2006)	Likelihood of Occurring at Site
<i>Grevillea caleyi</i>	Caley's Grevillea	E	E	Is restricted to an 8 km square area around Terrey Hills in Sydney's north. All remnants occur on ridgetops between elevations of 170 to 240 m asl, in association with laterite soils and a vegetation community of open forest, usually <i>Eucalyptus sieberi</i> and <i>E. gummifera</i> .	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site and the site is located in proximity to Terrey Hills.
<i>Haloragodendron lucasii</i>	Hal	E	E	Occurs in low open woodland upon Hawkesbury sandstone in moist sandy loam soil of sheltered aspects and gentle slopes below cliff lines near creeks.	Unlikely. No suitable habitat present.
<i>Lasiopetalum joyceae</i>		V	V	Grows in heath on sandstone.	Unlikely. No suitable habitat present.
<i>Leptospermum deanei</i>	Deane's Paperbark	V	V	Woodland on lower hill slopes or near creeks in riparian scrub or woodland on sandy alluvial soil or sand over sandstone	Unlikely. No suitable habitat present.
<i>Melaleuca deanei</i>		V	V	Grows in heath on sandstone.	Unlikely. No suitable habitat present.



Scientific Name	Common Name	TSC Act Status	EPBC Act Status	Habitat (DEC 2006)	Likelihood of Occurring at Site
<i>Microtis angusii</i>	Angus' Onion Orchid	E	E	Currently known for one site at Ingleside occurring on soils that have been modified but were originally those of the restricted ridgetop lateritic soils in the Duffys Forest - Terrey Hills - Ingleside and Belrose areas. These soils support a specific and distinct vegetation type, the Duffys Forest Vegetation Community.	The only records of this species are at a site close to a major road that has suffered considerable disturbance and degradation. However given the extremely modified nature of the site and associated soil it is considered unlikely that this species would occur.
<i>Persoonia hirsuta</i>	Hairy Geebung	E	E	Occurs on sandy soils in dry sclerophyll open forest, woodland and heath on sandstone.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
<i>Persoonia mollis</i> subsp. <i>maxima</i>		E	E	Occurs in sheltered aspects of deep gullies or steep upper hillsides of narrow gullies on Hawkesbury Sandstone in relatively moist, tall forest, often with warm temperate rainforest influences.	Unlikely. No suitable habitat present.
<i>Pimelea curviflora</i> var <i>curviflora</i>		V	V	Occurs on shaley / lateritic soils over sandstone transition soils on ridgetops and upper slopes amongst woodlands. Has an inconspicuous cryptic habitat and often grows amongst dense grasses and sedges.	Unlikely. No suitable habitat present.



Scientific Name	Common Name	TSC Act Status	EPBC Act Status	Habitat (DEC 2006)	Likelihood of Occurring at Site
<i>Syzigium paniculatum</i>	Magenta Lilly Pilly	V	V	A small to medium sized rainforest tree, found only in NSW in a narrow, linear coast strip from Buladelah to Conjola State Forest.	Unlikely. No suitable habitat present.
<i>Tetratheca glandulosa</i>		V	V	Inhabits heaths and scrubs, woodlands, open woodlands and forests	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site and has been recorded in close proximity to site.

Note: TSC Act = Threatened Species Conservation 1995; EPBC Act = Environment Protection and Biodiversity Conservation Act 1999



7.1.1 Threatened Fauna

Given that much of the site has been cleared in the past, very little fauna habitat remains. However, potential habitat for some species was present in the bushland areas adjacent to the site. Table 4 lists those terrestrial species recorded within the locality (DEC 2006a) together with their conservation status, habitat requirements and an initial assessment of the likelihood that they could occur at the site. The location of past records are shown in **Error! Reference source not found..**

Table 4 Threatened Fauna Recorded within the Locality

Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Birds					
Australasian Bittern	<i>Botaurus poiciloptilus</i>	V		Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (<i>Typha</i> spp.) and spikerushes (<i>Eleocharis</i> spp.)	Unlikely. No suitable habitat present.
Barking Owl	<i>Ninox connivens</i>	V		Occurs in eucalypt woodland, open forest, swamp woodlands and, especially in inland areas, and timber along watercourses.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Black Bittern	<i>Ixobrychus flavicollis</i>	V		Inhabits terrestrial and estuarine wetlands, in areas of permanent water and dense vegetation. May roost by day in trees or within reeds on the ground.	Unlikely. No suitable habitat present.



Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Brown Treecreeper	<i>Climacteris picumnus</i>	V		Occurs within coastal areas and mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey. Nests in hollows in standing dead or live trees and tree stumps.	Unlikely. No suitable habitat present.
Bush Stone-curlew	<i>Burhinus grallanus</i>	E		Occurs in open forests and woodlands with a sparse grassy ground layer and fallen timber.	Unlikely. No suitable habitat present.
Cotton Pygmy-goose	<i>Nettapus coromandelianus</i>	E		Prefers freshwater lakes, lagoons, swamps and dams, particularly those vegetated with waterlilies and other floating and submerged aquatic vegetation.	Unlikely. No suitable habitat present.
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	V		Spends summer in tall mountain forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests and winter at lower altitudes in drier more open eucalypt forests and woodlands particularly in coastal areas. Nests in hollow-bearing trees close to water.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Glossy Black-Cockatoo	<i>Calyptrorhynchus lathamii</i>	V	E	Feeds almost exclusively on the seeds extracted from the wooden cones of <i>Allocasuarina</i> spp. Occurs in forest and woodland habitats.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.



Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Grey-crowned Babbler	<i>Pomatostomus temporalis temporalis</i>	V		Box-Cypress-pine and open Box Woodlands on alluvial plains.	Unlikely. No suitable habitat present.
Masked Owl	<i>Tyto novaehollandiae</i>	V		Occurs in dry eucalypt woodlands at altitudes from sea level to 1,100 m and roosts and breeds in hollows and sometime caves in moist eucalypt forested gullies	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Osprey	<i>Pandion haliaetus</i>	V		Inhabits coastal areas and especially the mouths of large rivers, lagoons and lakes as it forages for fish over open water.	Unlikely. No suitable habitat present.
Powerful Owl	<i>Ninox strenua</i>	V		Occurs in woodland, open sclerophyll forest to tall open wet forest and rainforest. Prefers large tracts of vegetation and nest in large tree hollows.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Superb Fruit-Dove	<i>Ptilinopus superbus</i>	V		Inhabits rainforest and similar closed forests	Unlikely. No suitable habitat present.
Superb Parrot	<i>Polytelis swainsonii</i>	V		Inhabits Box-Gum, Box-Cypress-pine and Boree Woodlands and River Red Gum Forest.	Unlikely. No suitable habitat present.
Swift Parrot	<i>Lathamus discolor</i>	E	E	Migratory. Forages on winter flowering eucalypts and lerps.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.



Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Wompoo Fruit-Dove	<i>Ptilinopus magnificus</i>	V		Occurs in, or near rainforest, low elevation moist eucalypt forest and brush box forests.	Unlikely. No suitable habitat present.
Reptiles					
Broad-headed Snake	<i>Hoplocephalus bungaroides</i>	E	V	Shelters in rock crevices and under flat sandstone rocks on exposed cliff edges during autumn, winter and spring, moving to shelters in hollows in large trees within 200 m of escarpments in summer	Unlikely. No suitable habitat present.
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	V		Occurs in heath, open forest and woodland. Termite mounds are a critical habitat component.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Amphibians					
Green and Golden Bell-frog	<i>Litoria aurea</i>	E	V	Inhabits marshes, dams and stream-sides, preferring sites containing bullrushes (<i>Typha</i> spp.) or spikerushes (<i>Eleocharis</i> spp.) that are unshaded and have a grassy area nearby.	Unlikely. No suitable habitat present.
Giant Burrowing Frog	<i>Heleioporus australiacus</i>	V		Occurs on sandy soils supporting heath, woodland or open forest vegetation types. Requires creeks and watercourses for breeding but otherwise is buried under deep leaf litter or sandy loose soil within vegetated areas.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.



Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Red-crowned Toadlet	<i>Pseudophryne australis</i>	V		Inhabits periodically wet drainage lines below sandstone ridges that often have shale lenses or cappings, sheltering under rocks and amongst masses of dense vegetation or thick piles of leaf litter.	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Non-flying Mammals					
Eastern Pygmy Possum	<i>Cercaetetus nanus</i>			Feeds on <i>Banksia</i> spp. and Myrtaceous shrubs and trees and nesting sites in drier habitats. It nests in hollows in trees but also in a variety of places including under the bark of Eucalypts, forks of tea-trees and in abandoned bird nests	Unlikely. No suitable habitat at site but potential habitat present in woodland adjacent to site.
Koala	<i>Phascolarctos cinereus</i>	V		Inhabit eucalypt woodlands and forests.	Unlikely. No suitable habitat or Koala feed trees at site but potential habitat likely to be present in woodland adjacent to site.
Koala in the Pittwater LGA – population	<i>Phascolarctos cinereus</i>	E		Inhabit eucalypt woodlands and forests.	Unlikely. No suitable habitat or Koala feed trees at site but potential habitat likely to be present for the Pittwater population in woodland adjacent to site.



Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	V	E	Inhabits a range of environments including rainforest, open forest, woodland, coastal heath and inland riparian forest, from the sub-alpine zone to the coastline. Den sites are found in hollow-bearing trees, fallen logs, small caves, rock crevices, boulder fields and rocky-cliff faces.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.
Southern Brown Bandicoot	<i>Isodon obesulus obesus</i>			Inhabits scrubby vegetation, including heath, shrubland and heathy forest and woodland. Often associated with well-drained soils and dry heathland communities.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.
Yellow-bellied Glider	<i>Petaurus australis</i>	V		Dens in tree hollows. Species inhabits tall mature eucalypt forest generally in areas with high rainfall and nutrient rich soils.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.
Bats					
Eastern Bentwing-bat	<i>Miniopterus schreibersii oceanensis</i>	V		A cave dwelling bat, but will utilise man-made habitats such as road culverts. Occurs in a variety of habitats including rainforest, wet and dry sclerophyll forest, monsoon forest, open woodland, paperbark forests and open grasslands.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.



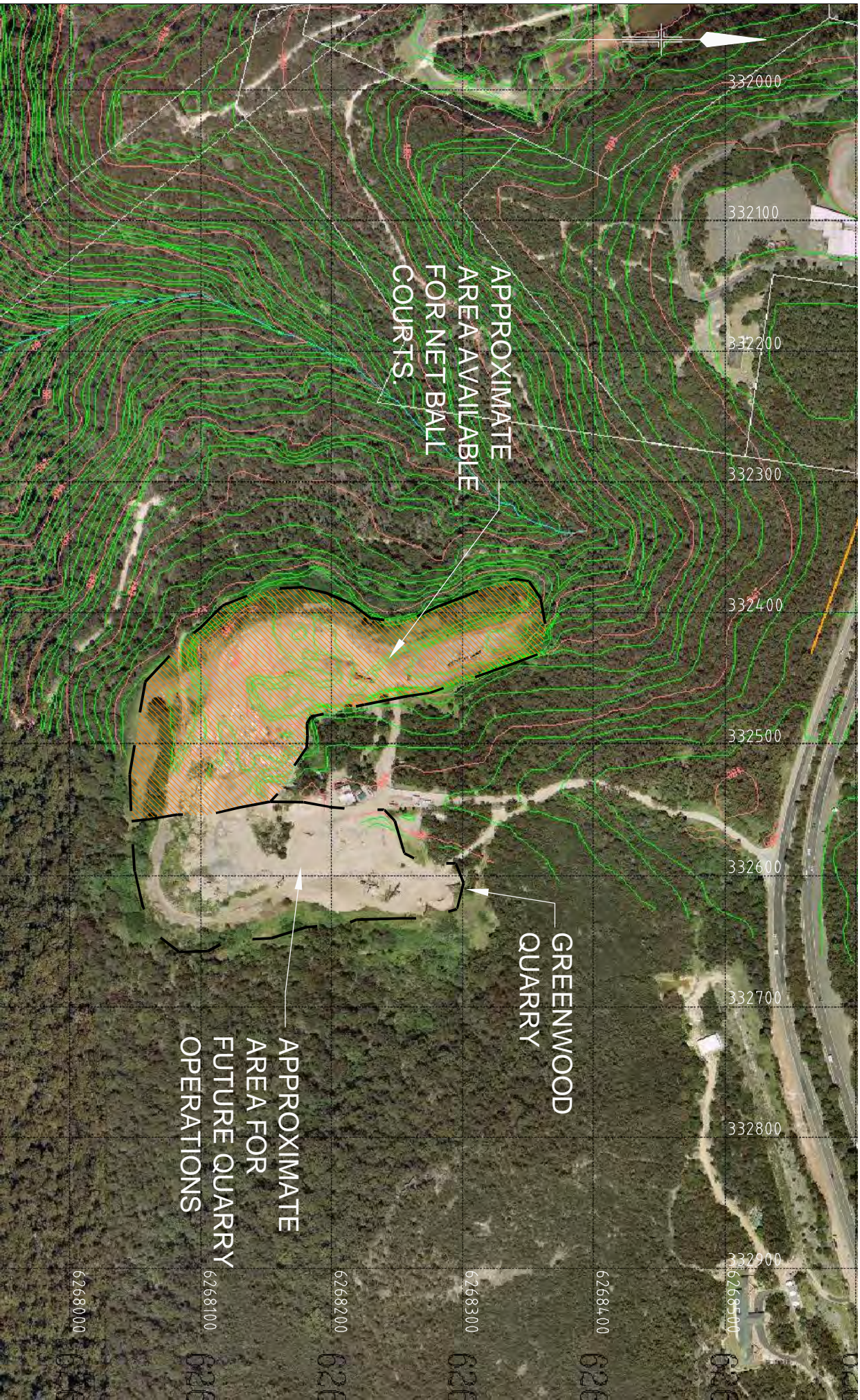
Common Name	Scientific Name	TSC Act Status	EPBC Act Status	Habitat	Likelihood of Occurring at site
Eastern Freetail-bat	<i>Mormopterus norfolkensis</i>	V		Occurs in dry sclerophyll forest and woodland east of the Great Dividing Range and roosts primarily in tree hollows but also in man-made structures or under bark.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	V	V	Commonly found in gullies, close to water and in vegetation with a dense canopy. Known to forage in areas supporting subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps on the nectar and pollen of native trees, in particular Eucalypts, Melaleucas and Banksias.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	V		Forages across a range of habitats including those with and without trees. Roosts in tree hollows and buildings and in areas where trees are scarce or absent, even mammal burrows.	Unlikely. No suitable habitat at site but potential habitat may be present in woodland adjacent to site.

Note: TSC Act = Threatened Species Conservation 1995; EPBC Act = Environment Protection and Biodiversity Conservation Act 1999

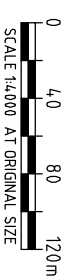


Appendix E

Site Aerial Photograph



AERIAL PHOTO (DATE UNKNOWN) SUPPLIED BY KURUNGAI COUNCIL.



CLIENTS | PEOPLE | PERFORMANCE
GHD GEOTECHNICS

KURUNGAI MUNICIPAL COUNCIL
GREENWOOD QUARRY FEASIBILITY STUDY
SITE AERIAL PHOTO

job no. | 21-14864
rev no. | A

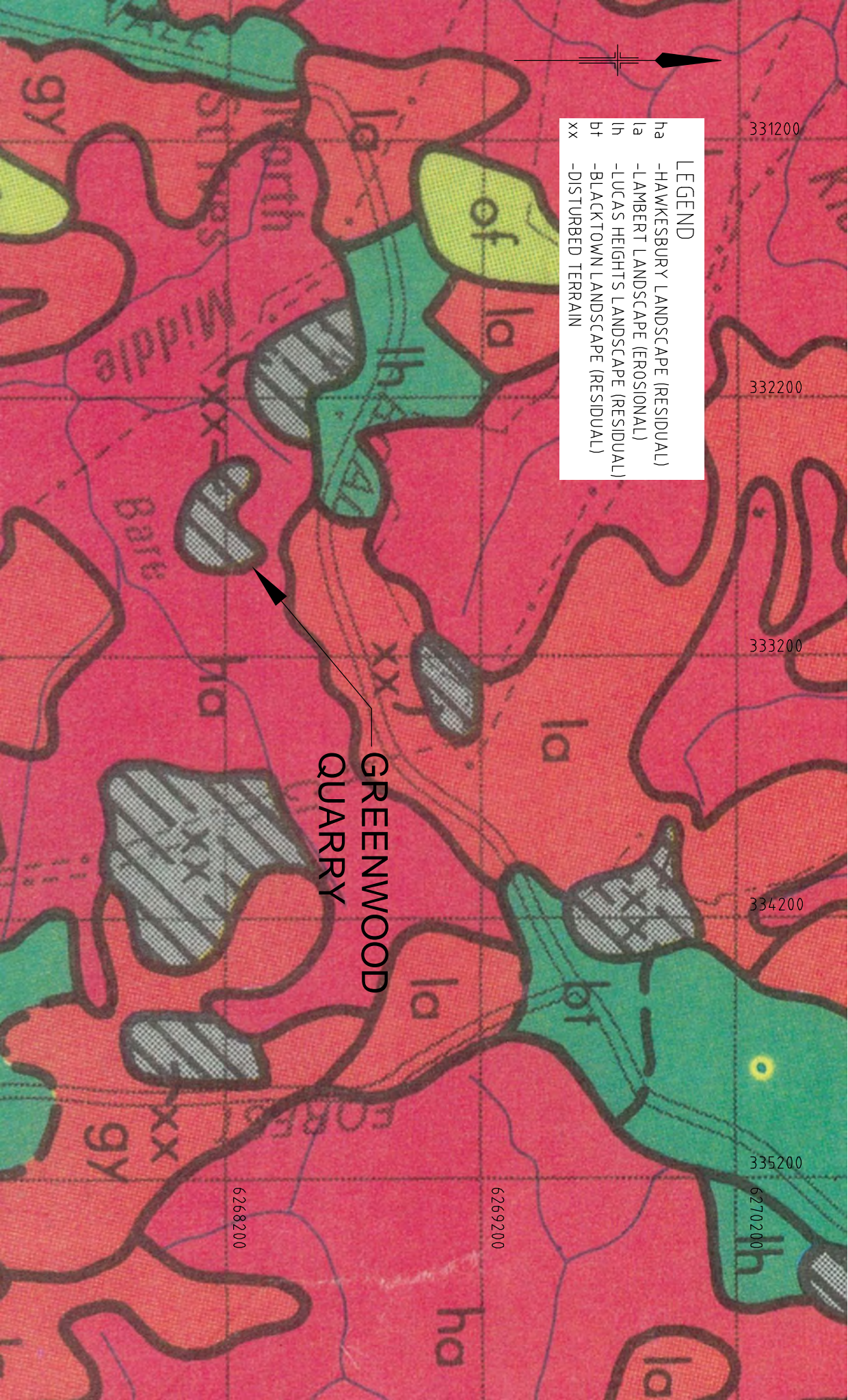
scale | 1:4,000 for A4 date | July 2006

Figure 01



Appendix F

Ku-ring-gai Soil Landscapes



- LEGEND
- ha -HAWKESBURY LANDSCAPE (RESIDUAL)
 - la -LAMBERT LANDSCAPE (EROSIONAL)
 - lh -LUCAS HEIGHTS LANDSCAPE (RESIDUAL)
 - bt -BLACKTOWN LANDSCAPE (RESIDUAL)
 - xx -DISTURBED TERRAIN

SOURCE 1:100,000 SOIL LANDSCAPE SERIES SHEET 9130 FROM SYDNEY



CLIENTS | PEOPLE | PERFORMANCE
GHD GEOTECHNICS

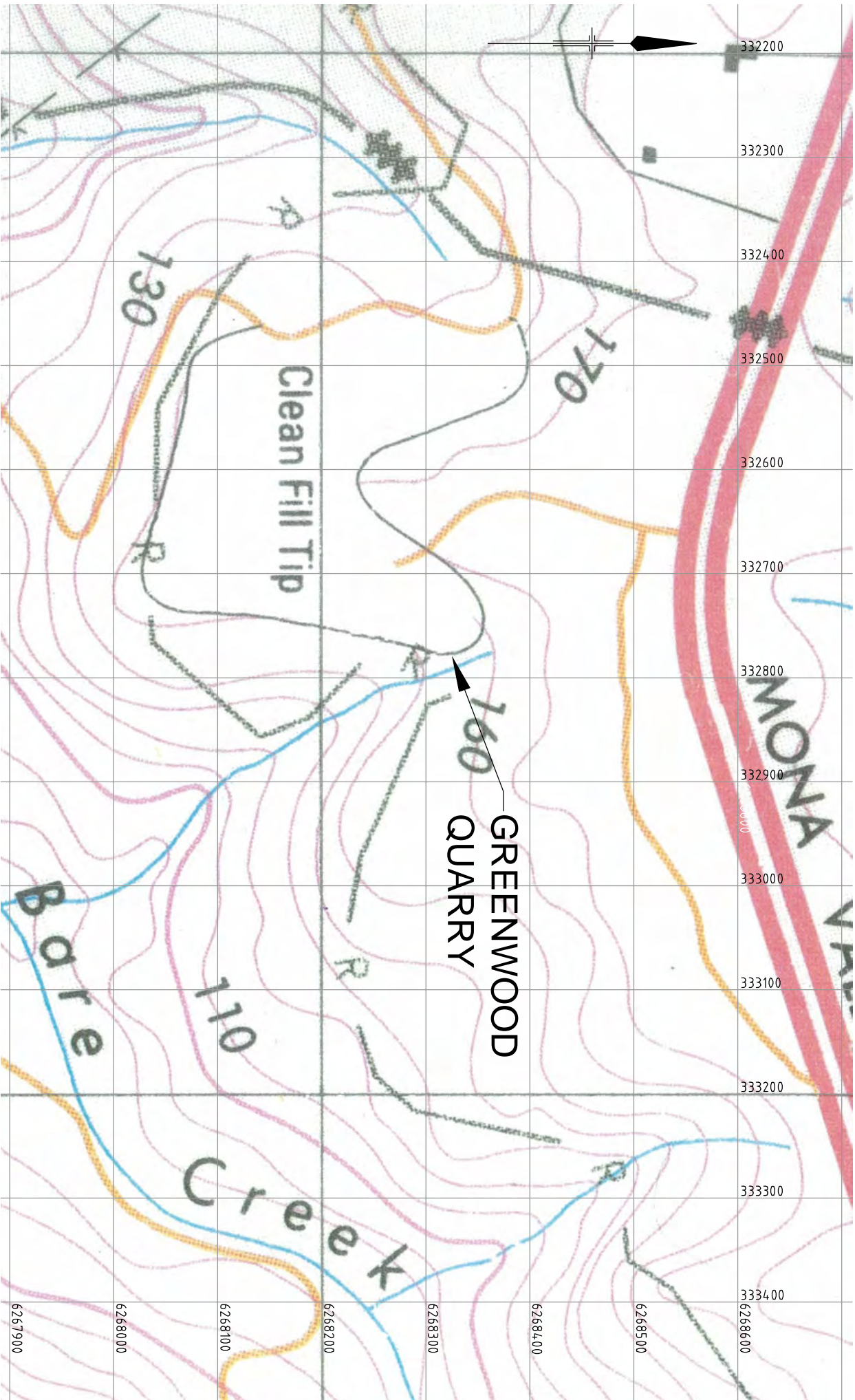
KURUNGAI MUNICIPAL COUNCIL
GREENWOOD QUARRY FEASIBILITY STUDY
SOIL LANDSCAPES
scale | 1:20000 for A4 date | July 2006

job no. | 21-14864
rev no. | A
Figure 03



Appendix G

Site Topographic Plan



TOPOGRAPHIC MAP FROM HORNSBY 9130-4-5



CLIENTS | PEOPLE | PERFORMANCE
GHD GEOTECHNICS

KURUNGAI MUNICIPAL COUNCIL
GREENWOOD QUARRY FEASIBILITY STUDY
TOPOGRAPHIC PLAN

scale | 1:5000 for A4 date | July 2006

job no. | 21-14864
rev no. | A

Figure 02



Appendix H

Surface Soil and Water Samples



Table 5 Surface Soil & Water Samples

Sample	Easting	Northing	Comments
SS1	332 357	6 268 318	Soil from track below slope from landfill, NW corner of site
SS2	332 357	6 268 318	Clay/shale (residual) from cut batter upslope of track
WS1	332 341	6 268 373	Water from natural drainage depression which crosses track. Combination of natural drainage and seepage discharge from landfill.
WS2	332 551	6 268 138	Water from base of quarry, below active fill slope



Appendix I

Preliminary Cost Estimate Breakdown

Preliminary Cost Estimate* (Full Solution Only)

Design & Construction	Qty	Unit	Rate**	Amount	Comments
Site Establishment	1	Item	50,000	50,000	
Bulk Earthworks (cut to fill)	50,000	m3	5	250,000	
Netball courts pavement	21,000	m2	250	5,250,000	Pavement - Asphalt; 40mm AC10 wearing course, 175mm basecourse (1 layer AC10 over 2 layers AC20), 195mm sub-base lean mix, 7mm primer seal, 300mm select material CBR>15% (small quantity); for 30 x 700m2 courts.
Carpark, Access roads pavement	10,000	m2	160	1,600,000	Pavement - Asphalt; 40mm AC10 wearing course, 175mm basecourse (1 layer AC10 over 2 layers AC20), 195mm sub-base lean mix, 7mm primer seal, 300mm select material CBR>15%.
Services	1	Item	500,000	500,000	
Total				7,650,000	

Geotechnical	Qty	Unit	Rate	Amount	Comments
Geotech investigations	1	Item	50,000	50,000	Excludes geophysics which would only be necessary if (unexpected) significant variations in the quarry floor level were indicated by other investigations. If necessary cost would be estimated at ~ \$30,000.
Total				50,000	

Planning	Qty	Unit	Rate	Amount	Comments
Environmental Impact Assessment	1	Item	100,000	100,000	Includes flora & fauna studies
Plan of Management	1	Item	50,000	50,000	
Total				150,000	

Traffic Management	Qty	Unit	Rate	Amount	Comments
Input to Design Application	1	Item	20,000	20,000	Comment on architect's design, revise if necessary, prepare report on traffic generation and impacts, parking demand and provision etc
Grade Interchange Concept Design	1	Item	30,000	30,000	For Mona Vale Road
Traffic Management Plan	1	Item	10,000	10,000	For construction phase
Total				60,000	

Bushfire Management	Qty	Unit	Rate	Amount	Comments
Bushfire input into design of site	1	Item		5,000	
Bushfire Management Plan	1	Item		25,000	
Upgrade of access to meet Bushfire requirements	0		0	0	Included in design & construction costs
Bushfire monitoring/training/onsite coordination	1	Person	25,000	25,000	Estimated cost based on half-time staff member to carry out these duties
Total				55,000	

Total Estimated Cost (excluding grade separated interchange) **7,965,000**

* The data input to this costing estimate is indicative only, in accordance with the preliminary nature of this assessment and based only on the knowledge and experience of our team. As such, the accuracy of the numerical value cannot be guaranteed and should be regarded as a guide only. Please note that this estimate has not taken into account any contingency issues.

** All rate estimates were prepared using industry published cost estimation data such as Rawlinsons and Cordells and, where required, based on assumptions made by GHD. GHD does not represent, warrant or guarantee that the works can be completed for the estimates prepared by GHD.



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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
1.	K. Wlasichuk	P. Wilkinson		P. Wilkinson		31/7/06
2.	K. Wlasichuk	P. Wilkinson		P. Wilkinson		29/8/06
3.	K. Wlasichuk	P. Wilkinson		P. Wilkinson		27/10/06

Issue	Performance Target	Strategy	Implementation/Progress
4.2 Traffic and Parking	To reduce the impacts of traffic and parking from Canoon Road Recreation area on residences in the locality	Progressively reduce usage at canoon Road Recreation area fro regional to minipal to local over a maximum 10 year period	Achieved through the implementation of parking restrictions, increased car parking and transfer of 4 courts to Lofberg Road netball courts (2006)
		Investigate and locate alternative site(s) for development of netball faciliateis	On-going investigations continue. Greenwood Quarry Feasibility Study completed (2006). A separate report to Council identifies alternative sites beyond those that are currentlyn being utilised has been prepared.
		Implement the recommendations of the facilitation agreement in relation to provision of new /alternative facilities for netball.	On-going investigations continue. Greenwood Quarry Feasibility Study completed (2006). Reduction in number of courts for game days have been achieved along with increased parking and also traffic mangement. Further alternative locations have been identified to spread existing use and any future growth of netball.
4.3 Netball Facilities	Accommodate current and future needs of netball at other loations from canoon Road Recreation Area within resource constraints and in acordance with the Facilitation agreement endoresed by council on 25 May 1999	Investigate off-site opportunity to provide facilities that meet the current and future needs for netball in Ku-ring-gai	On-going investigations continue. Greenwood Quarry Feasibility Study completed (2006) Lofberg Netball courts resolved to be used for Saturday winter competition to reduce impact on Canoon Road. Lack of open space alternative for a new 25 court facility to be constructed within Ku-ring-gai
		If an alternative site cannon be found within 2 years of adoption of the Plan then a new plan will be prepared which will address on-site issues and netball facilities at Canoon Road	Identification of Greenwood Quarry reported to Council in 2002. A subsequent feasibility investigation of the site has been undertaken and is reported to Council along with recommendations that further implement components of the facilitated agreement with local residents and the KNA. A separate report outlines that a review of the Plan of management is required to be undertaken
		To minimise the impact of Canon Road recreation Area upon the adjoining bushland and the Lane Cove River Catchment.	this has been undertaken although some further review is required and some targetting of resources will achieve a better result, particulalrly in the carparking areas.
4.4 Catchment Management / Impacts on Bushland	To preserve and/or increase remnant bushland within Canoon Road Recreation area	Undertake works in accordance with the landscape sketch plan prepared for the site to assist in minimising on and off site erosion.	site regen has taken place, particularly since the fires of 2001. replanting of the site is ongoing although somewhat constrained by the drought. Weed removal has been the major focus of site works
		Manage remnant bushland at canoon Road Recreation Area in accordance with the objectives of the Bushland Plan of Management.	Revised Bushland Reserve Plan of Management adopted in May 2006. Species listed in <i>Darwinia Biflora Recovery Plan</i>

Issue	Performance Target	Strategy	Implementation/Progress
4.5 Lighting	To Prohibit night lighting at Canoon Road Recreation area	Investigate locations where floodlit courts could be provided/made available with minimal impact on adjoining land uses	Investigation use of flood lit tennis courts as 'satellite' training locations (such as is completed at SIVG). Potential inclusion of floodlit courts as part of NTRA concept design. Separate report to Council outlines possible sites for further development for lighting including Warrimoo and another two locations, yet to be determined
4.6 Maintenance	To maintain Canoon Road Recreation Area to an agreed standard in the most competitive manner available	Night lighting at Canoon Road is prohibited identify and implement an agreed maintenance standard for all facilities within Canoon Road Recreation Area. Review procedures and method of service delivery annually Carry out a risk assessment of Canoon Road Recreation Area to identify the range and magnitude of potential risk to visitors and users of the facility.	No floodlighting has occurred at the site undertaken in line with budget and resource availability undertaken in line with budget and resource availability Bollards installed at entrance to Canoon Road Netball courts to prevent vehicle access onto courts. Ongoing risk management is undertaken by staff on weekly site inspection and Councils CRS system is utilised to request repairs as necessary including pathways and access to the site
4.7 Safety / Risk Management	To provide a safe environment for users or and visitors to Canoon Road Recreation Area	Seek alternative site(s) for netball in accordance with the facilitated agreement	On-going investigations continue. Greenwood Quarry Feasibility Study completed (2006)
4.8 Equity	Provide facilities to meet identified need for netball in accordance with the provisions of the facilitated agreement endorsed by Council on 25 May 1999.	Provide facilities which meet the identified needs of netball.	This is currently not being achieved. Councils 29 sealed netball courts are being used to their maximum capacity as permitted in their respective Plan of Managements (Canoon Rd Rec. Area and Bicentennial Park).
4.9 Noise	To minimise the potential for negative impacts from noise associated with usage of Canoon Road Recreation Area	In conjunction with Ku-ring-gai Netball Association KNA have previously altered whistles and have a investigate different whistles, commensurate with the needs of netball, to minimise noise impacts on adjoining residents. in conjunction with Ku-ring-gai Netball Association investigate management / use options for the public address system to minimise noise impacts on adjoining residents.	announcements have been minimised to essential announcements required for the conduct of the competition with the exception of major days or finals where sponsors receive some mention and various other announcements are undertaken

Issue	Performance Target	Strategy	Implementation/Progress
		In conjunction with Ku-ring-gai Netball Association and local residents annually review measures being undertaken to minimise noise impacts from usage of Canoon Road Recreation Area	More work in this area needs to be undertaken. Further surveying is proposed during the review of the plan of management which will be outlined to Council via staff report

DRAFT LOCAL ENVIRONMENTAL PLAN NO 212 - CONSIDERATION FOLLOWING SECTION 62 CONSULTATION WITH STATUTORY AUTHORITIES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider the public exhibition of draft Local Environmental Plan No. 212 (DLEP 212) which has now completed consultation under Section 62 of the Environmental Planning and Assessment Act 1979.

BACKGROUND:

An application for the rezoning of residential lands at 1228-1274 Pacific Highway, Pymble / Turramurra and 1 Beechworth Road, Pymble was received on 2 March 2005. On 24 October 2006 Council resolved to prepare draft LEP212 to rezone the lands 2(d3) (exclusive of No. 1228 Pacific Highway, Pymble). The draft LEP was prepared and has been the subject of Section 62 consultation with statutory authorities.

COMMENTS:

One submission has been received objecting to the Plan from the National Trust. Other authorities raise no objection or have no specific comment. Having reviewed the submission it is considered that the draft Plan is appropriate for public exhibition in the manner prepared.

RECOMMENDATION:

Council resolve to place draft LEP on statutory public exhibition for the receipt of submissions and a report be brought back to Council at the end of the exhibition period.

PURPOSE OF REPORT

To consider the public exhibition of draft Local Environmental Plan No. 212 (DLEP 212) which has now completed consultation under Section 62 of the Environmental Planning and Assessment Act 1979.

BACKGROUND

1. Council has earlier given consideration to this matter prior to the submission of the rezoning application on 2 March 2005. Since formal receipt of the rezoning application the recent background to the matter is as follows:

2 March 2005	Rezoning application received.
28 July 2005	Further geotechnical information submitted at Council request.
4 November 2005	Following listing of Blue Gum High Forest under Federal Environmental Protection and Biodiversity Conservation Act 1990, Council wrote to the applicant requesting a flora and fauna 7 part test.
23 June 2006	Council receives 7 part test.
22 August 2006	Rezoning application presented to Council. Council resolved to have a briefing on the matter and undertake a site inspection if required.
6 September 2006	Councillor briefing held.
24 October 2006	Council resolved to prepare draft LEP.
3 January 2007	Department of Planning advises that draft LEP may be prepared and Section 65(1) and 69(1) delegation granted (Attachment 1).
1 February 2007	Section 62 consultation initiated with other authorities.
5 February 2007	Councillors site inspection held.
2. Draft LEP212 has been prepared and undergone Section 62 consultation with statutory authorities. The consultation process is dealt with in this report. With the completion of the Section 62 process it is for Council to now determine how to proceed with the matter and whether to place draft LEP 212 on public exhibition.

COMMENTS

1. Draft LEP 212 as prepared is **attached** for Council's information. The Plan has been prepared proposing a 2(d3) zoning for the subject lands in accordance with Council's resolution and as required under the terms of the Department of Planning's Written Authorisation to Exercise Delegation. Provision has also been made to include a relevant noise provision as requested by the Department of Planning having regard for proximity of the North Shore Railway.
2. In addition a provision has been included to ensure the removal of the lands from the dual occupancy provisions of SEPP53. An amendment to Clause 25A is also proposed to make it clear that Part 3A of the KPSO (Rail Corridor and St Ives Centre) applies to the land covered by this Plan as well as previous LEP No's 204 and 207.

3. The Plan has stated aims to rezone the subject land correct a drafting omission in the KPSO and amend SEPP53 to exclude additional lands from it (being the lands the subject of the Plan and those lands in LEP Nos 204 and 207 not previously dealt with).

In addition to these aims the Council should appreciate that the existing aims and objectives of Part 3A of the KPSO (dealing with 2(c1), 2(c2) and 2(d3) zones) will also apply. These aims and objectives are set out in Clause 25C of the Ordinance and do not need to be restated in the Plan. Clause 25C sets out as follows:

25C Aims and objectives of Part 3A

- (1) *The aims of this Part are as follows:*
 - (a) *to encourage the protection and enhancement of the environmental and heritage qualities of Ku-ring-gai,*
 - (b) *to encourage orderly development of land and resources in Ku-ring-gai,*
 - (c) *to encourage environmental, economic, social and physical well-being so that Ku-ring-gai continues to be an enjoyable place to live in harmony with the environment.*
- (2) *The objectives of this Part are as follows:*
 - (a) *to provide increased housing choice,*
 - (b) *to encourage the protection of the natural environment of Ku-ring-gai, including biodiversity, the general tree canopy, natural watercourses, natural soil profiles, groundwater and topography and to reduce and mitigate adverse impacts of development on natural areas,*
 - (c) *to achieve high quality urban design and architectural design,*
 - (d) *to achieve development of Ku-ring-gai with regard to the principles of ecologically sustainable development,*
 - (e) *to ensure that development for the purpose of residential flat buildings on land within Zone No 2 (d3) has regard to its impact on any heritage items in the vicinity of that development,*
 - (f) *to encourage use of public transport, walking and cycling,*
 - (g) *to achieve a high level of residential amenity in building design for the occupants of buildings through sun access, acoustic control, privacy protection, natural ventilation, passive security design, outdoor living, landscape design, indoor amenity and storage provision.*
4. Upon any future gazettal of draft LEP212 the provisions of Development Control Plan No 55 (Ku-ring-gai Multi-Unit Housing) will be applicable to new multi-unit development. Should the Council consider that the site warrants additional controls beyond those of DCP55 it might want to consider a site specific DCP.
5. Clause 25C(2)(b) contains aims and objectives specific to environmental and landscape matters. Where these matters may be sought by Council to be dealt with in detail this is able to be addressed in new DCP provisions flowing from the aims and objectives expressed by Clause 25C. Particular matters such as for site regeneration or Rural Fire Service issues are thus able to be dealt with.

CONSULTATION

Council has undertaken Section 62 Consultation. Responses have been received from the following authorities:

- Department of the Environment and Heritage.
- Department of Environment & Conservation (NSW).
- Rail Corporation NSW.
- Roads and Traffic Authority.
- National Trust of Australia.
- NSW Heritage Office.
- Rural Fire Service.

Of these responses both Rail Corporation and the Department of Environment and Conservation (NSW) made no written submissions however each indicated verbally that they had no comment to raise and no written response would be made. Authorities made submissions as discussed hereunder:

- Department of the Environment and Heritage

The Department makes reference to its earlier letter of 20 September 2006. (This letter acknowledged that Blue Gum High Forest community appeared not to apply to the site.) It restates that the “EPBC Act does not apply to paper decisions by Council in respect to rezoning, but does apply to developers undertaking clearing or other development works ...”.

The Department states it has no objection to the rezoning proceeding. It states that it is the developers’ responsibility to refer to the Department for a decision matters where an approval may be needed under the EPBC Act. (A copy of the Department’s letter is **Attachment 2**.)

- Department of Environment and Conservation (NSW)

The Department has verbally advised that it has no comments to raise in the matter. No written comment is being forwarded.

- Rail Corporation NSW

Railcorp verbally advises that it has no comments in the matter and no objections are raised. No written comment is being forwarded.

- Roads and Traffic Authority

The RTA has previously indicated and most recently on 15 March 2007, that its comment would be forwarded shortly. This has yet to be received.

- NSW Heritage Office

The Heritage Office advised previously and most recently on 15 March 2007, that it will be forwarding a submission shortly. This has yet to be received.

- National Trust of Australia

The National Trust have provided comments (**Attachment 3**). They have assumed the site to be Blue Gum High Forest community. The Trust objects to the rezoning based on the perceived impact of development on existing trees and notes existing individual dwellings blend with the landscape and some are significant in their own right. There was no specific comment on the matter of heritage.

- Rural Fire Service

The Rural Fire Service has previously advised and most recently on 15 March 2007, that a submission would be forwarded shortly. This has yet to be received.

Comments on Section 62 Consultation

It is not considered that matters so far raised in the Section 62 process are such as to warrant amendment to the draft LEP. The comments of the National Trust primarily go to environmental issues. The environmental comments assume a Blue Gum High Forest community and are at odds with the 7 part test and comments from both the Department of Environment and Heritage and Department of Environment and Conservation (NSW).

FINANCIAL CONSIDERATIONS

The financial considerations specific to the matter to date have been the use of staff resources. Any future public exhibition of the draft Plan will involve advertising costs. The applicant has paid a rezoning application fee which covers such expenses.

There are potentially future Section 94 contribution issues associated with the rezoning in the event of future residential redevelopment.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

There has been no consultation with other Departments of Council concerning Section 62 consultation.

SUMMARY

The Section 62 consultation process has resulted in the receipt of 4 responses from statutory authorities. Of these the Department of Environment and Heritage, Department of Environment and Conservation (NSW) and Rail Corporation (NSW) have no objections or requirements concerning the draft Plan.

Item 8

S05882
19 March 2007

The National Trust has raised environmental concerns regarding what it perceives as effects on Blue Gum High Forest community. No issues are raised concerning matters of built heritage on the subject lands.

It is not considered that any matters raised are such as to warrant redrafting of the Plan.

In the event that Council chooses to have site specific controls for the site (beyond what is provided for by DCP55) it is recommended that a DCP providing specific site controls be prepared. Part G of the recommendation to this report should be adopted if Council desires additional DCP controls.

RECOMMENDATION

- A. That Council adopt draft Ku-ring-gai Local Environmental Plan No 212, as attached.
- B. That Council forward draft Local Environmental Plan No 212 to Parliamentary Counsel seeking advice that the Plan might be legally made.
- C. That draft Local Environmental Plan No 212 be forwarded to the Department of Planning in accordance with the provisions of Section 64 of the Environmental Planning and Assessment Act 1979.
- D. That draft Local Environmental Plan No 212 be placed on Public Exhibition in accordance with Section 66 of the Environmental Planning and Assessment Act 1979.
- E. That a report be brought back to Council at the end of the public exhibition process.
- F. That owners and occupiers of the subject lands be advised of Council's resolution.
- G. That subsequent to any decision by Council to seek the Minister's gazettal of draft Local Environmental Plan 212 new development control plan controls be prepared. Such controls are additional to the provisions of Development Control Plan No 55 to provide specific design objectives and controls for the lands covered by Local Environmental Plan No 212.

Rod Starr
Senior Urban Planner

Antony Fabbro
Manager Urban Planning

Steven Head
Director Open Space & Planning

Attachments:

- 1. Department of Planning letter & delegations to Council (3 January 2007) - 720004**
- 2. Department of Environment & Heritage - Section 62 submission - 742236**
- 3. National Trust of Australia - Section 62 submission - 744019**
- 4. Draft Local Environmental Plan No 212 - 728766**



NSW GOVERNMENT
Department of Planning

Office of the Director General

Contact: Scott Davies
Phone: (02) 8374 5939
Fax: (02) 8374 5991
Email: Scott.Davies@planning.nsw.gov.au
Postal: Locked Bag 8, Redfern 2016

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Our ref: S06/01155-1
Your ref: S04082

Dear Mr McKee

Re: Section 54(4) Notification – Draft Amendment 212 to Ku-ring-gai LEP

I am writing in response to Council's letter dated 23 November 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 rezone residential properties at 1228 - 1274 Pacific Highway, Pymble/Turramurra and 1 Beechworth Road, Pymble from 2(c2) to 2(d3) to allow the construction of multi-unit housing on the site, to replace the existing low-density detached housing.

The Council should now continue with the preparation of the draft LEP. Given the location of the land adjoining the railway line it is recommended that Council include a relevant noise provision as contained in the Standard Instrument. Council might also consider whether the remaining land in this block, on the corner of the Pacific Highway and Beechworth Road, should be incorporated within the proposed zoning either within this LEP or in the Council's new comprehensive LEP.

I have 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. While I have determined that an environmental study is not required, it would be appropriate for any existing studies and supporting material to be brought together for exhibition with the draft LEP.

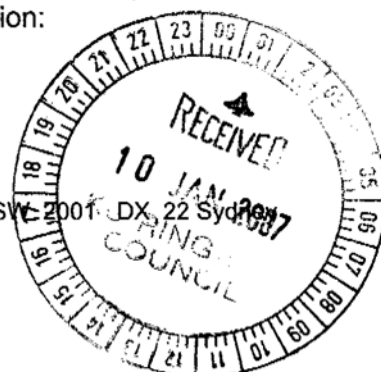
Consultation with the Department under section 62 of the Act is not required in this instance. It is noted that Council proposes to consult with some agencies which would have little or no interest in the proposed rezoning. It would be appropriate to review the consultation list to avoid any unnecessary effort and time in the consultation process.

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

Bridge Street Office: 23-33 Bridge Street Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22 Sydney
Telephone: (02) 9228 6111 Facsimile: (02) 9228 6191 Website: planning.nsw.gov.au



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.

Where any applicable s117 direction requires the Director General to form an opinion or be satisfied as to certain matters, you need to ensure that this is done before exercising functions under the delegation. In this instance section 117 Direction No 21 – Residential Zones applies.

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

3/1/2007.



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 23 November 2006, being Draft Amendment 212 to Ku-ring-gai LEP (**'Draft LEP'**) to rezone residential properties at 1228 - 1274 Pacific Highway, Pymble/Turramurra and 1 Beechworth Road, Pymble from 2(c2) to 2(d3) to allow the construction of multi-unit housing on the site, to replace the existing low-density detached housing.

- Section 65(1)
- Section 69(1)

Dated **3rd** day of **January** 200**7**


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.



Australian Government

Department of the Environment and Heritage

Mr Antony Fabbro
Manager Urban Planning
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Dear Mr Fabbro

REZONING AT 1228-1274 PACIFIC HWY AND 1 BEECHWORTH AVE, PYMBLE, NSW

Thank you for your letter of 1 February 2007 in regard to the above matter.

As noted in our letter of 20 September 2006, proposals that may have a significant impact on listed ecological communities (Blue Gum High Forest and Sydney Turpentine Ironbark) should be referred by the developer to this Department for consideration under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The EPBC Act does not apply to 'paper' decisions by Council in respect to rezoning, but it does potentially apply to developers undertaking clearing or other development works (eg it applies to the person/company responsible for the direct physical interaction that could harm a listed community). The Department therefore has no objection to the rezoning proceeding.

Developers are responsible for examining the potential for significant impact on the matters protected under the EPBC Act and making a referral under the Act to this Department if significant impacts are likely. If the question of significance is unclear, a project can still be referred and the Department will advise whether or not approval is needed within 20 business days. A form and guide for making a referral is available from the Department's web site (www.environment.gov.au/epbc).

Council may wish to advise any developer to make a referral to this Department so that a decision can be made whether or not approval is needed under the EPBC Act. Alternatively, Council may wish to provide a copy of this letter to any developer. This referral process will need to be completed prior to any construction works commencing on the site.

Please do not hesitate to contact the undersigned (02 6274 1861) if you wish to further discuss potential application of the EPBC Act.

Yours sincerely

Steve Mercer
Director
EPBC Act Referrals Section
Approvals and Wildlife Division

27 February 2007



**NATIONAL TRUST**

National Trust of Australia (NSW)
Watson Road
Observatory Hill
Sydney NSW 2000

GPO Box 518
Sydney NSW 2001

Telephone (02) 9258 0123
Facsimile (02) 9251 1110
www.nsw.nationaltrust.org.au

FAX TO:**Ku-ring-gai Council****FAX NO.:****9424 0880****ATTENTION:****Mr Rod Starr****FROM:****Graham Quint****DATE: 6th March, 07****No of Pages incl this one:****2****MESSAGE:****Submission Following**

*For further information on these events and
many more checkout the Trust web site
www.nsw.nationaltrust.org.au*

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organisation working to conserve our built, natural and cultural heritage.
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**The National Trust
of Australia (New South Wales)**



NATIONAL TRUST

5th March, 2007

Mr Antony Fabbro
Manager
Urban Planning
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Dear Mr Fabbro,

Attention: Mr Rod Starr

Fax No: 9424 0880

***Ku-ring-gai Draft Local Environmental Plan No 212
1234-1274 Pacific Highway, Pymble and 1 Beechworth Road, Pymble
Section 62 Consultation***

Thank you for your letter inviting the National Trust to comment on the Ku-ring-gai Draft Local Environmental Plan No 212 (1234-1274 Pacific Highway, Pymble and 1 Beechworth Road, Pymble which proposes the rezoning of this land from Residential 2(c) zone permitting single dwelling house development to Residential 2(d3) permitting development of this land for future multi-unit housing development.

In response to Council's invitation for comment on this rezoning proposal, the site was inspected and assessed by the Trust's Conservation Director Ms Jacqui Goddard and Deputy Conservation Director, Mr Graham Quint.

The land in question has high scenic and landscape significance as one of the most attractive and distinctive tree-scapes along the Pacific Highway from North Sydney to Hornsby. The site is dominated by at least three dozen mature and majestic Sydney Blue Gum trees (*Eucalyptus saligna*) and a smaller number of Grey Ironbark (*Eucalyptus paniculata*) and Rough-barked Apples (*Angophora floribunda* and *Angophora bakeri*).

The site has long been developed with individual dwellings, they all blend with and complement the high-forest landscape while some of these houses are significant in their own right both architecturally and with their landscaped grounds.

It was specifically noted that even with this comparatively low dwelling density it was difficult and time consuming for residents to access the fast-flowing three-lane Pacific Highway even with the benefit of traffic light changes at nearby intersections.

Given the density of the trees and their positioning across the proposed rezoning site it would not be possible to develop the building density proposed without: -

- clearance of many of the trees, or

***The National Trust is a not-for-profit, non-government, community-based organisation
working to conserve our built, natural and cultural heritage.***

- major impact on the root systems of the remaining trees through the construction of underground car-parking, changes to ground-water levels, changes to ground water flows and a dramatic increase in impervious surfaces across the site.

The rezoning proposed would ultimately lead to the loss of either most of these trees or probably all of them.

The tree species on this site indicate that this forest is Blue Gum High Forest, an ecologically endangered plant community which is protected by legislation both at the State and Federal level.

This community only occurs in very limited locations in the Sydney region, generally on richer soils in moister locations and the remaining populations are continuing to be threatened by urban development, particularly urban consolidation.


While it was possible to develop low density residential development within the broader Blue Gum Forest and retain the mature trees in healthy condition, this landscape cannot sustain the adverse effects of medium density housing.

Blue Gum High Forest is the distinctive landscape that distinguishes Ku-ring-gai local government area. The remnants of this forest along the Pacific Highway are among the best known and well-loved examples.

The Trust strongly objects to the rezoning proposal and urges that the present single dwelling rezoning is maintained and that the planning principles which led to the adoption of Tree Preservation Orders not only in Ku-ring-gai but across the Sydney Metropolitan Area also be maintained and re-affirmed.

Your advice on Council's decision on this matter would be appreciated in due course.

Yours sincerely,


Tina Jackson
Executive Director

Draft Ku-ring-gai Local Environmental Plan No 212

under the
Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Ku-ring-gai Local Environmental Plan No 212*.

2 Aims of plan

The aims of this plan are:

- (a) to rezone the land to which this plan applies to Zone No. 2(d3) Residential “D3” under the Ku-ring-gai Planning Scheme Ordinance; and
- (b) to correct a drafting omission in Clause 25A of the Ku-ring-gai Planning Scheme Ordinance; and
- (c) to amend the provisions of State Environmental Planning Policy No 53 to account for recent Ku-ring-gai Local Environmental Plans.

3 Land to which plan applies

- (1) To the extent that this plan rezones land, it applies to land fronting 1234-1256 Pacific Highway and 1 Beechworth Road, Pymble and 1258-1274 Pacific Highway, Turramurra, as shown coloured light scarlet, with dark red edging and lettered “2(d3)” on the map marked “Ku-ring-gai Local Environmental Plan No 212” deposited in the office of Ku-ring-gai Council.
- (2) To the extent that this plan corrects drafting omissions it applies to lands zoned 2(d3) by the operation of Ku-ring-gai Local Environmental Plan No’s 204 and 207.
- (3) To the extent that this plan provides for the amendment of State Environmental Planning Policy No 53 – Metropolitan Residential Development it applies to lands zoned 2(d3) by the operation of Ku-ring-gai Local Environmental Plan No’s 204 and 207 and the lands fronting 1234-1256 Pacific Highway and 1 Beechworth Road, Pymble and 1258-1274 Pacific Highway, Turramurra.

4 Relationship to other environmental planning instruments

This plan amends:

- (a) The *Ku-ring-gai Planning Scheme Ordinance* as set out in Schedule 1, and
- (b) *State Environmental Planning Policy No 53 – Metropolitan Residential Development* by deleting from clause 4(2) the words following “Ku-ring-

gai Local Environmental Plan No 200 – Zoning Map” and inserting the words “or Ku-ring-gai Local Environmental Plan No 204 – Zoning Map or Ku-ring-gai Local Environmental Plan No 207 – Zoning Map or Ku-ring-gai Local Environmental Plan No 212 – Zoning Map held in the office of Ku-ring-gai Council”.

Schedule 1 Amendments

[1] Clause 4 Interpretation

Insert in appropriate order in the definition of *Scheme map* in clause 4(1):

Ku-ring-gai Local Environmental Plan No 212

[2] Clause 25A Land to which this Part applies

Add at the end of the clause the words:

Ku-ring-gai Local Environmental Plan No 204 – Zoning Map
Ku-ring-gai Local Environmental Plan No 207 – Zoning Map
Ku-ring-gai Local Environmental Plan No 212 – Zoning Map

[3] Clause 25I site requirements and development standards for multi-unit housing

Insert in Clause 25I after subclause (9):

(10) Development in proximity to a rail corridor

- (a) This clause is applicable for development at 1234-1256 Pacific Highway and 1 Beechworth Road, Pymble and 1258-1274 Pacific Highway, Turramurra for the purpose of residential accommodation, places of public worship, hospitals, educational establishments or other noise sensitive buildings in the proximity of the North Shore Rail Line.
- (b) Development consent must not be granted to development that is, or is likely to be, adversely affected by rail noise or vibration, unless the consent authority is satisfied that the proposed development incorporates all practical mitigation measures for rail noise or vibration recommended by Rail Corporation New South Wales for development of that kind.

TOWN CENTRES WORK PROGRAM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

The purpose of this report is twofold:

- * To provide Council with a project program for the finalisation of all outstanding resolutions arising from the Town Centre Planning process that took place through 2005 and 2006.
- * To provide a brief description of the tasks and scope of work involved as well as the key dates.

BACKGROUND:

The reclassification of Council land has been deferred pending a further report to Council investigating a number of matters raised in the recommendations of the Public Hearing Report. In order to meet the requirements of the Public Hearing Report it is necessary to first prepare a Town Centre Section 94 Plan and Financial Strategy. As this is a large project in itself which cannot reasonably be completed until August 2007, it is not possible to commence preparation of the Reclassification Report until after this date. Attachment 3 provides an outline of the matters provided for in the recommendations by the Chair and also the manner by which it is proposed to deal with each one. These tasks have then been incorporated into the overall work plan (Attachment 2).

COMMENTS:

The Department of Planning has recently confirmed that reclassification of Council land is an essential part of the Town Centre process. Given Council's ownership of strategic parcels of land within the centre, Council has an important role to play in the future revitalisation of the centres.

Nine projects have been identified to meet the requirements of the Public Hearing Report as well as to finalise the suite of strategic planning documents for the town centres.

It is proposed to engage an external independent person to review and provide advice on probity issues throughout the entire process.

RECOMMENDATION:

That Council adopt the Town Centres Project Program 2007 (Attachment 1) and the project tasks outlined in this report.

PURPOSE OF REPORT

The purpose of this report is twofold:

- * To provide Council with a project program for the finalisation of all outstanding resolutions arising from the Town Centre Planning process that took place through 2005 and 2006.
- * To provide a brief description of the tasks and scope of work involved as well as the key dates

BACKGROUND

With the adoption of the six (6) Town Centre LEP's and DCP's there remains a large number of outstanding resolutions. Attachment 1 provides a detailed list of the outstanding resolutions.

All the resolutions have links to each other and to avoid duplication and maximise the efficiency of Council resources and community, it is proposed to undertake the process as one project resulting in a final report to Council fulfilling the requirements for the reclassification of identified Council lands. The Project program is in Attachment 2.

The reclassification of Council land has been deferred pending a further report to Council investigating a number of matters raised in the recommendations of the Public Hearing Report. In order to meet the requirements of the Public Hearing Report it is necessary to first prepare a Town Centre Section 94 Plan and Financial Strategy. As this is a large project in itself which cannot reasonably be completed until August 2007, it is not possible to commence preparation of the Reclassification Report until after this date. Attachment 3 provides an outline of the matters provided for in the recommendations by the Chair and also the manner by which it is proposed to deal with each one. These tasks have then been incorporated into the overall work plan (Attachment 2 & Attachment 4).

Similarly, it is not possible to commence preparation of a Section 94 Plan until Council has adopted a Facilities Plan which identifies what facilities are to be provided, where the facilities are to go and when they are to be delivered.

In order that a Section 94 Plan be completed, it is also necessary to complete other outstanding resolutions including the preparation of Parking Management Plans for the centres, an open space review and review of traffic plans. Each of these studies will affect the Facilities Plan, the Section 94 Plan and the Reclassification reports. In addition, staff will also undertake work on the development of a brief to engage an appropriate person to provide advice on matters of probity and independent review of Council's process.

COMMENTS

The Department of Planning has recently confirmed that reclassification of Council land is an essential part of the Town Centre process. Given Council's ownership of strategic parcels of land within the centre, Council has an important role to play in the future revitalisation of the centres.

Item 9

S04151
20 March 2007

The following is an outline of the key projects and their linkages with other key projects.

Nine projects have been identified to meet the requirements of the Public Hearing Report as well as to finalise the suite of strategic planning documents for the town centres:

1. DCP and LEP amendments
2. Town Centre virtual model (Simmersion)
3. Town Centres Section 94 Plan
4. Parking Management Plan and Action Plan
5. Review of traffic plans and Traffic Action Plan
6. Open Space Acquisition Strategy and Town Centre Open Space review
7. Financial modelling
8. Reclassification Report

It is proposed to engage an external independent person to review and provide advice on probity issues throughout the entire process.

Town Centres DCP and LEP amendments

Council has resolved to undertake a number of amendments to the draft DCP and LEP as follows:

- Gordon Town Square (resolution 1)
- Review of precedent photos (resolution 15)
- Precinct C Turrumurra (resolution 22, 24)
- R3 town house controls (resolution 35)
- Precinct H Roseville (resolution 22)
- Water Management Controls (resolution 18)
- Turrumurra Heritage (resolution 27)
- Exempt and complying controls (resolution 27)
- Lindfield Precinct A and C (resolution 29 and 34)
- Lindfield heritage incentives (resolution 38)

Town Centres DCP and LEP amendments will require preparation of draft amendments; presentation to Planning Committees; adoption by Council for exhibition; public exhibition for a period of 4 weeks; review of public submissions; and a final report to Council.

Linkages

A number of these tasks require completion prior to commencing the Contributions Strategy.

Town Centre virtual model (Simmersion)

Council has resolved to prepare a fully rendered Simmersion model for Precinct H in Gordon (refer resolution 3). Tasks include:

- Staff training
- Amend and revise models to be consistent with adopted plans
- prepare Precinct H model
- Insert available DA electronic files

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- Commence liaison with Assessments

Linkages

This task has linkages to a broader project which is to build the Simmersion model to become a working tool for Council for use during the Pre-DA and DA assessment stage and also for future strategic planning. Council has also indicated a preference for a Virtual model to be developed for Precinct C in Turramurra.

Town Centres Section 94 Plan

For each of the six centres Council has resolved to prepare a section 94 plan (refer resolution 4, 9, 17 28, 31, 41, 46).

There are three stages required to complete the resolution:

- Stage 1 involves the preparation of a Town Centres Facilities Plan which identifies a full list of public infrastructure items for each centre, how much they cost and when they are to be delivered. This list is to be approved by Council before proceeding to the next stage. It is intended that the Facilities Committee will consider the Facilities Plan prior to its formal presentation to Council.
- Stage 2 is the preparation of a Developer Contributions Strategy which identifies how each item will be funded whether through Section 94 contributions, planning agreements or by Council or others. The contributions strategy will be adopted by Council before proceeding to the next stage.
- Stage 3 involves the preparation of a formal Section 94 Plan for each centre. The plans will be publicly exhibited for 4 weeks and the review of public submissions reported to Council

Town Centre Parking Management Plan and Action Plan

Council has resolved (resolutions 8, 12, 13, 21, 25, 26, 36, 37, 44, 45) that a Parking Management Plan will be prepared for each of the centres. The plan will analyse existing public parking including on-street commuter parking and make recommendations for managing future parking requirements including examination of resident parking schemes, pay parking etc. The plan will provide a program for implementation of the works.

A preliminary scope of works is as follows

- Review of issues
- Supply and demand analysis including commuter parking
- Gap analysis
- Short term issues and long term issues
- Management solutions – policies/principles/strategies/action
- Consultation strategy

It is recommended that the development of this project should involve substantial stakeholder and community engagement. A Working Party comprising Chamber of Commerce reps, Mayor (Chair), interested Councillors and resident representatives will be established to help guide the development of the project, test ideas and assist in communication and engagement with the community.

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It is proposed to report the project brief to Council for adoption.

Linkages

Further review of parking may impact on the facilities plan and therefore this work needs to be complete early in the process to feed into the S94 Plan. A number of resolutions already guide the development of the parking strategy.

Review of Town Centre Traffic Plans and preparation of Traffic Action Plans

Council has resolved that a number of the traffic studies for the centres require further review to address concerns (refer resolutions 6, 8, 13, 21, 26, 37, 43, 45).

The traffic plan review will address the following:

- RTA have made recommendations for Lindfield and Roseville that must be incorporated into a review of traffic plans
- Outstanding resolutions for Lindfield, Roseville and Gordon requiring review of traffic plans for these centres
- Outstanding resolutions for all centres requiring preparation of Traffic Action Plans

Three main tasks identified:

1. Priorities for traffic plan implementation
2. Timing for review of the traffic plans
3. Consolidation of above work into Action Plan Report

A detailed scope of works will be presented to Council for approval.

Linkages

Further review of the traffic plans may impact on the facilities plan and therefore this work needs to be complete early in the process to feed into the S94 Plan.

Ku-ring-gai Open Space Acquisition Strategy

The Open Space Acquisition Strategy has been prepared to establish a series of principles for acquisition of open space within Ku-ring-gai, from which open space provision opportunities and priorities for acquisition can be identified.

The Strategy discusses and recommends the following:

- Existing open space composition
- Existing open space catchments
- LGA zoning and open space catchments
- Acquisition priorities
- Acquisition proposal assessment
- Acquisition priority rankings

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Linkages

In order for this work to be completed the Open Space Acquisition Strategy must first be adopted by Council to ensure that any open space recommendations within the town centres are consistent with an overall strategy.

Town Centre Open Space review

In the case of Gordon, Lindfield and Roseville (Oliver Road) Council has resolved (resolutions 5, 7, 30, 40) that separate studies be undertaken to identify the preferred location for new local parkland within walking distance of the centre. It is proposed to prepare separate studies on the above and test the findings through applying the priority rankings from the Acquisition Strategy.

Linkages

The Ku-ring-gai Open Space Acquisition Strategy requires sign off from Council before the open space reviews can be finalised. The open space review may impact on the facilities plan and therefore this work needs to be complete early in the process to feed into the S94 Plan.

Financial modelling

Council has resolved to prepare a financial strategy for the town centres (resolutions 9, 46). This work will be undertaken in a number of stages. Each stage will involve further development and refinement of the model. The stages are:

- Review of existing financial model
- Input costs of facilities plan into model
- Input costs of Contributions Strategy into model and review
- Input cost of Contributions Plan into model
- Input costs of Open Space Acquisition Strategy into model
- Adopt Financial Strategy

Linkages

Strong links to all projects. The development of an integrated Financial Strategy is critical for Council and will evolve during the year as components of the other projects are considered by Council. This project will also strongly link to Council's overall financial planning.

Town Centre Reclassification Report

For five of the six of the centres (not including Roseville) Council has resolved (refer resolutions 2, 10, 14, 23, 33) that a number of studies must be undertaken to inform Council's final decision regarding reclassification, in line with the recommendations of the Chairpersons of the public hearings into reclassification.

It is recommended that for the preparation of the final report an independent assessor be engaged to review the information.

Linkages

In order to prepare the final reports to be prepared for Council all of the work discussed above requires completion and adoption by Council.

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It is proposed to engage an external independent person will be engaged to review and provide advice on probity issues throughout the entire process. This will be separately reported to Council.

Projects	Planning/Facilities Committees	Council Meetings	Exhibition	Final Council meeting
DCP and LEP amendments	14 March 23 April 19 June Briefings as required	8 May	May - June	26 June
Simmersion model	Briefings as required	8 May	-	On going
Town Centres Section 94 Plan				
Facility Plan	Facilities Committee - March	-	-	17 April
Contributions Strategy	23 April	-	-	22 May
Section 94 Plan	19 June	26 June	July	28 August
Parking Management Plan/Action Plan	15 May 19 June 31 July	3 April sign off on brief	-	14 August
Open Space Acquisition Strategy/ Town Centre Open Space review	Briefing March 23 April	15 May	May to June	24 July
Review of traffic plans and Traffic Action Plan	23 April 15 May	-	-	22 May
Financial modelling	Reported to PC as per above	Reported to Council as per above	-	31 October
Reclassification Report	18 September 23 October 20 November	-	-	11 December

CONSULTATION

The preparation of this report has involved consultation with all departments of Council.

FINANCIAL CONSIDERATIONS

The undertaking of Centre planning for Ku-ring-gai has been a process requiring considerable resources. Resources required to undertake the work outlined in this report will be drawn from existing recurrent budgets and following specific reporting, funds dedicated for planning projects.

The financial indications that may arise from works to undertake the revitalisation of public domain and community infrastructure are considerable. A key outcome of the Town Centres Working Program is a financial strategy fully integrated into Council's overall Long Term Financial Model. The development of this funding strategy is highlighted as an ongoing priority over the entire year.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has in part been developed to outline clearly for the community and stakeholders, work that remains to be complete for the Town Centres and to provide a clear expectation of timelines for that program.

The work program outlines a number of opportunities for community and stakeholders engagement within each activity outlined in the program. The development of the program has been previously presented and discussed in detail at the Councillors' Workshop (15, 16 February 2007) and further at the Planning Committee meeting 20 February 2007.

An additional matter which is still in development by staff and seeks to further develop the recommendations of the independent Chairs of the Public Hearings, is that of probity and independent review as a critical component of the reporting process to Council. Separate reporting to Council of recommendations relating to this matter will occur.

SUMMARY

Council submitted six draft Town Centre LEP's and DCP's to the Minister of Planning for gazettal in December 2006. While the plans have been adopted by Council there remain a large number of outstanding Council resolutions which require completion in 2007. The resolutions relate primarily to the preparation of funding mechanisms for community infrastructure and land reclassification. There are also Council resolutions to review certain aspects of the adopted plans.

This report sets out the tasks required to complete the outstanding resolutions and a detailed project program indicating key dates throughout 2007. The report seeks adoption by Council of the tasks and program outlined in this report.

RECOMMENDATION

That Council adopts the work program and timelines for the Town Centres Program as outlined and attached to this report.

Bill Royal
Senior Urban Designer

Craig Wyse
Strategic Planner

Antony Fabbro
Manager Strategic Planning

Steven Head
Director Open Space and Planning.

Attachments:

- 1. Summary of Outstanding Resolutions 2005 - 2007 - Town Centres - 749524**
- 2. Town Centre Work Program 2007 - 749769 (Circulated Separately)**
- 3. Recommendations from Public Hearing into Land Reclassification/Town Centres - 749774**
- 4. Town Centres Development of Section 94 Plan including review of existing Plan - 749756**

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

Attachment 1

GORDON

Resolution number	Resolution/recommendation	Tasks and responsibility	Completion date
1	<p><i>That a further study be undertaken into opportunities to establish a significant public space within the Gordon Centre. This study should consider the appropriate location, financial implication and realistic timeframes to achieve.</i></p> <p><i>That the existing Chambers site incorporating the car park be investigated for opportunities to satisfy this space.</i></p>	<ul style="list-style-type: none"> • Base mapping • Analysis including size • Precedent study • Financial estimates • Timing and staging • Council Report with recommendation • 4 week exhibition • Final report to Council 	Complete by June 2007
2	<p><i>That in accordance with Section 68(5) of the Environmental Planning and Assessment Act, Council resolve to defer the items contained in Schedule 4 of the Draft LEP that seeks to reclassify public land in Gordon to operational land pending a further report to Council investigating the matters raised in the recommendations of the public hearing, except for the Council Chambers/car park which is retained as community land.</i></p>	<ul style="list-style-type: none"> • Prepare the information as outlined in the chairpersons report and council's resolved position on Gordon - relating to traffic, public parking provision, community facilities and aligned planning • Prepare a financial management strategy and business plan and outlined in the chairpersons report and council's adopted position 	Complete by December 2007
3	<p><i>Within the DCP provide sketches/photomontage of Moree Street and St Johns Avenue and the new street to clearly show the intent</i></p> <p><i>As a priority prepare a fully rendered Simmersion model for precinct H for public information</i></p>	<ul style="list-style-type: none"> • Prepare as part of work for developing Simmersion model. 	Complete by June 2007
4	<p><i>That a report on the development contributions strategy will be provided to Council with a Draft Plan for exhibition prior to the gazettal of the Draft Local Environmental Plan.</i></p> <p><i>That the Section 94 strategy at least maintain the rates of open space acquisition in the current Section 94 Plan for new populations arising from this Plan.</i></p>	<ul style="list-style-type: none"> • Consultant engaged • Works schedule finalised • Preparation of supporting financial information and documentation • Prepare facility delivery strategy • Review existing Plan • Draft plan reported to Council • Exhibition and review of submission • Report to Council for adoption • Implementation of new strategy 	<p>Contributions Strategy complete May 2007</p> <p>Section 94 Plans complete August 2007</p>

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

Attachment 1

GORDON

Resolution number	Resolution/recommendation	Tasks and responsibility	Completion date
5	<i>That following the adoption of a Draft Open Space Acquisition Strategy for exhibition, proposals for future open space acquisitions within Gordon be reported to Council for consideration.</i>	<ul style="list-style-type: none"> • Draft acquisition strategy to be adopted for exhibition • Proposals tested against strategy • Council report and recommendation • Align with reporting on significant public space within Gordon. 	Completed by August 2007
6	<i>That Council's Traffic Consultant review the proposed Traffic Plan to change the section of St John's Avenue, between the new access road and the Pacific Highway, from one-way west to two-way traffic, with the provision for right-turning traffic from St John's Avenue to the Pacific Highway heading south reinstated. That the Plans retain existing levels of commuter parking in Gordon.</i>	<ul style="list-style-type: none"> • Advice to be provided to Council's Traffic consultant on Council's resolution seeking fee proposal for the work. 	Reported to Council in April 2007.
7	<p><i>That a further report be brought to Council outlining the means by which strategies to acquire linear open space between McIntyre Street and Moree Street, connecting with St Johns Walk and the existing park on Dumaresq Street can be undertaken.</i></p> <p><i>Additionally, a report should outline the strategies to acquire sufficient open space to create a park along the south side of Moree Street.</i></p>	<ul style="list-style-type: none"> • Utilise acquisition strategy model to test locations • Align with other reporting regarding open space planning and acquisition in Gordon. 	Complete by August 2007
8	<p><i>That the following be prepared for the Gordon Centre:</i></p> <ul style="list-style-type: none"> • <i>An action plan for traffic and parking management.</i> 	<ul style="list-style-type: none"> • Consultant brief to be prepared. • Investigation and options to be developed. • Draft report to be presented to Planning Committee. • Final report to be presented to Council. 	<p>March 2007.</p> <p>April to June 2007.</p> <p>July 2007.</p> <p>August 2007.</p>

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

PYMBLE

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
9	<i>That the developer contributions strategy (including section 94 plan) for Pymble and accompanying financial strategy continue to be developed and reported to Council as a draft for exhibition prior to the gazettal of the Local Environmental Plan.</i>	<ul style="list-style-type: none"> • Consultant engaged • Works schedule finalised • Preparation of supporting financial information and documentation • Prepare facility delivery strategy • Review existing Plan • Draft plan reported to Council • Exhibition and review of submission • Report to Council for adoption • Implementation of new strategy 	<p>Contributions Strategy complete May 2007</p> <p>Section 94 Plans complete August 2007</p> <p>Financial Strategy complete November 2007</p>
10	<i>That in relation to the reclassification of land proposed in the Draft LEP for Pymble, sites 1, 6 & 7 be retained as community land and that in accord with section 68(5) of the Environmental Planning and Assessment Act, Council resolve to defer consideration of sites 2, 4 & 5 in Schedule 4 of the Draft LEP for reclassification to operational land, pending a further report to Council investigating the matters raised in the recommendations of the public hearing.</i>	<ul style="list-style-type: none"> • Prepare the information as outlined in the chairpersons report and council's resolved position on Pymble - relating to public parking provision, community facilities and aligned planning • Prepare a financial management strategy and business plan and outlined in the chairpersons report and council's adopted position 	Complete by December 2007
11	<i>The issue of the most effective mechanism for undergrounding of power lines in centres such as Pymble be referred to the new facilities committee. The committee to consider the issue as a matter of urgency and staff to provide briefing notes to the committee on the legal position and the various alternatives open to Council.</i>	<ul style="list-style-type: none"> • Assessment of existing LEP sites built and under construction and preparation of an issues paper and legal advice for consideration by the facilities committee. • Report considered by facilities committee and Council • Revisions made to relevant documents 	Deferred to Public Domain Manual
12	<i>That a Parking Management Plan be prepared and reported to Council prior to gazettal of the Draft Local Environmental Plan for the Pymble centre.</i>	<ul style="list-style-type: none"> • Consultant brief to be prepared. • Investigation and options to be developed. • Draft report to be presented to Planning Committee. • Final report to be presented to Council. 	August 2007.
13	<i>That the following be prepared for Pymble Centre:</i> <ul style="list-style-type: none"> • An action plan for traffic and parking management. 	<ul style="list-style-type: none"> • Prepare project brief and program • Link with Parking Management Plan 	<p>Traffic Action Plan complete April 2007</p> <p>Parking Action Plan complete August 2007</p>

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

ST IVES

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
14	<i>That Council approve in principle the re-classification of items contained in Schedule 4 of the Draft LEP that seeks to re-classify public land in St Ives to operational land and deferred in accordance with Section 68(5) of the Environmental Planning and Assessment Act, for a further report investigating the matters raised in the recommendations of the public hearing. That the report be submitted to Council no later than the second meeting in March 2007.</i>	<ul style="list-style-type: none"> • Prepare the information as outlined in the chairpersons report and council's resolved position on St Ives- relating to public parking provision, community facilities and aligned planning • Prepare a financial management strategy and business plan and outlined in the chairpersons report and council's adopted position. 	Complete December 2007
15	<i>That the use of illustrated photos within the DCP include additional photos of appropriate scale across all centres.</i>	<ul style="list-style-type: none"> • Review current photos • Review photo files • Take further photos as required 	Complete by June 2007
16	<i>Initiate program of extensive consultation, including meetings with interested councillors, with the St Ives Occasional Care Centre and the Neighbourhood Centre with respect to issues of reclassification and relocation.</i>	<ul style="list-style-type: none"> • To be undertaken with community services • Linked with reclassification report 	As per reclassification report program complete December 2007
17	<i>That the developer contributions strategy (including section 94 plan) for St Ives continue to be developed and reported to Council as a draft for exhibition prior to the gazettal of the Local Environmental Plan.</i>	<ul style="list-style-type: none"> • Consultant engaged • Works schedule finalised • Preparation of supporting financial information and documentation • Prepare facility delivery strategy • Review existing Plan • Draft plan reported to Council • Exhibition and review of submission • Report to Council for adoption • Implementation of new strategy 	<p>Contributions Strategy complete May 2007</p> <p>Section 94 Plans complete August 2007</p>
18	<i>That further detailed analysis of the submissions made relating to the water management controls be undertaken and reported to Council for inclusion in the Development control plan prior to the end of December, 2006.</i>	<ul style="list-style-type: none"> • Reported to Council that it would not be completed by end of year in December. • Largely complete some review required • Final amendments reported to Council for adoption. • 4 week public exhibition 	June 2007

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

ST IVES

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
19	<i>An estimate of balances at 5 and 10 years for Council's new facilities reserve, bus shelters reserve and parking reserve.</i>	<ul style="list-style-type: none"> • Collate and present initially to Facilities Committee then report to Council in line with financial. 	To be undertaken as part of Financial Strategy complete November 2007
20	<i>That the matter of affordable housing be forwarded to the Policy Committee for consideration.</i>	<ul style="list-style-type: none"> • Project scope and issues paper prepared and reported to the policy committee. 	To be undertaken as part of Comprehensive LEP process
21	<i>That Council prepare:</i> <ul style="list-style-type: none"> • <i>an action plan for traffic and parking management, proposals</i> 	<ul style="list-style-type: none"> • Consultant brief to be prepared. • Investigation and options to be developed. • Draft report to be presented to Planning Committee. • Final report to be presented to Council. 	<p>Traffic Action Plan complete April 2007</p> <p>Parking Action Plan complete August 2007</p>

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

TURRAMURRA

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
22	<i>That Precinct C be deferred from the Draft Local Environmental Plan 2006 (Town Centres) Amendment No 1, with draft amendments being brought back to Council in March 2007, and that a further independent review of the economic feasibility for this site be undertaken by March 2007.</i>	<ul style="list-style-type: none"> • Prepare revised built form controls in accordance with recommendations in Council Report • 4 week public exhibition • Review public submissions • Final report to Council 	Complete June 2007
23	<i>That Council approve in principle, the re-classification of items contained In Schedule 4 of the Draft LEP Amendment No 1 that seeks to re-classify public land in Turramurra to operational land and defer such action in accordance with Section 68(5) of the Environmental Planning and Assessment Act, for a further report investigating the matters raised in the recommendations of the public hearing. That the report be submitted to Council by March 2007.</i>	<ul style="list-style-type: none"> • Prepare the information as outlined in the chairpersons report and council's resolved position on Turramurra - relating to public parking provision, community facilities and aligned planning • Prepare a financial management strategy and business plan and outlined in the chairpersons report and council's adopted position 	Complete December 2007
24	<i>For the new proposed buildings in the Stonex Lane precinct within the Bush Fire Prone lands, the proposed controls be discussed with the NSW Rural Fire Service and the potential impacts on the existing vegetation be further assessed and this be reported to Council following the exhibition period.</i>	<ul style="list-style-type: none"> • Meet with NSW Rural Fire Service and Department of Environment and Conservation top finalise sign off on the proposed controls • Undertaken as part of resolution 23 	Complete June 2007
25	<i>That a Parking Management Plan be prepared and reported to Council prior to gazettal of the Draft Local Environmental Plan for the Turramurra Centre.</i>	<ul style="list-style-type: none"> • See below 	Parking Management Plan complete by August 2007
26	<i>That the following be prepared for the Turramurra Centre:</i> <ul style="list-style-type: none"> • Action plan for traffic and parking management 	<ul style="list-style-type: none"> • Consultant brief to be prepared. • Investigation and options to be developed. • Draft report to be presented to Planning Committee. • Final report to be presented to Council. 	<p>Traffic Action Plan complete April 2007</p> <p>Parking Action Plan complete August 2007</p>

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

TURRAMURRA

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
27	<i>That a draft Local Environmental Plan amendment for the Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) be prepared to list 1359 Pacific Highway, Turramurra as a heritage item under Schedule 5 Environmental Heritage and the amendment also to include the new exempt and complying controls as outlined in this report.</i>	<ul style="list-style-type: none"> • Prepare information for new LEP • Section 54 letter to Department • Feedback from LEP panel • Prepare & exhibit LEP • Review submissions • Report back to Council • Finalise plan and submit to DoP seeking gazettal • Insert notes 	Complete June 2007
28	That the development of a Section 94 Development Contributions strategy be commenced	<ul style="list-style-type: none"> • Consultant engaged • Works schedule finalised • Preparation of supporting financial information and documentation • Prepare facility delivery strategy • Review existing Plan • Draft plan reported to Council • Exhibition and review of submission • Report to Council for adoption • Implementation of new strategy 	<p>Contributions Strategy complete May 2007</p> <p>Section 94 Plans complete August 2007</p>

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

LINDFIELD

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
29	<i>That in relation to Precinct A, the officers' recommendation be followed, in addition to the following:That a report be brought back to Council following further discussions with the stakeholders and further investigations. These discussions are to include the economic feasibility of the proposals for the town centre square, location of the library and underground car parking and are to include discussions regarding land swaps, if appropriate, and funding models for the library. The report is to be brought to Council at the same time as the report on the reclassification of community land.</i>	<ul style="list-style-type: none"> • Meeting with land owners • Analysis of proposals undertaken • Discussion with Council • Prepare report 	Align reporting on land reclassification. Complete December 2007
30	<i>That officers identify and report to Council in February 2007, appropriate locations for acquisition of land as Open Space within 600 metres of the Lindfield Town Centre.</i>	<ul style="list-style-type: none"> • To be reported through Acquisition Strategy report • Align with reporting on Open Space Acquisition Strategy. 	Complete August 2007
31	<i>That the developer contributions strategy (including section 94 plan) for Lindfield continue to be developed and reported to Council as a draft for exhibition prior to the gazettal of the Local Environmental Plan.</i>	<ul style="list-style-type: none"> • Consultant engaged • Works schedule finalised • Preparation of supporting financial information and documentation • Prepare facility delivery strategy • Review existing Plan • Draft plan reported to Council • Exhibition and review of submission • Report to Council for adoption • Implementation of new strategy 	<p>Contributions Strategy complete May 2007</p> <p>Section 94 Plans complete August 2007</p>
32	<i>That Council continue to seek support from the State Government for infrastructure investment.</i>	<ul style="list-style-type: none"> • Council makes representations at local and regional level to state and federal agencies on infrastructure issues. In particular issues identified out comprehensive LEP process, SOE reports and other studies. 	Ongoing

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

LINDFIELD

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
33	<i>That in accordance with section 68(5) of the Environmental Planning and Assessment Act, Council resolve to defer the items contained in Schedule 4 of the draft LEP that seeks to reclassify public land in Lindfield to operational land pending a further report to Council investigating the matters raised in the recommendations of the public hearing.</i>	<ul style="list-style-type: none"> • Prepare the information as outlined in the chairpersons report and council's resolved position on Lindfield - relating to public parking provision, community facilities and aligned planning • Prepare a financial management strategy and business plan and outlined in the chairpersons report and council's adopted position 	To be complete December 2007
34	<i>That investigations and discussions be undertaken with the owners of Precinct C regarding construction of an overpass crossing the highway and accessible to all at all times and the matter be reported to Council within six months.</i>	<ul style="list-style-type: none"> • Assess urban design, planning policies, financial considerations and other matters and policies for the provision overpasses. • Discussions with RTA, Precinct C owners and other stakeholders affected on both sides of the highway • Briefing for Councillors and report to be prepared to Council. 	June 2007
35	<i>Preparation of R3 controls for DCP</i>	<ul style="list-style-type: none"> • Prepare brief of project scope • Briefing for Councillors • Report to Council 	June 2007
36	<i>That a Parking Management Plan be prepared and reported to Council prior to gazettal of the Draft Local Environmental Plan for the Lindfield Centre.</i>	<ul style="list-style-type: none"> • See below 	Parking Management Plan complete by August 2007
37	<i>H. That the following be prepared for the Lindfield Centre:</i> <ul style="list-style-type: none"> • <i>An action plan for traffic and parking management including specific proposals for the intersections at Pacific Highway & Havilah Street & Pacific Highway & Strickland Avenue</i> 	<ul style="list-style-type: none"> • Consultant brief to be prepared. • Investigation and options to be developed. • Draft report to be presented to Planning Committee. • Final report to be presented to Council. 	<p>Traffic Action Plan complete April 2007</p> <p>Parking Action Plan complete August 2007</p>
38	<i>That funding options to aid in the restoration of the heritage shops particularly at the rear be investigated.</i>	<ul style="list-style-type: none"> • Review of Heritage incentive clauses for offsets and investigate the sources for external funds eg Heritage office Notes to be inserted (LL) 	Complete by June 07

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

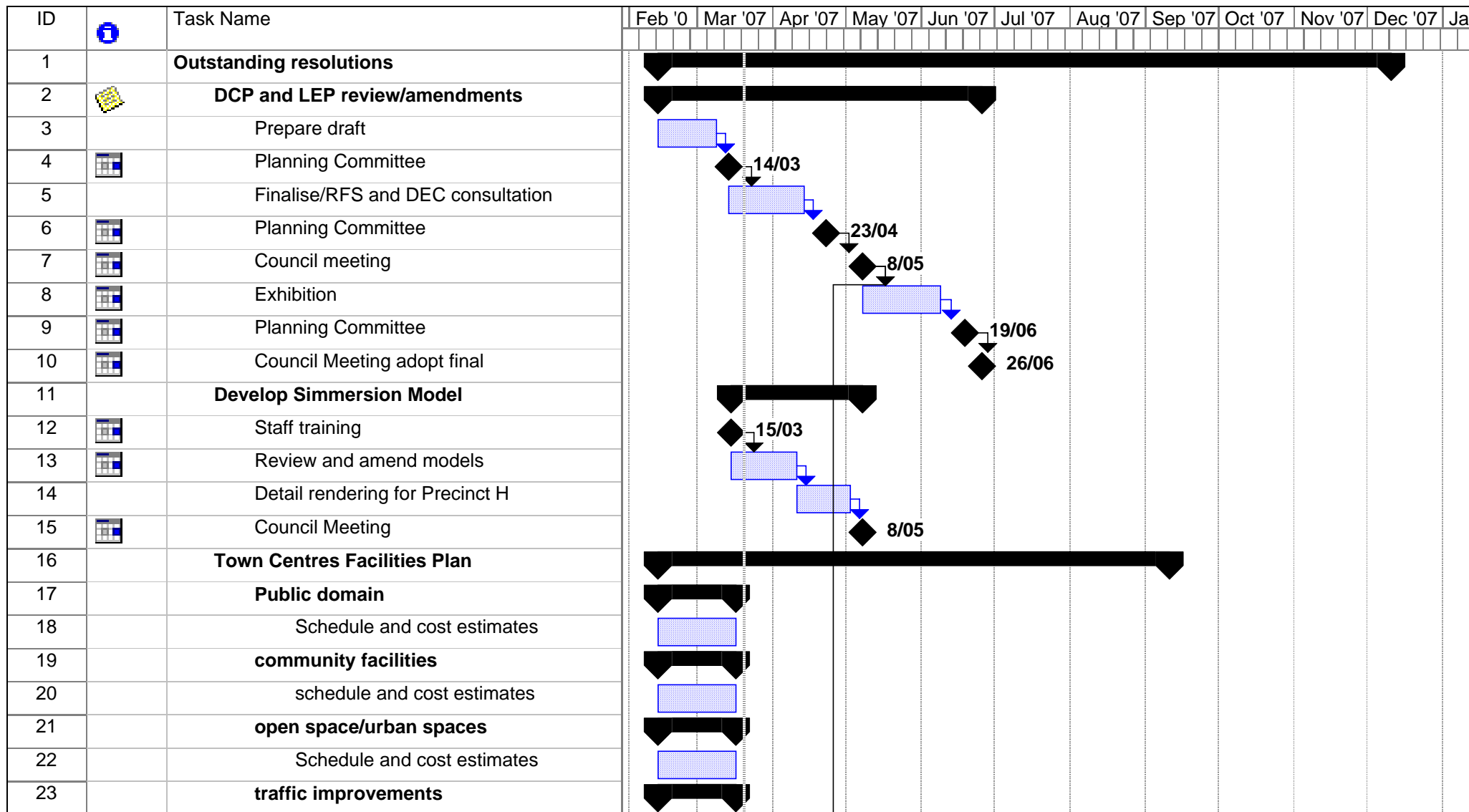
ROSEVILLE

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
39	That amended DCP controls for precinct H be brought back to the 2nd meeting of April in 2007.	<ul style="list-style-type: none"> Preferred built form controls to be prepared for presentation to 1st April Planning Committee Report to Council 2nd meeting of April Documents on exhibition for one month through May-June Back to council for final adoption July August 	Complete June 2007
40	That Council investigate the acquisition of 5 Oliver Road for community services/ open space as part of Section 94 plan; also to explore the adjoining property No. 3 Oliver Road as a potential open space acquisition, such acquisition not to include purchase via compulsory Acquisition	<ul style="list-style-type: none"> To be undertaken as part of Open Space Acquisition Strategy Align with development and reporting of Open Space Acquisition Strategy. 	Complete August 2007
41	That the developer contributions strategy (including section 94 plan) for Roseville continue to be developed and reported to Council as a draft for exhibition prior to the gazettal of the Local Environmental Plan.	<ul style="list-style-type: none"> Consultant engaged Works schedule finalised Preparation of supporting financial information and documentation Prepare facility delivery strategy Review existing Plan Draft plan reported to Council Exhibition and review of submission Report to Council for adoption Implementation of new strategy 	<p>Contributions Strategy complete May 2007</p> <p>Section 94 Plans complete August 2007</p>
42	That Council continue to seek support from the State Government for infrastructure investment.	<ul style="list-style-type: none"> Council makes representations at local and regional level to state and federal agencies on infrastructure issues. In particular issues identified out comprehensive LEP process, SOE reports and other studies 	Ongoing

SUMMARY OF OUTSTANDING RESOLUTIONS 2005-2007 – TOWN CENTRES

ROSEVILLE

Town Centre	Resolution/recommendation	Tasks and responsibility	Completion date
43	That Council adopt the recommended traffic improvements for Roseville as outlined in this report. That a report comes to Council as to whether Council should seek support from NSROC for the widening of the major intersections on the Pacific Highway at crossover points at Roseville & Lindfield as infrastructure necessary for the population increases under Stage II and that a meeting with the relevant Minister be sought by the Mayor and General Manager.	<ul style="list-style-type: none"> Letter to be sent to NSROC Executive to determine what support can be gained from NSROC. Based on advice from NSROC, a report to be tabled at Council on proposed action. 	Complete April 2007.
44	That a Parking Management Plan be prepared and reported to Council prior to gazettal of the Draft Local Environmental Plan for the Roseville Centre.	<ul style="list-style-type: none"> See below 	Parking Management Plan complete by August 2007
45	<p><i>That the following be prepared for the Roseville Centre:</i></p> <ul style="list-style-type: none"> <i>An action plan for traffic and parking management including but not limited to specific recommendations for improvements to the intersections with Pacific Highway and MacLaurin Parade, Shirley Road, Clanville Road and Pacific Highway and Hill Street and Boundary Street”.</i> 	<ul style="list-style-type: none"> Consultant brief to be prepared. Investigation and options to be developed. Draft report to be presented to Planning Committee. Final report to be presented to Council. 	<p>Traffic Action Plan complete April 2007</p> <p>Parking Action Plan complete August 2007</p>
46	<i>That Council investigate ways of financing the conversion of the Lord Street Car Park to a park together with some at-grade car parking & undergrounding of at least the balance of the spaces.</i>	<ul style="list-style-type: none"> link with Section 94 Plan preparation and Financial Strategy 	Complete August 2007
47	<i>That the land coloured green on the land use strategy map and adjacent to The Rifleway, Pockley Avenue, MacLaurin Parade and Kings Avenue have site controls developed under the comprehensive DCP to assist in the rehabilitation of the riparian zone as detailed in the Nola Road precinct controls in DCP 55.</i>	<ul style="list-style-type: none"> Refer to Comprehensive LEP 	Comprehensive LEP timeline



Project: Town Centres Program 2007
Date: Tue 20/03/07

Task



Milestone



External Tasks



Split



Summary



External Milestone



Progress

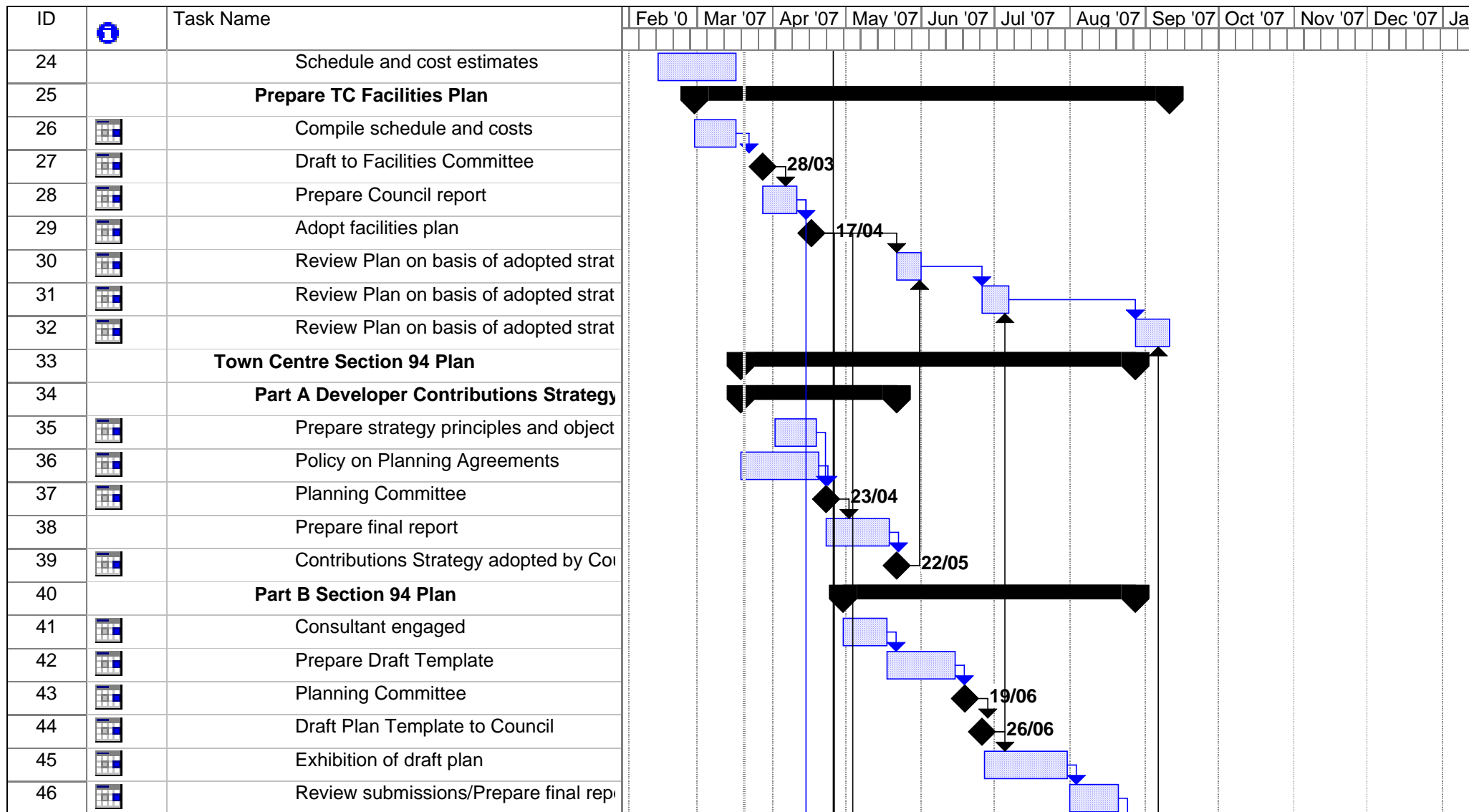


Project Summary



Deadline





Project: Town Centres Program 2007
Date: Tue 20/03/07

Task



Milestone



External Tasks



Split



Summary



External Milestone



Progress

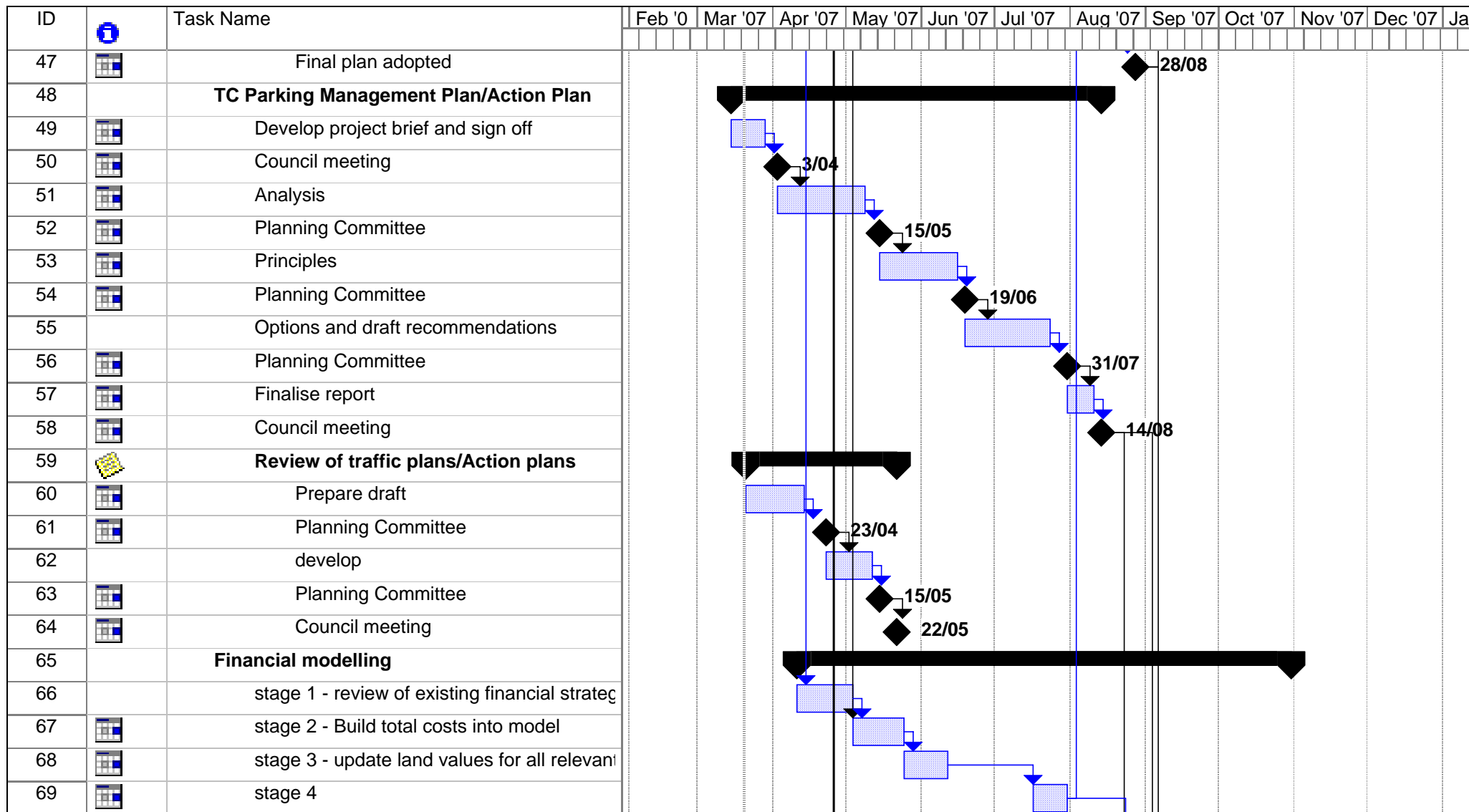


Project Summary



Deadline





Project: Town Centres Program 2007
Date: Tue 20/03/07

Task



Milestone



External Tasks



Split



Summary



External Milestone



Progress

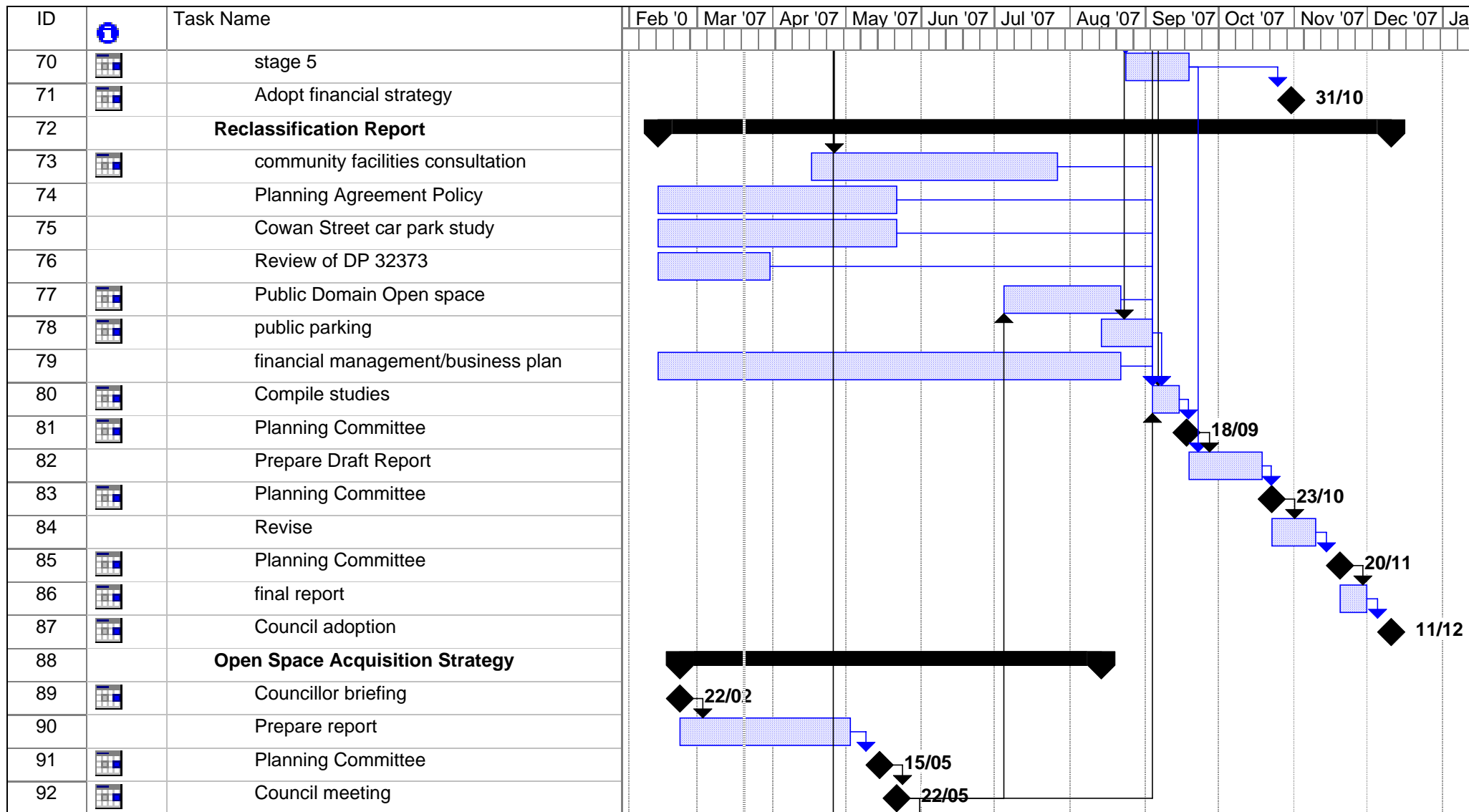


Project Summary



Deadline





Project: Town Centres Program 2007
Date: Tue 20/03/07

Task



Milestone



External Tasks



Split



Summary



External Milestone



Progress

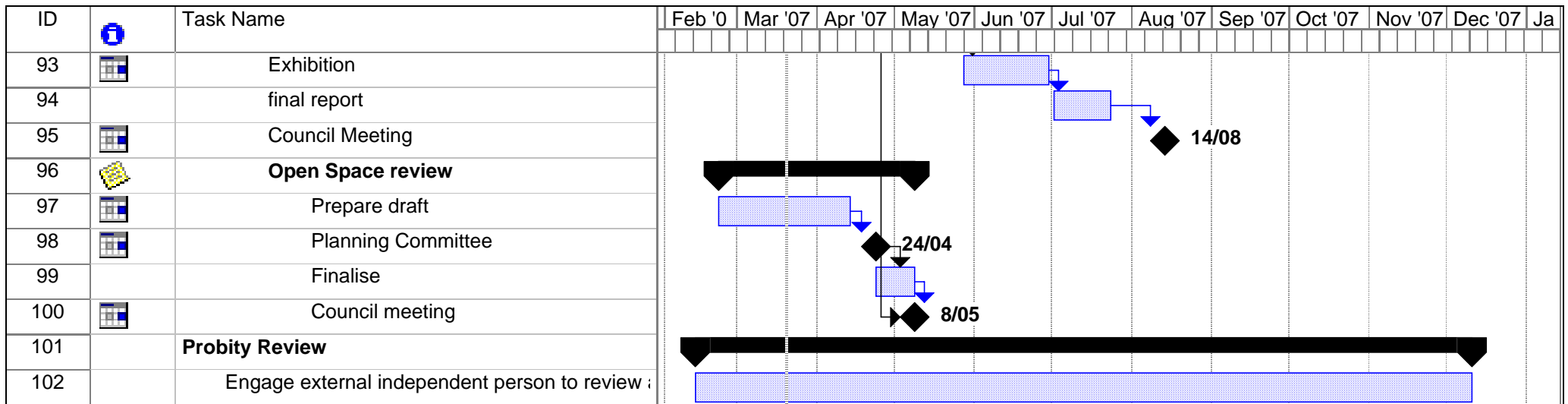


Project Summary



Deadline





Project: Town Centres Program 2007 Date: Tue 20/03/07	Task		Milestone		External Tasks	
	Split		Summary		External Milestone	
	Progress		Project Summary		Deadline	

RECOMMENDATIONS FROM PUBLIC HEARING INTO LAND RECLASSIFICATION/TOWN CENTRES

TURRAMURRA

Recommendations.	Means of Achieving
The manner in which any public car parking which is to be eliminated due to restructuring the Centre, is to be replaced and managed to compensate for any parking which may be lost by the reclassification of those sites.	Parking Management Strategy.
The nature, range and location of community facilities to be provided in the Centre.	Town Centre Facility Blueprint.

ST IVES

Preparation of a consolidated statement of Council policy (distinct from DDCP 2006) with regard to parking provision which indicates proposed minimum totals of public parking and which clearly addresses foreshadowed parking demand indicated in specialist traffic and parking study.	Parking Management Strategy.
Preparation of a consolidated statement of Council policy (distinct from DDCP 2006) with respect to the proposed provision of community facilities and services, which includes: (a) overall principles of provision, including the stated goal of providing improvements to a range of existing facilities and services; (b) planning specifications suitable to ensure that reasonable delivery of each of the planned community facilities (nominated variously in Council documents) has primacy in regard to future commercial negotiations. This would be prepared by relevant specialists, and would include planning meetings with St Ives Neighbourhood Centre. Specification of the proposed co-location of library and neighbourhood centre adjacent to the Town Square would be detailed along with other minimum commitments to the upgrading of facilities.	Town Centre Facilities Blueprint Policy on Planning Agreements and disposal of land/assets Town Centre Facilities Blueprint
Preparation of a consolidated statement of Council policy on financial management strategy including relevant cost planning, including relationship to Council's broader strategic and management plan and proposed S94 strategy.	Overall financial model supported by Developer Contributions Strategy.
With respect to Sites 1, 2 and 3, statement of Council policy with respect to ensuring sound management of commercial and physical planning negotiations and risks, and required contents of the business plan, including:- (a) statement with respect to any relevant regulatory requirement in regard to public-private partnerships; (b) highlighting of potential high risk areas, and means of addressing risk which may include contingencies to pass some of the subject lands back to community classification by resolution; (c) details on involvement of independent commercial expertise to ensure optimisation of commercial value in ongoing negotiations; (d) details of involvement of independent community services expertise to ensure ongoing community services interests are advocated through detailed physical planning negotiations; (e) listing of arrangements for review and scrutiny at key stages of the project, including need for independent analysis of public interest and probity arrangements.	Policy on Planning Agreements to include process plan in adopted policy.
Prior to the reclassification of the Cowan Street Car park area, an expert analysis be undertaken which examines the capacity of remaining community land to meet reasonable expectations on future demand for community facilities. If there is a substantive question on this capacity, then the Cowan Street Carpark area be retained as community land.	Future independent study.

RECOMMENDATIONS FROM PUBLIC HEARING INTO LAND RECLASSIFICATION/TOWN CENTRES

Investigation on whether parcel described as DP 322373 has been satisfactorily considered in draft plans.	Simply address this in report to Council.
Mindful of the appropriateness of transparency and impartiality, an independent party/parties and appropriate expertise prepare a report on the adequacy of the responses to the above conditions and that this report be considered by Council in its decision on reclassification of the subject lands.	Review by appropriate person of all documentation, including the Report to be recommended to Council.

PYMBLE

The manner in which any public car parking which is to be eliminated due to the restructuring of the Centre, is to be replaced and managed to compensate for any parking which may be lost by the reclassification of those sites.	Parking Management Strategy.
The nature, range and location of community facilities to be provided in the Centre.	Town Centre Facility Blueprint

GORDON

Preparation of a consolidated statement of Council policy (distinct from DDCP 2006) with regard to:- (a) traffic management and parking arrangements (including proposed minimum totals of public parking and general principles of free parking access). (b) public domain and open space (including commitment to the proposed major park within Centre perimeter or equivalent alternative). (c) community facilities provision and Civic Centre.	Parking Management Strategy. Town Centre Facility Blueprint.
Preparation of a consolidated statement of Council policy on the financial management strategy including: - (a) relevant cost planning including relationship to Council's broader strategic and management plan. (b) risk management (including involvement of independent commercial expertise in commercial negotiations) (c) proposed S94 strategy (d) arrangements for review and scrutiny at key stages of the project, including need for independent analysis of public interest and probity arrangements.	Financial Modelling) Developer contribution) Policy strategy) Policy and Planning) Agreements
Review of DDCP 2006 provisions in relation to Precinct #, to ensure that setbacks equitably address the building separation requirements of the NSW Residential Flat Design Code.	already complete in the report to Council adopting the LEP/DCP

LINDFIELD

The manner in which any public car parking which is to be eliminated due to the restructuring the Centre, is to be replaced and managed to compensate for any parking which may be lost by the reclassification of those sites.	Parking Management Strategy
The nature, range and location of community facilities to be provided in the Centre.	Town Centre Facility Blueprint.

Town Centres Development of Section 94 Plan including review of existing Plan

One of Council's key priorities is to have in place new Section 94 contributions plans for the Ku-ring-gai town centres prior to the LEP and amendments for those centres being gazetted.

Council also needs to undertake 'housekeeping' amendments to *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development* (the 2004 contributions plan).

The major elements of this project will need to include at least those matters outlined below and also to be noted is the interdependency of this work with;

- a) the recommendations outlined by the Chairpersons of the public hearings into the reclassification of Council land;
- b) the development of broader plans for the embellishment, renewal or development of Councils community infrastructure (Facilities Committee) and;
- c) our overall financial modelling;

The draft project plan (separate attachment) outlines in some of the interdependency of these various components.

Town centres Section 94 contributions plan

A generic scope of tasks for this project will include at least the following:

1. Develop a Town Centres facility Plan

This Plan would entail include the review of relevant information, including planning studies, Council reports the draft LEP and DCP initially to identify what facilities, where and when they are required. This draft work would be the subject of discussion with Council (through the Facilities Committee). Compilation, review and confirmation (through Council resolution) of the plan will allow works schedules including preparation of costs, timing and priority of delivery to be undertaken (facility plan to be adopted end March 07)

2. Develop and adopt Preferred Developer Contributions Strategy Model for use within the centres, concurrently to above.

It is proposed that this approach is based on a refining of the option identified in the St Ives development Contributions Strategy Options Paper (contained in the Workshop Papers and previously presented to Councillors). This approach should be closely linked with and developed in tandem with broader financial modelling and our overall funding strategy for the delivery of community infrastructure. This model will consider options such as Section 94A levies, dedication, straight forward developer contribution, works in kind and conditions of consent (end April 07).

It is also proposed to include the development of a policy guiding the incidence and management of Planning Agreements which address those matters as recommended by the Chairperson of the St Ives Reclassification Hearings. It is suggested that this should be developed by an external expert in the field and may not be complete by the time the above is proposed to be completed

3. Commence further development of Financial Modelling and overall infrastructure funding model for centres.

This will be an ongoing project for Council which should inform and be informed by the development of Community Infrastructure Plans and also the developer Contributions Strategy. Its completion will also assist respond to the various recommendations of the Chairpersons of the Public Hearings

4. Prepare (May 07) a draft contributions plan template generally reflecting:
 - Department of Planning's *Development Contributions Practice Notes*
 - Administrative clauses contained in the 2004 contributions plan (or its updated version)
 - A planning and facility strategy framework based on the adopted Developer Contributions Strategy
 - Work schedules reflecting the adopted Town Centres Facility Plan
5. Prepare the draft contributions plan incorporating information on each of the town centres as the works schedules for each centre are confirmed (June 07)
6. Review of draft contributions plan and adoption for exhibition (end June)
7. Plan exhibition, (July)
8. Consideration of submissions, amendment as appropriate, reporting to Council, adoption and finalisation (end August)

It is proposed that this work be undertaken as an overall package for all centres and whilst it will be similar in result to the *Developer Contributions Strategy Options Paper* that was developed for St Ives a more holistic and efficient approach to the work can be achieved by addressing all of the centres within the one project. Alternatively the approach that first envisaged the development of separate plans for each centre could be continued. The extent of community engagement in the development of this project will require consideration

Should it become obvious that the gazettal of the Centres LEP will occur in a shorter timeframe than this proposal considers it will be very important to ensure Council has a robust Section 94 Plan in place to respond to any early applications received. If this becomes evident a number of stages of the Plan may need to be collapsed and the work schedules which are proposed to be effectively identified early in the project will need to be quickly encapsulated within the proposed contributions template and reported to Council for exhibition, adoption and possibly, early review

Update of 2004 contributions plan

From an initial review the following matters (as a minimum) will be required to be addressed in a review of the existing Section 94 Plan. A scope of tasks for this project would include the following:

1. Insert funds pooling provision to allow borrowing across and between the various plans.
2. Prepare works schedule maps(this includes location, timing, priority)
3. Update all works schedule item costs, including cost of any completed works, fresh land valuations, etc.
4. Insert new works in works schedule (eg Turramurra Rail Bridge,)

5. Review of Court proceedings that raise matters regarding the reasonableness of contribution rates in the contributions plan. Whilst a more detailed review of the judgements and our solicitors review of the proceedings and the judgements will need to be undertaken Matters arising from Court proceedings will need to address:
 - Council's position on calculating contribution rates on a dwelling size or bedroom basis
 - Council's position on calculating the contribution rate for children's services
 - Council's position on calculating the contribution rate for public art
 - Council's position on calculating the contribution rate for studies and administration
 - An update on Council's open space quantum position (including dedications involving CSIRO land for example)
6. General 'housekeeping' review of the wording of the plan's provisions and update where appropriate to reflect current legislation and *Development Contributions Practice Notes*
7. Prepare updated contributions plan.
8. Review of draft amendments to contributions plan and adoption for exhibition
9. Plan exhibition, consideration of submissions, amendment as appropriate, reporting to Council, adoption and finalisation.
10. Timing of this project may be initiated reasonably quickly and in line with the development of the Centres Plan or alternatively it may be undertaken as a separate project

As a general note we will need a level of external support in the development of both the Town Centre component of the Section 94 Plan and also in the review of the existing plan. This would include the involvement of the following external professionals

- Those involved in preparing contributions plan and providing guidance in relation to statutory matters
- Quantity surveyors or cost planners
- A registered land valuer

NOTICE OF MOTION

BERT OLDFIELD OVAL - OFF-LEASH FACILITY

Notice of Motion from Councillor A Ryan dated 6 March 2007.

I move:

- "1. That Bert Oldfield Oval remain a designated off-leash area, its hours of use to be amended following consultation with dog owners, formal field hirers and interested residents. Consultation is to identify designated hours of use for leash free exercise of dogs and clearly consider opportunities for casual recreation requiring dogs to be on leash in addition to those times where the field is utilised for formal sporting uses.
2. That the General Manager be delegated the authority to undertake this consultation. A site meeting attended by a representative group of all formal and informal users of the park should be held to determine these hours and to advise the outcome to Councillors and the community.
3. That Council encourages all interested parties to maintain dialogue, and that where possible or necessary Council should facilitate this. Further Council to clearly outline its policy regarding the provision and management of leash free Areas for the community.
4. That new signage be placed at four points around the oval advising residents of their responsibilities under the Companion Animals Act including, but not limited to, the need to maintain effective control of their animal at all times and to clean up and remove dog excrement.
5. That the new signs draw attention to the likely penalty for not removing dog excrement.
6. That appropriate, purpose designed, rubbish bins be provided at the north and south ends of the oval and that they be emptied at least weekly.
7. That Council through its website, the Mayoral column and other opportunities, seek to educate ratepayers on the need for responsible use of all Council provided leash free facilities by park users.
8. That as part of Council's commitment to education and management of this facility, Council Rangers be directed to attend Bert Oldfield Oval for the purposes of education, monitoring and where necessary enforcement of regulations.

Item 1

S02258
7 March 2007

9. That this Notice of Motion removes the need to identify additional leash free areas within the catchment of Killara Park.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Adrienne Ryan
Councillor for Gordon Ward

NOTICE OF MOTION

PRIVATE CERTIFYING AUTHORITIES - DEVELOPMENT CONSENTS

Notice of Motion from Councillor T Hall dated 19 March 2007.

Following the adoption of the Ku-ring-gai Council's motion by the 2006 LGA conference, "That the Association call on the Minister for Planning to provide legal protection under the Environmental Planning & Assessment Act or other relevant legislation for those property owners adjoining developments who makes a reasonable complaint pursuant to that Act about the conduct of the private/accredited certifier of that development, when they themselves become the subject of defamation proceedings by the certifier involved when the complaint is dismissed."

I move:

"That with all complaints of and requests from Private Certifying Authorities (PCA's) in regard to amendments to development consents (s.96 DA's) or Orders to demolish etc, issued under the EP&A Act, or any other relevant legislation, the General Manager provide a written report to Council on the circumstances of each case and a recommendation to proceed, prior to those modified consents/orders being given, except where the matter is of such urgency and cannot be withheld to the next Council meeting, that the Mayor be delegated the authority to act in such matters."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Tony Hall
Councillor for St Ives Ward