

## ORDINARY MEETING OF COUNCIL TO BE HELD ON TUESDAY, 27 MAY 2008 AT 7.00PM LEVEL 3, COUNCIL CHAMBERS

## **A G E N D A**

NOTE: For Full Details, See Council's Website – <u>www.kmc.nsw.gov.au</u> 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 May 2008 Minutes numbered 139 to 154

#### 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 Draft Ku-ring-gai Town Centres Development Contributions Plan, Draft Planning Agreements Policy & Draft Amendments to the Adopted 2004 to 2009 Contributions Plan

File: S04495

For Council to consider and adopt for exhibition the draft Ku-ring-gai Town Centres Development Contributions Plan, the draft Planning Agreements Policy and consequential amendments to the 2004-2009 Contributions Plan (Amendment Two).

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#### **Recommendation:**

That the draft Ku-ring-gai Town Centres Development Contributions Plan be placed on formal exhibition concurrently with the draft Planning Agreement Policy and amendments to the 2004-2009 Contributions Plan.

#### GB.2 Budget Review 2007 to 2008 - 3rd Quarter Review as at end of March 2008 92

File: S05708

To present to Council the quarterly financial review for the 3rd quarter ended 31 March 2008.

#### **Recommendation:**

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

#### GB.3 Analysis of Land & Environment Court Costs, Third Quarter, 2007 to 2008 190

File: S02466

To provide information in relation to proceedings to which Council is a party in the Land & Environment Court for the quarter ended March 2008, including appeals commenced, costs incurred by Council and outcomes.

#### **Recommendation:**

That the analysis of Land & Environment Court costs for the third quarter ended 31 March 2008 be received and noted.

#### GB.4 Goods & Services Tax - Council Compliance Requirements

File: S04970

To provide delegated authority to the General Manager to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax (GST) requirements.

#### **Recommendation:**

That this report be received and noted, and the General Manager be delegated authority to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax requirements.

#### GB.5 Investment Report as at 30 April 2008

File: S05273

To present to Council investment allocations and returns on investments for April 2008.

#### **Recommendation:**

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

#### GB.6 Public Notices Policy

File: S06497

To consider a draft Public Notices Policy.

#### **Recommendation:**

That the draft Public Notices Policy be adopted and an amendment be made to the General Manager's Delegations.

#### GB.7 Policy for the Payment of Expenses & Provision of Facilities to 240 Councillors

File: S03779

To recommend the exhibition of a revised Policy for the Payment of Expenses and Provision of Facilities to Councillors.

231

206

#### **Recommendation:**

That the revised Policy for the Payment of Expenses and Provision of Facilities to Councillors be endorsed for placing on public exhibition.

#### GB.8 Poll of Electors

272

File: S06203

To consider whether Council wishes to proceed with a Poll of Electors in conjunction with the September 2008 Local Government Election.

#### **Recommendation:**

Submitted for Council's consideration.

#### GB.9 2007 to 2011 Management Plan - 3rd Quarter Update as at 31 March 2008 276

File: S05708

To report to Council on progress against the Key Performance Indicators as contained in Council's 2007-2011 Management Plan.

#### **Recommendation:**

That the 3rd quarter Management Plan review 2007-2011 be received and noted.

## GB.10 Sustainability Reference Group Minutes of Meeting of Monday, 7 April 306 2008

File: S05396

To bring to the attention of Council the proceedings from the Sustainability Reference Group Meeting held on Monday, 7 April 2008.

#### **Recommendation:**

That the Minutes of the Sustainability Reference Group meeting held on Monday, 7 April 2008 and attachments be received and noted and that the draft Charter be adopted, incorporating the changes to the role of the Group and inclusion of an Aboriginal representative.

#### GB.11 Conservation Management Plans for Council-owned Heritage Buildings 325

File: S06665

To present to Council estimated costs, a priority list and timetable for the preparation and review of Conservation Management Plans for Council owned heritage buildings.

#### **Recommendation:**

That the program for preparing Conservation Management Plans for Council owned heritage buildings as set out in this report be adopted.

#### GB.12 4 to 6 Drovers Way, Lindfield - Relocation of Stormwater Pipeline & 336 Easement

File: P41240

For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the subject properties.

#### **Recommendation:**

That Council grants approval for the relocation of the stormwater pipeline and easement subject to the terms and conditions of this report.

#### GB.13 Road Naming Rainforest Close, Wahroonga

347

File: S03211

Ward: Comenarra

To report on the renaming of 'Bogan Place' to 'Rainforest Close' Wahroonga.

#### **Recommendation:**

That Council renames 'Bogan Place' to 'Rainforest Close' and that notices be published in a local newspaper and the NSW Government Gazette.

#### GB.14 228 to 232 Mona Vale Road & 3 Sturt Place, St Ives - Relocation of 351 Stormwater Pipeline & Easement

File: DA0761/07

For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the proposed development site.

#### **Recommendation:**

That Council grants approval for the relocation of the stormwater pipeline and easement subject to the terms and conditions of this report.

#### **GB.15** Tender for Cleaning Services

File: S06583

To advise Council of the outcome of the tender for cleaning services of a number of Council facilities and to seek adoption of the preferred tender for the services.

#### **Recommendation:**

That Council accepts the tender from Cama Corp Pty Ltd for the cleaning of Council facilities for three (3) years and that the Mayor and General Manager be delegated authority to sign the tender documents under the seal of Council.

#### EXTRA REPORTS CIRCULATED AT MEETING

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

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

#### **QUESTIONS WITHOUT NOTICE**

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

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S06345 19 May 2008

## **MAYORAL MINUTE**

### ARE WE KILLING OUR BLUE GUM HIGH FOREST WITH RED TAPE?

Blue Gum High Forest (BGHF), together with Sydney Turpentine Ironbark Forest, is core to what makes Ku-ring-gai a unique place to live. Both are what are known as Threatened Ecological Communities. Despite their vulnerability, as we have seen in our sustainability visioning process, they are fundamentally important to residents of Ku-ring-gai across all age groups.

Prior to European Settlement, the NSW Scientific Committee estimated there was some 3700 hectares of BGHF. Today less than 5% of this remains, and much of it is highly degraded. The distribution comprises a series of small remnant patches, the largest of which is less than 20ha. Highly modified relics of the community also persist as small clumps of trees without a native understorey. All remnants of the community are now surrounded by urban development. Consequently, the distribution of Blue Gum High Forest is severely fragmented.

Despite its precarious existence, it has become obvious in recent times that the different ways in which the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and the New South Wales *Threatened Species Conservation Act 1995* treat BGHF may in fact be making protection of this threatened ecological community more difficult.

For example, the Commonwealth legislation applies to stands of BGHF greater than 1 hectare in area with a canopy cover greater than 10%. Occurrences with less than 10% canopy cover are also considered part of the ecological community if the fragments are greater than one ha in size and occur in areas of native vegetation in excess of 5 ha. Under this regime, the only stands of BGHF which would be afforded protection by the Commonwealth are predominantly already in reserves, such as Sheldon Forest, the Lane Cove National Park, Dalrymple-Hay Nature Reserve and the adjoining Browns Forest, 102 Rosedale Road and the Sydney Water property.

The State legislation however, surprising as it may sound, is far more generous in the protection it affords our precious BGHF. The State legislation for example is premised for example on what is known as the precautionary principle. Generally speaking, the precautionary approach provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. As recently noted by the New South Wales Land and Environment Court, remnants which do not have an understorey are an important part of the community because of their regenerative potential.

The reality of the situation is that unfortunately only very small stands of BGHF remain in Ku-ring-gai and surrounding local government areas. All are important and all deserve protection. The apparent gaps between the Commonwealth and State legislation protecting

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our Threatened Ecological Communities need to be addressed as a matter of urgency, and it is incumbent upon this Council to take a lead role in this debate.

## RECOMMENDATION

- A. That Council writes to the Hon. Peter Garrett MP, Minister for the Environment advising him of the apparent failings of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* as it relates to Blue Gum High Forest.
- B. That Council convenes a meeting between the New South Wales Department of Environment and Climate Change, The Botanic Gardens Trust and the Commonwealth Department of Environment, Water, Heritage and the Arts and other appropriate stakeholders to try to resolve the apparent disconnect in legislative protection afforded Blue Gum High Forest.
- C. That Council notes my intention to write to the Mayors of the Cities of Willoughby, Ryde and the Shire of Hornsby seeking their support for this initiative.

Cr Nick Ebbeck Mayor

S02380, S04813 26 May 2008

## MAYORAL MINUTE

## VALE ARTHUR WENDELIN STAUTNER

On behalf of Ku-ring-gai Council, I would like to pay tribute to the life and achievements of Arthur Wendelin Stautner, who passed away after a long illness on May 10 aged 69.

Arthur was a long-time Turramurra resident and was named Ku-ring-gai Citizen of the Year in 1999. He served the community with distinction and was an active member of Rotary, an organiser of local community celebrations, and member of numerous charities.

He was a person who held Ku-ring-gai with great affection and was proud to be a resident of this area. Often Arthur involved himself in projects for the betterment of this area and for the people who lived here. He was often referred to as the "unofficial Mayor of Ku-ring-gai". Arthur considered himself as an ambassador for Ku-ring-gai, one who was entrusted with the promotion of the unique characteristics of Ku-ring-gai. Arthur had a tendency to avoid red tape and bureaucratic procedures, and was known at times to give himself executive powers when organising community festivals, erecting signs, diverting traffic and closing roads, to name a few.

As a result of his diverse life experiences, Arthur had the ability to empathise with people from all walks of life and tried to assist wherever possible. He made time for everyone, always saying hello, and genuinely interested in the plight of others. Customers at Arthur's Bavarian Bakehouse were often greeted with a great big smile and a hug of friendship. A seat at his 'stammtisch' table was considered an honour.

Arthur had many interests including architecture, history, heritage, classical music, science and traditional crafts such as baking and cooking. As a person with an enquiring mind he was able to master many areas and always wanted to better inform himself through discussion and exploration with experts in those fields. These interests kept Arthur very busy, always positive and many times in the service of the community.

Ku-ring-gai has lost a true friend, and Arthur will be fondly remembered by many as a champion of the community.

On behalf of Council, I offer Council's sincere condolences to Arthur's family.

### RECOMMENDATION

A. That this Mayoral Minute be received and noted.

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- B. That we stand for a minute's silence to pay respects to the life of Arthur Wendelin Stautner.
- C. That a copy of this Mayoral Minute be sent to Arthur Wendelin Stautner's family.

Cr Nick Ebbeck Mayor

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## **DRAFT KU-RING-GAI TOWN CENTRES DEVELOPMENT CONTRIBUTIONS PLAN, DRAFT PLANNING AGREEMENTS POLICY &** DRAFT AMENDMENTS TO THE **ADOPTED 2004 TO 2009 CONTRIBUTIONS PLAN**

## **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	For Council to consider and adopt for exhibition the draft Ku- ring-gai Town Centres Development Contributions Plan, the draft Planning Agreements Policy and consequential amendments to the 2004-2009 Contributions Plan (Amendment Two).
BACKGROUND:	On 8 May 2007 Council adopted the Town Centres Facilities Plan for new public infrastructure as the first stage in developing a Contributions Strategy. On 28 August 2007 Council adopted a Development Contributions Strategy that examines the various contributions mechanisms available to fund the infrastructure works identified in the Facilities Plan and recommends which facilities should be incorporated in a Contributions Plan.
COMMENTS:	The draft Ku-ring-gai Town Centres Development Contributions Plan lists the public facilities amenities and purposes likely to be required to meet the demand generated by expected development in the town centres, identifies the nexus between expected development and facilities, identifies the funding sources and contributions that will apply to each centre.
RECOMMENDATION:	That the draft Ku-ring-gai Town Centres Development Contributions Plan be placed on formal exhibition concurrently with the draft Planning Agreement Policy and amendments to the 2004-2009 Contributions Plan.

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## **PURPOSE OF REPORT**

For Council to consider and adopt for exhibition the draft Ku-ring-gai Town Centres Development Contributions Plan, the draft Planning Agreements Policy and consequential amendments to the 2004-2009 Contributions Plan (Amendment Two).

## BACKGROUND

#### Local Environmental Plan, Development Control Plan and Contributions Plan

Council submitted six draft Town Centre LEPs to the Minister for Planning for Gazettal in December 2006. The Town Centres Development Control Plan was adopted between 8 November 2006 and 19 December 2006 and amended on 27 August 2007. As development approved under the plans will generate significant requirements for new public infrastructure, a proportion of the cost of the delivery of new works and facilities can be met through a development contributions plan for the town centres. Accordingly, work proceeded on the Contributions Strategy and Plan for the town centres following the process detailed below.

There have been three stages in the preparation of a formal Development Contributions Plan. This included the development of a Facility Plan, Development Contribution Strategy and finally the draft Ku-ring-gai Town Centres Development Contributions Plan (known as draft Development Contributions Plan). The process for the development of these plans was adopted by Council on 27 March 2007.

The stages involved in the process have been as follows:-

- **Stage 1:** involved the preparation of a Town Centres Facilities Plan which identifies a full list of public infrastructure items for each centre, where they are to be located, further consultation requirements and when they are to be delivered. The Town Centres Facilities Plan was approved by Council for further development and consultation at its meeting of 8 May 2007.
- **Stage 2:** was the preparation of a Development Contributions Strategy which identifies how much each item will cost, how each item will be funded, ie, through development contributions, planning agreements, by Council, or others. The Contributions Strategy was adopted by Council on 28 August 2007.
- **Stage 3:** involved the preparation of a draft Development Contributions Plan, which identifies development contributions to be collected towards the provision of specific infrastructure and facilities identified in the contributions strategy as suitable for inclusion in the contributions plan. The plan will be required to be publicly exhibited for 4 weeks and the review of public submissions reported to Council.

Since it is proposed that planning agreements will form part of the total funding strategy, Council has also prepared a policy and procedures document for use in the preparation of planning agreements. The draft Planning Agreement Policy is also being reported to Council for concurrent exhibition as part of this report.

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The draft Development Contributions Plan was first presented to Council at the meeting of 30 October 2007. Council resolved as follows:

- *A.* That further consideration of the draft town Centres Section 94 Plan be deferred to December 2007.
- B. That staff continue to:
  - *i.* Fully integrate Section 94 projects identified within Council's Town Centre Facilities Plan into Council's Long Term Financial Model.
  - *ii.* Complete demographic analysis and incorporate outcomes from this work into the draft contributions plan.
  - *iii.* Complete land economic assessment of land for dedication under the Town Centres DCP and incorporate results into the draft contributions.
- *C.* That further reporting be accompanied by an updated Long Term Financial Plan.
- D. That further report is to consider progression of the Town Centres LEP towards gazettal.

On 6 November 2007 the Department of Planning issued guidelines that foreshadowed significant changes to the development contributions system while providing little detail on the application of the changes and no certainty as to when detail would be forthcoming. At the Council Meeting of 11 December 2007, a progress report was submitted to Council outlining the then present situation in the context of the State Government's approach. Council resolved, among other things:

- *A.* That Council receive and note the progress report on the Town Centres Section 94 Contributions Plan.
- *B.* That staff continue to progress the draft Town Centres Section 94 Contributions Plan in the context of:
  - *i.* The Council resolution of 30 October 2007.
  - *ii.* Outcomes from the Department of Planning in relation to Development Contributions under Section 94 of the Environmental Planning and Assessment Act 1979.
- *C.* That a further report be brought back to Council early in 2008.

#### Planning Panel

Shortly after the Ordinary Meeting of Council on 11 December 2007 the Minister for Planning gazetted an Order approving a Planning Panel and provided it with jurisdiction inter alia, over the Ku-ring-gai Town Centres LEP. The first Planning Panel commenced on 21 January 2008. The Order appointing this first Planning Panel was subsequently repealed on 3 March 2008 and the current Planning Panel ("Ku-ring-gai Planning Panel") appointed. In the course of this process,

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two sets of maps have been produced with different geographic areas for the Ku-ring-gai town centres under the jurisdiction of the Panel; both increasing the area from the original draft LEP.

The approach proposed by the Planning Panel to the scope and development potential of the town centres embodied in the draft LEP has therefore always had the potential to have a material impact on the Contributions Plan, particularly its underlying population projections and, consequently, the nexus and apportionment of the proposed works program. The result of this uncertainty has meant that the draft Contributions Plan could not have been finalised prior to the indication of some direction from the Planning Panel. Notwithstanding this however, Council has not been advised it should be planning for more than the 10,000 new dwellings specified in the draft North Subregional Strategy.

#### **Legislative Change**

Parallel to the Panel's investigation and development of their approach to the town centres, the State Government progressed proposed changes to the development contributions system (among other major changes to the Environmental Planning and Assessment Act) by the release of a draft Exposure Bill on 3 April 2008. The bill, if enacted, will relocate the development contributions system to a new Part 9 of the Environmental Planning and Assessment Act and introduce a number of material changes to the current system.

The key issues are:

- defining key community infrastructure;
- detailed assessment of the potential impact of the contributions on housing affordability;
- Ministerial power to direct the content of contributions plans and to direct councils to prepare or repeal a contributions plan; and
- the saving of contributions plans in force, prior to the enactment of the amending legislation until 30 June 2009, unless preserved by the Minister to 30 June 2015.

It is understood that the legislation, if passed by both houses of Parliament, will be progressively enacted as Regulations and guidelines are finalised and gazetted. It is understood that this could happen as early as July-August 2008.

#### Summary of the Present Position

It is appropriate and timely for Council to progress the draft Contributions Plan concurrent with the Planning Panel's progression of the draft LEP to ensure that newly allowed development contributes its fair share towards the works to the town centres designed to facilitate both that development and liveability and functionality of the town centres. To achieve the proposed timing it is preferable for the contributions plan to be in force prior to the commencement of new legislative provisions and then be reviewed in accordance with that legislation in 2009.

## COMMENTS

#### Role of the Development Contributions Plan

Section 94 of the Environmental Planning and Assessment Act 1979 as currently in force authorises Council to collect contributions from new development towards the provision of public infrastructure and amenities to meet the demands of new residents.

The draft Town Centres Development Contributions Plan (**Attachment 1**) has been prepared to enable Council to levy development contributions towards the provision of the relevant infrastructure and facilities identified in the Development Contributions Strategy and Facilities Plan previously adopted by Council. Specifically, the plan:

- lists the public facilities, amenities and purposes likely to be required to meet the demand generated by expected development in the town centres;
- identifies the relationship (or nexus) between expected development and the facilities to be provided in the town centres and the appropriate apportionment attributable to that new development;
- identifies the level of public services and amenities to be funded via town centre development and the residual that will need to be funded from other sources; and
- identifies the contribution rates that will apply to different development types in each town centre.

#### Facilities for which contributions will be collected

The draft Ku-ring-gai Town Centres Development Contributions Plan focuses on the additional infrastructure required to support substantial new development within the town centres. The works were identified in consultation with Councillors in the adopted Ku-ring-gai Town Centres Development Control Plan and in the Town Centres Facilities Plan.

Much of the new work is focussed on accessibility, with additional streets and pedestrian linkages to facilitate movement by pedestrians and by vehicles, improved public transport interfaces as well as improvements to the public domain including the streetscape and new civic spaces to accommodate more on-street activity including pedestrian movement.

Other works include the apportioned augmentation of many of Council's community facilities and car parking infrastructure. Inevitably for an established area, Council will retain a significant proportion of the cost of these new facilities, which can potentially be funded by land and building assets in the town centres. These matters were considered as part of the reclassification process and the long term financial model report. It is relevant to note that the reclassification and optimisation of Council's assets in conjunction with any developer agreements, offers a one-off opportunity to facilitate desirable town centre re-development and achieve modern functional facilities with reduced future maintenance costs. As part of this process a due diligence review by an independent consultant of the draft Developer Contributions Plan and works program and its funding relationship to Council's existing assets is being prepared (see confidential **Attachment 5**).

Many sites offer potential for some of the new facilities or works to be provided as works-in-kind. This provides potential savings to Council in terms of project management costs for the delivery of the facilities while also minimising the monetary contributions necessary to be made by the developer. It may also facilitate the earlier delivery of the infrastructure.

The facilities contained in the draft Development Contributions Plan were initially identified in Council's adopted Town Centres Facilities Plan and recommended for inclusion by the Development Contributions Strategy. Councillors have been involved in a number of workshops where the works program has been discussed in detail and the final list further refined. The full works program is found in a schedule to the draft Contributions Plan in **Attachment 1**.

#### Recent Changes to the draft Contributions Plan and Works Program

In accordance with Council resolution of 30 October 2007 (previously quoted), work has been undertaken to incorporate dwelling and demographic projections undertaken by SGS Economics and Planning into the draft plan, to complete an economic assessment of land to be dedicated, to incorporate revised costings into the draft plan, and to integrate the draft works program with the Long Term Financial Plan (Case 4). The present estimated value of the assets which are subject to reclassification exceeds the shortfall attributable to Council in respect of the community, car parking and other apportioned facilities. Councillors were confidentially briefed on these matters at a forum and workshop held on Tuesday 22 April 2008. Though on a case by case basis, Council may utilise other funding methods such as borrowings.

#### Application of the draft Ku-ring-gai Town Centres Development Contributions Plan

The draft Ku-ring-gai Town Centres Development Contributions Plan will apply to land within a corridor surrounding the town centres of Gordon, Lindfield, Pymble, Roseville, St Ives and Turramurra. The area covered by the new Contributions Plan includes all land included in stages 1 and 2 of Council's residential strategy, (ie. land zoned under LEP 194 and 200, Minister's targeted sites and the draft Town Centres LEP). These are the areas which will accommodate the majority of the future growth in Ku-ring-gai and for which the new facilities in the town centres are needed.

Maps showing the area covered by the Plan and the works attributable to these areas are contained in part 2 of the attached draft Contributions Plan. The draft Development Contribution Plan does not apply to land in Wahroonga, as the Wahroonga Centre is not included in the Town Centres LEP. Similarly, there are no new facilities proposed for this centre. Residential development in Wahroonga will remain subject to the Residential 2004-2009 Plan.

#### Relationship to 2004-2009 (Amendment One) Contributions Plan

Ku-ring-gai Development Contributions Plan 2004-2009 applies to all residential development in the Ku-ring-gai local government area, including residential development within the town centres. In the town centres, the draft Ku-ring-gai Town Centres Development Contributions Plan, will apply <u>in addition</u> to the existing Contributions Plan. The two contributions plans levy for different works. Ku-ring-gai Development Contributions Plan 2004-2009 levies for the provision of additional open space, the embellishment of some existing parks, community facilities, traffic and transport facilities, and pedestrian and public domain improvements. The draft Town Centres Contributions Plan focuses on the infrastructure essential to allowing the centres to function well with the influx of additional population. These works include new link roads and changes to existing streets, public domain works such as streetscape improvements and new civic spaces, additional car parking and augmentation of community facilities. Where there could be perceived to be any potential cross-overs, these have been identified and eliminated by discounting within the draft Town Centres Development Contributions Plan.

There is one consequential change proposed to the adopted 2004-2009 Contributions Plan Amendment One being Amendment Two to that plan.

The SGS Economics and Planning research (**Attachment 4**) has identified varied occupancy rates for different densities of development which feature in the draft Town Centres Development Contributions Plan as differential contribution rates for dwelling houses and SEPP Seniors Living

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development, medium density (mainly villas and townhouses) and high density (typically unit development). The current 2004-2009 Plan differentiates only between standard dwellings and SEPP Seniors Living development. While the approach in this document was reasonable having been prepared in accordance with the best available information at the time (the census), there is now better information available which can be incorporated into the contribution rates featured in the plan (the SGS report).

If this change is not made, there would arrive the unusual situation of levying a single development under two plans which utilise different occupancy rates for the same units. It is proposed to provide additional contribution rate schedules as part of the existing table to accommodate the SGS research concerning occupancy rates for medium and high density development.

There is also a consequential change to Clause 36.3 which lists the occupancy rates used in the 2004-2009 Contributions Plan to calculate the contribution rates. These changes are **Attachment 3**. Apart from this proposed change, it is appropriate to defer the full review of this Contributions Plan until 2009 as originally proposed. Exhibition of the proposed change – additions to the existing Table 3 on Page 21 only – will occur concurrently with the exhibition of the Draft Ku-ring-gai Town Centres Development Contributions Plan.

#### **Planning Agreement Policy**

Planning agreements are a mechanism for planning authorities and developers to negotiate outcomes in respect of applications to modify an environmental planning instrument (such as a Local Environmental Plan) or applications for development consent – especially development consents which give rise to development contributions. Planning agreements may specify how non-monetary development contributions are to be implemented by a developer. At present planning agreements may also authorise development contributions for a variety of public purposes which may go beyond contributions that would be possible under a Section 94 Development Contributions Plan, however changes in the draft exposure bill suggest that future planning agreements may be limited to key community infrastructure unless the Minister specifically approve a variation. Planning agreements must be publicly advertised and Submissions from the public may be made and must be considered.

Consistent with the Contributions Strategy adopted by Council on 28 August 2007, planning agreements are one mechanism Ku-ring-gai Council intends to use to implement the facilities and public domain works associated with the Ku-ring-gai Town Centres Development Control Plan, to implement the draft Ku-ring-gai Town Centres Draft Development Contributions Plan and to assist in the orderly development of Council owned land.

The draft policy sets out the matters for consideration in the negotiation of a planning agreement and the process to be followed in negotiating, exhibiting and entering into an agreement. The draft Planning Agreement Policy was prepared and presented to the Council on 30 October 2007 as part of a report relating to the reclassification of Council land, but was deferred. This draft policy has now been reviewed and is attached at **Attachment 2**. It is also proposed for concurrent exhibition with the draft Ku-ring-gai Town Centres Development Contributions Plan. It should be noted that the legislation enabling planning agreements presently exists and that Council could receive a proposal for a planning agreement at any time. The purpose of this draft policy is to guide that process.

#### Review and implementation of the Contributions Plan

The draft Ku-ring-gai Town Centres Development Contributions Plan will come into effect when a notice is published in the newspaper in the event of Council's formal adoption of the plan.

The draft Contributions Plan has been prepared on the basis of the anticipated development outcomes of the draft Town Centres LEP as submitted to the Department of Planning in December 2006. In the event that there are additional changes resulting in increased yields within the centres, then the draft Contributions Plan may need to be subsequently reviewed to reflect any changes in anticipated growth. This could also provide an opportunity to further review the works schedules contained in the Plan. Regardless, given this current two staged process proposed by the Planning Panel for dealing with the Town Centres LEP, it is necessary to have more than a draft Contributions Plan adopted when the Stage 1 LEP is gazetted in the next few months.

## CONSULTATION

An integrated planning approach has been adopted for this project. Councillors and key staff across Council have been involved in the Development Contributions Strategy and Plan throughout the process. The development of the Facilities Plan, Contributions Strategy and Contributions Plan was considered at the Councillors workshop in February 2007 and the process and timing of the development of these plans were adopted by Council on 27 March 2007.

Council has been kept informed of the progress work relating to the plans through staged reporting and numerous workshops throughout 2007, including the presentations and updates at Planning Forums on 15 May, 20 June, 13 August, 18 September, and 29 October 2007 and a pre-Council briefing on 4 December 2007. The draft Planning Agreements Policy was presented at the Planning Forum of 27 November 2007 following a Finance Forum on the Long Term Financial Plan on 26 November 2007. The Long Term Financial Plan was also reported to Council on 11 December 2007.

Councillor Forums and workshops on the draft Ku-ring-gai Town Centres Development Contributions Plan works programme were held on Thursday 27 September 2007, Monday 15 October 2007 and Tuesday 22 April 2008.

A formal 28 day public exhibition period is required for the draft Ku-ring-gai Town Centres Development Contributions Plan under the current legislation. A full copy of the draft Contributions Plan will be made available on Council's website and hard copies will be available in Council's customer service area and in the Libraries. Following the exhibition of the draft Ku-ringgai Town Centres Development Contributions Plan, there will be a further report to Council to consider the submissions and any further amendments which might be required to the draft Plan.

The draft Planning Agreement Policy and the draft Amendment to the adopted 2004-2009 Contributions Plan will follow the same process.

## FINANCIAL CONSIDERATIONS

The financial implications that may arise from works to undertake the revitalisation of public domain and community infrastructure are significant but have been thoroughly assessed as part of an integrated approach to the development of the town centres. A key outcome of the Town Centres Working Program is a financial strategy fully integrated into Council's overall Long Term Financial Model.

The draft Contributions Plan requires Council to contribute approximately \$82 million in cash over the life of the Plan to 2031 to fund associated facilities equating to an average annual contribution of \$3.6 million.

The date, Council has not resolved how it will raise these funds and this will require decision making by the current and future Council's.

Council has commissioned an independent confidential assessment of those assets which have the potential to contribute toward the required council contribution and the realisation of the Town Centres Works Program (confidential **Attachment 5**).

Funding Council's cash contribution will necessitate that Council commit to reviewing its portfolio of landholdings and assets. Other means may include borrowings and public private partnerships (as a planning agreement) as previously outlined.

If Council is to adopt the plan as outlined following public exhibition, it will commit the organisation to providing the abovementioned Council contribution over the life of the plan or it may be obliged to refund contributions in the event that facilities are not provided. Alternatively, Council could elect to refine the works program after exhibition and prior to adoption, as a way of reducing the Council contribution required.

## CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

There has been ongoing consultation with all sections of Council in the development of the Town Centres Facilities Plan and Development Contributions Strategy and the development of the draft Ku-ring-gai Town Centres Development Contributions Plan.

## SUMMARY

The draft Ku-ring-gai Town Centres Development Contributions Plan has been developed to facilitate the collection of development contributions for the provision of infrastructure and facilities in each of the town centres. The draft plan is based on the recommendations of the Development Contributions Strategy which examines the different development contributions mechanisms available to fund the infrastructure works identified in the Facilities Plan.

This report seeks the endorsement of Council to the exhibition of the draft Contributions Plan for the statutory period of 28 days. Following the exhibition of the draft Ku-ring-gai Town Centres Development Contributions Plan, there would be a further report to Council at which time Council could further consider the scope and content of the plan in the light of submissions made during the exhibition process.

#### Ordinary Meeting of Council - 27 May 2008

#### Item 1

Concurrently, a draft amendment to the 2004-2009 Contributions Plan - Amendment One is to be exhibited as well as the Exhibition Draft: Planning Agreements Policy.

Due to the present Council meeting schedule and in view of the high desirability of having the plan in force prior to the enactment of changes that would entail additional research and further changes, an extraordinary meeting of Council is necessary to consider the draft Contribution Plan following exhibition.

## RECOMMENDATION

- A. That the draft Ku-ring-gai Town Centres Development Contributions Plan be adopted for exhibition and placed on public exhibition as soon as practical.
- B. That the Exhibition Draft: Planning Agreement Policy be placed on concurrent public exhibition.
- C. That consequential amendments to Ku-ring-gai Section 94 Contributions Plan 2004-2009 Amendment 1 be placed on concurrent public exhibition.
- D. That a further report to Council be prepared at the close of the exhibition period.
- E. That an extraordinary meeting of Council on Tuesday 15 July 2008 be held following the exhibition period to consider the Draft Plan.

Kate Paterson Infrastructure Co-ordinator Craige Wyse Team Leader Urban Planning

Antony Fabbro Manager Urban Planning Andrew Watson Director Strategy

Attachments:	1. Draft Town Centres Development Contributions Plan - Circulated separately.
	2. Exhibition Draft: Planning Agreement Policy - Circulated Separately.
	3. Draft Amendment to the Contributions Schedule of 2004-2009 Contributions
	Plan - Circulated Separately.
	4. SGS Economics and Planning - Ku-ring-gai Development & Demographic
	Forecasts Report - 935253.
	5. Confidential Due Diligence Report May 2008 - Circulated separately.

## Ku-ring-gai Council

## **Exhibition Draft Planning Agreement Policy 2008**

April 2008

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## **EXECUTIVE SUMMARY**

Planning agreements are a mechanism for planning authorities and developers to negotiate outcomes in respect of applications to modify an environmental planning instrument (such as a Local Environmental Plan) or applications for development consent – especially development consents which give rise to development contributions. Planning agreements may specify how development contributions are to be implemented by a developer. Planning agreements may also authorise development contributions for a variety of public purposes which may go beyond contributions that would be possible under a Section 94 Development Contributions Plan. They must be publicly advertised and submissions from the public may be made and must be considered.

Importantly, planning agreements must be voluntary. No party can be compelled to enter into a planning agreement.

Planning agreements are one mechanism Ku-ring-gai Council intends to use to implement the public domain works and community infrastructure associated with the *Ku-ring-gai Town Centres Development Control Plan*, to implement the *Ku-ring-gai Town Centres Draft Development Contributions Plan* and to assist in the orderly development of Council owned land.

By way of example, a planning agreement would be appropriate where the *Ku-ring-gai Town Centres Development Control Plan* identifies a new road to be located on or through a development site, where that site has been purchased or optioned by a developer and is expected to be the subject of a formal development application in the foreseeable future. In such circumstances, the planning agreement would make provision for the negotiated value of the land (valued by a registered valuer taking into account the unique characteristics of the land) to be off set against the monetary contributions attributable to that development. The planning agreement may also make provision for the developer to construct the road and any associated intersection works or it may make provision for the council to complete the road at such time as further land comes into Council's ownership. If the planning agreement makes provision for the road construction to be undertaken by the developer then the planning agreement would include Council's specifications, reference to detailed designs, Council's requirements for formal inspections during the course of the work, defects liability periods, security by bond or bank guarantee and the like.

This document provides an overview of the legislative requirements for negotiating planning agreements<sup>1</sup> and the procedures which Council intends to follow in the negotiation of a planning agreement.

<sup>&</sup>lt;sup>1</sup> Nothing in this policy is to be taken as superseding or obviating any legislative requirement whether made prior or subsequent to the adoption of this policy; the legislation shall always prevail to the extent of any discrepancy.

## **1 INTRODUCTION**

## 1.1 Name of this Policy

This Policy is called the 'Ku-ring-gai Council Planning Agreement Policy 2008.'

It details Ku-ring-gai Council's policy and procedures relating to the preparation of planning agreements under s93F of the *Environmental Planning and Assessment Act 1979*.

## **1.2 Commencement Date**

This policy came into effect on [INSERT DATE].

## 1.3 Purpose

The purpose of this policy is:

- 1) to guide the preparation and negotiation of planning agreements for the provision of public benefits as part of applications for development and/or rezoning in Ku-ring-gai;
- 2) to facilitate the achievement of public benefits such as public domain improvements and community facilities identified in Development Control Plans, Development Contributions Plans and other plans and policies of the Council as part of the development process in the Ku-ring-gai Local Government Area; and/or
- 3) to facilitate improvements to the street vitality, amenity and economic viability of commercial centres within the Ku-ring-gai Local Government Area.

## 1.4 Objectives

The objectives of this Policy are:

- a) the timely instigation of negotiations between a developer or prospective developer, Kuring-gai Council and, if required, any other relevant party;
- b) to ensure transparency in the process of negotiating a planning agreement;
- c) to safeguard the public interest with respect to the provision of public benefits; and
- d) the effective and efficient achievement of quality public benefits associated with development.

## **1.5 Circumstances in which this Policy applies**

This Policy applies within the Ku-ring-gai Local Government Area:

a) in circumstances where a developer proposes to provide a public benefit as part of the development process whether or not that benefit will be on public or private land and whether or not that benefit is valued by a Contributions Plan;

- b) in circumstances where council owned land is proposed to be incorporated as part of any development site other than the direct sale of a parcel of land in its entirety; and
- c) any other circumstances where Council considers it desirable to have a planning agreement.

## **1.6 Legislation**

The following legislation applies to the negotiation of a planning agreement:

- Environmental Planning and Assessment Act 1979 Part 4 Development Assessment Division 6 Development Contributions Subdivision 2 Planning Agreements – Sections 93F-93L
- Environmental Planning and Assessment Regulation 2000 Division 1A Planning Agreements – Clauses 25B-25H
- Local Government Act 1993

## **1.7 Relationship to other Plans and Policies**

The following documents also apply to the negotiation of a planning agreement:

- Ku-ring-gai Section 94 Contributions Plan 2004-2009 (as amended)
- Ku-ring-gai Section 94 Contributions Plan for the Town Centres (draft)
- Ku-ring-gai Town Centres Development Control Plan
- Any other plans and policies as determined in the circumstances of the request.

## **1.8 Development Contributions Practice Notes**

This policy has been prepared having regard to the Development Contributions Practice Notes issued by the Department of Planning (then known as the Department of Infrastructure, Planning and Natural Resources).

## **1.9 Variations to the Policy**

Variations to the recommendations of this Policy may be permissible if, in the opinion of the Council, the objectives of the Policy have been met. A written statement and any other supporting information that details how this has been achieved must be provided to Council.

## **2 DEFINITIONS**

Act means the Environmental Planning and Assessment Act 1979.

Affordable Housing has the same meaning as in the Act.

**Consent Authority** means Ku-ring-gai Council, its heirs or successors, or any public body or panel which may be authorised to exercise the particular local government functions in respect of the land on which the planning agreement is proposed to be made.

**Developer** means a person who has sought a change to an environmental planning instrument or who has made, or proposes to make, an application for development consent.

Development Application has the same meaning as in the Act.

**Development Contribution** means the payment of a monetary contribution, the dedication of land, the carrying out of a work-in-kind, the provision of a material public benefit or any combination of the above in part or full satisfaction of a requirement occasioned by an application to develop land.

**Explanatory Note** means a written statement associated with a draft planning agreement in accordance with clause 35E of the Regulation.

**Instrument change** means a change to an environmental planning instrument to enable a development application to be made to carry out development the subject of a planning agreement.

**Material Public Benefit** means a work not identified in or valued by a Development Contributions Plan and proposed to be offset against any development contributions required as a consequence of the development of a site.

**Planning Authority** means Ku-ring-gai Council, its heirs or successors, or any public body which may be authorised to exercise the particular local government functions in respect of the land on which the planning agreement is proposed to be made.

**Planning Agreement** means an agreement negotiated and made in accordance with the *Environmental Planning and Assessment Act 1979* (Part 4 Development Assessment Division 6 Development Contributions Subdivision 2 Planning Agreements) and the *Environmental Planning and Assessment Regulation 2000* (Part 4 Development Contributions Division 1A Planning Agreements).

**Planning benefit** means a development contribution that confers a nett public benefit being a benefit that exceeds anything required to be done to address the impacts of a particular development on surrounding land or the wider community.

Public includes a section of the public.

**Public benefit** means a facility or work which provides a direct benefit to the public beyond the inhabitants of the proposed development.

Public facilities mean public infrastructure, facilities, amenities or services.

Public domain means any area outside the private domain.

**Public purpose** means the provision of, or recoupment of the cost of providing, public amenities and public services, affordable housing, transport or other infrastructure and may include recurrent expenditure, the costs of monitoring impacts of a development, the conservation or enhancement of the natural environment and any like purpose.

Regulations mean the Environmental Planning and Assessment Regulation 2000.

**Works in Kind** means a work identified in and valued by a Development Contributions Plan and proposed to be offset against monetary contributions.

## **3 WHAT MUST A PLANNING AGREEMENT CONTAIN?**

### 3.1 Mandatory inclusions

A planning agreement must be in writing and signed by all of the parties to the agreement. A planning agreement is not entered into until it is signed. Ku-ring-gai Council must comply with Section 93F of the *Environmental Planning and Assessment Act* which requires planning agreements to include provisions specifying:

- a) a description of the land to which the agreement applies;
- b) a description of the change to the environmental planning agreement, or the development, to which the agreement applies;
- c) the nature and extent of the development contributions to be made by the developer under the agreement, and when and how the contributions are to be made;
- d) whether the agreement excludes (wholly or partly) the application of s94 or s94A to the subject development;
- e) if the development does not exclude the application of s94 to a development, whether benefits under the agreement may or may not be considered by the consent authority in determining a contribution in relation to that development under s94;
- f) a dispute resolution mechanism; and
- g) the enforcement of the agreement by a suitable means, such as the provision of a bond or bank guarantee, in the event of a breach by the developer.

Before a draft planning agreement may be exhibited, it must be accompanied by an Explanatory Note agreed upon by all the parties to the draft planning agreement.

### **3.2 General Inclusions**

Ku-ring-gai Council may require a planning agreement to include additional clauses such as:

- the date or circumstances at which time a planning agreement may come into effect.<sup>2</sup>
- the application of the goods and services tax to the agreement;
- whether money contributed under a planning agreement may be pooled with other money from planning agreements and/or monetary development contributions and paid progressively towards for the purposes for which the money has been levied;
- the circumstances in which a developer's obligations may be modified which may include material changes to the planning controls applying to the land, material changes to the development consent applying to the land, the lapsing of a development consent, the revocation or modification of a relevant development consent by the Minister, or other material changes affecting the operation of the planning agreement;
- the circumstances in which a developer's obligations shall be considered to be discharged;
- the procedure for modifying a planning agreement;

<sup>&</sup>lt;sup>2</sup> Clause 25C(2) permits a planning agreement to specify that the planning agreement does not come into effect until the happening of certain particular events.

- clauses related to the specific nature of the land dedication, monetary contributions, recurrent funding, material public benefits or works of the types listed in Part 6 of this Policy; and
- any other clauses as may be required in the circumstances of the negotiation.

## 3.3 Other inclusions

The *Environmental Planning and Assessment Act* does not preclude a planning agreement from including other provisions that may be necessary or desirable in the circumstances of the cases with the exception of the specified exclusions cited in 3.4 and 3.5 below. Planning agreements have the potential to be used in a wide variety of planning circumstances and achieve a variety of planning outcomes. Accordingly, it is not appropriate for Ku-ring-gai Council to seek to limit the potential scope of a planning agreement in this context.

More detail on the types of considerations which would be incorporated in planning agreements for different purposes are listed in Part 6 of this Policy. A generic planning agreement template can be found at Attachment A.

### 3.4 Exclusions – No Fetter

Section 93F(9) precludes a planning agreement from imposing an obligation on a planning authority to grant development consent or to exercise a function under the *Environmental Planning and Assessment Act* in relation to a change to an environmental planning instrument.

### 3.5 Exclusions – Breach of the Act

Section 93F(10) provides that a planning agreement is void to the extent, if any, to which it authorises anything to be done in breach of the Act or any environmental planning instrument or development consent applying to the land to which the agreement applies.

# 4 PLANNING AGREEMENTS AND OTHER PLANNING PROCESSES

### 4.1 Public Notice of Planning Agreements

Section 93G(1) of the Act precludes a planning agreement from being entered into, amended or revoked unless public notice is given of the proposed agreement, amendment or revocation. The accompanying exhibition must include the draft planning agreement and an explanatory note.

Clause 25D of the *Environmental Planning and Assessment Regulation* makes provision for public notice to be given of a proposal to enter into an agreement, amend or revoke a planning agreement. The practical application of this clause means that a draft planning agreement should be negotiated prior to the submission of a development application to allow for concurrent exhibition of the draft planning agreement and the development application.

The statutory exhibition period for a draft planning agreement is 28 days.

## 4.2 Planning Agreements and Development Assessment

Section 79C(1)(a) of the Act requires a consent authority to take into consideration any planning agreement entered into, or draft planning agreement proposed to be entered into, by a developer together with any submissions made in response to the exhibition of the planning agreement or draft planning agreement.

Section 93I(2) of the Act precludes a consent authority from refusing to grant consent on the grounds that a planning agreement has not been entered into in relation to the proposed development or that the developer has not offered to enter into a planning agreement.

## 4.3 Planning Agreements and Consent conditions

Section 93I(3) of the Act authorises a consent authority to require a planning agreement to be entered into as a condition of a development consent. However, a consent condition can only require a planning agreement if it is in the terms of an offer made by the developer as part of making the development application.

The practical import of this requirement means that the draft planning agreement must be exhibited concurrently with the public notification of the development application. The draft planning agreement must be ready for execution at the time of development consent in order to enable a condition of consent referring to the draft planning agreement to be part of that development consent.

The importance of incorporating the planning agreement within the development consent arises from the need to address potential GST liability otherwise attached to the planning agreement. In view of the complexity of the legislation, specific GST issues will be considered afresh with each and every planning agreement proposed to be negotiated.

## 4.4 Planning Agreements and Contributions Plans

Following the execution of a planning agreement, that planning agreement will then take precedence over any reference in a Contributions Plan, including a subsequent Contributions Plan, adopted by Ku-ring-gai Council, its heirs or successors.

## **5 ADMINISTRATION**

## 5.1 Registration of Planning Agreements (Caveats)

Section 93H of the Act permits a planning agreement (or any amendment or revocation of a planning agreement) to be registered on the title of the land to which the planning agreement relates if each person with an interest in the land agrees to its registration. If a planning agreement has been so registered, it is binding on, and enforceable against, the owner of the land as if that owner had entered into the planning agreement.

It is the policy of Ku-ring-gai Council to have all planning agreements registered on the title of the land until the responsibilities listed therein have been discharged. The cost of the registration shall be borne by the developer.

Council may also make notation under s149(5) of the Act about a planning agreement on any certificate issued under s149(2) of the Act relating to the land which is the subject of a planning agreement whether or not the planning agreement has been registered on the title of the land.

## 5.2 Land and Environment Court

Section 93J(1) of the Act expressly precludes a person from appealing to the Land and Environment Court against the terms of a planning agreement or against the failure of a planning authority to enter into an agreement. There is a core principle is that a planning agreement must be made voluntarily on both sides therefore, once voluntarily entered into, there are no appeal rights. This does not affect the jurisdiction of the Land and Environment Court under section 123 of the Act to remedy or restrain a breach of the Act.

## **5.3 Amendment and Revocation of Planning Agreements**

Clause 25C(3) of the *Environmental Planning and Assessment Regulation* provides that a planning agreement can be amended or revoked by a further agreement or, with the agreement of all parties, by the advertising of an intent to revoke and the execution of a revocation.

## 5.4 Planning Agreement Register

Council is required to keep a register of planning agreements applying to land within the local government area, whether or not the Council is a party to the agreement. The register must record the date an agreement was entered into and a short description of the agreement, including any subsequent amendments.

Ku-ring-gai Council will make available for public inspection during ordinary office hours:

- the planning agreement register;
- copies of all planning agreements (and any amendments) that apply within the Ku-ringgai Local Government Area; and
- copies of explanatory notes relating to those agreements (including any amendments).

## **6 PLANNING AGREEMENTS**

## 6.1 Ku-ring-gai Council's Objectives for Planning Agreements

Ku-ring-gai Council's objectives with respect to the role of planning agreements include:

- a) to provide an innovative and flexible approach to the provision of infrastructure in compliance with the legislation in an open and transparent manner;
- b) to facilitate the payment of contributions in kind;
- c) to provide clarity in the process and delivery of works in kind or material public benefits;
- d) to give all stakeholders in the development involvement in determining the nature, standard and location of public facilities and public benefits;
- e) to allow the community, through the public exhibition process, to gain an understanding of the process of negotiating the provision of public benefits in kind; and

f) to provide certainty for the community, developers and the council in respect to the provision of infrastructure and development outcomes.

## 6.2 Fundamental principles of Planning Agreements

Planning agreements provide a means for planning authorities and developers to negotiate the provision of public benefits in connection with a development application or application for a rezoning. There are fundamental principles relating to probity and best practice in the negotiation of planning agreements. These include, but are not limited to:

- the underlying principle that the public interest is paramount in the negotiation of a planning agreement;
- planning agreements must be voluntary on both sides;
- planning decisions cannot be bought or sold and therefore there can be no fetter on a local government authority in the exercise of their planning functions;
- for the reasons cited above, benefits that have no relationship to the development are not encouraged;
- the type of benefits that generally could be included in a planning agreement are works of the type that appear in the works schedules of Council's adopted Contributions Plans, public domain works in the Town Centres Development Control Plan, affordable housing, recurrent funding for a public purpose and bushland regeneration;
- that benefits offered by a developer will not render an otherwise unacceptable development in planning terms, anything other than unacceptable unless the purpose of the benefits is to directly mitigate an unacceptable impact e.g. traffic generation, emissions, etc;
- the recognition of the need for transparency including the opportunity for public comment on a draft planning agreement;
- planning authorities should not use planning agreements to engage in revenue raising or overcome particular spending limitations;
- planning authorities should not allow the interests of individuals or an interest group to outweigh the public interest when considering planning agreements;
- planning authorities should not improperly rely on their statutory position to exact unreasonable public benefits; and
- where Council has a commercial stake in land or the development the subject of an agreement, it will take all reasonable steps to ensure that it avoids a conflict of interest between its role as a planning authority and its interests in the development or land. In this respect Council shall have regard to its *Statement of Business Ethics* and the publication from the Independent Commission Against Corruption (ICAC) entitled: *Direct Negotiations Guidelines for managing risks in direct negotiations*.

## 6.3 When is a planning agreement required?

The circumstances in which Ku-ring-gai Council would consider negotiating a planning agreement with a developer include:

a) meeting the demands created by the development for new public infrastructure, amenities and services;

- b) compensating for the loss of or change to a public facility, amenity or service, resource or asset;
- c) securing planning benefits for the wider community so that the development delivers a nett benefit to the community;
- achieving benefits of a type that cannot be sought through formal contributions plans such as recurrent funding, affordable housing, or regeneration or rehabilitation of bushland or the like;
- e) achieving works which were excluded from contributions plans for the purpose of achieving a reasonable contribution rate;
- f) clarifying the relationship between development contributions under an adopted contributions plan and the works to be provided on any given development site; and
- g) specifying the standards to be met in the provision of works in kind or the provision of a material public benefit;

**Note:** Ku-ring-gai Council intends to request a developer to commence negotiation of a planning agreement where there is any proposal to dedicate land and/or carry out works-in-kind included in a Development Contributions Plan and/or provide a material public benefit whether or not it is of the kind identified in a Development Control Plan.

Clause 25D(1) of the *Regulations* requires a draft Planning Agreement to be exhibited concurrent with a Development Application or an application to modify an Environmental Planning Instrument. In order to satisfy these criteria, a prospective applicant needs to notify the Council of their intent to negotiate a planning agreement prior to the lodgement of any Development Application or concurrent with any application to modify an Environmental Planning Instrument.

## 6.4 Land Dedication and Planning Agreements

A planning agreement may make provision for the dedication of land. In the case of land identified within a Contributions Plan, the estimated value of land that is identified in that Contributions Plan will be given due consideration. This consideration is essential as the initial estimated value contributed to determining the contribution rates. However, there are other matters that may impact on the agreed value of land.

In all cases, the agreed value of the particular parcel of land will be negotiated as part of the planning agreement. Council will employ a registered valuer and will instruct that person to take into account the unique characteristics of the property and the circumstances of the dedication which may include:

- the extent, if any, to which any development potential attaching to that part of the land to be dedicated can be incorporated elsewhere within the development;
- whether the land proposed to be dedicated has been identified by Ku-ring-gai Council in any Development Control Plan, Development Contributions Plan or other policy of the Council;
- the location, configuration, size, accessibility, topography and existing use of the land proposed to be dedicated;
- whether the land is located in or adjacent to a riparian corridor or bushfire prone land;
- whether the land adjoins an existing area of open space and can be consolidated into that area;

- whether the land will create or improve accessibility within the area whether by pedestrians, cyclists, private vehicles, public transport or any combination of these;
- whether the land supports the habitat of threatened or endangered species of fauna or endangered ecological communities of flora;
- any factors which may affect the usability of the land such soil condition, flood liability, potential site contamination, public accessibility and safety, proximity to existing uses, the current use of the land, the cost of embellishment or construction of any proposed facility on the land;
- the potential to carry out works within a reasonable time and, as a consequence, any measures required to secure or maintain the land in the event that works cannot be carried out for some time;
- in the case of a material public benefit not anticipated by a Contributions Plan and proposed to be offset against monetary contributions, the impact on the achievement of works identified within any adopted Contributions Plan of the Council;
- the on-going costs to the Council of care, control and management both prior to and after any improvement works are carried out on the land; and
- any other relevant matter in the circumstances of the case.

Where a planning agreement relates to the acquisition, transfer or disposal of land valued in accordance with the criteria above, the planning agreement will include:

- particulars to identify the land to be dedicated or a plan of subdivision;
- the dimensions, location and characteristics of the land to be dedicated;
- either the agreed value of the dedication or the conditions and/or requirements that will be deemed to be satisfied by the dedication; and
- the date at which the transfer of ownership will take place or the threshold which will trigger the requirement to transfer ownership of the land.

Following execution of a Planning Agreement the agreed value will be as per the planning agreement regardless of any subsequent change in land value including a change in value between the execution of the planning agreement and the transfer of land ownership. If a planning agreement provides that a specified land dedication satisfies a required contribution or consent condition without specifying a land value that agreement will stand regardless of whether relative changes in land value or contribution rates alter the value of that agreement to either party unless the planning agreement is formally amended by mutual agreement.

### 6.5 Capital Works and Planning Agreements

A planning agreement may make provision for a developer to carry out work on land to be dedicated and/or in the public domain. Council will instruct a qualified quantity surveyor to verify all cost estimates submitted by the developer as part of the negotiation process. The planning agreement will specify the particulars of the work and the procedure for satisfying any requirements in carrying out of the work taking into account the unique characteristics of the property and the circumstances of the work which may include:

- requirements and specifications for detailed design plans for future approval or specific references to endorsed plans;
- public liability insurance during construction and during the defects liability period;

- requirements for inspections by council prior to and during the course of construction including the notice to be given in order to arrange such an inspection;
- requirements for the commencement of handover proceedings;
- details of the defects liability period;
- security such as bonds or bank guarantees to be held during the course of construction and during the defects liability period;
- access for council officers during the course of construction to ascertain progress or to assess asset value; and
- any other matter relevant to the securing the public interest in the achievement of a quality public benefit.

## 6.6 Monetary Contributions and Planning Agreements

A planning agreement may make provision for monetary contributions other than contributions required under an adopted and in force Section 94 or Sections 94A Development Contributions Plan. In such circumstances the planning agreement will include:

- the amount of the monetary contribution;
- the purpose and extent of the monetary contribution;
- when such contributions are to be paid;
- in the case of staged payments, the nature of the staging or the dates or thresholds at which times payments are to be made;
- any mechanisms for the inflation of the monetary contribution over time;
- details of any security that is to be provided in lieu of the monetary contribution until such time as it becomes due and payable;
- circumstances in which contribution would be renegotiated or revoked;
- the obligations of council to expend the monetary contributions;
- in the case of contributions that require additional funding from council and/or other sources in order to achieve the ultimate objective, the process for managing and accounting for the contributions until such time as they can be expended including the investment of the contributions and the treatment of interest; and
- any other matter relevant to the securing the public interest in the management and expenditure of additional monetary contributions.

Monetary contributions required by a standard condition of consent in accordance with an adopted contributions plan will not normally be specifically referenced in a planning agreement except to the extent that the planning agreement must clarify the relationship of the planning agreement to any contributions which may be required as a consequence of granting a consent on land to which a planning agreement will apply.

## 6.7 Recurrent Costs and Planning Agreements

A planning agreement may make provision for the funding of recurrent costs associated with a public benefit. In such circumstances the planning agreement will include:

- the specific purpose of the recurrent funding;
- the nature and extent of the recurrent funding;
- the time period over which the funding shall be provided;
- any mechanisms for the inflation of the recurrent funding;
- the heads of consideration for any endowment fund or trust that may be required to be establish to manage the recurrent funding;
- circumstances in which funding would be renegotiated or revoked; and
- any other matter relevant to the securing the public interest in the achievement of an ongoing public benefit.

### 6.8 Affordable Housing and Planning Agreements

A planning agreement may make provision for the development and future management of affordable housing. In such circumstances the planning agreement will include:

- a definition of affordable housing for the purposes of the planning agreement;
- if not in perpetuity or the life of the construction then the time period over which such housing is to meet the definition of affordable housing;
- provisions for the future management of the affordable housing; and
- criteria for assessment of future tenants or reference to another policy of the Council which specifies such criteria;
- the mechanism for ensuring the housing remains available as affordable housing;
- any other matter relevant to the securing the public interest in the achievement of affordable housing.

### 6.9 Other Matters for Planning Agreements – Bushland

A planning agreement may make provision the rehabilitation, restoration, regeneration and/or conservation of any natural area. In such circumstances the planning agreement will include:

- a description of the site including location, configuration, size, accessibility, topography and existing land use;
- the nature and extent of the works to be carried out;
- a map of the site identifying the area where the works are to be carried out;
- an assessment of the ecological value of the site in the context of the proposed works;

- reference to a plan of management for the proposed works (initial and on-going);
- reference to a Species Impact Statement if necessary in the circumstances of the matter;
- the mechanism by which the land will be protected in the future; and
- any other matter relevant to the securing the public interest in the achievement of natural area management.

## 6.10 Costs

A Planning Agreement will make provision for the legal and administrative costs of preparing that Planning Agreement. In the event of particularly complex matters requiring Council to employ external experts, Council may require formal agreement concerning the distributions of costs prior to the commencement of negotiations.

A planning agreement will specify that other costs related to the core purposes of the planning agreement such as detailed landscape and architectural designs will be borne by the developer. A planning agreement may make provision in respect of any other costs. A planning agreement may also make provision for Council's cost for the monitoring and enforcing of the planning agreement to be borne by the developer.

## 6.11 Goods and Services Tax (GST)

In view of the complexity of the legislation, specific GST issues will be considered afresh with each and every planning agreement proposed to be negotiated.

## **7 PROCEDURES**

### 7.1 Process for Planning Agreements

In the case of a development application, a developer must approach Ku-ring-gai Council *before* lodging a development application. Council and the developer must consider whether there are other parties that should be involved. Such parties would normally include the owner of the land if the developer is not the owner. The planning agreement is then negotiated in accordance with the matters for consideration in this Policy.

The draft planning agreement will be documented and the parties will agree on the terms of the accompanying explanatory note required by the *Environmental Planning and Assessment Regulation*. The developer will then lodge an application with the council or other relevant authority accompanied by the draft planning agreement and explanatory note. The application must clearly record the offer to enter into a planning agreement. Assessment will follow the standard procedures of council including consultation with other public authorities.

The draft planning agreement and explanatory note will be advertised concurrent with the application in accordance with the Act and Regulation. Any person may make submissions and Council is bound to consider them.

The application will be determined and, as far as relevant, the draft planning agreement and any submissions in respect of the draft planning agreement will be given consideration during that process. If the application is a development consent, a condition may be included requiring the planning agreement to be entered into but only in the terms of the offer by the developer in the draft planning agreement. The Council, or other planning authority, would resolve to execute the planning agreement at the time approval of the application is also resolved.

The executed planning agreement would then be registered on the title of the land the subject of the planning agreement binding all heirs and successors until the discharge of the developer's obligations under the planning agreement. Note that the planning agreement may contain a clause indicating specific circumstances in which it would become active.

# 7.2 Negotiation Procedures

Ku-ring-gai Council will delegate the appropriate authority to a council officer, or group of officers, to negotiate a planning agreement on behalf of the Council. Councillors will not be involved in face to face negotiation of a planning agreement.

If Council has a commercial interest in the subject matter or site of a planning agreement as a landowner, developer or financier, the Council will ensure that the Council officer who assesses the application to which the planning agreement relates is not the same person, or a subordinate of the person, who negotiated the planning agreement on behalf of Council.

Council may, at its absolute discretion, involve an independent third party to facilitate or participate in the negotiations particularly in the following circumstances:

- where council has a commercial interest in the property the subject of a planning agreement;
- where the size or complexity of the project or the number of stakeholders is such that the negotiation would benefit from the presence of an independent facilitator;
- where sensitive financial or confidential information must be verified or established in the course of negotiations;
- for probity reasons; or
- as part of a dispute resolution;

A planning agreement may make provision for the costs of the independent party to be borne by the developer.

# 7.3 Probity Test

Ku-ring-gai Council will apply the following probity tests to all planning agreements:

Is the proposed planning agreement directed towards a proper or legitimate planning purpose ordinarily ascertainable from the statutory planning controls and other adopted planning policy applying to development and the circumstances of the case?

Does the proposed planning agreement provide for public benefits that bear a relationship with the development?

Will the proposed planning agreement produce outcomes that meet the general values and expectation of the public and protect the overall public interest?

Does the proposed planning agreement conform to the fundamental principles governing Council's use of planning agreements as expressed in this policy?

Are there any relevant circumstances that may operate to preclude the Council from entering into the proposed planning agreement?

If Council has a commercial interest in the land the subject of a planning agreement, was the process of negotiating the planning agreement undertaken in a separate Department to the Department responsible for the assessment of the development application or the amendment to the relevant environmental planning instrument?

# **8 GENERAL MATTERS**

# 8.1 Council Contact

Persons making enquires regarding this Policy are advised to contact Ku-ring-gai Council's Customer Service Centre on 9424 0000.

# APPENDICES

Appendix A: Sample Draft Planning Agreement Template

Appendix B: Sample Explanatory Note



# Appendix A: Sample Draft Planning Agreement Template

# Planning Agreement

# Parties to the Agreement

- 1. **KU-RING-GAI COUNCIL** of 818 Pacific Highway, Gordon, New South Wales, 2072 **(Council)**; and
- 2. [INSERT THE NAME AND THE ADDRESS OF THE DEVELOPER] (Developer)
- 3. [INSERT NAME AND ADDRESS OF ANY THIRD PARTY TO THE AGREEMENT E.G. THE MINISTER OR DELETE AS APPLICABLE] (Identify a short title for use in this agreement)

# Background

#### [DEVELOPMENT APPLICATIONS/DELETE FOR A CHANGE TO AN EPI]

- A. On [INSERT DATE] the Developer [MADE/AUTHORISED TO BE LODGED] a Development Application [TO/WITH] the Council to carry out the Development on the Land.
- B. That Development Application was accompanied by an offer by the Developer to enter into this Agreement to make Development Contributions towards the Public Facilities identified in this agreement if that Development Consent was granted.
- C. The Developer is the owner of the Land / has entered into a Contract for Sale of Land dated [INSERT DATE] for the purchase of the land / has an option to purchase the land the subject of this agreement dated [INSERT DATE]. [DELETE AS APPLICABLE]

#### [CHANGES TO AN ENVIRONMENTAL PLANNING INSTRUMENT/DELETE FOR A DA]

- A. On [INSERT DATE] the Developer made an application to the Council for the Instrument Change specified in this Agreement for the purposes of making a Development Application to the Council for Development Consent to carry out the Development on the Land.
- B. That Instrument Change application was accompanied by an offer by the Developer to enter into this Agreement to make Development Contributions towards the Public Facilities identified in this agreement if that Development Consent was granted.
- C. The Instrument Change was published in the NSW Government Gazette No. [INSERT NUMBER] on [INSERT DATE] and took effect on [INSERT DATE].

- D. On [INSERT DATE] the Developer [MADE/AUTHORISED TO BE LODGED] a Development Application [TO/WITH] the Council to carry out the Development on the Land.
- E. The Developer is the owner of the Land / has entered into a Contract for Sale of Land dated [INSERT DATE] for the purchase of the land / has an option to purchase the land the subject of this agreement dated [INSERT DATE]. [DELETE AS APPLICABLE]

# **Operative Provisions**

# 1 Planning Agreement Under The Act

The parties agree that this Agreement is a Planning Agreement governed by subdivision 2 of Division 6 of Part 4 of the Act.

### 2 Application of this Agreement

This Agreement binds the parties and applies to the Land [SPECIFY THE LAND TO WHICH THE PLANNING AGREEMENT RELATES] and [SPECIFY THE DEVELOPMENT TO WHICH THE PLANNING AGREEMENT RELATES].

# 3 Operation of this Agreement

This Agreement takes effect ON EXECUTION OF THIS AGREEMENT / ON THE OCCURING OF A SPECIFIC EVENT [TO BE SPECIFIED EG THE GRANTING OF CONSENT]

# 4 Definitions and Interpretation

#### 4.1 Definitions

In this Agreement, the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979* (NSW) (as amended).

**Completion** means the stage in the construction of the works the subject of this agreement when, in the opinion of Council, the works are substantially complete except for minor omissions and minor defects which do not preclude the works from being reasonably capable of being used for their intended purpose(s).

**Construction Certificate** has the same meaning as in the Act.

**Construction Costs** means the construction cost of the works the subject of this Planning Agreement determined by the Council.

**Dealing**, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land.

**Dedicated Land** means the land specified this Planning Agreement [INSERT REFERENCE] to be dedicated to the Council free of cost in accordance with this Agreement.

**Defects Liability Period** means the period 12 months from the date on which the works the subject of this agreement reach Completion.

**Development** means [SPECIFY THE NATURE OF THE DEVELOPMENT ASSOCIATED WITH THIS PLANNING AGREEMENT]

**Development Application** means the development application identified in this Planning Agreement including all modifications made under section 96 of the Act and includes all plans, reports, models, and other supplementary information submitted to the consent authority and pertaining to the determination of that Development Application.

**Development Consent** means the consent granted by the Council to the Development Application for the Development identified in this Planning Agreement including all modifications made under section 96 of the Act.

**Development Contribution** means the sum of the Monetary Contribution, Dedicated Land or other Public Benefits (including, without limitation, the works the subject of this Agreement) including any combination of the above.

**GST** has the same meaning as in the GST Law.

**GST Law** has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* and any other Act or regulation relating to the imposition or administration of the GST.

**Guarantee** means an unconditional bank guarantee, unlimited in time, issued by a bank licensed to carry on business in Australia that:

- (a) is in favour of the Council;
- (b) for the Guarantee Amount; and
- (c) on such other terms and conditions the Council may approve from time to time.

**Guarantee Amount** means the amount specified in this Planning Agreement as varied from time to time in accordance with this Agreement.

**Instrument Change** means [INSERT REFERENCE TO THE SPECIFIC CHANGE WHICH RELATES TO THIS PLANNING AGREEMENT]

**Land** means the land identified in this Planning Agreement by reference to Lot and DP, given address and any other identifying particulars being the land the subject of this Planning Agreement.

**Monetary Contribution** means the amount set out in this Planning Agreement [INSERT REFERENCE] (indexed in accordance with [INSERT REFERENCE TO THE CLAUSE IN THIS AGREEMENT] to be paid by the Developer to the Council in accordance with this Agreement. **Occupation Certificate** has the same meaning as in the Act.

**Party** means a party to this agreement, and includes their successors and assigns.

**Public Benefits** means the public benefits identified in this Planning Agreement [INSERT REFERENCE] which are to be provided as a result of this Planning Agreement.

**Quantity Surveyor** means a duly qualified quantity surveyor of at least five (5) year's experience in the assessment of building material and construction costs.

**Quantity Surveyor Assessment** means an assessment by an independent Quantity Surveyor of the Construction Cost to the reasonable satisfaction of the Council.

**Regulation** means the *Environmental Planning and Assessment Regulation, 2000* (as amended).

**Works** means the works identified in the sections 8, 9 and 10 of this agreement and any attachments referred to therein.

#### 4.2 Interpretation

In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement.
- (b) A reference in this Agreement to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
- (c) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day.
- (d) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars.
- (e) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or reenactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
- (f) A reference in this Agreement to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
- (g) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement.

- (h) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- (i) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
- (j) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other gender.
- (k) References to the word 'include' or 'including' are to be construed without limitation.
- (l) A reference to this Agreement includes the agreement recorded in this Agreement.
- (m) A reference to a party to this Agreement includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns.
- (n) Any schedules and attachments form part of this Agreement.
- (o) Unless otherwise specified in this Planning Agreement, a word defined in the Act has the same meaning in this Agreement.

# 5 Development Contributions to be made under this Agreement

#### 5.1 Payment of Monetary Development Contributions

- (a) The Developer agrees to pay to the Council [SPECIFY PAYMENT OPTIONS E.G. CASH, BANK CHEQUE] the monetary contribution under specified IN THIS AGREEMENT / THE CONSENT CONDITION SPECIFIED IN THE DEVELOPMENT CONSENT [DELETE AS APPLICABLE] prior to release of the first Construction Certificate issued in respect of the Development Consent.
- (b) The amount payable is to be indexed in accordance with the methodology stated IN THIS AGREEMENT / THE CONSENT CONDITION SPECIFIED IN THE DEVELOPMENT CONSENT [DELETE AS APPLICABLE].

# 6 Application of Development Contributions

#### 6.1 Application of Development Contributions under Section 94 of the Act

The contributions are to be applied to the works specified in the relevant Development Contributions Plan(s) consistent with the priorities and estimated staging stated in that Development Contributions Plan(s).

#### 6.2 Applications of Development Contributions under this agreement

[SPECIFY HOW AND WHEN MONETARY CONTRIBUTIONS ARISING AS A RESULT OF THIS AGREEMENT WILL BE EXPENDED BY THE COUNCIL]

# 7 Application of s94 and s94A of the Act to Development

7.1 [SPECIFY THE RELATIONSHIP BETWEEN THIS AGREEMENT AND SECTION 94 CONTRIBUTIONS DUE AND PAYABLE UNDER THIS CONSENT. I.E. IS THERE AN OFFSET? AGAINST HOW MANY CATEGORIES? OR DOES SECTION 94 APPLY UNCHANGED?]

# 8 Dedication of Land [DELETE IF NOT APPLICABLE]

**8.1** [INSERT CLAUSES RELATING TO THE DEDICATION OF LAND GENERALLY GUIDED BY THE HEADS OF CONSIDERATION DOCUMENTED IN SECTION 6.4 OF THE PLANNING AGREEMENT POLICY]

# 9 Capital Works [DELETE IF NOT APPLICABLE]

**9.1** [INSERT CLAUSES RELATING TO THE CARRYING OUT OF CAPITAL WORKS GENERALLY GUIDED BY THE HEADS OF CONSIDERATION DOCUMENTED IN SECTION 6.5 OF THE PLANNING AGREEMENT POLICY]

# 10 Other Contributions [DELETE IF NOT APPLICABLE]

**10.1** [INSERT CLAUSES RELATING TO OTHER TYPES OF CONTRIBUTIONS GENERALLY GUIDED BY THE HEADS OF CONSIDERATION DOCUMENTED IN SECTIONS 6.6-69 OF THE PLANNING AGREEMENT POLICY]

# 11 Registration of this Agreement

**11.1** [SPECIFY THAT THE AGREEMENT IS TO BE REGISTERED ON THE TITLE OF THE LAND]

# 12 Review of this Agreement

12.1 [SPECIFY WHETHER AND IN WHAT CIRCUMSATNCES THE AGREEMENT CAN OR WILL BE REVIEWED AND THE PROCESS AND IMPLEMENTATION OF THE REVIEW THAT IS TO OCCUR]

# 13 Dispute Resolution

**13.1** [SPECIFY AN APPROPRIATE DISPUTE RESOLUTION PROCESS]

# 14 Enforcement

**14.1** [SPECIFY THE MEANS OF ENFORCING THE AGREEMENT E.G. BANK GUARANTEE POLICY]

#### 15 Notices

- **15.1** Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
  - a) delivered or posted to that Party at its address set out below;
  - b) faxed to that Party at its fax number set out below;
  - c) sent by document exchange to the DX number set out below;
  - d) e-mailed to that Party at its email address set out below.

#### Ku-ring-gai Council

Attention: [INSERT NAME OF CONTACT]

Address: 818 Pacific Highway, Gordon, NSW 2072

Locked Bag 1056, Pymble, NSW, 2073

Fax Number: 02 9424 0880

DX number: 8703, Gordon

Email: @kmc.nsw.gov.au [COMPLETE EMAIL ADDRESS]

#### Developer

Attention: [INSERT DETAILS]

Address: [INSERT DETAILS]

Fax Number: [INSERT DETAILS]

DX number: [INSERT DETAILS]

Email: [INSERT DETAILS]

- 15.2 If a Party gives the other Party three business days notice of a change of its address or other details, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or faxed to the latest address or fax number.
- 15.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:
  - a) If it is delivered, when it is left at the relevant address;
  - b) If it is sent by post, two business days after it is posted;
  - c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number;

- d) If it is sent by DX, one business day after it is dispatched.
- 15.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

### 16 Approvals and consent

**16.1** Except as otherwise set out in this Agreement, and subject to any statutory obligations, a party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party. A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

#### 17 Assignment and Dealings

**17.1** [SPECIFY ANY RESTRICTIONS ON THE DEVELOPER'S DEALINGS IN THE LAND TO WHICH THE AGREEMENT APPLIES AND THE PERIOD DURING WHICH THOSE RESTRICTIONS APPLY]

#### 18 Costs

**18.1** [SPECIFY HOW THE COSTS OF NEGOTIATING, PREPARING, EXECUTING, STAMPING AND REGISTERING THE AGREEMENT ARE TO BE BORNE BETWEEN THE PARTIES]

#### 19 Entire agreement

**19.1** This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

#### 20 Further acts

**20.1** Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

#### 21 Governing law and jurisdiction

**21.1** This Agreement is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal. The parties will not object to the exercise of jurisdiction by those courts on any basis.

# 22 Joint and individual liability and benefits

22.1 Except as otherwise set out in this Agreement, any agreement, covenant, representation or warranty under this Agreement by two or more persons binds them jointly and each of them individually, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them individually.

# 23 No fetter

**23.1** Nothing in this Agreement will be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

# 24 Representations and warranties

24.1 The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

# 25 Severability

25.1 If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

# 26 Modification

**26.1** No modification of this Agreement will be of any force or effect unless it is in writing and signed by the parties to this Agreement.

# 27 Waiver

27.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation to any other occasion.

# 28 GST

**28.1** If any part reasonably decides that it is liable to pay GST on a supply made to the other Party under this Agreement and the supply was not priced to include GST, then a recipient of the supply must pay an additional amount equal the to the GST on that supply.

**EXECUTED** as an Agreement:

PARTY

KU-RING-GAI COUNCIL by [INSERT NAME] in the presence of [INSERT NAME]:

Delegate:

Witness:

PARTY

[INSERT DEVELOPER & ACN] in accordance with section 127 of Corporations Law:

PARTY

[INSERT DETAILS OF ANY THIRD PARTY OR DELETE AS APPLICABLE]

# Appendix B: Sample Explanatory Note

#### Environmental Planning and Assessment Regulation 2000 (Clause 25E)

# Explanatory Note

#### Draft Planning Agreement

Under s93F of the Environmental Planning and Assessment Act 1979

#### 1. Parties

## (Planning Authority)

## (Developer)

- 2. Description of Subject Land
- 3. Description of Proposed Change to Environmental Planning Instrument / Development Application
- 4. Summary of Objectives, Nature and Effect of the Draft Planning Agreement
- 5. Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Planning Agreement

How the Draft Planning Agreement Promotes the Objects of the Environmental Planning and Assessment Act 1979

How the Draft Planning Agreement Promotes the Public Interest

For Planning Authorities:

- (a) Development Corporations How the Draft Planning Agreement promotes its Statutory Responsibilities
- (b) Other Public Authorities How the Draft Planning Agreement promotes the Objects (if any) of the Act under Which it is Constituted
- (c) Councils How the Draft Planning Agreement Promotes the Elements of the Council's Charter
- (d) All Planning Authorities Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Programme

The Impact of the Draft Planning Agreement on the Public or Any Section of the Public

**Other Matters** 

#### Signed and Dated by All Parties

Draft consequential changes to the 2004-2009 Contributions Plan to incorporate amended occupancy rates for a larger variety of dwellings to ensure both Contributions Plans utilise the same occupancy rates supported by recent research:

Separate Houses	NO. PERSONS / DWELLING	ROSEVILLE	LINDFIELD	KILLARA	GORDON	ST IVES	PYMBLE	TURRAMURRA/ WARRAWEE	WAHROONGA
Per Person		\$10,675.66	\$13,460.66	\$9,976.46	\$13,635.26	\$10,536.44	\$9,487.64	\$7,851.04	\$9,225.44
Bedsits and one bedroom dwellings	1.58	\$16,867.54	\$21,267.84	\$15,762.81	\$21,543.71	\$16,647.58	\$14,990.48	\$12,404.65	\$14,576.20
Two bedroom dwelling	1.91	\$20,390.51	\$25,709.86	\$19,055.04	\$26,043.35	\$20,124.61	\$18,121.40	\$14,995.49	\$17,620.60
Three bedroom dwelling	2.62	\$27,970.23	\$35,266.93	\$26,138.33	\$35,724.38	\$27,605.48	\$24,857.62	\$20,569.73	\$24,170.66
Four bedroom dwelling	3.25	\$34,695.90	\$43,747.15	\$32,423.50	\$44,314.60	\$34,243.44	\$30,834.84	\$25,515.89	\$29,982.69
Five+ bedroom dwelling	3.85	\$41,101.29	\$51,823.54	\$38,409.37	\$52,495.75	\$40,565.30	\$36,527.42	\$30,226.51	\$35,517.95
Seniors Living Dwellings	1.3	\$13,822.65	\$17,443.15	\$12,913.69	\$17,670.13	\$13,641.67	\$12,278.23	\$10,150.65	\$11,937.37
New Lot Subdivision	3.48	\$37,151.30	\$46,843.10	\$34,718.08	\$47,450.71	\$36,666.82	\$33,017.00	\$27,321.63	\$32,104.54

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

Medium Density Dwellings	NO. PERSONS / DWELLING	ROSEVILLE	LINDFIELD	KILLARA	GORDON	ST IVES	PYMBLE	TURRAMURRA/ WARRAWEE	WAHROONGA
Per Person		\$10,675.66	\$13,460.66	\$9,976.46	\$13,635.26	\$10,536.44	\$9,487.64	\$7,851.04	\$9,225.44
Bedsit dwellings	1.0	\$10,675.66	\$13,460.66	\$9,976.46	\$13,635.26	\$10,536.44	\$9,487.64	\$7,851.04	\$9,225.44
One bedroom dwelling	1.17	\$12,490.52	\$15,748.97	\$11,672.46	\$15,953.25	\$12,327.64	\$11,100.54	\$9,185.72	\$10,793.77
Two bedroom dwelling	1.66	\$17,721.60	\$22,344.70	\$16,560.92	\$22,634.53	\$17,490.50	\$15,749.49	\$13,032.73	\$15,314.24
Three bedroom dwelling	2.07	\$22,098.62	\$27,863.57	\$20,651.27	\$28,224.99	\$21,810.44	\$19,639.42	\$16,251.66	\$19,096.67
Four+ bedroom dwelling	3.29	\$35,122.92	\$44,285.57	\$32,822.55	\$44,860.01	\$34,664.90	\$31,214.34	\$25,829.93	\$30,351.71

High Density Dwellings	NO. PERSONS / DWELLING	ROSEVILLE	LINDFIELD	KILLARA	GORDON	ST IVES	PYMBLE	TURRAMURRA / WARRAWEE	WAHROONGA
Per Person		\$10,675.66	\$13,460.66	\$9,976.46	\$13,635.26	\$10,536.44	\$9,487.64	\$7,851.04	\$9,225.44
Bedsit dwellings	1.04	\$11,102.69	\$13,999.09	\$10,375.52	\$14,180.67	\$10,957.90	\$9,867.15	\$8,165.08	\$9,594.46
One bedroom dwelling	1.22	\$13,024.31	\$16,422.01	\$12,171.28	\$16,635.02	\$12,854.46	\$11,574.92	\$9,578.27	\$11,255.04
Two bedroom dwelling	1.72	\$18,362.14	\$23,152.34	\$17,159.51	\$23,452.65	\$18,122.68	\$16,318.75	\$13,503.79	\$15,867.76
Three bedroom dwelling	2.06	\$21,991.86	\$27,728.96	\$20,551.51	\$28,088.64	\$21,705.07	\$19,544.54	\$16,173.15	\$19,004.41
Four+ bedroom dwelling	2.88	\$30,745.90	\$38,766.70	\$28,732.21	\$39,269.55	\$30,344.96	\$27,324.41	\$22,611.00	\$26,569.28

36.3 To convert these rates to a contribution per dwelling, the following bedroom occupancy rates have been derived from the SGS Economics and Planning Report: Ku-ring-gai Development and Demographic Forecasts.

Dwelling Houses, Seniors Living and New Lot Subdivision	No persons/ dwelling <sup>6</sup>
Bedsit and 1 bedroom dwelling	1.58
2 bedroom dwelling	1.91
3 bedroom dwelling	2.62
4 bedroom dwelling	3.25
5 bedroom dwelling	3.85
SEPP (Seniors Living) Housing	1.3
New Lot Subdivision <sup>7</sup>	3.48

#### Table 12: Average Occupancy Rates per Dwelling, Ku-ring-gai LGA

Medium Density Dwelling Size	No persons/ dwelling <sup>8</sup>	
Bedsit dwellings	1.00	
1 bedroom dwelling	1.17	
2 bedroom dwelling	1.66	
3 bedroom dwelling	2.07	
4+ bedroom dwelling	3.29	

High Density Dwelling Size	No persons/ dwelling <sup>9</sup>
Bedsit dwellings	1.04
1 bedroom dwelling	1.22
2 bedroom dwelling	1.72
3 bedroom dwelling	2.06
4+ bedroom dwelling	2.88

<sup>&</sup>lt;sup>6</sup> Occupancy rates derived from the SGS Economics and Planning Report: Ku-ring-gai Development and Demographic Forecasts Final Report April 2008

<sup>&</sup>lt;sup>7</sup> Occupancy rates for new lot subdivisions based on average occupancy for 4 and 5 bedroom dwelling, being the typical size of dwellings constructed on new lots.

<sup>&</sup>lt;sup>8</sup> Occupancy rates derived from the SGS Economics and Planning Report: Ku-ring-gai Development and Demographic Forecasts Final Report April 2008

<sup>&</sup>lt;sup>9</sup> Occupancy rates derived from the SGS Economics and Planning Report: Ku-ring-gai Development and Demographic Forecasts Final Report April 2008

# Ku-ring-gai Development & Demographic Forecasts

Final Report

Ku-ring-gai Council 👘 May 2008



This proposal has been prepared on behalf of:



This proposal has been prepared by: **SGS Economics and Planning Pty. Ltd.** ACN 007 437 729 Suite 12/50 Reservoir Street, Surry Hills NSW 2010 phone: 61 2 8307 0121 fax: 61 2 8307 0126 email: <u>sgsnsw@sgs-pl.com.au</u> web: <u>www.sgs-pl.com.au</u>



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# 1 Introduction

# 1.1 Background

Ku-ring-gai Council has recently prepared a number of new planning documents for the LGA, including a new Local Environment Plan (LEP) and a Development Control Plan (DCP) for the six main commercial centres. In accordance with the Metropolitan Strategy housing targets, these plans aim to promote the supply of an additional 10,000 new dwellings in Ku-ring-gai by 2031, with much of the growth expected to be concentrated around the key centres.

In order to best inform the Section 94 contributions planning and community facility planning, Council are seeking projections of development – both residential and commercial/retail – likely to take place in Ku-ring-gai LGA in the revised planning climate. A brief was issued for a study to investigate projections of resident demographics based on the anticipated future development. The study area of interest is the area to which the Town Centres s94 Plan will apply – illustrated in Figure 1 – and includes all areas where growth is expected under LEP194/200 and the Town Centres LEP. The study does not seek to consider any additional growth that might occur outside the study area.

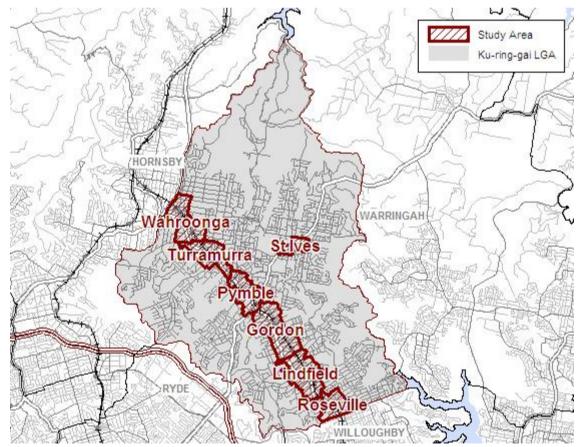


Figure 1. Ku-ring-gai Study Area - Constituent Precincts

Source: Ku-ring-gai Council; SGS

1782kdf (Final Report - May 2008).doc

The key objectives of this study are:

- To provide development and demographic projections to inform and support Council's forward strategic land use planning, infrastructure planning, and Section 94 contributions planning to 2031.
- To identify factors affecting existing and future housing supply in Ku-ring-gai and likely future development take-up rates particularly in relation to mixed use shop top housing types.
- To consider changing demographic characteristics of the occupants of the expected new dwellings that will affect type and size of future dwelling stock.
- To project likely take up rates of retail and commercial space in Ku-ring-gai and trends and factors influencing commercial development in future.
- To provide data to support Council's Community Facilities Strategic Plan.

# 1.2 Report Structure

The remainder of the report follows the following structure:

**Section 2** reviews current strategy and policies relevant to the outlook for development in Ku-ring-gai LGA.

**Section 3** presents a baseline analysis of the demographic and employment character of the region.

**Section 4** presents results from an urban capacity model, used to assess the quantity and quality of development capacity in the various precincts across Ku-ring-gai LGA.

**Section 5** reconciles the supply analyses with estimates of demand for residential and non-residential floorspace. Projections of development, and the associated population demographics, are derived for each precinct, for each 5-year period out to 2031.



# 2 Strategy & Policy Review

# 2.1 Metropolitan and Regional Strategies

#### Sydney Metropolitan Strategy, 2005

Released in 2005, the Sydney Metropolitan Strategy is the planning framework to guide Sydney's growth over the next 25 years. The Strategy aims to inform local government and the private sector on issues relating to growth, infrastructure and employment, setting a number of key strategic directions in order to manage Sydney's growth and achieve the Strategy's aims.

The Strategy implements planning at a subregional level, with 10 subregions defined, presenting a framework for the prioritisation of infrastructure, the future roles of centres, and housing and employment targets. At a subregional level, planned infrastructure is intended to support urban growth to ensure the efficient allocation or redevelopment of resources. Hence, subregional planning provides the opportunity to develop key linkages within and between subregions, and develop their distinct roles.

The Metropolitan Strategy is being rolled out through subregional plans that provide a manageable area of consideration and have grouped together LGAs with similar issues and challenges. Hornsby and Ku-ring-gai LGAs comprise the North subregion, and the Metropolitan Strategy anticipated an additional 21,000 new dwellings and 13,500 new jobs within the subregion by 2031. These numbers have since been revised in the draft North Subregional Strategy outlined below.

#### Draft North Subregional Strategy, 2007

The draft North Subregional Strategy has recently been placed on public exhibition. When finalised, it will be the guiding document that provides a local level framework, based on Sydney Metropolitan Strategy directions, to manage growth to 2031. The North subregion consists of Hornsby and Ku-ring-gai LGAs.

The key directions for the North subregion strive to:

- Provide better access to a variety of housing choices;
- Strengthen the major centre;
- Enhance the local centres;
- Provide better public transport access to, from and within the North Subregion; and
- Manage rural and resource lands.

A housing target of 21,000 additional dwellings and a revised employment capacity target of an additional 13,500 jobs has been established for the North Subregion to 2031. For Ku-ring-gai LGA in isolation, the targets are for 10,000 dwellings and 4,500 jobs. Development is to be focused around existing centres and corridors with good access to transport and services.

1782kdf (Final Report - May 2008).doc



# 2.2 Local Policy

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

The Ordinance sets out aims and objectives for planning in the LGA, land use zones, floor space ratios, heritage items, definitions and miscellaneous other provisions.

Residential land zoned 2(d3) is significant for the purposes of this study (in estimating capacity for development), as the regulations outlined in the KPSO allow for high density dwellings on this land. Maximum site coverage is permitted as follows:

Development	Maximum site coverage
Residential flat buildings	35%
Townhouses	40%
Villas	50%
Combination of townhouses and villas	50%

Up to 5 storeys are permitted on a site of 2400sqm or more, 4 storeys are permitted on a site between 1800 and 2400sqm and up to 3 storeys are permitted on a site less than 1800sqm. If the maximum number of storeys is attained then the top floor must not exceed 60% of the floorspace of the floor immediately preceding it. In combination, these regulations imply a maximum floorspace ratio of around 1.3.





The following zones are of relevance for commercial and retail employment lands (although the Town Centres DCP, 2006 has since provided revised guidance):

Zone	Objective/Provision					
Residential 'H'	<ul> <li>Objective: Residential flat buildings permitted; allows for mixed business</li> </ul>					
3 (a) Business Retail Services	<ul> <li>Objective – identify lands for retail and commercial activity to serve community needs; allow business and office development that does not threaten the above; permit other community facilities, recreation, leisure and general services to meet employment needs.</li> <li>Provisions - No development is permissible without consent. Key prohibited uses include wholesale markets.</li> </ul>					
3 (B) Business – Commercial Services	<ul> <li>Objective – Identify lands for commercial activity which serves municipal needs; permit other community facilities, recreation, leisure and convenience services within business centres to meet the needs and demands of employees within the centres; permit service industries compatible with the zone.</li> <li>Provisions – permissible uses includes commercial space; community facilities and light industry</li> </ul>					
Floor Space Zones (Business Centre Hierarchy)	<ul> <li>Business centre hierarchy is set by the floorspace provisions for each floor space area within the business zones. Floor space zones (FSZ) and FSR's and corresponding centres are as follows on the LEP map:</li> </ul>					
	FSZ         LEP Zone         FSR           A1         3 (a)         2.0:1           A2         3 (a)         1.0:1           A3         3 (a)         0.75:1           B1         3 (b)         1.0:1           B2         3 (b)         1.0:1           Commercial Development must provide at least 50% of floorspace for shop and refreshment					
Heritage	<ul> <li>rooms (except for residential development)</li> <li>Clauses 61C-61K of the PSO has provisions for development on or within the vicinity of a</li> </ul>					
Provisions	heritage item. These provisions seek to preserve the heritage values of the sites whilst allowing acceptable development.					

Table 1. Ku-ring-gai PSO - Zones relevant to employment lands and uses

#### Draft Ku-ring-gai LEP 2006 (Town Centres)

Council has finalised planning for six centres in Ku-ring-gai. The plans are currently being reviewed by the NSW Department of Planning. They will not come into effect until formal approval is received from the Department of Planning. Approval is expected some time in 2008. The plans were prepared in response to a Direction from the Minister for Planning under Section 55 of the Environmental Planning and Assessment Act which asked Council to:

- Provide more housing in and around key commercial centres.
- Increase retail and commercial development to cater for the needs of the local community.



Council formally exhibited Draft Local Environmental Plans (LEPs) and Draft Development Control Plans (DCPs) for all six centres in accordance with the requirements of the NSW Environmental Planning & Assessment Act and Regulations. The aims and provisions of the draft Town Centres LEP must be considered as part of any development assessment proposed for sites in these centres.

The Draft Ku-ring-gai LEP 2006 (Town Centres) was adopted by Council on 8 November 2006. Provisions and zoning for the town centres are provided in Table 2 as follows:

Zone	Objectives/ Provisions
R3 Medium	Objectives:
Density Residential	<ul> <li>To provide for housing needs of the community within a medium density residential environment</li> <li>To provide a variety of housing types within a medium density residential environment</li> <li>To enable other land uses that provide facilities or services to meet the day to day need of residents</li> <li>To provide housing that is compatible with the existing environmental character of</li> <li>Ku-ring-gai and the desired future character of the locality</li> <li>To provide a comfortable living environment for residents</li> </ul>
	Neighbourhood shops permitted with consent.
R4 High Density Residential	<ul> <li>Objectives:</li> <li>To provide for housing needs of the community within a high density residential environment</li> <li>To provide a variety of housing types within a high density residential environment</li> <li>To enable other land uses that provide facilities or services to meet the day to day need of residents</li> <li>To provide housing that is compatible with the existing environmental character of</li> <li>Ku-ring-gai and the desired future character of the locality</li> <li>To provide buildings within a landscape setting</li> <li>To provide a comfortable living environment for residents</li> <li>To appropriately integrate commercial land uses into residential areas adjacent to town centres</li> </ul>
	<ul> <li>Neighbourhood shops, medical centres and shop-top housing permitted with consent.</li> </ul>
B2 Local Centre	<ul> <li>Objectives:</li> <li>To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work in and visit the area</li> <li>To encourage employment opportunities in accessible locations</li> <li>To maximise public transport patronage and encourage walking and cycling</li> <li>To integrate residential development with retail and commercial development that is compatible with the village character of the centre</li> <li>To provide a vibrant and pleasant public domain</li> </ul>
	<ul> <li>Business premises, entertainment facilities, medical centres, mixed use developments, neighbourhood shops, office premises retail premises, restaurants and public transport facilities are permitted with consent.</li> </ul>

#### Table 2. Draft Ku-ring-gai LEP 2006 (Town Centres) zones and provisions



B4 Mixed Use	Objectives:
	<ul> <li>To provide a mixture of compatible land uses.</li> </ul>
	To integrate suitable business, office, residential, retail and other development in accessible locations
	so as to maximise public transport patronage and encourage walking and cycling.
	<ul> <li>To support the integrity and viability of adjoining local centres by providing for a range of 'out-of-</li> </ul>
	centre' retail uses such as bulky goods premises and compatible business activities.
	<ul> <li>To ensure that development contributes to efficient traffic and transport network.</li> </ul>
	<ul> <li>To provide a vibrant and pleasant environment for residents.</li> </ul>
	Key permissible development for business uses:
	Business premises; Child care centres; Community facilities; Educational establishments;
	Entertainment facilities; Function centres; Home occupation (sex services); Hospitals; Hotel
	accommodation; Information and education facilities; Light industry; Medical centres; Office premises;
	Passenger transport facilities; Places of public worship; Pub; Public administration buildings; Public
	hall; Public utility undertakings; Recreation areas; Recreation facilities (indoor); Registered clubs;
	Retail premises; Service stations; Sex service premises; Signage; Spa pools; Swimming pools;
	Telecommunications facilities; Temporary structures; Utility installations; Vehicle body repair
	workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres.
B5 Business	Objectives:
Development	<ul> <li>To enable a mix of office, retail and warehouse uses in locations which are close to, and which</li> </ul>
	support the viability of centres.
	<ul> <li>To provide a range of community facilities, recreation and services industries to meet the needs and</li> </ul>
	demands of employees within centres.
	Key permissible development for business uses:
	Business premises; Child care centres; Community facilities; Earthworks; Educational
	establishments; Entertainment facilities; Function centres; Home occupation (sex services);
	Hospitals; Hotel accommodation; Information and education facilities; Light industry; Medical centres;
	Office premises; Passenger transport facilities; Places of public worship; Pub; Public administration
	buildings; Public hall; Public utility undertakings; Recreation areas; Recreation facilities (indoor);
	Registered clubs; Retail premises; Roads; Service stations; Sex service premises; Signage; Spa
	pools; Swimming pools; Telecommunications facilities; Temporary structures; Utility installations;
	Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or
SP2	distribution centres. Objectives:
Infrastructure	<ul> <li>To provide for infrastructure and related uses.</li> </ul>
	<ul> <li>To prevent development that is not compatible with or that may detract from the provision of</li> </ul>
	infrastructure.
	Key permissible development for business uses:
	<ul> <li>Roads; Telecommunications facilities; Public utility undertakings; Utility installations; The purpose</li> </ul>
	shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to
	development for that purpose.



RE1 Public	Objectives:					
Recreation	<ul> <li>To enable land to be used for public open space or recreational purposes.</li> </ul>					
	To provide a range of recreational settings and activities and compatible land uses.					
	<ul> <li>To protect and enhance the natural environment for recreational</li> </ul>					
	Key permissible development for business uses:					
	Advertising structures; Caravan parks; Community facilities; Demolition of a building or work;					
	Drainage; Environmental facilities; Environmental protection works; Kiosks; Public utility undertakings; Recreation areas; Registered clubs; Roads; Signage; Telecommunications facilities;					
	Utility installations					

The Draft LEP provides centre specific principle development standards, which vary across lots, on Draft LEP maps for the centres in Roseville, Lindfield, Gordon, Pymble, Turramurra and St Ives related to:

- Minimum subdivision lot size and street frontages
- Building height
- FSR

For some lots in business zones, minimum and/or maximum employment FSRs are also designated by type of employment activity. In these cases, designated 'retail' premises are to be used for the sale or hire of goods, 'business' premises are to be used for the provision of services to members of the public and 'office' premises are to be used for administrative, clerical, technical, professional or other activities that do not include regular dealings with members of the public.



# 2.3 Relevant Local Studies

#### Ku-ring-gai Retail Centres Study, 2005

The Ku-ring-gai retail centres study was prepared by Hill PDA Consulting and focuses on the demand for retail centres within Ku-ring-gai LGA. The detailed study analyses:

- retail trends (deregulation of shopping hours, larger supermarkets, centre retail shopping, discount department stores, diversification of shopping experience, internet shopping);
- the different existing retail centres in terms of their retail hierarchy within Ku-ring-gai (and Sydney wide);
- existing floor space and number of retail stores by type;
- profile of each retail centre (Gordon, St Ives, Turramurra, Pymble, Lindfield, Roseville, Wahroonga);
- household expenditure, including origin and destination for major proportion of shopping
- trade areas and escape expenditure;
- estimated turnover by retail centre and retail type ;
- future demand for retail space (current and forecast for 2011 based on population and household spending); and
- required additional floor space, as well as escape expenditure.

The report focuses on establishing a retail hierarchy within the existing retail centres and considers three options for expansion. The study recommends expanding Gordon to the principal retail centre, with the remaining centres retaining their existing function. It also makes some recommendations on revitalising retail centres and establishing criteria for assessing new developments.

The study provides important information on:

- Escape Expenditure:
  - Ku-ring-gai is losing more than 40% of its residents' retail expenditure (\$ 418 Million in 2004); most expenditure is captured by Hornsby, Chatswood and Macquarie Shopping Centres (regional centres).
- Retail Hierarchy
  - According to the Retail Hierarchy, Ku-ring-gai is lacking department stores or discount department stores and large peripheral or bulky goods cluster.
- Undersupply of retail space
  - Undersupply is measured in price terms, above average price is considered as undersupply. St Ives trades at \$10,000/sqm (almost 50% more than national average), Gordon and Lindfield are trading at 30% above average.
- Estimated Demand for retail space
  - Ku-ring-gai's population is expected to grow by 10,000 households due to the recent rezoning.



 Household expenditure is projected to create demand for a further 50,000sqm of shop front floor space in the LGA (without taking the escape expenditure into consideration).

#### Table 17 - Required Additional Retail Floor Space in Year 2011 (GLA sqm)

Retail Centre	Supermarkt	Spec. Food	Clothing	Bulk Goods	Other	TOTAL
Gordon	2,900	1,900	200	2,000	3,900	10,900
St Ives	6,700	3,700	1,100	300	6,700	18,500
Turramurra	1,800	700	-	100	-	2,600
Lindfield	1,800	1,300	100	-100	3,300	6,400
Others in LGA	900	2,200	300	900	-500	3,800
TOTAL	14,100	9,800	1,700	3,200	13,400	42,200

Source: Hill PPDA estimate of demand (turnover divided by target turnover rates) less existing supply.

#### Source: Hill PDA, Ku-ring-gai Retail Centres Study, p. 37

The strategy considers three options for expansion:

- Option 1- minimal expansion with no alteration to the retail hierarchy
- Option 2 Expand St Ives to the principal centre of 50,000-60,000sqm
- Option 3 Expand Gordon to the principal centre of 50,000-60,000sqm
  - Option 3 a establish a bulky goods cluster between Gordon and Mona Vale along the Pacific Highway
  - Option 3 b bulky goods cluster plus establish a factory outlet centre in the principal Centre

#### Table 2 · Target floor space increase (sqm)\*

	Option1 Minimal Expansion	Option 2 St Ives as the principal Centre	Option 3 Gordon as the principal Centre	Option 3 & 3a With Bulky Goods	Maximum Expansion**
Gordon	15,000	10,000	35,000	35,000	45,000
St lves	15.000	35,000	12,000	12.000	12,000
Turramurra	4,000	4,000	4,000	4,000	4,000
Lindfield***	6,000	6,000	6,000	6,000	6,000
Others	5,000	5,000	5,000	5,000	5,000
Peripheral	9964-036636	2008-2008-2009-2009	597 <b>6</b> ,8565-0903	25,000	25,000
APPROX. TOTAL	45,000	60,000	60,000	85,000	95,000

\* Shop front space including commercial services such as banks and real estate agents but excluding entertainment space such as cinemas

\*\* Allowing for 10,000sqm factory outlet in Gordon centre (first preference). Alternative locations (but less preferable) include St lves or the peripheral area.

\*\*\* Alternatively Lindfield could have minor or no expansion if Roseville (and to a lesser extent Pymble) were to have more significant expansion with a medium to large supermarket.

#### Source: Hill PDA, Ku-ring-gai Retail Centres Study, p. 8

The study recommends option 3 mainly for the fact that Gordon is on the Railway line and central in the LGA. It also mentions that Gordon is constrained by multiple land holdings, but offers no solution to the problem. The report recommends that Ku-ring-gai Council should try to

- Attract discount department stores to Gordon
- Establish factory outlets to Gordon
- Encourage cinemas to Gordon
- Expand St Ives retail floor space by 8,000 13,000 sqm and establish an additional supermarket, and
- Establish a medium to large supermarket in Pymble and Roseville.



#### Sydney Suburban Centres and Office Parks 2005-2019, May 2005

BIS Shrapnel regularly publishes the Sydney Suburban Centres and Office Parks report. It is a **detailed analysis of Sydney's metropolitan and major suburban office market as well as the major** suburban business parks and emerging centres. The report does not cover the Ku-ring-gai region as this LGA is not currently a major hub for business parks or commercial office space. The report does cover adjoining business parks such as North Ryde (Macquarie Park) and Norwest Business Park (Baulkham Hill). In any case, the study can be used as a reference point for supply and demand of office space, rental prices, vacancies, and commercial property market price and investment value.

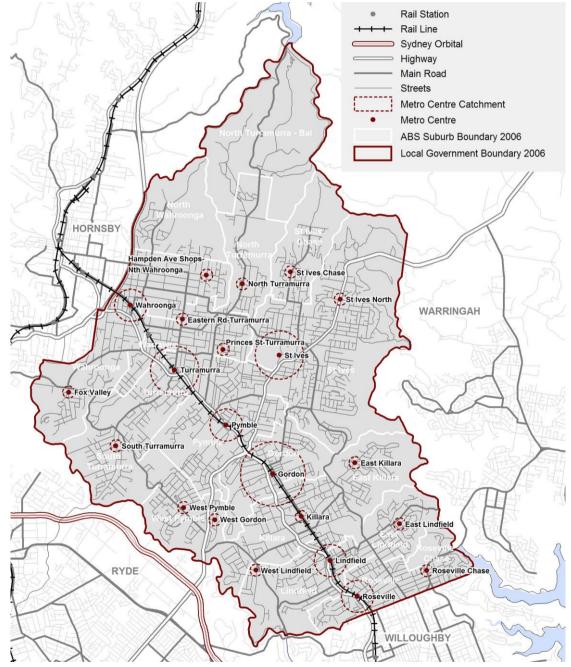
The major findings of the study are:

- The Sydney office market consists of a number of submarkets which compete with each other. The largest is the CBD, followed by four major suburban markets: North Sydney, Parramatta, Chatswood and Crows Nest & St Leonards.
- Suburban business parks are an increasing alternative for office space, because they offer
  - o Cheaper accommodation costs
  - Space for expansion
  - o Potential for consolidation of a number of operations in one area, and
  - Proximity to major arterial roads.
- Lack of space and high rents will force many tenants out of the CBD and major North Shore markets.
- Suburban business parks will skim the 'overflow' demand.

# 3 Baseline Analysis

Ku-ring-gai Local Government Area (LGA) is located 16 kilometres north of Sydney CBD and covers an area of 8 500 hectares. The LGA is dominated by low-density housing – with only 5% of land use allocated to business and other uses – and it is well-known for its abundance of bushland. It is bordered by the Councils of Hornsby to the west, Warringah to the east, and Willoughby and Ryde to the south (see Figure 2).

Figure 2. Ku-ring-gai Local Government Area



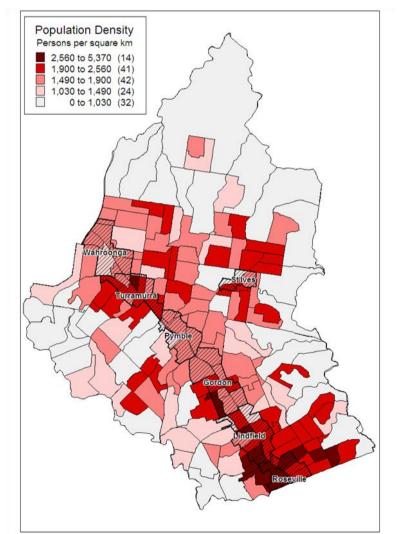
Source: SGS Economics & Planning, 2007



Ku-ring-gai Local Government Area is made up of the suburbs of Gordon, Killara, Lindfield, Pymble, Roseville, St Ives, Turramurra, Wahroonga and Warrawee. There are six main commercial centres in the LGA, five of which are along the train line – at Roseville, Lindfield, Gordon, Pymble and Turramurra – and one of which is primarily accessible via Mona Vale Road – St Ives.

# 3.1 Population and Dwellings

The most recent ABS population estimates (from July 2007) indicate that the resident population of Ku-ring-gai LGA totalled 106,029 persons in 2006, having declined marginally over the five years since 2001 (at an average annual rate of -0.3 percent). The population is concentrated along the train line and around St Ives, with the highest density areas in the South East of the LGA, closest to the City.

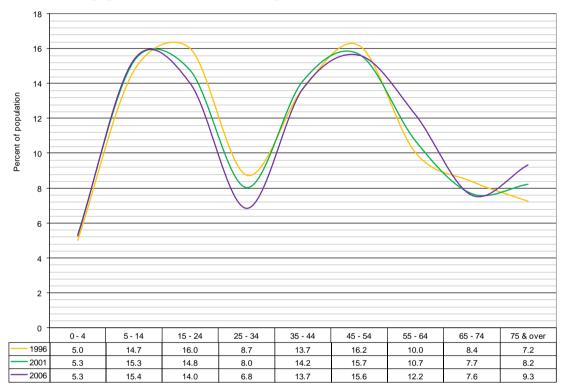






<sup>\*</sup> Legend includes the record count in each category (in parentheses) Source: ABS Census 2006

Overall, the population of Ku-ring-gai LGA is characterised by large numbers of children and middle-aged adults. In contrast, there is a relative dearth of adults in the early working-age brackets (see Figure 4). Consistent with broader trends, the population of Ku-ring-gai LGA has aged over the past 10 years. In particular, the population aged 75 and over increased by 2.1 percent per annum over the 5 years from 2001 to 2006, while the population of younger working-age people (from 25-34 years old) declined at an annual rate of 3.6 per cent. The share of children (aged under 15) in the population remained broadly unchanged.





The population age structure is reflected in the composition of household types in Ku-ring-gai LGA, as illustrated in Figure 5 and Figure 6. Ku-ring-gai LGA is dominated by couple families with children – they comprised close to half of all households in 2006. Roughly a quarter of households are couple families with no children (dominated by retirees), 8 percent are one parent families, and around 16 percent are lone person households. Group households (which tend to comprise young working-age persons) make up only around 1 percent of households in the LGA.



Source: ABS Census 2006

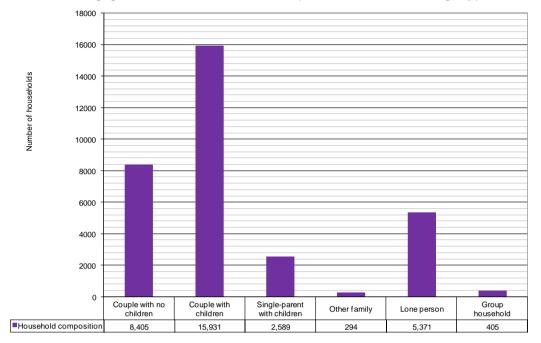
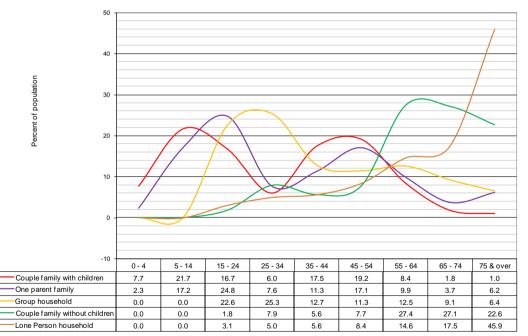


Figure 5. Ku-ring-gai LGA – Household Composition and Dwelling Types, 2006

Source: ABS Census 2006





Source: ABS 2006

Consistent with the large share of families with children in Ku-ring-gai LGA, most households live in detached houses, which constitute 86 percent of the total dwelling stock in the area (see Figure 7 and Figure 8). Couple families with no children – dominated by persons in early retirement age – also tend to continue to live in separate dwellings after their children have left home. On the other



hand, roughly a quarter of all group households and around a third of all lone person households reside in high-density dwellings (blocks of flats, units or apartments).

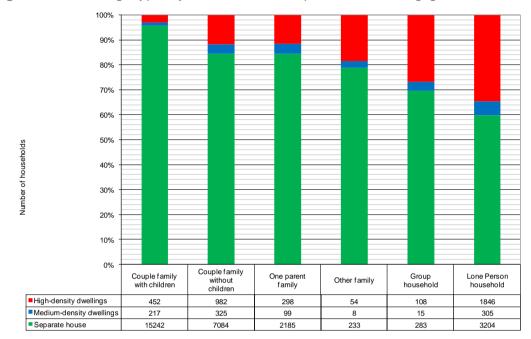
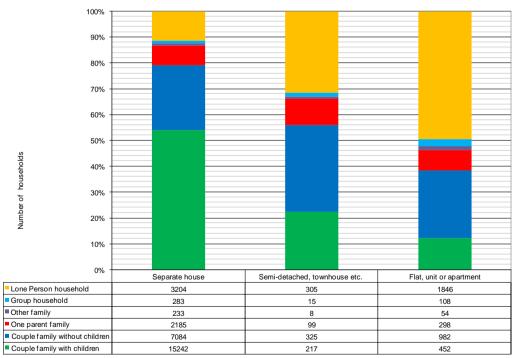


Figure 7. Dwelling Type by Household Composition, Ku-ring-gai LGA, 2006

Source: ABS 2006





Source: ABS 2006

Medium and high density residential dwellings tend to be concentrated around the key transport nodes – along the train line and near the commercial precinct in St Ives (see Figure 9). There is also some concentration of higher-density dwellings in North Turramurra (where there are a number of retirement villages), around Lady Davidson Hospital.

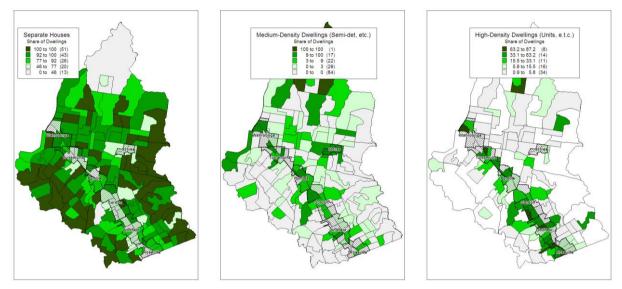


Figure 9. Dwelling Structure, Ku-ring-gai LGA, 2006

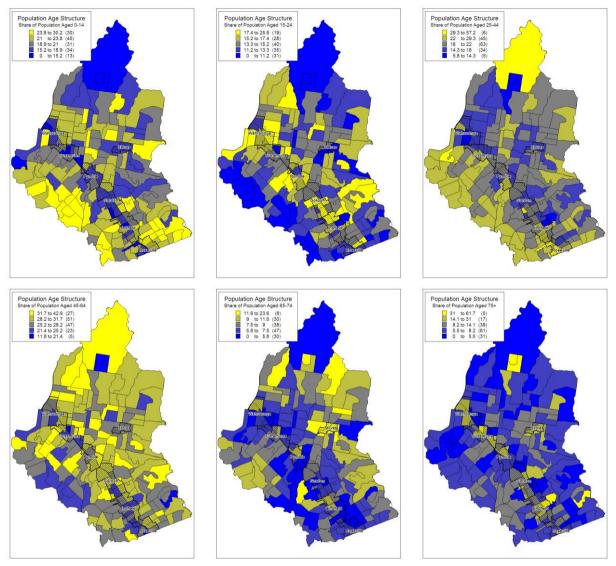
\* Legend includes the record count in each category (in parentheses) Source: ABS Census 2006

The demographic character of the population varies across the LGA accordingly; this is illustrated in Figure 10 and Figure 11. Families with children are most prevalent where separate dwellings dominate; there is a concentration of persons younger than 15 years of age and in the late working-age groups along the South-West boarder of the LGA for example. People of early retirement age also tend to live some distance from the main transport links, consistent with the notion that empty-nester couples tend to continue to reside in the family home.

Meanwhile, persons in young working age groups are concentrated where there are apartment buildings, particularly around the commercial precinct in Gordon. Elderly persons also tend to reside where there are higher density dwellings near the transport nodes. There is a concentration of lone person households (and elderly persons) found along the train line (particularly at the North, further from the CBD), in St Ives and in the area around Lady Davidson Hospital in North Turramurra.

The deviation in average household size across the LGA is again consistent with this composite picture of the demographic character of Ku-ring-gai's resident population (see Figure 12). Households around the key commercial precincts along the train line and in St Ives tend to be smaller in size (on average).





# Figure 10. Population Age Structure, Ku-ring-gai LGA, 2006<sup>1</sup>

\* Legend includes the record count in each category (in parentheses) Source: ABS Census 2006

 $<sup>^1</sup>$  The chart showing persons aged 25-35 should be interpreted with caution due to low numbers in this age group. Note that while the northern-most collection district shows a concentration of persons in this bracket but there are actually only 5 people living in this region.

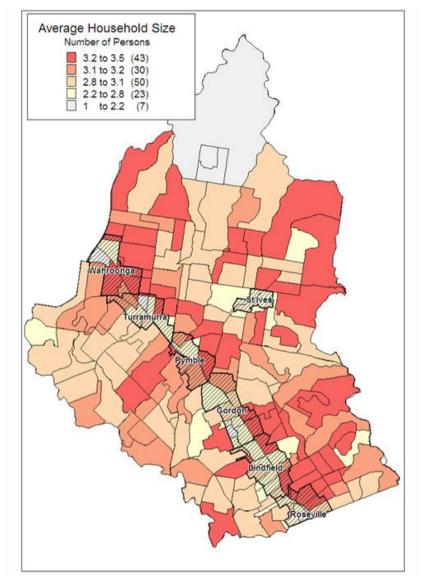




# Figure 11. Household Composition, Ku-ring-gai LGA, 2006

\* Legend includes the record count in each category (in parentheses) Source: ABS Census 2006





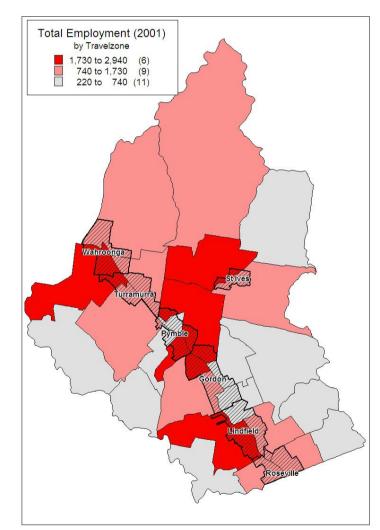
### Figure 12. Average Household Size, Ku-ring-gai LGA, 2006

\* Legend includes the record count in each category (in parentheses) Source: ABS Census 2006



# 3.2 Employment

Employment lands comprise only a small proportion of Ku-ring-gai LGA. Nonetheless, according to the most recent journey-to-work data, there were 27,400 people employed in the LGA in 2006, suggesting that some employment activity occurs outside of the designated zones. The distribution of employment across the LGA – based on the most recent data available from 2001 – is illustrated in Figure 13 (however, the thematic colouring must be interpreted with caution as the size of the different travelzone varies significantly<sup>2</sup>). The figure is consistent with our prior expectation that employment is likely to be concentrated around the commercial precincts along the train line and in St Ives.



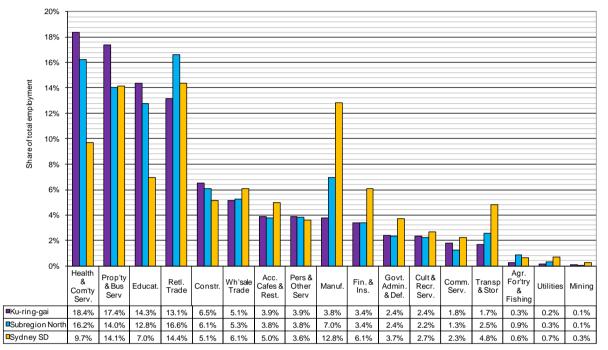
# Figure 13. Total Employment by Travelzone, Ku-ring-gai LGA, 2001

\* Legend includes the record count in each category (in parentheses) Source: JTW 2001



<sup>&</sup>lt;sup>2</sup> Unfortunately, density mapping is not a reasonable alternative as the size of the travelzones differ significantly from the size of the employment lands (which tend to comprise just a small fraction of each area).

The breakdown of employment by ANZSIC industry is illustrated in Figure 14. Health & Community Services organisations employ the largest portion of the labour force in Ku-ring-gai LGA, at close to 18 percent. The Property & Business Services, Education and Retail Trade industries also play dominant roles.



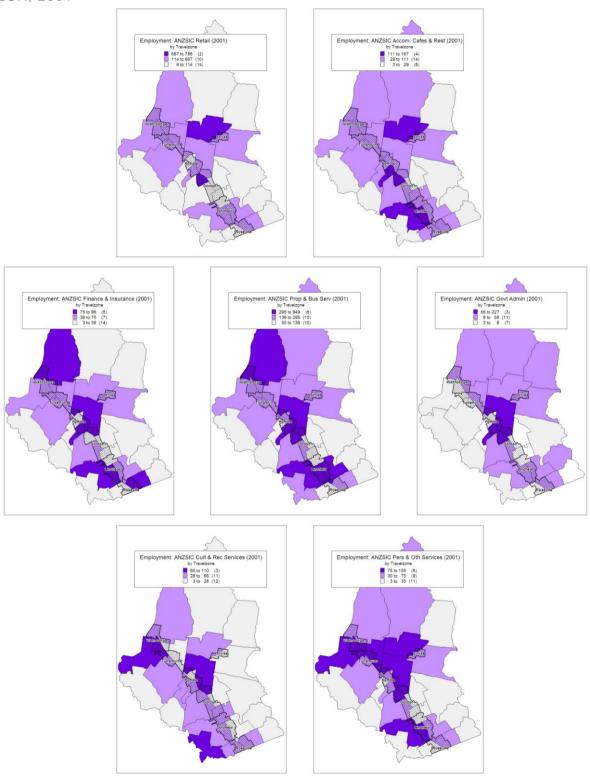


Source: JTW 2006

For the purposes of this study we are primarily interested in those industries likely to generate demand for non-residential floorspace in and around the key commercial centres in Ku-ring-gai. Consistent with the allowable uses indicated in the Draft Town Centres LEP (see Section 2.2), demand for 'retail' floorspace is assessed based on the ANZSIC industries of Retail Trade and Accommodation, Cafes & Restaurants; together these industries constitute roughly one-sixth of total employment in Ku-ring-gai LGA. In assessing demand for 'office' floorspace, we consider employment in Property & Business Services, Finance & Insurance and Government, totalling around a quarter of all employment. Demand for 'business' floorspace is considered based on the ANZSIC industries of Personal & Other Services and Culture & Recreation, comprising around 6 percent of employment in aggregate. These categories are indicative only, as the precise nature of the premise required by a business is likely to vary within the ANZSIC industry categories.

The distributive pattern of employment by ANZSIC industry is illustrated in Figure 15. In Figure 16, selected industries are amalgamated (as discussed earlier) to show how demand for retail, office and general business floorspace might vary across the region. It is difficult to discern any obvious patterns at this level of geographical disaggregation (which suggests that the nature of businesses in these different categories are sufficiently divergent to yield varied locational land requirements).



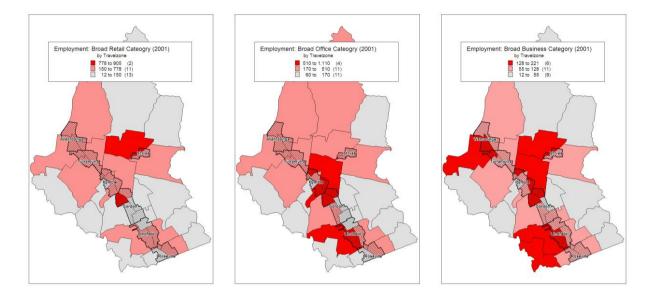


**Figure 15.** Employment by Travelzone: Selected ANZSIC Industries, Ku-ring-gai LGA, 2001

\* Legend includes the record count in each category (in parentheses) Source: JTW 2001



**Figure 16.** Employment by Travelzone: Retail, Office and Business Categories, Ku-ring-gai LGA, 2001



\* Legend includes the record count in each category (in parentheses) Source: JTW 2001



# 4 Supply-side Analysis: Urban Capacity Modelling

Urban capacity modelling was undertaken to establish a hierarchy of lots with development potential in Ku-ring-gai LGA. This was used to determine which lots were likely to be developed, and the order in which development was likely to occur. The method is discussed in detail in Section 4.1, maps illustrating the characteristics of supply capacity are presented in Section 4.2 and preliminary estimates of aggregate capacity are presented in Section 4.3.

# 4.1 Method

To begin with, lots containing non-developable heritage items were removed from consideration.<sup>3</sup> Lots under strata title were also removed from consideration, given the significant impediment this presents to developers (and the more minor net benefit likely to result from redevelopment of these sites). Lots with development applications approved between 2004 and 2005 were also removed from consideration (as they are likely to have been developed recently, inhibiting further expansions in capacity), and a small number of other lots were excluded based on Council's local knowledge.

Thereafter, the individual lots were ranked lexicographically<sup>4</sup> according to the following criteria (illustrated in the maps in Section 4.2):

# i) Lot size

Greater than or equal to:	Less than:	Score
5000 sqm		5
3000 sqm	5000 sqm	4
1200 sqm	3000 sqm	3
600 sqm	1200 sqm	2
	600 sqm	1

Each lot was given a score from 1 to 5 according to the following scale:

# *ii) Development efficiency*

This criterion was developed to reflect the notion that intensifying development on land in high demand is likely to be more rewarding than intensifying development on land that is less attractive. The development efficiency of each lot was calculated as the existing maximum permitted floorspace ratio of the lot, multiplied by its relative per square metre land value.

Land value estimates were prescribed at the precinct-level, based on the Ku-ring-gai Council S94 Contributions Plan Land Costing Estimates report, prepared by Hill PDA Consulting. Third quartile sales values were used for each precinct (rather than Hill



<sup>&</sup>lt;sup>3</sup> Heritage lots were assumed to preclude development except where otherwise indicated by Council.

<sup>&</sup>lt;sup>4</sup> So that lots are first divided into ranked groups based on the first quality (lot size), then within those groups, lots are ranked according to the second quality (development efficiency), and so on.

PDA's more rounded opinion-based estimates); this measure yields ratios of land values across the different precincts that are in line with alternative estimates based on Valuer General's data. The estimates of the relative per square metre land value – which are used to calculate the development efficiency rankings – are presented in the far-right column in the table below.

Precinct	Land value (per sqm)	Relative land value (per sqm)
Gordon	\$1,464	0.82
Lindfield	\$1,791	1.00
Pymble	\$1,335	0.75
Roseville	\$1,763	0.98
St Ives	\$1,257	0.70
Turramurra	\$1,349	0.75
Wahroonga	\$1,087	0.61

#### *iii) Development ease*

Lots were awarded a score from 0 to 9 to reflect the potential ease of development on the site. Uninhibited lots were awarded 9 points, but lots with development impediments had points deducted:

- i. Where land was contaminated, 6 points were deducted;
- ii. Where the lot contained a heritage item (but was still developable),2 points were deducted;
- iii. Where the lot was adjacent to another lot containing a heritage item, 1 point was deducted.

#### iv) Amenity

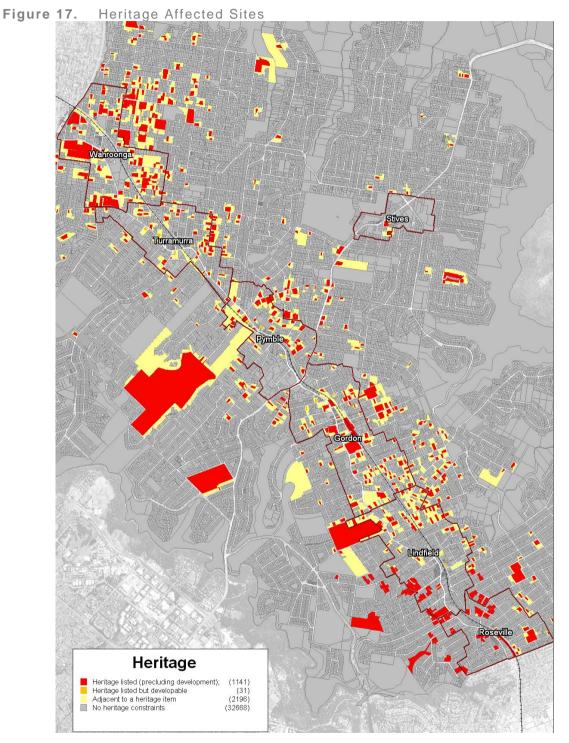
Lots were awarded up to 12 points based on their amenity as described by the following characteristics (given equal weighting):

- i. Proximity to centres:
  - 3 points within commercial centre;
    - 2 points within a 500m radius of commercial centre;
  - 1 point further away.
- ii. Accessibility of public transport:
  - 3 points within 500m of a train station;
  - 2 points within 1km of a train station;
  - 1 point within 200m of a bus line;
  - 0 points further away.
- iii. Proximity to parks
  - 3 points within 200m of a park;
  - 2 points within 400m of a park;
  - 1 point further away.
- iv. Distance from noise corridors
  - 3 points outside major noise corridors;
  - 2 points within 50m of a major noise corridor;
  - 0 points within 20m of a major noise corridor.



# 4.2 Character of Supply – Precinct Mapping

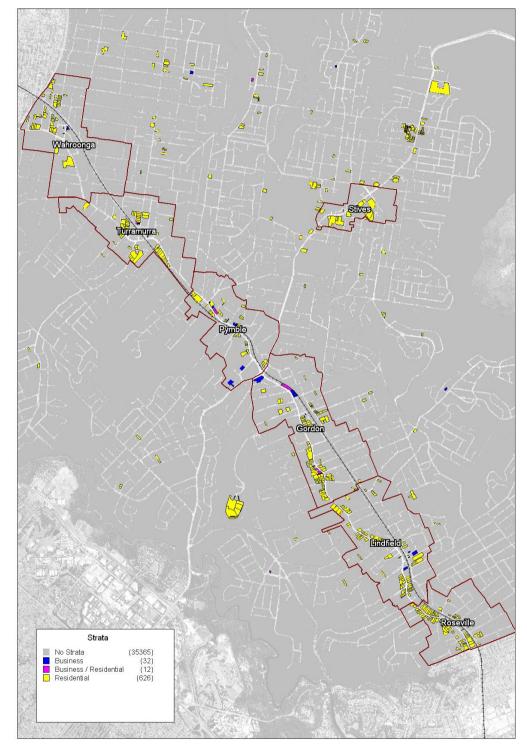
# Heritage Lots





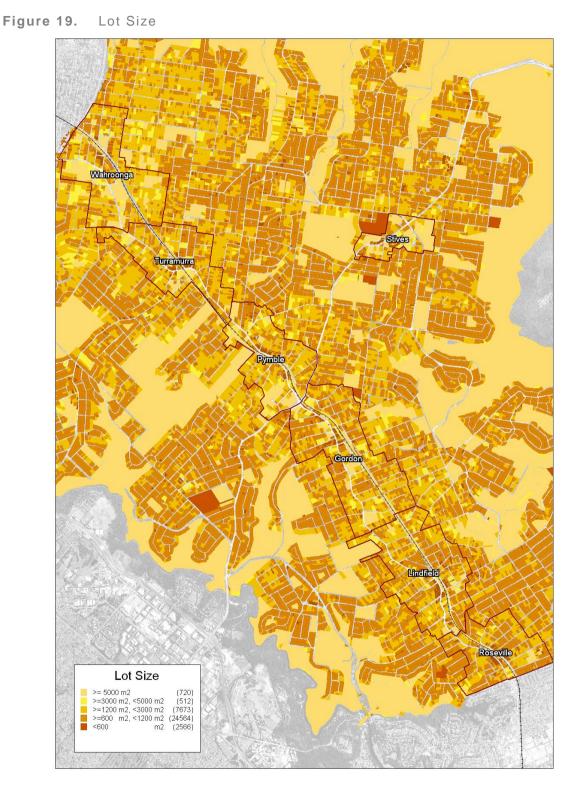
# Strata-titled Lots





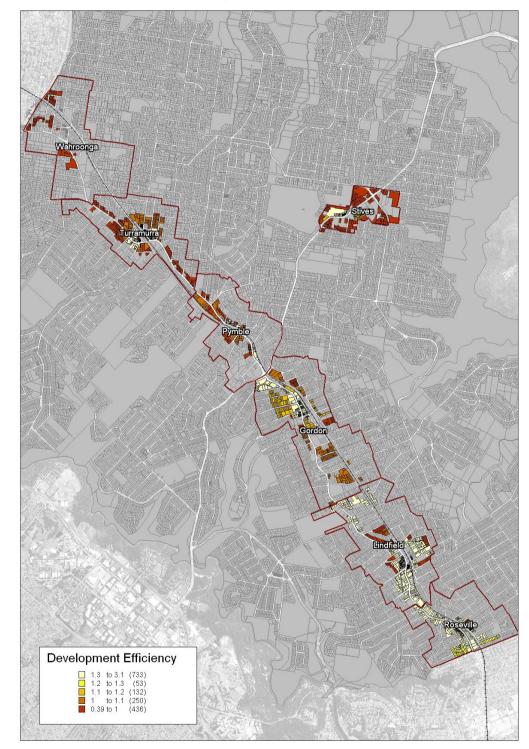


### Lot Size





# **Development Efficiency**



# Figure 20. Development Efficiency

\* Legend includes the record count in each category (in parentheses) Source: SGS



# Development Ease

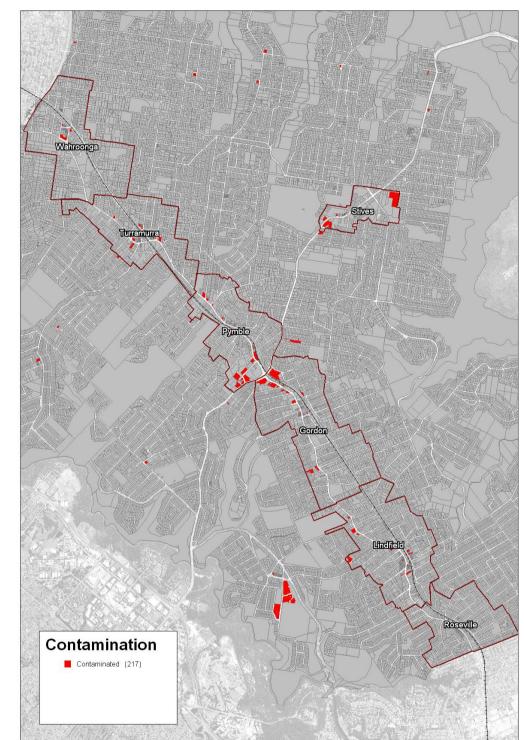
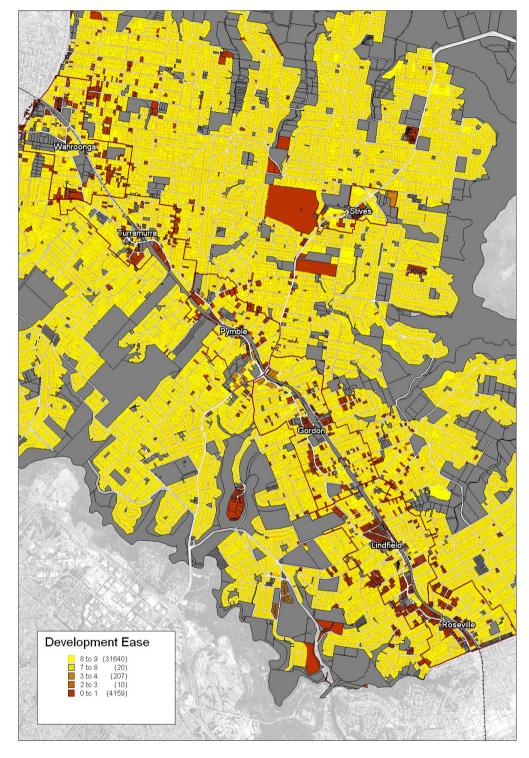


Figure 21. Contaminated Land





# Figure 22. Development Ease



# Amenity

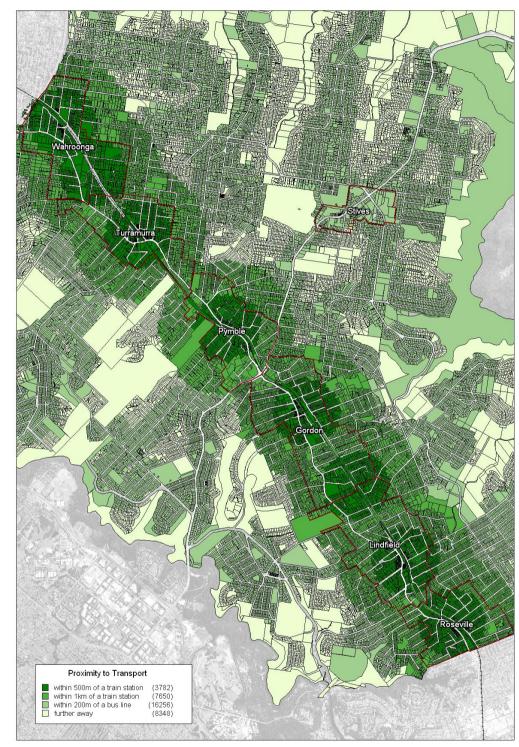


Figure 23. Proximity to Transport



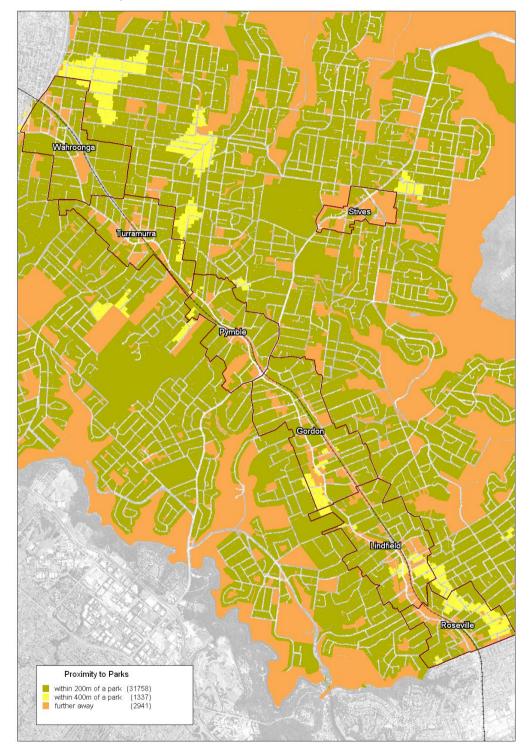


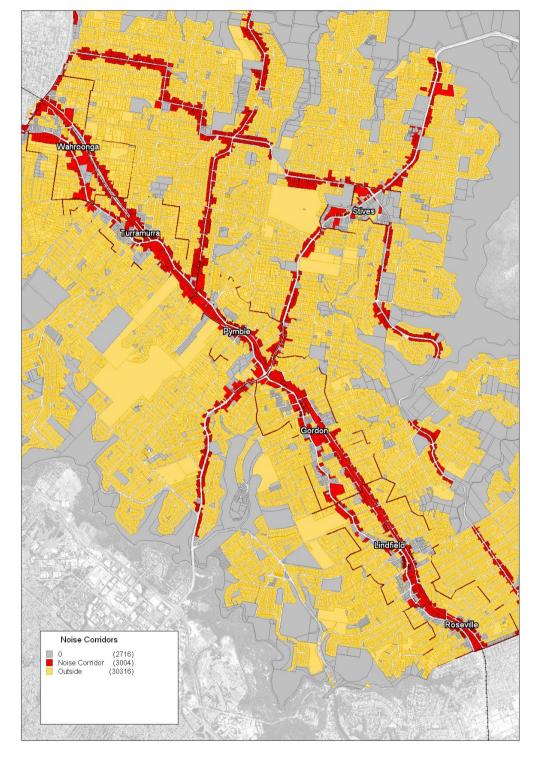
Figure 24. Proximity to Parks





# Figure 25. Proximity to Centres





#### Figure 26. Noise Constraints



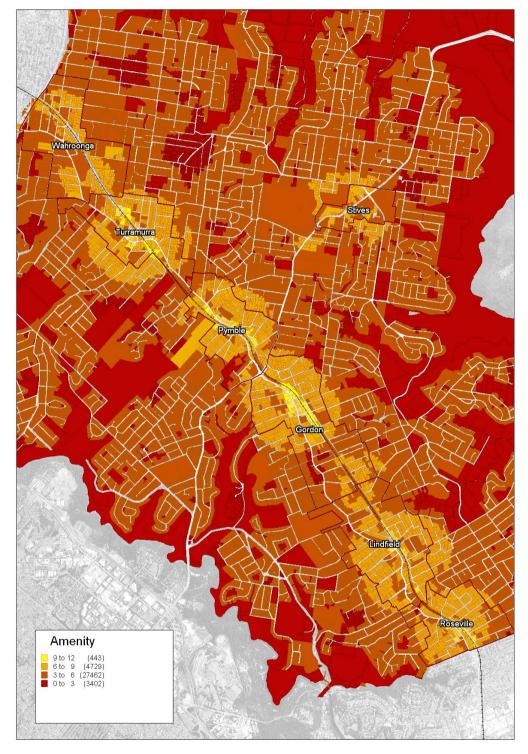


Figure 27. Amenity



# 4.3 Estimating Aggregate Capacity

As a first pass, in order to assess development potential in Ku-ring-gai LGA, we estimated the maximum capacity of lots likely to undergo development in the future: those lots covered by the Draft Town Centres LEP and lots zoned Residential 2(d3) in LEP 194. The maximum capacity was estimated using the maximum allowable floorspace ratio (FSR) on each lot (abstracting from any other constraints that might make this FSR unachievable). The results are presented in the Development Capacity Matrix in Figure 28.

The matrix has four panels. The two panels on the left show capacity of all lots, while the two panels on the right exclude those lots under strata-title or with heritage items precluding development. In the different rows, the distribution of this maximum capacity is varied across residential and non-residential uses. In the two panels in the top row, residential floorspace is developed to the maximum proportion permissible (based on the stipulated maximum and minimum FSR regulations for different uses), and the proportion of non-residential floorspace is effectively minimised. In the bottom row, non-residential floorspace is developed to its maximum permitted proportion, with the proportion of residential floorspace minimised.

Residential floorspace capacity was converted to gross dwelling numbers (at first abstracting from any demolition of established dwellings) based on the following process:

- i) Lots were categorised according to whether they permit medium or high density residential development.
- ii) For each type of development, the projections of housing demand (detailed in the Appendix) were used to estimate the composition of demand for dwellings by dwelling size (i.e. bedroom count).
- iii) Average floorspace requirements for dwellings of different sizes were based on upward revisions (by 10% for high density developments and 20% for medium density developments) to the minimum floorspace requirements stipulated in the Town Centres DCP. The following assumptions were used:

Bedroom count	Minimum requirement (sqm)	Assumed average: high density (min +10%)	Assumed average: medium density (min +20%)
0	50	55	60
1	75	83	90
2	100	110	120
3	115	127	138
4		143	156
5		160	174

In combination, this provides an estimate of the gross development capacity by dwelling numbers, based on the assumption that dwellings will be constructed to best match projected demand for dwellings of different types and bedroom counts. Following this, net dwelling capacity was estimated based on the assumption that one dwelling would be demolished per lot developed.

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Net non-residential floorspace was calculated by comparing the total capacity of each lot with estimates of current floorspace (derived from a land audit conducted for the Ku-ring-gai & Hornsby Subregional Employment Study in 2007).

In summary, the table suggests that if all lots were developed to their maximum potential, there would be net capacity for around 16,000 new dwellings and 61,500 sqm of non-residential floorspace, if residential uses were maximised. If non-residential uses were maximised, there would be capacity for around 12,000 new dwellings and 464,000s qm of non-residential floorspace. Alternatively, with development restricted to lots free from strata-title and with no prohibitive heritage items, then capacity would be reduced to 12,000 dwellings and 55,500 sqm of non-residential floorspace if residential uses were maximised, or 8,500 dwellings and 396,000 sqm of non-residential floorspace if non-residential uses were maximised.

Residential capacity is greatest in Gordon and Lindfield, followed by St Ives and Turramurra. There is more moderate capacity in Roseville and Pymble and a small quantity of capacity for residential development in Wahroonga. Minimum requirements for non-residential floorspace suggest the greatest capacity for employment space in Gordon, Lindfield and Pymble. However, if non-residential development is maximised, then there is also significant capacity in Roseville, Turramurra and St Ives. There are no lots with the potential for development of non-residential floorspace in Wahroonga precinct.





				All	Lots			Excluding lots under strata title or with heritage items precluding development					
		Residential Floorspace: <i>Medium</i> <i>Density</i>	Residential Floorspace: High Density	Estimated Gross Dwellings	Number of Developable Lots	Estimated Net Dwellings	Net Non- Residential Floorspace Capacity	Residential Floorspace: <i>Medium</i> <i>Density</i>	Residential Floorspace: High Density	Estimated Gross Dwellings	Number of Developable Lots	Estimated Net Dwellings	Net Non- Residential Floorspace Capacity
	Gordon	116,370	412,104	4,103	385	3,718	22,792	84,680	344,188	3,328	333	2,995	19,992
	Lindfield	148,370	316,873	3,571	396	3,175	13,525	115,933	248,486	2,790	320	2,470	13,508
Maximising	Pymble	42,637	142,198	1,433	149	1,284	10,320	26,943	81,443	836	106	730	9,887
Residential	Roseville	48,754	207,578	1,997	258	1,739	6,562	39,427	79,810	912	169	743	4,455
	Stlves	105,644	244,565	2,693	176	2,517	2,934	97,341	233,643	2,541	164	2,377	2,473
Floorspace	Turramurra	96,152	280,015	2,909	275	2,634	5,463	93,406	203,816	2,276	235	2,041	5,170
	Wahroonga	0	117,460	935	59	876	0	0	79,585	631	52	579	0
	Precinct Totals	557,928	1,720,793	17,641	1,698	15,943	61,595	457,729	1,270,970	13,314	1,379	11,935	55,486
	Gordon	11,645	346,054	2,804	385	2,419	153,245	5,141	290,929	2,323	333	1,990	118,617
	Lindfield	53,582	316,873	2,871	396	2,475	89,346	34,376	248,486	2,196	320	1,876	79,715
	Pymble	14,642	142,198	1,222	149	1,073	33,088	6,835	81,443	689	106	583	28,269
Maximising	Roseville	2,970	207,578	1,654	258	1,396	44,324	2,219	79,810	643	169	474	33,803
Non-residentail	Stlves	13,422	234,011	1,935	176	1,759	62,523	13,422	224,135	1,857	164	1,693	55,420
Floorspace	Turramurra	3,037	277,665	2,205	275	1,930	81,536	3,037	201,779	1,608	235	1,373	79,887
	Wahroonga	0	117,460	924	59	865	0	0	79,585	626	52	574	0
	Precinct Totals	99,297	1,641,838	13,615	1,698	11,917	464,062	65,030	1,206,166	9,941	1,379	8,562	395,711

#### Figure 28. Development Capacity Matrix<sup>5</sup>

Source: SGS estimates

<sup>&</sup>lt;sup>5</sup> Note that the total floorspace capacity (residential plus non-residential) can differ in the scenarios that alternately maximise either residential or non-residential floorspace. This is because current non-residential floorspace is sometimes greater than the amount that would be developed under the scenario that maximises residential development. In this case, we estimated zero net non-residential floorspace capacity (rather than a negative number).

# 5 Reconciling Demand and Supply: Final Projections

# 5.1 Method

Projections of demand for dwellings and non-residential floorspace were derived to inform the way in which development might be distributed over time and how supply capacity might be directed towards different uses. These raw projections are presented in the Appendix and their application to the analysis is discussed in the sections following.

# **Distributing Capacity**

### Residential and Non-residential Floorspace Distribution

All of the supply capacity in residential zones will be used for residential purposes. In business zones, there are some stipulated minimum requirements for non-residential floorspace, but there is also some flexibility in the permissible uses for remaining capacity.

The model used here assumes that 4% of the flexible floorspace will be developed for non-residential purposes, with the rest developed for residential uses. This distribution is based on the composition of demand for floorspace: our estimates<sup>6</sup> suggest demand for around 1,300,000 sqm of residential floorspace and almost an additional 60,000 sqm on the non-residential side. Under **the '4% assumption', the flexible supply capacity is distributed such that, in total, there is around** 1,500,000 sqm of floorspace available for residential uses and an additional 80,000 sqm available for non-residential purposes (taking impediments to development – such as heritage and strata constraints – and the current distribution of non-residential floorspace out to 2031 would utilise roughly 80% of the available capacity on both the residential and non-residential sides of the market.<sup>7</sup>

### High and Medium Density Residential Floorspace Distribution

The LGA-wide housing demand model indicates aggregate demand for dwellings over each 5-year period out to 2031 and these estimates are used to forecast take up rates of dwelling supply capacity over time.

The housing model separates demand for high density dwellings and medium density dwellings.<sup>8</sup> In aggregate, relative to the supply capacity in the study area, the projections suggest a marked



<sup>&</sup>lt;sup>6</sup> Residential floorspace demand is derived from estimates of dwelling demand (as discussed in the Appendix Section 6.1) and dwelling size assumptions (as discussed in Section 4.3); demand for non-residential floorspace is discussed the Appendix Section 6.2.

<sup>&</sup>lt;sup>7</sup> The utilisation rate is slightly lower on the non-residential side to allow some flexibility in demand outturns (as current estimates of demand area relatively modest in comparison to supply capacity).

<sup>&</sup>lt;sup>8</sup> The demand model is based on ABS data and thus ABS definitions of dwelling types. This report refers to *semi-detached, row or terrace houses, townhouses, etc* –dwellings that have their own private grounds and no other dwellings above or below them – as medium density dwellings. *Flats, units or apartments* –dwellings in blocks that do not have their own private grounds and usually share a common entrance foyer or stairwell – are referred to as high

excess of demand for medium density dwellings and an excess supply of high density dwellings. Nonetheless, we assume that the maximum yield is achieved for each site on the supply side. As such, some flexibility in the demand for dwelling types is assumed to reconcile these imbalances, with excess demand for medium density dwellings translated to demand for high-density dwellings.<sup>9</sup> Overall, the composition of residential development in each 5-year period – in terms of medium and high density dwellings – was set to correspond with the aggregate composition of supply capacity.

### Development Chronology

As a first step, lots with Development Applications that had been approved some time since the start of 2006 were earmarked for development if the first time period, between 2006 and 2011.

Thereafter, to determine the chronology of development, remaining lots distributed across the LGA were assessed in order of their ranking from the Urban Capacity Model (see Section 4). Lots were successively earmarked for development until LGA-wide demand<sup>10</sup> for their assigned use(s) was satisfied for that 5-year period. For example, if a lot permitted non-residential floorspace in addition to high-density residential development, then that lot would only be developed if there **was demand for both types of capacity. Note that for simplicity's sake, however, the development** of non-residential floorspace was dictated by assessing non-residential demand in aggregate, rather than assessing the markets for retail, office and business floorspace separately.<sup>11</sup>

The net change in dwellings was based on the assumption that one separate house was foregone with the development of each lot. The net change in non-residential floorspace was estimated based on the difference between the projected development of non-residential floorspace and site-specific estimates of current floorspace (from the land audit conducted for the Ku-ring-gai & Hornsby Subregional Employment Study).

### Demographic Projections

An inverted version of the housing demand model was developed to determine the demographic character of the population likely to inhabit new residential developments in Ku-ring-gai LGA.

Firstly, projected dwelling types were converted to projected household types based on the tendencies (and trends) for particular dwelling types to be occupied by particular household types

density dwellings. The ABS definitions will not always align perfectly with the supply characteristics for medium and high density dwellings (respectively) as stipulated in the Draft Town Centres LEP but they are sufficient for highlighting the gradation in demand for dwelling densities.

<sup>9</sup> The translation of demand between dwelling types is not wholly straightforward, as the number of bedrooms required varies depending on the dwelling type. In the model, unmet demand for a medium density dwelling with 'x' bedrooms was translated to demand for high density dwelling of 'y' bedrooms based on the following:

Excess demand for separate houses was translated to demand for medium density dwellings in the same fashion. <sup>10</sup> Restricted by the assumption that the composition of development (in terms of medium and high density dwellings)

will be proportionate to the composition of total supply capacity.

<sup>11</sup> In any case, although the demand projections were separated into retail, business and office categories, the delineation is likely to be relatively fluid as the nature of business operations in terms of floorspace requirements is not distinctly delineated by the ANZSIC categories upon which the employment projections are based.



i) The propensity for a medium density dwelling of *x* bedrooms to be occupied by a certain number of people;
 ii) The propensity for households with that number of people to demand high density dwellings with *y* bedrooms.

(as discussed in the baseline analysis and illustrated in Figure 8). The population was then determined based on a reconciliation of average household sizes (by household type) and average dwelling occupancy rates (by dwelling type), adjusted over time to reflect trend changes in these averages. Implicit in these assumptions are projected average occupancy rates by dwelling type by bedroom count, as illustrated Figure 29, Figure 30 and Figure 31.<sup>12</sup>

The age structure of the projected population was determined as follows. The population age structure for each household type in 2006 (as discussed and illustrated previously in Figure 6) was used as a starting point. From here, the population in each age group (in each household type) was grown forward by the age-specific growth rates implied by the TPDC LGA-wide population projections (as incorporated in the housing demand estimates detailed in the Appendix). This yields a projected time series for the changing age structure of populations in different household types.

Applying these projections to the population estimates by household type yields demographic forecasts for each precinct, for each 5-year period out to 2031. These results are presented in the following section.

<sup>&</sup>lt;sup>12</sup> Where historical occupancy rates were based on particularly small sample sizes (as was the case for **'bedsit' houses, and 5**-bedroom medium and high density dwellings) some adjustments have been made to the raw occupancy rate projections.



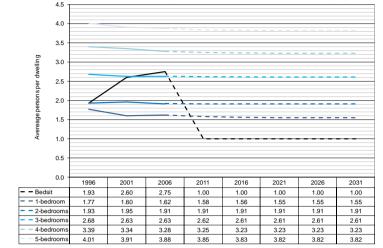
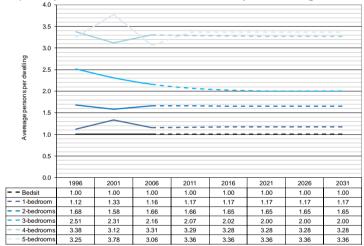


Figure 29. Occupancy Rates for Separate Houses, Ku-ring-gai LGA

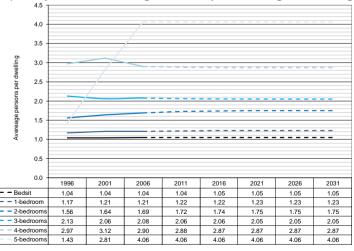
Source: ABS; SGS

Figure 30. Occupancy Rates for Medium-density Dwellings, Ku-ring-gai LGA



Source: ABS; SGS

Figure 31. Occupancy Rates for High-density Dwellings, Ku-ring-gai LGA



Source: ABS; SGS

# 5.2 Dwellings, Demographics & Non-residential Floorspace

# Full Development Scenario

Our analysis suggests that given development constraints and other market influences, development in the Ku-ring-gai study area could provide an additional 10,250 dwellings (which would contribute to a population increase of around 18,000) and capacity for an additional 81,000 sqm of non-residential floorspace (Table 3).<sup>13</sup>

	Existing				Full Development Scenario				Net Additional			
		20	07		Under M	laster Plai	n and LEP	194/200	Capcity less existing development			
	Business Retail			Retail			Business	Retail			Business	Retail
			GFA	GFA			GFA	GFA			GFA	GFA
	Dwellings	Popn	(sqm)*	(sqm)	Dwellings	Popn	(sqm)*	(sqm)	Dwellings	Popn	(sqm)*	(sqm)
Gordon	1,840	4,652	66,543	32,524	4,497	9,225	69,101	52,933	2,657	4,573	2,558	20,409
Lindfield	1,608	4,051	23,302	14,328	3,696	7,506	27,153	28,178	2,088	3,455	3,851	13,850
Pymble	717	1,889	88,543	19,230	1,447	3,084	88,951	29,216	730	1,196	408	9,986
Roseville	1,352	3,171	10,377	7,151	2,017	4,271	10,932	10,742	665	1,100	555	3,590
St Ives	305	728	16,572	30,550	2,205	4,230	20,072	46,604	1,900	3,503	3,499	16,054
Turramurra	1,346	3,146	15,695	13,017	3,069	6,160	19,048	16,036	1,723	3,014	3,353	3,019
Wahroonga	901	2,420	5,599	5,912	1,395	3,364	5,599	5,912	494	944	0	0
Total	8,069	20,057	226,632	122,712	18,326	37,841	240,856	189,621	10,257	17,784	14,224	66,909
* Total non-resi	dential floor	space less	retail floors	pace.								

### Table 3. Full Development Scenario Estimates

Source: SGS estimates

# Projected Development Chronology<sup>14</sup>

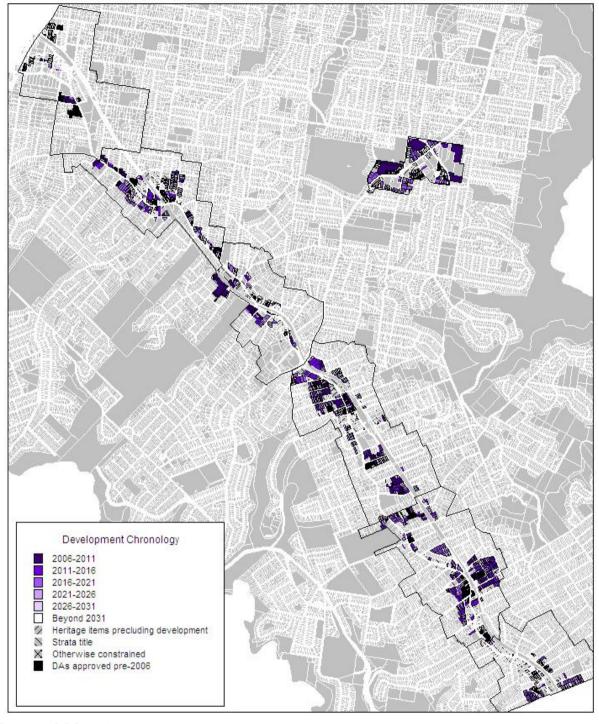
The figures following illustrate the projected chronology of development out to 2031 on a lot-by-lot basis (assuming no development in the residual lands that lie outside the designated centres along the rail line corridor and at St Ives). Figure 32 presents broad overview of projected development across the LGA, with subsequent figures clarifying the detailed chronology for each of the different town centre precincts.



<sup>&</sup>lt;sup>13</sup> Estimates of existing non-residential floorspace and non-residential floorspace capacity have been disaggregated into retail and business categories. All floorspace currently used for retail trade, wholesale trade or accommodation, cafe & restaurant-based activities was assigned to the 'Retail' category in the estimates of existing GFA, while the remaining existing non-residential floorspace was assigned to the 'Business' category. For the capacity estimates, the share of potential floorspace assigned to the 'Retail' category was estimated using the minimum stipulated floorspace required for either 'Retail', 'Retail/Office' or 'Retail/Business' purposes. The remainder of the additional non-residential floorspace capacity was assigned to the 'Business' category.

<sup>&</sup>lt;sup>14</sup> Disclaimer

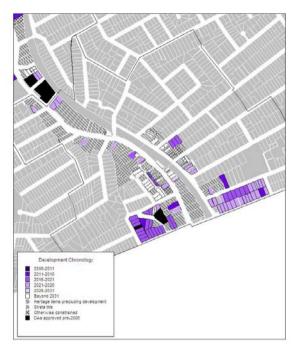
The projections are based on a modelling process which involves a generic treatment of lots. The maps are designed to indicate a pattern of development and should not be taken as indicative of actual development outcomes for each site. Moreover, some minor errors could be present. The passage of time or other events may require the subsequent analysis and a re-evaluation of the findings



### Figure 32. Development chronology, Ku-ring-gai LGA

Source: SGS estimates

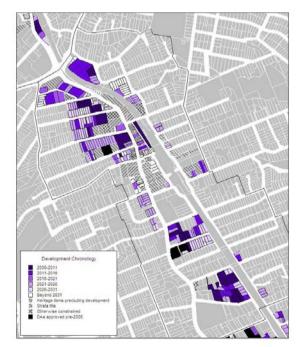


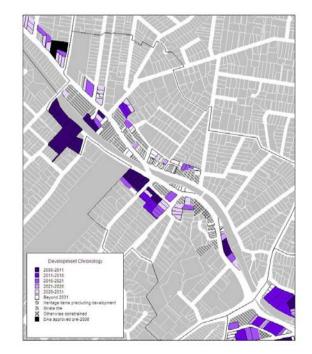


# Figure 33. Development chronology: Roseville and Lindfield

Source: SGS estimates

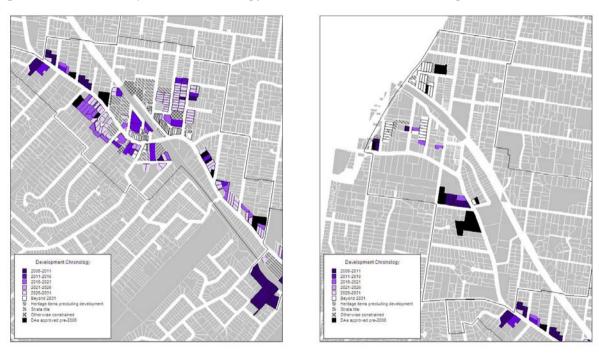
Figure 34. Development chronology: Gordon and Pymble





Source: SGS estimates

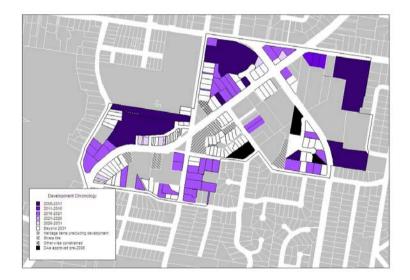




# Figure 35. Development chronology: Turramurra and Wahroonga

Source: SGS estimates

Figure 36. Development chronology: St Ives



Source: SGS estimates



### Ku-ring-gai Study Area – Aggregate Projections

Projections for development across the Ku-ring-gai study area are summarised in Figure 37 (abstracting away from any development that might occur in the residual lands that lie outside the study area). The development projections are compared to our estimates of total likely development take up (given development constraints and other market influences), to derive estimates of residual capacity for development beyond 2031.

				Reside	ential			Non-re	sidential
		Development Capacity* Residential Floorspace							Development Capacity*
		Existing Dwellings	Residentia Medium Density	l Floorspace High Density	Estimated Additional Dwellings (Gross)	Number of Developable Lots	Estimated Additional Dwellings (Net)	Existing Non- residential Floorspace	Additional Non- Residential Floorspace (Net)
	Gordon	1,840	72,211	311,370	2,973	316	2,657	99,067	22,967
	Lindfield	1,608	108,242	206,240	2,396	308	2,088	37,631	17,701
>	Pymble	717	26,138	85,439	860	130	730	107,773	10,394
Capacity	Roseville	1,352	32,747	74,499	821	156	665	17,528	4,145
ape	St Ives	305	47,213	218,146	2,059	159	1,900	47,122	19,553
0	Turramurra	1,346	81,097	173,327	1,944	221	1,723	28,712	6,372
	Wahroonga	901	0	68,506	542	48	494	11,511	0
	Precinct Totals	8,069	367,650	1,137,528	11,595	1,338	10,257	349,344	81,133
	Gordon		47,059	275,680	2,701	191	2,510		15,716
	Lindfield		78,969	196,923	2,251	202	2,049		13,180
ent	Pymble		10,301	76,774	731	61	670		6,686
E d	Roseville		8,397	69,892	661	81	580		456
elo	St lves		30,134	141,359	1,425	56	1,369		16,678
Development	Turramurra		44,149	171,985	1,792	138	1,654		4,991
_	Wahroonga		0	23,997	205	9	196		0
	Precinct Totals		219,009	956,609	9,766	738	9,028		57,707
	Gordon		25,152	35,691	272	125	147		7,251
itγ	Lindfield		29,273	9,317	146	106	40		4,522
baci	Pymble		15,838	8,665	129	69	60		3,708
Ğ	Roseville		24,351	4,607	160	75	85		3,689
ual	St Ives		17,079	76,787	634	103	531		2,876
Residual Capacity	Turramurra		36,948	1,342	152	83	69		1,381
Re	Wahroonga		0	44,509	337	39	298		0
	Precinct Totals		148,641	180,919	1,830	600	1,230		23,426

100 C	~ -			0000 0001
Figure	37.	Developmen	t Summary:	2006-2031

\* Excluding lots under strata title, lots with heritage items precluding development, lots with with DAs approved prior to 2006 and other lots excluded by Council

Source: SGS estimates

The projections show a gross increase of 9,800 dwellings between 2006 and 2031 in the study area in aggregate, which translates to a net increase of around 9,000 dwellings. The most significant net increase is expected in Gordon (+2,500 dwellings), followed by Lindfield, Turramurra and St Ives, with more moderate growth expected in Pymble, Roseville and Wahroonga. Across the LGA, new development is expected to supply an additional 58,000 sqm of non-residential floorspace. Most development is expected to occur in St Ives (+17,000 sqm) and Gordon (+16,000 sqm), followed by Lindfield, with more moderate supply projected for Pymble and Turramurra, then Roseville.



For the study area in aggregate, the timing of the net increase in dwellings (by dwelling type) and the associated growth in population<sup>15</sup> is summarised in Table 4.

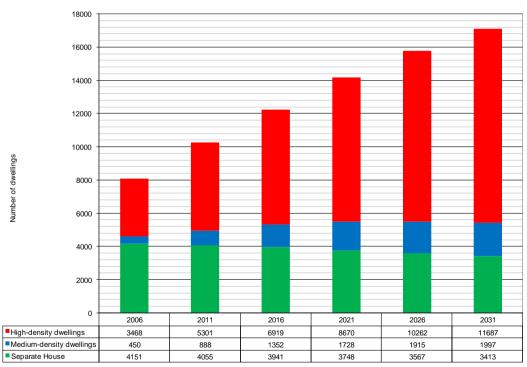
	Separate houses		Medium density		High d	lensity	TOTAL	
	Dwellings	Population	Dwellings	Population	Dwellings	Population	Dwellings	Population
2006-2011	-96	-300	438	966	1,833	3,248	2,175	3,914
2011-2016	-114	-356	464	1,013	1,618	2,899	1,968	3,556
2016-2021	-193	-601	376	805	1,751	3,237	1,934	3,442
2021-2026	-181	-563	187	404	1,592	3,060	1,598	2,901
2026-2031	-154	-479	81	176	1,425	2,797	1,352	2,494
TOTAL	-738	-2,299	1,547	3,364	8,219	15,242	9,028	16,307

Table 4.Net Increase in Dwellings and Associated Population Growth, Ku-ring-gaiStudy Area, 2006-2031

Source: SGS estimates

Dwelling stock projections for the study area in aggregate are illustrated in Figure 38. Across the different precincts, a strong increase in apartments and medium-density dwellings is anticipated; the number of separate dwellings is expected to decline (as they are demolished to make room for higher density development).



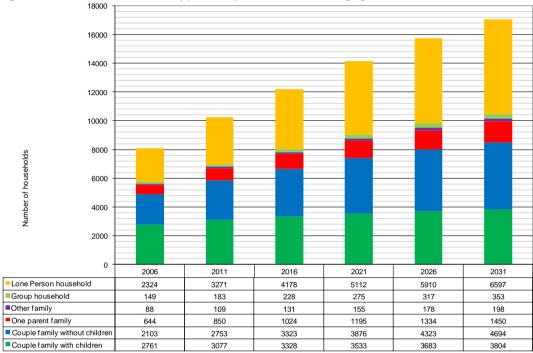


#### Source: SGS estimates

<sup>15</sup> Note that this does not capture all of the forecast change in population – it excludes any change in the type and size of households expected to inhabit the established housing stock.



The composition of household types in the study area is also expected to evolve over the next 25 years (see Figure 39), in line with the changing nature of the dwelling stock. Lone person households and couple families without children are expected to increase markedly, reflecting a greater supply of high density dwellings. The number of group households is also projected to increase, although they should continue to comprise just a small share of total households. Only moderate growth in the number of couple families with children is anticipated.





### Source: SGS estimates

In aggregate, the population residing in the Ku-ring-gai study area is expected to increase to around 38,000 by 2031, from 20,000 in 2006 (see Figure 40). Reflecting both the changing nature of the dwellings stock and population aging more generally, the share of the population in the elderly age-groups is expected to increase most significantly, with a commensurate decline in the share of the population who are under 15 years of age and in the prime working-age groups (Figure 41).



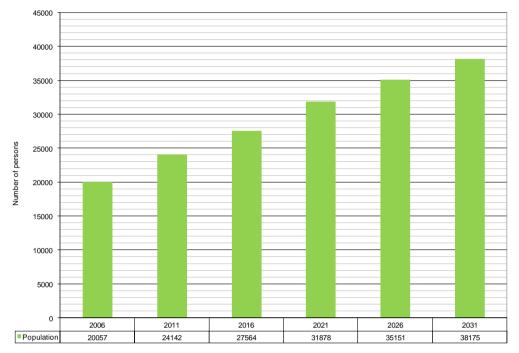


Figure 40. Population Projections, Ku-ring-gai Centres

Source: SGS estimates

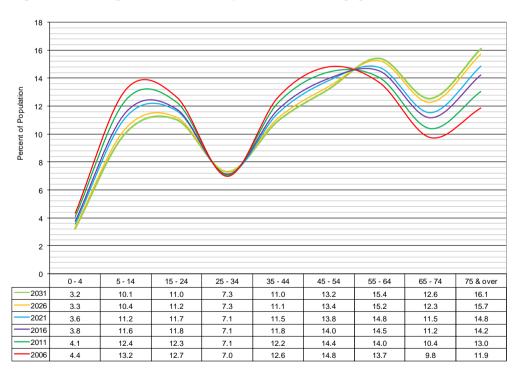


Figure 41. Age Structure Projections, Ku-ring-gai Centres

Source: SGS estimates



Non-residential floorspace is projected to increase by around 58,000 sqm in total over the 25-year period to 2031. Development is expected to be strongest in the near term, but to ease further out in the forecast horizon. In the near term, substantial development is projected for St Ives and later Lindfield, with development in Gordon expected to remain relatively solid over the whole horizon.

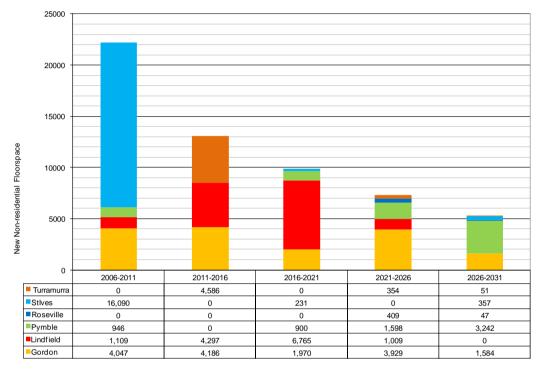


Figure 42. Additional Non-residential Floorspace, Ku-ring-gai Centres

Refer to the sections following for charts illustrating projected dwellings and population demographics for each of the key precincts individually:

- Roseville Section 5.2.4;
- Lindfield Section 5.2.5;
- Gordon Section 5.2.6;
- Pymble Section 5.2.7;
- Turramurra Section 5.2.8;
- Wahroonga Section 5.2.9; and
- St Ives Section 5.2.10.



Source: SGS estimates

# Roseville

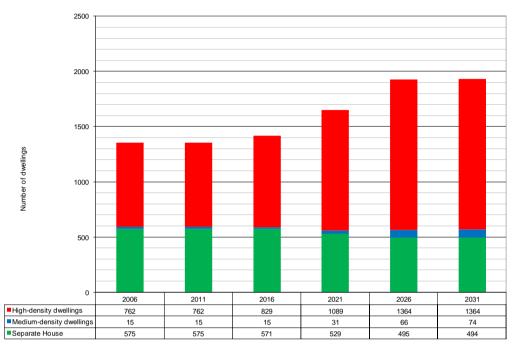


Figure 43. Dwelling Type Projections, Roseville

Source: SGS estimates

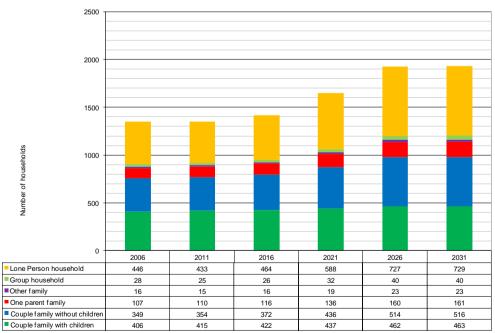


Figure 44. Household Type Projections, Roseville

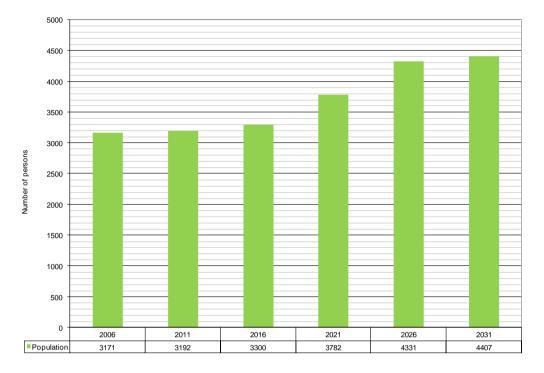


Figure 45. Population Projections, Roseville

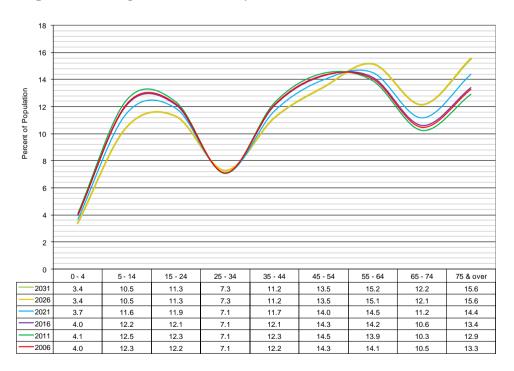


Figure 46. Age Structure Projections, Roseville



The net increase in dwellings (by dwelling type) and the associated change in population<sup>16</sup> in Roseville is summarised in Table 5 below.

 Table 5.
 Net Increase in Dwellings and Associated Population Growth, Roseville, 2006-2031

	Separate houses		Medium	density	High density		
	Dwellings	Dwellings Population Dwellings Population		Dwellings	Population		
2006-2011	0	0	0	0	0	0	
2011-2016	-4	-12	0	0	67	120	
2016-2021	-42	-131	16	34	260	481	
2021-2026	-34	-106	36	77	275	528	
2026-2031	-1	-3	8	17	0	0	
TOTAL	-81	-252	59	128	602	1,129	

Source: SGS estimates

#### Lindfield

	4000						
	3500 -						
	3000 -						
2500	2500 -						
wellings	2000 -						
Number of dwellings	1500 -						
Z	1000 -						
50	500 -						
	0 -	2006	2011	2016	2021	2026	2031
High-den	nsity dwellings	664	788	1496	1698	2293	2357
	density dwellings	72	215	397	568	630	630
Separate	House	872	856	798	743	679	670

Figure 47. Dwelling Type Projections, Lindfield

<sup>&</sup>lt;sup>16</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.

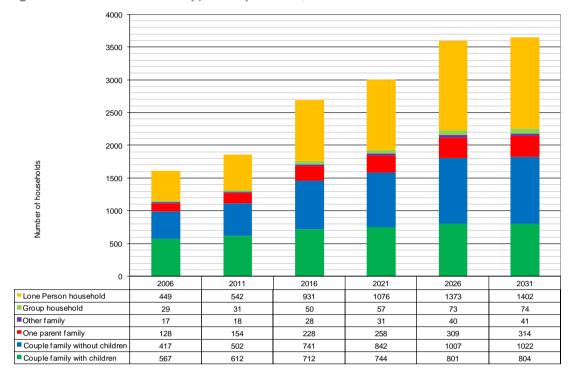


Figure 48. Household Type Projections, Lindfield

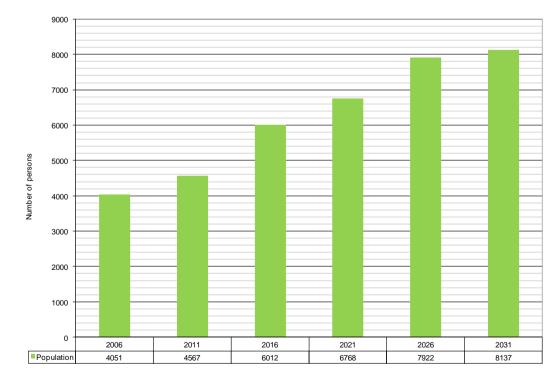
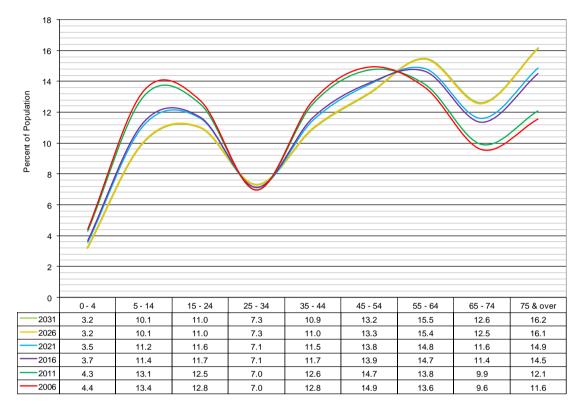


Figure 49. Population Projections, Lindfield





### Figure 50. Age Structure Projections, Lindfield

Source: SGS estimates

The net increase in dwellings (by dwelling type) and the associated change in population<sup>17</sup> in Lindfield is summarised in Table 6 below.

 Table 6.
 Net Increase in Dwellings and Associated Population Growth, Lindfield, 2006-2031

	Separate houses		Medium	density	High density		
	Dwellings	Population	Dwellings Population		Dwellings	Population	
2006-2011	-16	-50	143	315	124	220	
2011-2016	-58	-181	182	397	708	1,268	
2016-2021	-55	-171	171	366	202	373	
2021-2026	-64	-199	62	133	596	1,145	
2026-2031	-9	-28	0	0	64	125	
TOTAL	-202	-629	558	1,211	1,693	3,131	

<sup>&</sup>lt;sup>17</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.



## Gordon

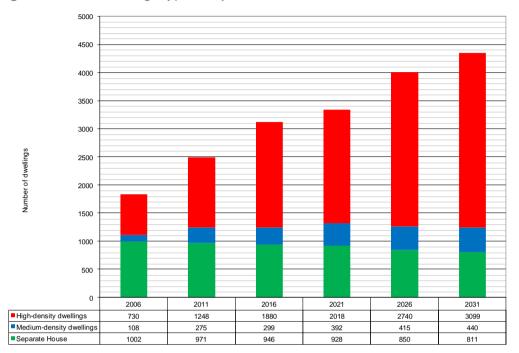


Figure 51. Dwelling Type Projections, Gordon

Source: SGS estimates

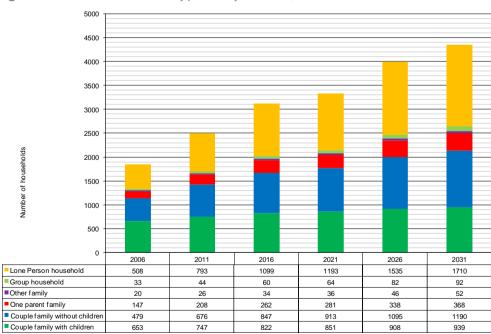


Figure 52. Household Type Projections, Gordon

Source: SGS estimates

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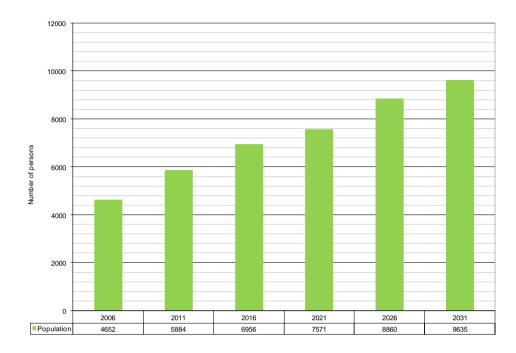
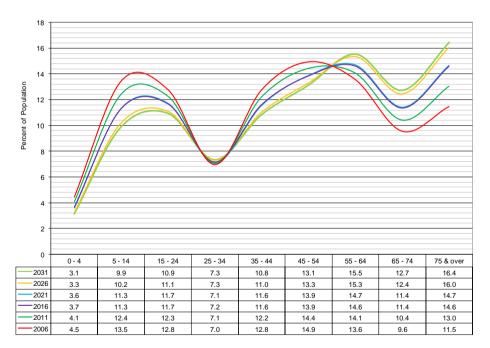


Figure 53. Population Projections, Gordon

Source: SGS estimates





Source: SGS estimates

The net increase in dwellings (by dwelling type) and the associated change in population<sup>18</sup> in Gordon is summarised in Table 7 below.

 Table 7. Net Increase in Dwellings and Associated Population Growth, Gordon, 2006-2031

	Separate houses		Medium dens	sity dwellings	High density dwellings		
	Dwellings	Population	Dwellings	Population	Dwellings	Population	
2006-2011	-31	-97	167	370	518	918	
2011-2016	-25	-78	23	51	632	1,132	
2016-2021	-18	-56	93	200	138	256	
2021-2026	-78	-243	23	50	722	1,387	
2026-2031	-39	-121	25	54	359	704	
TOTAL	-191	-595	332	724	2,369	4,398	

Source: SGS estimates

#### Pymble

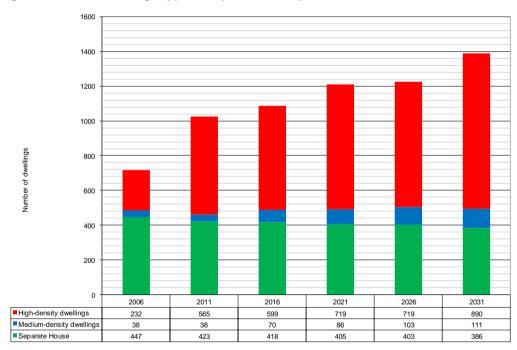


Figure 55. Dwelling Type Projections, Pymble



<sup>&</sup>lt;sup>18</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.

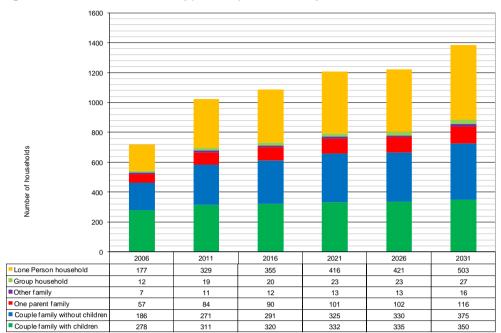


Figure 56. Household Type Projections, Pymble

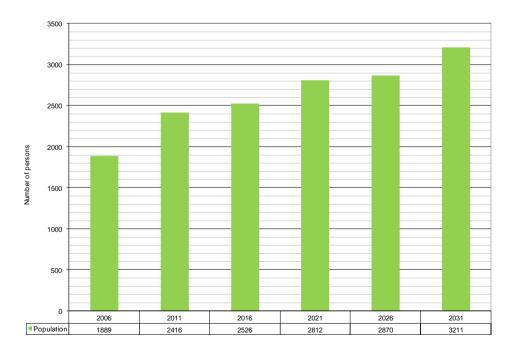


Figure 57. Population Projections, Pymble

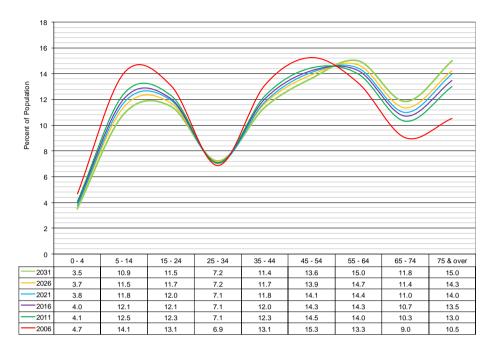


Figure 58. Age Structure Projections, Pymble

The net increase in dwellings (by dwelling type) and the associated change in population<sup>19</sup> in Pymble is summarised in Table 6 below.

**Table 8.** Net Increase in Dwellings and Associated Population Growth, Pymble,2006-2031

	Separate houses		Medium	density	High density		
	Dwellings	Population	lation Dwellings Population		Dwellings	Population	
2006-2011	-24	-75	0	0	333	589	
2011-2016	-5	-16	32	70	34	61	
2016-2021	-13	-40	16	34	120	221	
2021-2026	-2	-6	16	35	0	0	
2026-2031	-17	-53	8	17	172	337	
TOTAL	-61	-190	73 158		658	1,209	



<sup>&</sup>lt;sup>19</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.

## Turramurra

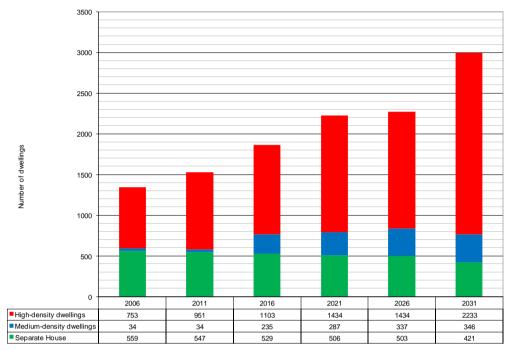


Figure 59. Dwelling Type Projections, Turramurra

Source: SGS estimates

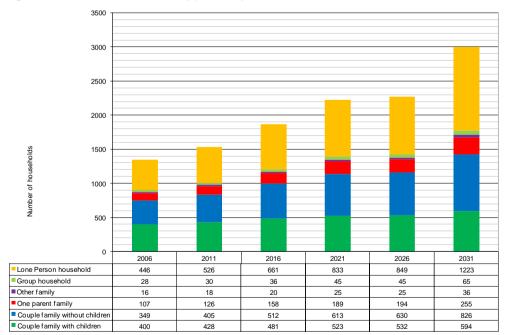


Figure 60. Household Type Projections, Turramurra

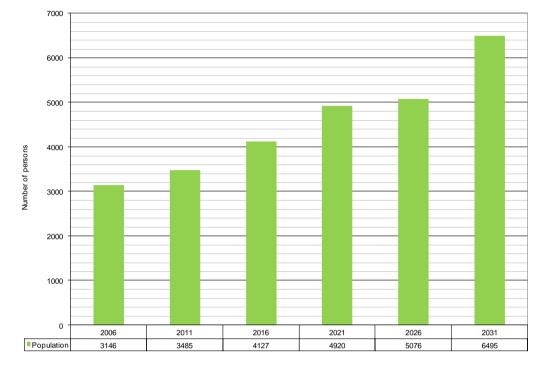
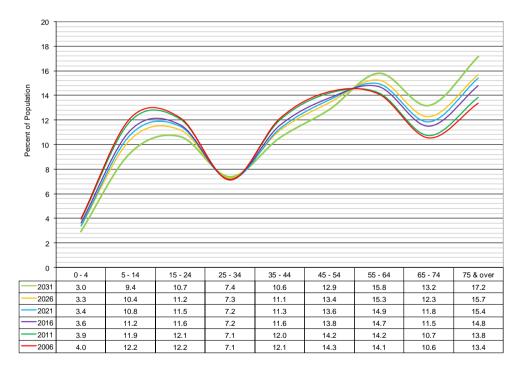


Figure 61. Population Projections, Turramurra







The net increase in dwellings (by dwelling type) and the associated change in population<sup>20</sup> in Turramurra is summarised in Table 6 below.

Table 9.Net Increase in Dwellings and Associated Population Growth, Turramurra,<br/>2006-2031

	Separate houses		Medium	density	High density		
	Dwellings	Population Dwellings Population		Dwellings	Population		
2006-2011	-12	-38	0	0	198	351	
2011-2016	-18	-56	201	438	152	273	
2016-2021	-23	-72	52	111	331	611	
2021-2026	-3	-9	50	109	0	0	
2026-2031	-82	-255	9	19	799	1,568	
TOTAL	-138	-430	312	677	1,480	2,803	

Source: SGS estimates

### Wahroonga

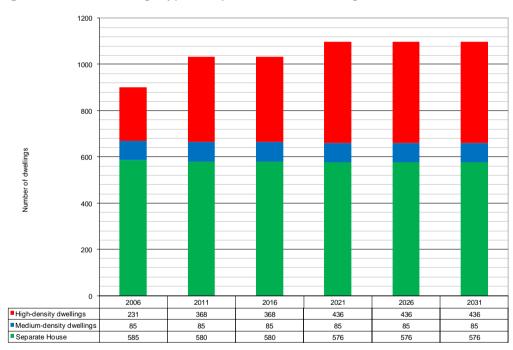


Figure 63. Dwelling Type Projections, Wahroonga

<sup>&</sup>lt;sup>20</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.



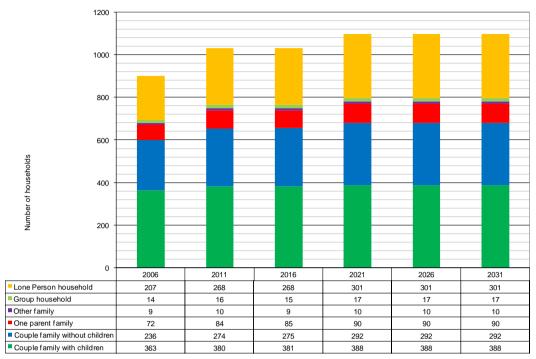


Figure 64. Household Type Projections, Wahroonga

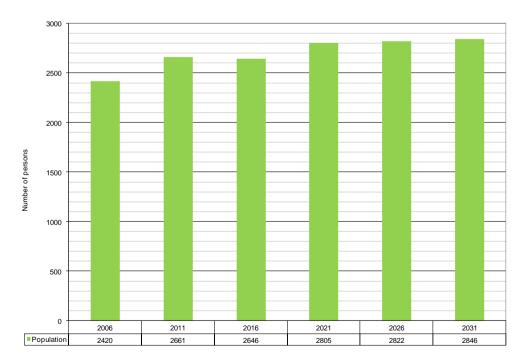


Figure 65. Population Projections, Wahroonga



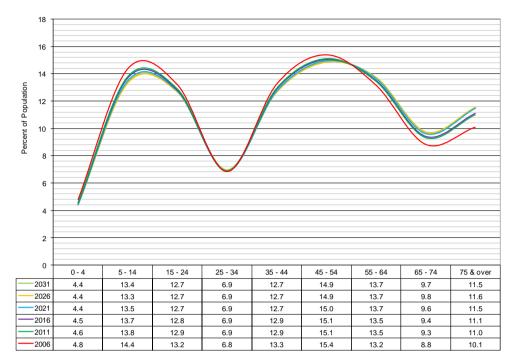


Figure 66. Age Structure Projections, Wahroonga

The net increase in dwellings (by dwelling type) and the associated change in population<sup>21</sup> in Wahroonga is summarised in Table 10 below.

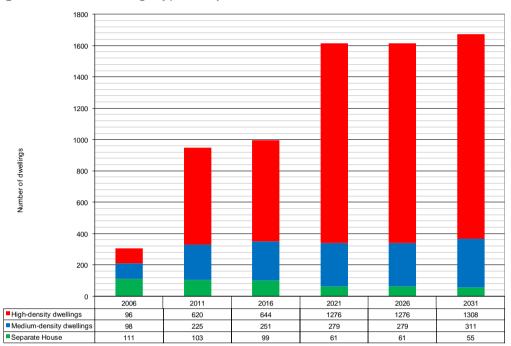
Table 10. Net Increase in	Dwellings ar	nd Associated	Population	Growth,	Wahroonga,
2006-2031					

	Separate houses		Medium	density	High density		
	Dwellings	Population	Dwellings Population		Dwellings	Population	
2006-2011	-5	-16	0	0	137	242	
2011-2016	0	0	0	0	0	0	
2016-2021	-4	-12	0	0	69	127	
2021-2026	0	0	0	0	0	0	
2026-2031	0	0	0	0	0	0	
TOTAL	-9	-28	0 0 205		205	369	



<sup>&</sup>lt;sup>21</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.

# St Ives





Source: SGS estimates

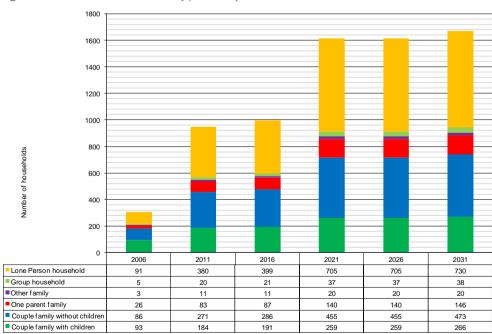


Figure 68. Household Type Projections, St Ives

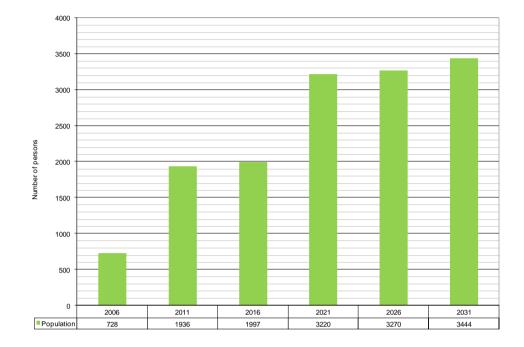
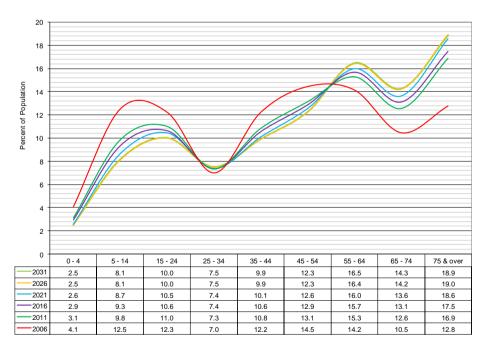


Figure 69. Population Projections, St Ives







Source: SGS estimates

The net increase in dwellings (by dwelling type) and the associated change in population<sup>22</sup> in St Ives is summarised in Table 6 below.

Table 11. Net	Increase	in	Dwellings	and	Associated	Population	Growth,	St	lves,
200	6-2031								

	Separate houses		Medium	density	High density		
	Dwellings	Dwellings Population Dwellings Population		Dwellings	Population		
2006-2011	-8	-25	127	281	524	928	
2011-2016	-4	-12	26	57	24	44	
2016-2021	-38	-118	28	60	632	1,168	
2021-2026	0	0	0	0	0	0	
2026-2031	-6	-19	31 68		32	63	
TOTAL	-56	-174	213	466	1,212	2,203	

<sup>&</sup>lt;sup>22</sup> Note that this does not capture the total forecast change in population as the projections also incorporate some small change in the type and size of households expected to inhabit the established housing stock.

# 6 Appendix: LGA-wide Demand-side Projections

# 6.1 Demand for Dwellings

# Method

The SGS Housing Model was applied at an LGA-wide level to estimate future demand for dwellings in the Ku-ring-gai area. The model follows a four-step procedure.<sup>23</sup>

- In the first step, population forecasts for Ku-ring-gai LGA are obtained from the Transport and Population Data Centre (TPDC).<sup>24</sup> These forecasts are broken down by sex and age group allowing us to examine the impact of age shifts and population and lifestyle changes on the demand for different dwelling types. In level terms, the population projections are updated to reflect the most recent ABS report of estimated resident population (ERP) in 2006.
- 2. The second step transforms the population forecast into detailed household forecasts based on historical patterns (and trends) in household formation. As the type of household/family one lives in is a predictor of the dwelling type one requires, household forecasts are an important intermediary step between population and dwelling forecasts.
- 3. The third step then estimates the demand for various types of dwellings based on growth in the number of households, changes in the composition of household types and the tendency (and trends) for particular household types to prefer particular dwelling types over others.
- 4. Lastly, dwelling demand is broken down into demand for dwellings with a particular number of bedrooms. The demand for bedrooms is based on the dynamics of household growth and number of bedrooms preferred by households for each dwelling type.

# Household-type Projections

The SGS housing demand model projects strong growth in the number of resident households in Ku-ring-gai LGA out to 2031 (Figure 71). Consistent with population aging, the number of lone households and couple families without children are expected to increase most significantly (by



<sup>&</sup>lt;sup>23</sup> Disclaimers

<sup>1</sup> The estimates of housing demand and supply have been prepared for and on behalf of the client for the client's exclusive use. SGS Economics and Planning Pty Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by a third party.

<sup>2</sup> The findings expressed in this report are not, and should not be considered, an opinion concerning commercial feasibility, which may be affected by considerations of which SGS Economics and Planning Pty Ltd has not, and could not have, knowledge.

<sup>3</sup> The purpose of this report is to provide an indicative analysis of the long term housing demand and supply in the region. The analysis is based on figures supplied by the client and in the public domain. The method of analysis is as indicated in the report. The passage of time or other events may require the subsequent analysis and a re-evaluation of the findings.

<sup>&</sup>lt;sup>24</sup> As they are trend based, the 2005 TPDC population projections for Ku-ring-gai LGA are quite low, reflecting the decline in population between 2001 and 2006 (reported in the 2006 census). This paper employs TPDC's 2004 projections which are more consistent with the significant supply capacity made available in Ku-ring-gai LGA under the recent rezoning.

39% and 33% respectively). Despite more moderate growth (of 15%), couple families with children are expected to remain the dominant household type.

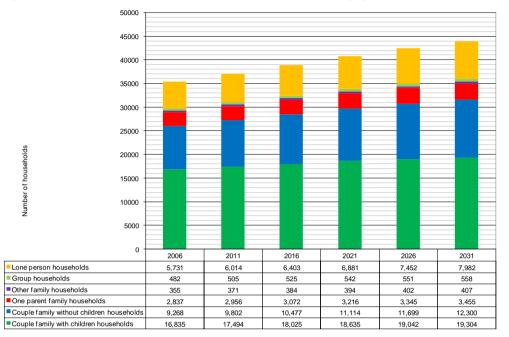


Figure 71. Household Type Projections, Ku-ring-gai LGA

#### **Dwelling-type Projections**

Reflecting the household-type projections, the composition of demand for different types of dwellings is also expected to evolve over the period to 2031 (Figure 72). In particular, demand for apartments is expected to grow by 66%, while demand for medium-density dwellings (townhouses, e.t.c.) is roughly expected to triple.

Separate houses are forecast to remain the dominant housing choice for residents in Ku-ring-gai LGA. In part, this reflects the present tendency for older persons to remain living in separate houses even after their children have left home, though the model does incorporate a move away from this custom (consistent with the Metropolitan strategy direction to provide more housing choice for residents, to make it easier for residents to 'age in place').



Source: SGS Housing Model

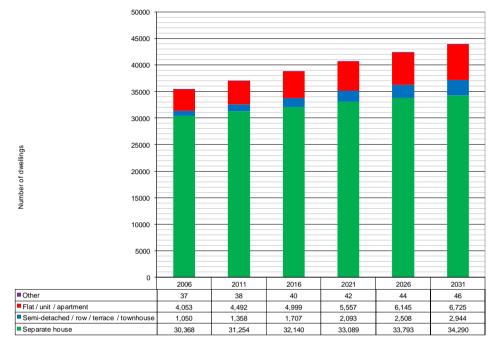


Figure 72. Dwelling Stock by Dwelling Type – Projections, Ku-ring-gai LGA

Source: SGS Housing Model

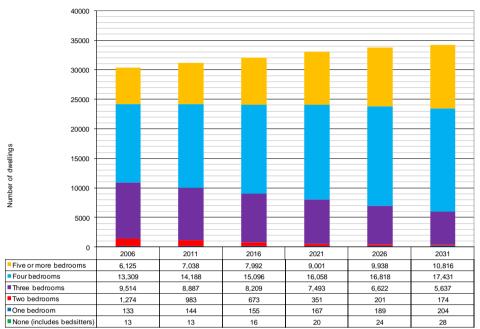
#### **Bedroom-demand Projections**

The composition of demand for dwellings by bedroom count differs for different types of dwellings. The projections for separate houses, medium density dwellings (townhouses, e.t.c.) and high density dwellings (apartments) are presented in Figure 73, Figure 74 and Figure 75 respectively.

Consistent with broader trends in renovation and construction over the past decade, the model projects a sharp fall in demand for moderately-sized houses (with two or three bedrooms), and strong growth in demand for houses with four or five bedrooms. At the same time, demand for medium and high density dwellings with 3 bedrooms is expected to increase particularly strongly. Notwithstanding population aging, the model predicts that apartments with one and two bedrooms will represent a declining share of the stock over time. This reflects a change in the composition of households that tend to occupy high density dwellings. While apartments have (historically) primarily been occupied by lone person households and elderly couples, the share of larger family and group households living in apartments is expected to increase in future.

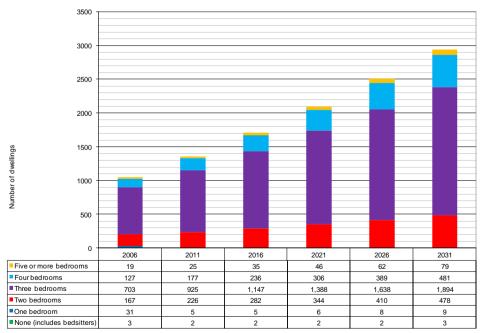






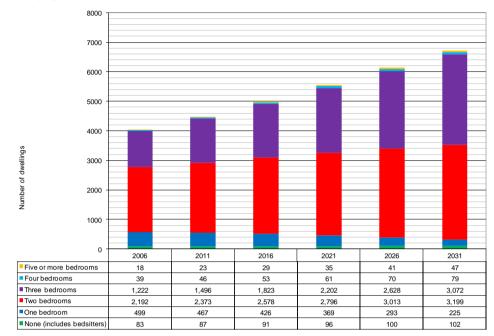
Source: SGS Housing Model

**Figure 74.** Composition of Dwelling Stock by Bedroom Count - Medium Density, Ku-ring-gai LGA



#### Source: SGS Housing Model





**Figure 75.** Composition of Dwelling Stock by Bedroom Count - High Density, Ku-ring-gai LGA

Source: SGS Housing Model

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# 6.2 Demand for Non-residential Floorspace<sup>25</sup>

Future demand for retail and commercial floorspace is estimated at the LGA-wide level based on TPDC employment forecasts (from 2004).<sup>26</sup> Projected employment in selected industries (those relevant to the town centre precincts)<sup>27</sup> is illustrated in Figure 76. In total, moderate growth in employment – in the order of 2,700 jobs – is projected over the 25-year periods out to 2031.

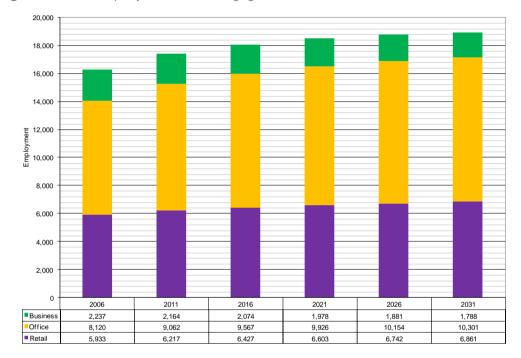


Figure 76. Employment, Ku-ring-gai LGA, 2006-2031

Source: TPDC, SGS

These employment projections are translated to floorspace demand figures using the floorspace estimates derived from the Ku-ring-gai land audit. Current industry-specific floorspace estimates are grown forward based on the anticipated growth in employment in each industry. The forecast floorspace requirements for the town centres are illustrated in Figure 77. Overall, the projections



<sup>&</sup>lt;sup>25</sup> These projections were derived as part of the *Ku-ring-gai* & *Hornsby Sub-Regional Employment Study*, SGS Economics & Planning, 2008.

<sup>&</sup>lt;sup>26</sup> Some adjustments were made to the TPDC projections. First, growth between 2001 and 2006 was adjusted on an industry-basis to reflect actual growth rates realised over the period. Second, the level of employment was adjusted to take account of underestimation evident in the official statistics (due to some jobs having no fixed address or to Census respondents providing incomplete details). (Note that the TPDC data already account for the underestimation due to the divergence between the Census population count and the estimated resident population and for people who do not state their labour force status.)

<sup>&</sup>lt;sup>27</sup> To be consistent with the allowable uses indicated in the Draft Town Centres LEP (see Section 2.2), the 'retail' category comprises the ANZSIC industries of Retail Trade and Accommodation, Cafes & Restaurants, the 'office' category includes Property & Business Services, Finance & Insurance and Government, and the 'business' category includes Personal & Other Services and Culture & Recreation. However, these categories are indicative only, as the precise nature of the premise required by a business is likely to vary within the ANZSIC industry categories.

suggest additional demand of around 57,000 sqm of non-residential floorspace by 2031; strong demand is anticipated in the near-term, with more moderate requirements expected further out.

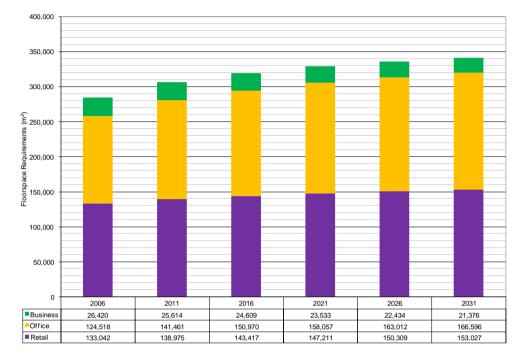


Figure 77. Non-residential Floorspace Demand, Ku-ring-gai LGA, 2006-2031

#### Source: SGS

The TPDC employment forecasts (from 2004) are based on a projected increase in population in Ku-ring-gai LGA of 17,060 persons between 2006 and 2031 (TPDC population projections, 2004). However, the modelling work completed for this study estimates an increase of around 18,000 persons (just in the study area) – around 1,000 persons higher than those incorporated into the original floorspace demand projections. As such, there is likely to be slightly higher demand for retail floorspace than suggested by this direct translation of the TPDC forecasts. Estimates of per capita retail expenditure (based on the household expenditure survey) combined with standard retail turnover density assumptions imply that the additional demand for retail floorspace would be in the order of 1,750 sqm.<sup>28</sup> This additional demand has been incorporated into the model used in this study.

<sup>&</sup>lt;sup>28</sup> The method used to estimate this additional demand for retail floorspace is outlined in more detail in the *Ku-ring-gai* & *Hornsby Sub-Regional Employment Study*, SGS Economics & Planning, 2008.



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# BUDGET REVIEW 2007 TO 2008 -3RD QUARTER REVIEW AS AT END OF MARCH 2008

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To present to Council the quarterly financial review for the 3rd quarter ended 31 March 2008.
BACKGROUND:	This review analyses the financial performance of the Council for the period ended 31 March 2008.
COMMENTS:	This report compares the actual versus budget resulting in a variance of (\$447,648).
RECOMMENDATION:	That Council approves the budget transfers as outlined in this report.

# **PURPOSE OF REPORT**

To present to Council the quarterly financial review for the 3rd quarter ended 31 March 2008.

# BACKGROUND

In accordance with Part 9, Division 3, Clause 203 of the Local Government (General) Regulation 2005 ("The Regulation"), a budget review statement and revision of the estimates of income and expenditure must be submitted to Council within two months of the close of each quarter.

The Regulation requires that the quarterly financial review must include the following:

- The original estimates of income and expenditure.
- A revised estimate for income and expenditure for the year.
- A report as to whether or not such statements indicate that the financial position of the Council is satisfactory and if the position is unsatisfactory, make recommendations for remedial action.

This report includes an updated status on each operational and capital project for 2007/08. **Attachment A** to this report provides a summary of Council's operational and capital projects.

At the Council meeting held on 19 June 2007, Council adopted the 2007-2011 Management Plan, which incorporated the annual budget for Council for 2007/2008. The resolution adopting this Management Plan was under Minute 211.

# COMMENTS

# **General Budgetary Position**

This review analyses the financial performance of the Council for the 3rd quarter of 2007/2008 comparing actual expenditure and revenue for the quarter against budget. Council's budgetary position for the quarter ended 31 March 2008 is within expectations. The organisation's year to date net expenditure shows a surplus of \$15,951,528 compared to a budget surplus of \$12,799,102, a positive variance of \$3,152,426.

It should be noted, however, that Domestic Waste is \$321,361 over budget (unfavourable), Sec 94 Contributions are \$4,299,426 (favourable) over budget and Interest earnings on Sec 94 Contributions are under budget by \$377,991 (unfavourable). As these amounts are externally restricted, it is appropriate that they are removed from the general budgetary surplus. This results in a budget deficit of (\$447,648).

The financial position of the Council is satisfactory, having regard to the revised budget estimate of income and expenditure.

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This total variance is broken down as follows:

Council	Actual YTD \$	Budget YTD \$	Variance YTD \$	Revised Budget \$
Expenditure	56,324,369	56,145,978	(178,391)	74,826,300
Income	72,275,897	68,945,080	(3,330,817)	92,028,000
Sub-Total	(15,951,528)	(12,799,102)	3,152,426	(17,201,700)
Less External Restrictions			(3,600,074)	
Net Result			(447,648)	

		Year		
	Actual	Budget	Variance	Rev Budget
DEPARTMENT	\$	\$	\$	\$
Civic	1,180,917	1,105,870	(75,047)	1,480,700
Community	4,225,678	3,973,810	(251,868)	5,319,400
Development & Regulation	2,057,502	2,333,030	275,528	3,194,000
Corporate	(39,570,344)	(37,062,412)	2,507,932	(49,619,300)
Strategy	1,863,668	2,290,300	426,632	3,124,600
Operations	14,217,830	14,872,320	654,490	19,671,000
Waste Management	73,221	(312,020)	(385,241)	(372,100)
Net Expenditure/(Revenue)	(15,951,528)	(12,799,102)	3,152,426	(17,201,700)

A detailed financial report is outlined in Attachment B – "Monthly Financial Reporting 2007/08".

# Restricted Asset Report

**Total Restricted Assets:** As at 1 July 2007, Council's opening balance for restricted assets totalled \$60,599,490. Of this amount \$44,823,435 related to externally restricted assets and \$15,776,055 to internally restricted assets.

Total Restricted Assets	\$
Opening Balance as at 1 July 2007	60,599,500
Add: Transfers In (Annual Budget)	22,459,000
Add: Interest (Annual Budget)	1,784,100
Less : Transfer Out (Annual Budget)	20,618,900
Forecast Balance to June 2008	64,223,700

A Restricted Assets Report Forecast to 30 June 2008 as at 31 March 2008 is shown in **Attachment C**.

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Also a Restricted Assets Report Actuals as at 31 March 2008 is shown in Attachment D.

# Summary of requested budget adjustments

	Additional	Additional
Department	Expense	Revenue
	\$	\$
COMMUNITY		
- operational	(39,300)	(138,000)
<ul> <li>projects /capital projects</li> </ul>	77,200	77,200
Sub Total	37,900	(60,800)
STRATEGY		
- operational	(13,800)	115,000
- projects /capital projects	203,700	203,700
Sub Total	189,900	318,700
	,	,
OPERATIONS		
- operational	437,400	437,400
- projects /capital projects	(5,349,200)	(5,334,200)
Sub Total	(4,911,800)	(4,896,800)
		(),
CIVIC		
- operational	15,000	0
- projects /capital projects	0	0
Sub Total	15,000	0
	,	
CORPORATE		
- operational	3,955,500	3,905,500
- projects /capital projects	40,000	40,000
Sub Total	3,995,500	3,945,500
	-,,	-,,
<b>DEVELOPMENT &amp; REGULATION</b>		
- operational	(248,000)	(198,000)
- projects /capital projects	, , - <i>y</i>	
Sub Total	(248,000)	(198,000)
WASTE MANAGEMENT		
- operational	0	0
- projects /capital projects		
Sub Total	0	0
Total Council Budget Adjustments	(921,500)	(891,400)
rotar oounon Budget Aujustments	(321,300)	(031,400)
	(30,1	00)
	(30,1	/

# **Community**

Community requires an additional \$98,700 for this quarter. The most significant variations in the department were as follows:

- A decrease in employee costs of \$100,000 in the Community Facilities area due to staff vacancies for most part of the year.
- A decrease in Golf Course income totalling \$150,000 due to a combination of less than anticipated members and casuals playing as well as the increased rainfall the grounds have been subjected to in prior months.

#### <u>Strategy</u>

The net budget result for Strategy provided a savings of \$128,800. The most significant variation in the department was an increase to rental income of \$115,000 due to higher than anticipated rental income received for the Suncap building (\$50,000) and the Caltex service station (\$65,000) at St Ives.

There were some adjustments made to the Capital Works projects. The most significant being the Riparian Improvement Stormwater treatment (\$75,000), Threatened Species demonstration site (\$27,300) and the Clive Evatt Reserve project (\$22,700) where Council received matched funding from the NSW Environmental Trust and from the Department of Environment & Climate Change NSW.

There were also other minor budget transfers between projects within the Environmental Levy program.

#### **Operations**

The net budget result for Operations is nil. However, there were many budget adjustments within the department, the most significant were as follows:

- An increase of contractors of \$380,000 within the restorations budget due to higher than anticipated work loads of utility companies. This was mostly offset by the net increase in income in restorations for road surfaces, driveways and footpaths totalling \$340,000.
- An increase in the Street Lighting charge of \$70,000 due to the increased charges based on IPART.
- An increase in the Rural Fire Services budget of \$58,000 due to an increased contribution for the new fire control centre approved by the State Government.

#### <u>Civic</u>

Civic requires \$15,000 additional funds for this quarter. This relates to some minor overruns within operating and material expenditure within the department.

Within the Planning Panel cost centre, a variance exists of approximately \$73,000. This relates to costs incurred on the Planning Panel legal challenge and is awaiting determination from the judge regarding the costs.

### <u>Corporate</u>

Corporate requires \$50,000 additional funds for this quarter. The most significant variations in the department were as follows:

- Due to the recent outlay of funds to purchase community land, the budget factoring in the deferred sale of the Depot and lower than anticipated returns on investments based on the global investment sentiment, \$548,800 of S94 interest income and \$109,600 of internal reserve (depreciation reserves) interest income were reduced. These budget adjustments will not have an impact on Council's working capital because they are offset by a reduction in transfer to S94 and internal reserves.
- Decrease in unrestricted investments interest income of \$122,000 due to lower than anticipated returns on investments. This however, is offset by an increase in income of \$152,000 due to a refund of bank fees overpaid in previous years.
- An increase in S94 Plan income of \$ 4,548,900 due to higher than anticipated S94 Plan income received year to date. This budget adjustment will not impact on Council's working capital as the income is externally restricted.
- The additional \$50,000 required by Corporate relates to a position transferred to the Records Area from Development & Regulation during the restructure without the budget being transferred. This transfer is now taking place in this quarter.

#### **Development and Regulation**

The net budget result for Development & Regulation is a savings of \$50,000 for this review. Expenditure reductions totalled \$248,000, the most significant being the reduction in salaries of (\$166,000) and legal costs (\$97,000). This however was totally offset by decreases in DA Fees of (\$200,000) due to the downturn in the economy for large scale development, in parking fines income (\$20,000) and regulatory inspections income (\$30,000) due to staff shortages.

Details of variations for each department are outlined in Attachment E – "Summary Review".

Department	Amount \$
Community	98,700
Strategy	-128,800
Operations	-15,000
Civic	15,000
Corporate	50,000
Development and Regulation	-50,000
Net Expenditure	-30,100

Net totals for each department are as follows:

Council	2007/08 ORIGINAL	CARRIED FORWARDS	SEPTEMBER REVIEW	DECEMBER REVIEW	MARCH REVIEW	COUNCIL RESOLUTION	2007/08 REVISED BUDGET
Operating Revenues							
Rates	39,550,400						39,550,400
Infrastructure Levy	1,993,000						1,993,000
Environmental Levy	2,037,000						2,037,000
Pension Rebates	(1,045,000)						(1,045,000)
Waste Charges	9,855,400						9,855,400
User Fees & Charges	16,368,100			(34,800)	351,400		16,684,700
Other Revenue	185,000		1,700	(16,000)			170,700
Interest	3,918,500			(730,000)	(780,400)		2,408,100
Grants	4,614,100		5,000		(7,000)		4,612,100
Total Income	77,476,500	0	6,700	(780,800)	(436,000)	0	76,266,400
Operating Expenses							
Employee Costs	30,455,800			(470,800)	(1,162,300)		28,822,700
Materials & Contracts	17,462,600			146,000	664,700		18,273,300
Statutory Levies	2,347,000		(17,300)				2,329,700
Interest Expense	629,000			20,000			649,000
Other Operating Expense	10,699,400		(16,000)	(29,000)	711,900		11,366,300
Total Operating Expenses	61,593,800	0	(33,300)	(333,800)	214,300	0	61,441,000
Operating Result (ex Capital Items)	15,882,700	0	40,000	(447,000)	(650,300)	0	14,825,400
Capital Grants & Contributions							
Capital Grants	577,000				239,000	707,300	1,523,300
Asset Sales	0						0
Contributions To Works	0				40,000	55,000	95,000
s94 Contributions	9,451,100				4,548,900		14,000,000

An overall summary of 2007/2008 budget adjustments are shown in the table below:

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Council	2007/08 ORIGINAL	CARRIED FORWARDS	SEPTEMBER REVIEW	DECEMBER REVIEW	MARCH REVIEW	COUNCIL RESOLUTION	2007/08 REVISED BUDGET
Operating result before Depreciation	25,910,800	0	40,000	(447,000)	4,177,600	762,300	30,443,700
Depreciation	7,056,200						7,056,200
Total Operating Result	18,854,600	0	40,000	(447,000)	4,177,600	762,300	23,387,500
PROJECTED FUNDING Operating	10.057 / 00	0	(0.000	(((7,000)	/ 177 / 00	7/2 200	22 207 500
Result	18,854,600	U	40,000	(447,000)	4,177,600	762,300	23,387,500
Plus: (Non- cash) Depreciation	7,056,200	0	0	0		0	7,056,200
Cash Available to Fund Projects	25,910,800	0	40,000	(447,000)	4,177,600	762,300	30,443,700
Capital Purchases - Operating Capital	(668,900)				(9,000)		(677,900)
Capital Purchases - Projects	0					(1,150,000)	(1,150,000)
Operating Projects	(2,736,000)	(787,000)	(42,200)	(338,800)	(114,900)	(457,500)	(4,476,400)
Capital Projects Capital	(14,374,000)	(1,427,100)			5,122,900	65,000	(10,613,200)
Expenditure - s 94	(4,237,000)	(9,700)				(4,338,200)	(8,584,900)
Total Projects	(22,015,900)	(2,223,800)	(42,200)	(338,800)	4,999,000	(5,880,700)	(25,502,400)
Cash Flow to Fund	3,894,900	(2,223,800)	(2,200)	(785,800)	9,176,600	(5,118,400)	4,941,300
<b>Financed By:</b> Plus: Net Borrowings	1,000,000						1,000,000
Less: Repayments	(1,858,000)						(1,858,000)
Net Loan Funds	(858,000)	0	0	0		0	(858,000)
Less: Funds To Restricted Assets From General Revenue Depreciation Reserve Plus: Funds From Restricted	(19,770,000) (1,185,000)		31,700	570,800	(3,890,500)	0	(23,058,000) (1,185,000)
Assets							0

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Council	2007/08 ORIGINAL	CARRIED FORWARDS	SEPTEMBER REVIEW	DECEMBER REVIEW	MARCH REVIEW	COUNCIL RESOLUTION	2007/08 REVISED BUDGET
Unexpended Grants		222,100			7,500		229,600
Unexpended Enviro Levy		425,200					425,200
Internal Reserves	9,656,000	1,566,800	2,200	40,000	(5,109,857)	888,200	7,043,343
DWM Reserve	187,000			150,000			337,000
Infrastructure Levy	1,993,000						1,993,000
Environmental Levy	1,897,000						1,897,000
Section 94 Plans	4,319,000	9,700		25,000	1,900	4,338,200	8,693,800
Net Funding From Reserves	(2,903,000)	2,223,800	33,900	785,800	(8,990,957)	5,226,400	(3,624,057)
Increase in available Working Capital (before transfer to Liability Account)	133,900	0	31,700	0	185,643	108,000	459,243
Transfer to Public Reserve Management Fund (PRMF) Liability Account	0	0	0	0	155,543	0	155,543
Increase in available Working Capital	133,900	0	31,700	0	30,100	108,000	303,700

## Working Capital

The following table provides a summary of working capital adjustments during 2007/2008.

Projected Working Capital Position to 30 June 2008					
Working Funds 1 July 2007	\$1,108,000				
Add					
Operating budgeted Surplus 2007/2008	\$133,900				
September Review	\$31,700				
December Review	Nil				
March Review	\$30,100				
Council Resolutions	\$108,000				
Projected Unrestricted Working Capital 30 June 2008	\$1,411,700				
Council's unrestricted working capital reflect the short-term ability of the Council to fund unplanned expenditure.					

# Capital Works Project

DEPARTMENT	March YTD Actual	Full Year Budget	Funds to be Spent
Community	\$65,251	\$219,500	\$154,249
Corporate	\$128,916	\$390,200	\$261,284
Strategy	\$10,445,740	\$12,713,600	\$2,267,860
Operations	\$6,308,159	\$16,509,200	\$10,201,041
	\$16,948,066	\$29,832,500	\$12,884,434

Gross expenditure for capital works and projects for the period ended 31 March 2008 is \$16,948,066 against a full year budget of \$29,832,500 (this includes Depot Relocation, Operational and Passenger Fleet).

A project status report is attached (**Attachment D**) which totals \$29,832,500. The difference between this total and the \$25,502,400 shown in the overall summary of 2007/2008 budget adjustments is \$4,330,100 comprising the capital purchases for library stock and IT equipment (\$668,900) in the original budget and March review adjustments (\$4,999,000).

### **Operations Projects**

The major reason for the lower expenditure to date compared to the end of year figure for the Operations department is due to the delay in the construction of the new depot. A provision of \$6 million was provided in the budget but the majority of these funds are proposed to be transferred to reserves. Below are comments on the status for each program area and the reasons for any variations between the budget provisions and the actual costs.

<u>Roads</u>

The road works program is expected to be completed by late May 2008 and most of the delays have been due to the higher than expected wet weather experienced between October 2007 and February 2008.

Expenditure for Crana Avenue was higher than the budget due to the need to extend to work through the intersection. There was a need to provide additional expenditure on Middle Harbour Road due to a water main failure and replacement of material. Additional expenditure was recorded for Powell Street due to public utility adjustments.

Works in Hope Street was deferred due the proposed Energy Australia works and consequently additional works were carried out in Warwilla Avenue and Warrimoo Avenue.

It has also been necessary to re-allocate pavement testing funds to the various streets to ensure each project carries the cost of pavement testing.

Increased expenditure for the projects above will be funded by under-expenditure in other projects and the total program amount is expected to be spent by the end of June 2008.

• <u>Footpaths</u>

The majority of the new footpaths program is expected to be completed by June 2008 subject to favourable weather conditions. Works have been completed at Cherry Street, Turramurra; Kissing Point Road, Turramurra; Monteith Street, Turramurra; Fiddens Wharf Road, Killara; Grayling Road, West Pymble; Mona Vale Road, St Ives; Memorial Avenue, St Ives; Brentwood Avenue, Turramurra and Babbage Road, Roseville.

Expenditure for Fiddens Wharf Road was higher than originally budgeted due to the extension of the project to Prince Road to provide a continuous path. Also, expenditure for the footpath in Cherry Street was higher than the estimate due to the need to provide a small retaining wall to help protect the boundary wall fence of one of the properties.

Additional funding for these works can be made available from under-expenditure in other footpath projects (Memorial Avenue, Mona Vale Road and Monteith Street).

There have been delays to sport fields, tennis courts and playgrounds due to higher than anticipated wet weather. However, works have commenced and should be completed by May 2008.

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#### Traffic Facilities

Expenditure in the traffic facilities program is lower than expected due to the need to obtain concurrence from residents for a number of projects. However, several of the projects have since been approved and works are expected to be completed by late June 2008.

• <u>Drainage</u>

Works in Alice Street resulted in higher expenditure due to the need for the installation of kerb and gutter drainage units to improve the street drainage.

Playgrounds

Works are now complete at Loyal Henry Park and Bert Oldfield Reserve. No overexpenditure is expected and all projects are expected to be completed by the end of June 2008.

<u>Sportsfields</u>

Works on the upgrade to Lindfield Oval No. 2 is nearing completion and has been delayed due to the extensive amount of wet weather. Minor over-expenditure is expected to be incurred due to delays and also the need to install additional fencing around the water tank to prevent public access.

<u>Sports Courts</u>

Works at Roseville Park tennis courts was deferred to allow for the completion of works at Canoon Road because of the extensive amount of court damage caused by the infiltration of tree roots. Quotes received were higher than expected due this additional amount of work. This program is now complete and work on Roseville Park will be undertaken in 2008/09.

<u>Swimming Pool</u>

Works on Stage 5 of the swimming pool upgrade are progressing well and expected to be completed by the end of August 2008 and costs are expected to be within budget.

#### Item 2

#### **Reserve Movements and Closures**

In this review it is proposed to rationalise some minor inactive cash reserves. Below is a table showing reserves to be closed once utilised.

Name of	Opening	Interest	Transfers	Transfers	Closing	Where funding is
Reserve	Balance	Received	In	Out	Balance	proposed to be spent
						Close. Additional
						Thomas Carlyle
						Children's Centre -
Kindergarten	\$7,000	\$0	\$0	\$7,000	\$0	March QBR
						Close. Additional
Lihana	¢0,000	¢o	¢o	¢0,000	¢٥	Library Books - March
Library	\$9,000	\$0	\$0	\$9,000	\$0	QBR Close, Additional
Natural						Golden Jubilee Fire
Environment	\$32,500	\$0	\$0	\$32,500	\$0	Trail- March QBR
	<i><i><i>q</i> = <i>j</i> = <i>c</i> </i></i>	÷**	<del>,</del> ,	<i> </i>	÷ •	Close. Additional
						Roseville Park
						Playground
				_		Replacement- March
Parks	\$25,000	\$0	\$0	\$25,000	\$0	QBR
						Close. Existing Tree
						Planting project- March
Tree Planting	\$35,000	\$0	\$0	\$35,000	\$0	QBR
						Close. Roseville Park
						Playground Replacement – Council
						Approved
Playground	\$50,642	\$0	\$0	\$50,642	\$0	Supplementary Vote
St lves	Ŧ,- · <b>-</b>	÷**	<i></i>	+,- · <b>-</b>	÷.	
Showground						Transfer to PRMF
PRMF	\$150,000	\$0	\$0	\$150,000	\$0	liability account
Telco						Transfer to PRMF
Communications	\$5,543	\$0	\$0	\$5,543	\$0	liability account
	\$314,685	\$0	\$0	\$314,685	\$0	

The main proposed movement in reserves is within the Facilities Reserve. The original budgeted transfer out of \$6,000,000 is proposed to be reduced by (\$5,400,000) as expenditure will not be incurred this year due to the deferral of the sale of Council's Depot, leaving a balance in the Facilities Reserve of \$5,632,295.

Council is currently showing two liabilities as reserves, St Ives Showground PRMF (\$150,000) and Telco Communication PRMF (\$5,543). Accordingly, it is proposed that they both be transferred to a Public Reserve Management Fund (PRMF) liability account.

#### Ordinary Meeting of Council - 27 May 2008

#### Item 2

Also, as resolved by Council:

- an additional \$350,000 is required for the Energy Performance Contract funded from Facilities Reserve.
- an additional \$75,000 is required for playground replacement at Roseville Park funded by pre 1993 Sec 94 funds of \$25,000 and the Playground Reserve of \$50,000.
- an additional \$49,500 is required for Wahroonga Traffic & Parking Study funded by the Wahroonga Car Parking reserve.
- an additional \$40,000 is required for the Community Workshop "The Shed" funded by pre 1993 Sec 94 Plan.

#### **Report by Responsible Accounting Officer**

The positive budget variation of \$30,100 for the March quarter is projected to increase available working capital to \$1,411,700 by the end of the current financial year.

The projected working capital surplus at 30 June 2008 is, in my opinion, a satisfactory financial position.

# CONSULTATION

Not applicable.

# FINANCIAL CONSIDERATIONS

Should Council adopt the recommendations of this report, Council's working capital balance will increase by \$30,100.

# CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Corporate Department has consulted and obtained justifications from Directors and Managers in developing this budget review.

# SUMMARY

Working capital as at 1 July 2007 was \$1,108,000 and is forecast to increase to \$1,411,700 as at 30 June 2008.

Item 2

# RECOMMENDATION

- A. That Council adopted the budget adjustments contained in this report.
- B. That the Restricted Assets Report Forecast to 30 June 2008 as at 31 March 2008, as shown in Attachment C be approved.
- C. That the Reserve movements and closures contained in this report be approved.

Michael Lopez Management Accountant Tino Caltabiano Manager Finance John Clark Director Corporate

Attachments:	Attachment A:	March Project Status Report - 935959
	Attachment B:	Monthly Financial Reporting 2007/08 - 935963
	Attachment C:	Restricted Assets Forecast - 935966
	Attachment D:	Restricted Assets Actuals - 935972
	Attachment E:	Summary Review - 935978

Dept: Community

	TOTALS >>	219,500	162,180	65,251	71,968	-96,929	154,249	40,476	31,500	1		
		Annual	YTD		TUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion	Project Status
	International Women's Day	0	0	0	1,000	0	0	0		100%	30/03/2008	Project Completed on 11/3/08 and acquital sent off 1 week later. Funds were used as part of Kuringai's International Women's Day luncheon & Gems of Kuringai nominations. \$1000 of expense needs to be transferred from GL 1203 1128.
100055	Library Promotion Project	900	720	0	0	-720	900	0	31,500	100%	1/03/2007	This project was finalised on 1 March 08 and remaining funds will be used in conjunction with project # 100883
100294	I.D. Community Profile	5,000	3,780	3,750	0	-30	1,250	0		100%	30/06/2008	There is an annual fee of \$5,000 is to maintain and update the Demographic Profile on Council's website. Payments are made on a quarterly basis in advance. Invoice for fourth quarter has been raised and awaiting payment.
100418	VRRTS Project	7,500	5,670	0	0	-5,670	7,500	400		25%	30/06/2007	The NSW Department of Ageing & Disability has recently approved that these funds can be moved forward and spent in the 2007-2008 financial year. The funds will be used to implement volunteer recruitment strategies for HACC Services.
	Web Page Upgrade	16,200	9,900	10,760	0	860	5,440	0		90%	1/09/2007	The internet website project is complete. The remaining funds will be spent on the intranet project. Some costs will be charged to the Env Levy and DWM.
100564	Ezone Project	39,100	29,340	21,931	0	-7,410	17,170	0		90%	20/06/2007	This project was launched on 19 July 2007 and is due to be acquitted and finalised by June 2008.
	Community Languages Collection	0	0	0	0	0	0	0			Ongoing	An ongoing project to increase the library's collection of items in languages other than English. It began with a State Library grant and S94 funds that have been used to increase existing holdings. Overbudget of \$11,333 funded by Sec 94 funds.
100665	Backyard Landcare	0	0	7,500	0	7,500	-7,500	37,500		25%	28/02/2009	The money for this grant from the Environmental Trust has been placed in the unexpended grant budget line. \$50,000 has been committed to pay for the research component of the grant which if milestones are reached will be paid out in 4 x \$12,500 payments
100781	Artstart 2007	0	0	1,858	3,136	1,858	-1,858	0		100%	30/06/2008	Project Completed as of Sept 07, acquital also completed. The project was a Sustainability themed mural on Lindfield Railway underpass. The remaining expense of \$1858 needs to be transferred from GL1205 - 1128.

	ECT PERFORMANCE RT to March, 2008	Dept: Con	nmunity					<u> </u>		]		
	TOTALS >>	219,500	162,180	65,251	71,968	-96,929	154,249	40,476	31,500	]		
		Annual Budget	YTD		CTUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project		Duuget	Budget	1	Grants/ Contribs Received		Budget Remaining		Budget	Percent Complete	Completion	Project Status
100869	Intranet	110,800	83,070	19,452		-63,618	91,348	2,576	(Annual)			
100881	State Library Grant Technology	0	0	0	25,000	0	0	0				This project is funded by State Library and will involve the purchase of a microfiche reader/printer and storage unit, subscription of the Navigator project and payout of existing leases for the self check units.

PROJECT PERFORMANCE
REPORT to March, 2008

Dept: Corporate

TOTALS >> 390,200 292,950 128,916 40,000 -164,034 261,284 86,730 0

		Annual	YTD	YTD AC	TUALS	Variance	Annual	Commit		PROJECT PERFORMANCE		ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion	Project Status
	HR Payroll Performance Planning	45,400	33,750	28,934	0	-4,816	16,466	36,960				Stage 1 of the new Payroll/HR system has been implemented. Costs are being finalised with negotiations taking place with the software vendor regarding additional consultancy costs. Overall the project is anticipated to be close to budget with any overruns funded from the Works and Assets Stage 1 project which will not commence this financial year.
100649	OH&S Procedures	42,000	31,500	4,326	40,000	-27,174	37,674	26,600				These funds are an incentive payment of \$42,000 received from Council's insurer to be spent on OH&S procedures
	Works & Assets Stage 1	109,000	81,900	0	0	-81,900	109,000	0				Project will be reviewed to determine the most appropriate time to proceed. It not expected to commence this financial year and funds will be carried over to 2008/09.
100712	Masterview	80,000	60,300	54,969	0	-5,331	25,031	23,170				Project due for completion in March 2008.
100783	Trim Upgrade	103,800	78,300	40,688	0	-37,612	63,112	0				Project on scheduled and due for completion in June 2008.
100862	Booking System	10,000	7,200	0	0	-7,200	10,000	0				Project being reviewed to determine future requirements for further enhancements.

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Dept: Strategy

		Annual	YTD	YTD AC	TUALS	Variance	Annual	Commit	PROJECT PERFORMANCE			ECT PERFORMANCE
Project		Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100035	Ecological Endangered Community 2003/04	0	0	0	0	0	0	0				Project completed; no further expenditure
100045	Integrated Catchment Restorat	9,900	7,470	0	-4,498	-7,470	9,900	0		98%	30/06/2008	Environmental Trust Grant funding to assist bush regeneration surrounding Barra Brui Oval. Project extends over three years and commenced in 2006. Contractors are on target.
100080	North Turramurra Recreation Area	59,700	45,090	11,775	0	-33,315	47,925	0				Council adopted master plan November 2007. Plan of Management for site to be prepared and tender for detailed design and DA to commence mid 2008
100179	Community Consultation 2004/2005	0	0	-98	0	-98	98	0				Completed. Carry over from LEP process in 2005/06
100211	Planning Projects	0	0	0	0	0	-0	0		100%	01/04/2008	Project used to fund the development of the town centres LEP.
100310	Lindfield Soldiers Oval	260,900	196,470	54,344	. 0	-142,126	206,556	48,494		45%	01/06/2008	Contract awarded .Works in progress. Bad weather conditions has forced some delays.
100311	Swales And Bioretention	50,000	38,160	16,967	0	-21,193	33,033	32,454		35%	01/06/2008	Detail design completed for works in Quarry Creek catchment for Inverellen and Kooloona streets,residents have been notified.Work to commence late April.
	Integrated Side Entry And Street Tree Pi	25,600	19,260	1,228	0	-18,032	24,372	0		35%	01/06/2008	Funding used in additional to project PJ100311 Swales and Bioretention as part of Quarry creek catchment to commence late April.
100313	Sheldon Forest	20,000	15,300	12,049	0	-3,251	7,951	0		75%	01/06/2008	Third year of a 7 year bush regeneration contract. Pre fire weeding is completed and awaiting right conditions to burn in the 2007/08 period
100314	Browns Field And Surrounds	15,900	12,420	7,154	0	-5,266	8,746	4,032		75%	01/06/2008	Third year of a 7 year bush regeneration contract. Emphasis is on follow up due to the wet conditions and the rich soil.
100315	Browns Forest (Bgh)	10,900	8,820	9,452	0	632	1,448	0		85%	01/06/2008	Third year of a seven year bush regeneration contract. Supplemented by PJ 100872 Department of Environment and Climate Change grant for demonstration site of threatened plant community.
100316	St Ives Showground (Duffy's Forest)	29,700	22,770	9,398	0	-13,373	20,303	4,366		65%	01/06/2008	Third year of seven year contract for bush regeneration. Contractor is working at various areas concentrating on drainage lines.

Dept: Strategy

1. A. A.		Annual	YTD		TUALS	Variance	Annual	Commit				
Project	Description	Budget	Budget		Grants/ Contribs Received		Budget Remaining	'ments		Percent Complete	Completion	Project Status
100317	Aluba Oval And Surrounds	10,000	8,280	7,000	0	-1,280	3,000	0		65%	01/06/2008	Third year of seven year bush regeneration contract funded by the Environmental Levy. Works across various zones targeting problematic weeds as they occur in post fire areas.(which occurred in 2003)
100318	The Glade	9,600	8,010	5,567	0	-2,443	4,033	1,156		65%	01/06/2008	Third of seven year bush regeneration contract. Contractor targeting ground cover weeds. Site being prepared for an ecological burn 2008.
100319	Maddison (BGH)	15,100	11,790	14,045	0	2,255	1,055	0		85%	01/06/2008	Third of seven year bush regeneration contract. Spraying and planting has been incorporated into the program.Works are currently completed at this site.
100320	Acron Oval	15,600	12,150	6,984	0	-5,166	8,616	16,804		65%	01/06/2008	Third year of seven year bush regeneration contract. Contractors moving to maintenance phase on the site.
100321	Turiban Reserve (Bgh)	11,600	9,360	6,501	0	-2,859	5,099	1,534		65%	01/06/2008	Third of seven year bush regeneration contract. Awaiting hazard reduction burn when conditions are appropriate to stimulate regeneration of species.Planting the edges with suitable plants from the nursery has occurred.
100322	Wildlife Promotion And Management	10,000	8,100	3,863	0	-4,237	6,137	2,800		100%	01/06/2008	Biodiversity Plant Box named Fauna Friends starter kit was launched by the Mayor at the St Ives Garden Show over the weekend of 29th March. Sales go to the nursery income.
	Feral Animal / Noxious Weed Control	17,700	13,770	3,283	0	-10,487	14,417	0		60%	01/06/2008	Funding used to contribute to the rabbit control program and aquatic noxious eradictation weed control in Lane Cove River catchment. Project undertaken in collaboration with Bushland operational staff.
100324	Creek Maintenance	50,000	38,160	44,410	0	6,250	5,590	41,482		60%	01/06/2008	Contracts in place for weeding and pre and post fire work at three riparian locations . AGAL (Harry Nipper Hammond Reserve), Bannockburn and Blackbutt Creek Contractors on schedule.
100325	Coups Creek (The Glade)	6,500	4,950	20,023	0	15,073	-13,523	0		90%	01/11/2007	This project will fund the stabilisation of the upper reaches of Coupes Creek together with external grant funding from Environmental Trust PJ100415 Construction work completed. Remediation and revegetation commenced and on track.
100326	Stoney Creek (Richmond Park)	7,000	5,400	5,000	0	-400	2,000	4,423		95%	01/10/2007	Pre fire weeding undertaken, contract awarded awaiting suitable time for scheduled hazard reduction burn

Dept: Strategy

		Annual	YTD	YTD AC	TUALS	Variance	Annual	Commit	PROJECT PERFORMANCE			ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	Bue	Revised Budget (Annual)	Percent Complete	Completion	Project Status
100327	Middle Harbour	35,500	27,270	16,991	0	-10,279	18,509	0		35%	01/07/2008	Design and investigation in progress for Alan Small Reserve for stormwater harvesting and creek stabilisation. Concept design underway and contractors being sourced to construct stormwater chanel.Residents have been notified.
100328	Cowan Creek	30,500	23,220	4,639	0	-18,581	25,861	7,785		90%	01/06/2008	Windsor Place storm water outlet protection.Contractors expected completion late April. Bad weather have delayed progress.
100329	Lane Cove	30,000	23,040	59,100	0	36,060	-29,100	13,459		85%	01/06/2008	Contractor engaged to undertaken restoration in Avondale Creek in the upper reaches of Sheldon Forest. Contract to commence for sediment removal at Minamurra and weed removal at Warragul Road completed.
	Blackbutt Creek	18,500	13,950	15,974	0	2,024	2,526	3,644		85%	01/06/2008	Stage two pre fire weeding commenced and on target as requested by NSW Rural Fire Service. Awaiting suitable conditions to perform a hazard reduction burn.
100331	Du Faur Street Wetland	5,000	4,500	3,329	0	-1,171	1,671	1,216		100%	01/06/2008	Contractor engaged to perform weed control and maintenance work.
100332	General Sites	15,000	11,610	11,349	0	-261	3,651	9,905		35%	01/06/2008	Contractor engaged and on schedule for post fire weeding at Kooloona Cres and Kokoda Avenue in the asset protection areas.
100333	Bushcare Site Improvements	50,000	37,800	37,969	0	169	12,031	7,089		65%	01/06/2008	Currently working on 25 sites to provide supplementary regeneration and individual site support in and adjacent to bushcare sites. This is an ongoing program with contract works to be undertaken over a number of years to maximise longterm benefits.
100334	Bushcare	8,000	6,300	8,963	0	2,663	-963	0		10%	01/06/2007	Project ongoing and has funded additional site visits by qualified bushcare trainers to complement current program. Refer to PJ 100333
100335	Urban Landcare	8,000	6,300	2,263	0	-4,037	5,737	2,414		. 60%	01/08/2007	Funding used to employ two staff that have liaised with over 40 private property owners across the LGA. program have developed a bushland interface new residents kit. Unexpended funds will be used to complement a \$430,000 grant from the NSW Government Sustainability Trust to deal with landcare and engaging with the community.
100336	Community Firewise	8,000	6,300	0	0	-6,300	8,000	0		10%	01/06/2008	Education program awaiting clarification of design, based on interpretation of materials as discussed with operation staff and RFS.

Dept: Strategy

		Annual	YTD	YTD AC	and the second second second	Variance	Annual	Commit	PROJECT PERFORMANCE			ECT PERFORMANCE
Project	Description	Budget	Budget	1	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100338	Parkcare	16,000	12,600	13,748	0	1,148	2,252	0		80%	01/06/2008	Project involved supporting the growing number of volunteers for Parkcare and Streetcare. Registered groups now covering 20 sites.
100339	Small Grant Projects	80,000	60,300	32,668	-23,526	-27,632	47,332	4,478		50%	01/06/2008	Round five funds awarded on the 5th March. Round six application opened and promotions are in place with a closing date of 30 May.
100340	Promotions And Initiatives	10,000	8,100	4,285	0	-3,815	5,715	8,628		50%	01/06/2008	Cost for promotions of small grants and production and installation of interpretive signs of levy projects.Signs to be installed April 2008
100342	Golden Jubilee Fire Trail	563,500	423,000	548,884	0	125,884	14,616	20,732		85%	end of 07-08	Project 85% complete. Major works remaining include modifying track surface from Gwydir Avenue. This will be part funded through a \$89,000 grant from NSW Government. Works around Golden Jubalee landfill have added approximately \$200,000 to project. This has been part funded by Waste Levy \$150,000.
100345	AGAL Land	0	180	0	0	-180	0	0		100%	01/06/2007	Walking track completed. Remaining funds used for maintenance at track entrance at Warragul Road (PJ 100347).
100346	Seven Little Australians	38,000	28,800	17,964	0	-10,837	20,037	0		75%	01/06/2008	Weed control contract on schedule and in its second year. Work to be undertaken in conjunction with operations project funded by Sydney Harbour Foreshores grant to improve access to the foreshore.
100347	Sheldon Forest To Mimosa	5,900	4,590	3,329	0	-1,261	2,571	4,724		90%	01/06/2008	Engaged contractors to maintain the Warragul Road entrance
100348	Dumping	50,000	37,800	10,903	571	-26,897	39,097	21,085		65%	01/06/2008	Funding used for Community Environment Officers including development and implementation of the dumping program.
100349	Encroachment	50,000	37,800	61,935	1,027	24,135	-11,935	0		65%	01/06/2008	Funding used for the implementation of the Community Environmental Officers program. Costs to be shared between PJ100348 and PJ100349.
100350	Noxious Weed Control	50,000	37,800	41,215	0	3,415	8,785	30,548		75%	01/06/2007	Contract awarded and on schedule for Mona Street revegetation and weed control. Funding also used for fencing at St Ives Showground to protect Duffys Forest vegetation-Completed.

Dept: Strategy

		Annual	YTD	YTD AC	CTUALS	Variance	Annual	Commit	PROJECT PERFORMANCE			ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100351	Biodivestiy (Macroinvertibrate, Flora, F	31,100	23,670	13,157	0	-10,513	17,943	4,000		75%	01/06/2008	Contractors engaged to continue with summer and autumn bird survey. Undertaking review sites effected by phytophthora in collaboration with Botanical Gardens. Mapping of threatened plants commenced and expected completion late 2008 allowing for spring flower identification.
100353	Community Survey	30,000	23,400	23,494	0	94	6,506	0		90%	01/06/2008	Funding used to develop and undertake conslutation as part of the sustainability plan. Reported to Council March 2008.This project line will complement PJ 100354
100354	Social Research	30,000	23,400	96	. 0	-23,304	29,904	0		25%	01/06/2008	Funding used for social research and consultation as part of the sustainability survey wages for staff to carry out the project line above PJ100353.
100355	Program Evaluation	20,000	15,300	7,005	0	-8,295	12,995	0		75%	01/06/2008	Develop a new residents link for residents on the interface. This project cost centre and PJ100622 is used for the administration and evaluation of the Levy.
	Fire - Fuel Loads And Moisture Monitorin	10,000	8,100	12,367	0	4,267	-2,367	0		100%	01/04/2008	Funding used to contribute to the construction of North Wahroonga fire trail PJ 100342.
100357	Weed Inspectorial (Weed Condition)	10,000	8,100	11,458	0	3,358	-1,458	0		90%	01/06/2008	Cowan catchment weed mapping completed. Process is currently under review.
100358	Quarterly Newsletters	30,000	22,500	28,615	0	6,115	1,385	0		80%	01/07/2008	Funding used for reports and web site update and Your Council Your Rates pamphlet. Also used for artwork at Edenborough Oval as part of stormwater harvesting project.
	General Promotion	20,000	15,300	13,159	0	-2,141	6,841	0		80%	01/06/2008	Completed projects include: youth artwork at Lindfield train tunnel in collaboration with community services; directional signs for Ku-ring- gai recreational (fire trail) track completed; and interpretive signs at Wild Flower Garden. In planning are signs for Killara Park explaining the importance of the Turpentine Forest regenerating in the no-mow area.
100401	Tulkiyan Heritage Strategic Plan 2005/06	. 0	0	500	0	500	-500	0				Project completed
100405	Swain Garden	0	90	18,916	0	18,826	-18,916	0		65%	01/06/2008	This projevct is on hold pending irrigation funds.Funding for revegetation, refer to PJ 100620 work will go ahead

Dept: Strategy

TOTALS >> 12,713,600 11,846,286 10,445,740 451,721 -1,400,546 2,267,860 415,053

		Annual	YTD	in the second se	CTUALS	Variance	Annual	Commit	PROJECT PERFORMANCE			ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion	Project Status
100412	Fire Break Construction	50,000	37,800	87,708	0	49,908	-37,708	0		85%	01/06/2008	Overspent Allocation pj line on the completion of Ku-ring-gai fire trail. Transfer \$150 000 from domestic waste to cover the tip remediation work around the golden jubilee site. Further funding will be required to cover leachate remediation External grant funds from RFS will cover over expenses.Funding approved by Council at second guarter review.
100415	Enviro Trust Glade	63,800	47,880	77,343	13,864	29,463	-13,543	0		85%	01/06/2008	Construction of creek restoration completed. Engaged a contractor to remediate the vegetation on site.Expected completion June 2008 overexpenditure to be drawn from PJ100325
	Bicentennial Park Stormwater Project	0	0	0	0	0	0	8,182		65%	01/06/2008	concept design completed. Further work necessary to develop detailed design for Norman Griffith. Expect to commence works mid 2008.
	Catchment Management	114,000	85,500	21,044	0	-64,456	92,956	9,514				Draft report for Lofberg Quarry Creek sustainable water management options report completed. GPT at Roseville GC ordered expect expenditure against this early 2008.
100513	Planning Projects	0	0	0	0	0	0	0				Project completed and fully expended
100516	Pool Feasibility Study	0	0	28,030	0	28,030	-28,030	0				Rename project as Pool Feasibility Study.
100590	Comenarra Oval	101,100	75,870	6,191	0	-69,679	94,909	0		45%	01/06/2008	Residents notified of final design following two sessions of resident consultations and geotechnical reports. Construction of filter garden as part one to commence early May.
100591	Edenborough Oval	175,000	131,850	172,293	0	40,443	2,707	0		99%		Construction of stormwater harvesting completed. Monitoring devices are in place to determine effectiveness of project. Engaged contractor for design and installation of interpretive sign.
100615	Water & Catchments The Glade	72,000	54,000	98.	0	-53,902	71,902	0		50%	01/06/2008	Investigating stormwater harvesting logistics, due for completion February. This project supplements the completed creek restoration.
	WSUD Stormwater Qty & Quality	80,000	60,300	52,333	0	-7,967	27,667	21,020	· · · ·	98%	01/11/2007	Maintenance of of street gutter baskets. Construction of riparian work at Chilton Avenue, Dunoon Avenue and Ulm Street

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		Annual	YTD	YTD AC	TUALS	Variance	Annual	Commit		· · · · · · · · · · · · · · · · · · ·	PROJI	ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion	Project Status
100620	Water & Catchments Swain Creek	42,000	31,500	0	0	-31,500	42,000	0		35%	01/06/2008	This line will focus on weed control in bushland surrounding the Gardens. Contract awarded and on target. Friends of Swain notified as was Park Care groupTo complement pj 100405
100621	Walking Track Rothwell to Comenarra	6,000	4,500	2,673	0	-1,827	3,327	0		99%	01/06/2008	Engaged contractor for maintenance of walking track
100622	Administration Environ Levy	82,000	62,100	137,389	0	75,289	-55,389	0		75%	01/06/2008	Salaries for Enviromental Levy Project Leader and Environmental Engineer. These are to be apportioned across all levy funded capital projects.
	Vehicle Maintenance Costs	13,000	9,900	9,750	0	-150	3,250	0		75%	01/06/2008	Covered the costs of maintenance and fuel for two utes and a car for the purpose of Environmental Levy projects
100704	Catchment Management	0	0	1,482	0	1,482	-1,482	0				
100716	Sec 94 Plan - Admin	82,000	62,100	157,547	0	95,447	-75,547	23,963			On-going	Amendment to 2004-2009 Plan complete. New Town Centres S94 CP 75% complete - project delayed due to uncertainty about S94CPs format and content due to Ministerial Circular. S94 Coordinator commenced 14-9-07 (on-going).
100782	Open Space Acquisition	8,000,000	8,000,000	7,020,997	10,400	-979,003	979,003	88				Contracts exhanged on 9,15,17 Dumaresq Street Gordon being purchased to provide future open space. Currently negotiating acquisition of Lot 1 Waters Street Wahroonga @ \$400,000
100786	Town Centre Project Planning	5,000	4,500	1,440	. 0	-3,060	3,560	5,455		85%	01/06/2008	Surveyors have been contracted to survey the the three properties in Dumaresq St
100787	Cliff Oval	20,000	15,300	2,450	0	-12,850	17,550	0		45%	06/08/2007	In house design of biofiltration at the car park at Cliff Oval and monitoring of soil moisture through purchase of Hydroshare meter logging equipment in collaboration with external funds from Federal govt from Environment Water Heritage and the Arts.
100814	Employment Land Study	20,000	15,300	30,937	0	15,637	-10,937	0		10%	30/06/2008	Jointly funded project with Hornsby Council and DoP. SGS Economics an Planning have been engaged to undertake project. Inception meeting held and initial background investigagtions commenced.
	Demographic Analysis	40,000	30,600	0	0	-30,600	40,000	0		10%	11/12/2007	SGS Economics and Planning Engaged to undertake work. Consultant's have been provided with relevant background data to commence modelling.
100816	Traffic & Transport Study	10,000	8,100	10,000	0	1,900	0	0			30/06/2008	Not yet commenced (assuming this project is actually the Integrated Transport Strategy)

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		Annual	YTD	YTD AC	CTUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project		Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100817	Community Facilities Planning S94 Nexus	15,000	11,700	0	0	-11,700	15,000	0			30/06/2008	Project commenced with casual staff internally 13- 5-08. I do not know what the missing \$923 is.
100818	Retail Study Update	15,000	11,700	0	0	-11,700	15,000	0			30/06/2008	Not commenced yet. Part of background work for principal LEP.
	Affordable Housing Project	10,000	8,100	0	0	-8,100	10,000	0		5%	30/06/2008	Key staff enroled to do UWS Affordable housing short cousre in November. Issues paper due for Policy Committee by 31/12/07
100820	NSROC Study Review	5,000	4,500	5,641	0	1,141	-641	0			30/06/2008	Not commenced yet. Part of background work for principal LEP.
100821	Urban Design Studies	10,000	8,100	10,073	0	1,973	-73	1,782		10%	1/06/2008	Commenced preparation of over lay mapping of LGA for heritage, open space, trees, built form and pedestrian and cycle access
100822	Simmersion	30,000	22,500	16,988	0	-5,512	13,012	0		100%	21/12/2007	completed work program for 2007. Final rendered models for Lindfield, St Ives and Turramurra complete
	Parking Management Plan	55,000	41,400	88,486	0	47,086	-33,486	12,927		75%	28/02/2008	Update report to Council completed. Working Party workshops organised for early Dec and mid Feb
	Economic Feasibility Studies	10,000	8,100	0	0	-8,100	10,000	0		50%	1/06/2008	no further work this month
100825	Reclassification Project	10,000	8,100	0	0	-8,100	10,000	0				
100826	Development Public Domain Stage 1	50,000	33,600	30,519	0	-3,081	19,481	8,911		7%	1/06/2008	Interviews with landscape architects completed, preferred candidate selected and offer made. To date no response received from preferred candidate
	Heritage Items and UCA Review	5,000	4,500	522	0	-3,978	4,478	0			30/06/2008	Not commenced. Project part of background for Principal LEP
<b></b>	Heritage Assistance Fund	22,000	17,100	0	0	-17,100	22,000	0		5%	30/06/2008	Project commenced. Seeking applications for funding - expenditure early 2008
100829	GIS Mapping Updates	5,000	4,500	0	0	-4,500	5,000	0			30/06/2008	Not commenced. Project part of background for Principal LEP
100863	Energy Performance Contract	350,000	262,800	23,014	0	-239,786	326,986	0		10%	01/06/2008	contractor appointed. Detailed facility study completed.Expect works to commence April 2008
	Rosedale Road St Ives	1,150,000	1,150,000	1,152,007	426,610	2,007	-2,007	0				Acquisition completed 21/12/2007. Commonwealth funding \$350,000 received January 2008, additional community pledges to be received
100866	Allan Small Oval	27,000	20,250	8,882	0	-11,368	18,118	0				Creek line rehabilitation and weed contron. Stormwater harvesting in later stage

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		Annual	YTD		TUALS	Variance	Annual	Commit			PROJE	
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	승규는 방법을 만들고 있는 것이 없는 것이 없는 것이 없다.	Revised Budget (Annual)	Percent Complete		Project Status
100867	Marian Street Feasibility Study	55,000	36,666	26,682	0	-9,984	28,318	6,395				Draft discussion paper on Feasiblity Study to be presented to Councillors on 21/2/2008
100872	Threatened Species Demonstration Sites Project	0	0	0	27,273	0	0	12,699		55%	01/06/2008	This external funds received from DECC For education of residents, weed control and minor erosion at Browns Forest
	Proclaim Contributions Add On	25,000	18,720	0	0	-18,720	25,000	0			31/12/2008 F	Commoneed December 2007 with a series
100000	Riparian Improvement Stormwater Treatment	0	0	0	0	0	0	6,866				35531011.
	Lofberg Quarry Creek Water Quality Imprv	0	0	0	0	0	0	0				
100893	Cliff Sports Sustainable Water Mgt	0	0	0	0	0	0	0				

	CT PERFORMANCE T to March, 2008	Dept: Stra	ategy		· · · · ·				<u>.</u>				
	TOTALS >>	12,713,600	11,846,286	10,445,740	451,721	-1,400,546	2,267,860	415,053	0	J			
		Annual	YTD		TUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE	
Project	Description	Budget	Budget	Expended	Grants/ Contribs		Budget Remaining					Project Status	
					Received		rienannig		Budget (Annual)	Complete	Date		

	CT PERFORMANCE T to March, 2008	Dept: Stra	ategy						····				
	TOTALS >>			10,445,740	•	-1,400,546	2,267,860	415,053	0				
		Annual	YTD	YTD AC		Variance	Annuai	Commit			PROJE	CT PERFORMANCE	
Project	Description	Budget	Budget	Expended			Budget		Revised	Percent	Completion	Project Status	
					Contribs		Remaining		Budget	Complete	Date		
					Received				(Annual)				

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Dept: Operations

TOTALS >> 16,509,200 9,555,574 6,308,159 3,424,004 -3,247,415 10,201,041 1,445,074 1,056,076

		Annual	YTD	YTD AC	TUALS	Variance	Annual	Commit	1		PROJ	ECT PERFORMANCE
Project		Budget		Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100143	Kendall St FP	4,000	3,060	2,834	0	-226	1,166	0	2,800	100%	31/08/2007	Works completed
100166	Yanko Rd FP	34,000	25,560	· 0	0	-25,560	34,000	0	22,400	100%	30/09/2006	Works completed
	Maxwell St - Traffic Program	10,000	7,560	0	0	-7,560	10,000	0				Resident consultation under way, however, some residents have objected due to parking concerns.
100301	Link Rd St. Ives	0	0	267	0	267	-267	0				residents have objected due to parking concerns.
100302	Cherry St Turramurra	30,000	22,500	2,589	0	-19,911	27,411	91	50,000	100%	18/04/2008	Works completed. Increased cost due to clearance of utilities and protection of property wall.
100362	Pool Refurbishment Stages 3 & 4	0	0	20,280	0	20,280	-20,280	0	255,400	100%	29/09/2007	Stage 3 & 4 works complete.
100363	Pool Feasibility Study	0	0	0	0	0	0	. 0				
100368	Queen Elizabeth Reserve	0	0	3,894	0	3,894	-3,894	1,378		100%	30/06/2007	Completed. Additional remediation auditor invoice processed 10.12.07 for \$2500 related directly to this project.
100390	Noxious Weeds	11,300	8,550	2,798	0	-5,752	8,502	0		25%		Local government funding for weed control in Cowan Catchment.Contract awarded for weed control adjacent to Cliff Oval to be completed by June 2007 Final report completed
	Bus Shelter Advertising	0	0	13,390	0	13,390	-13,390	0		100%		Pay for relocations and changes from some advertising shelters to non advertising shelters as per Council's resolutions.
100402	Kokoda Trail Memorial Project 2005/2006	0	0	109	1,940	109	-109	0		100%		Completed
	Depot Relocation	0	0	225	0	225	-225	0			30/09/2007	Design and documentation being finalised and due for completion by the end of May 2008.
	Drainage Works	0	0	175	0	175	-175	175			30/06/2007	Program funding source
100514	Tree Planting	25,800	19,350	25,800	0	6,450	0	0			· .	Street tree planting complete; Close account number

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Dept: Operations

		Annual	YTD	YTD AC	TUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project		Budget		•	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion	Project Status
100143	Kendall St FP	4,000	3,060	2,834	0	-226	1,166	0		100%	31/08/2007	Works completed
100166	Yanko Rd FP	34,000	25,560	0	0	-25,560	34,000	0	22,400			Works completed
	Maxwell St - Traffic Program	10,000	7,560	0	0	-7,560	10,000	0				Resident consultation under way, however, some residents have objected due to parking concerns.
100301	Link Rd St. Ives	0	0	267	0	267	-267	0				residents have objected due to parking concerns.
100302	Cherry St Turramurra	30,000	22,500	2,589	0	-19,911	27,411	91	50,000	100%	18/04/2008	Works completed. Increased cost due to clearance of utilities and protection of property wall.
100362	Pool Refurbishment Stages 3 & 4	0	0	20,280	0	20,280	-20,280	0	255,400	100%	29/09/2007	Stage 3 & 4 works complete.
100363	Pool Feasibility Study	0	0	0	0	0	0	0				
100368	Queen Elizabeth Reserve	0	. 0	3,894	0	3,894	-3,894	1;378		100%	30/06/2007	Completed. Additional remediation auditor invoice processed 10.12.07 for \$2500 related directly to this project.
100390	Noxious Weeds	11,300	8,550	2,798	0	-5,752	8,502	0		25%		Local government funding for weed control in Cowan Catchment.Contract awarded for weed control adjacent to Cliff Oval to be completed by June 2007 Final report completed
	Bus Shelter Advertising	0	0	13,390	0	13,390	-13,390	0		100%		Pay for relocations and changes from some advertising shelters to non advertising shelters as per Council's resolutions.
100402	Kokoda Trail Memorial Project 2005/2006	0	0	109	1,940	109	-109	0		100%		Completed
	Depot Relocation	0	0	225	0	225	-225	0		25%	30/09/2007	Design and documentation being finalised and due for completion by the end of May 2008.
100502	Drainage Works	0	0	175	0	175	-175	175			30/06/2007	Program funding source
100514	Tree Planting	25,800	19,350	25,800	0	6,450	0	0				Street tree planting complete; Close account number

Dept: Operations

		Annual	YTD		TUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100517	Tennis Court Refurbishment	24,800	18,630	24,800	0	6,170	0	0		100%	31/07/2007	Resurfacing at SIVG complete. Resurfacing on Courts 5-7 at Roseville complete.
100555	Lady Game Drive	0	0	0	0	0	0	0		100%	13/07/2006	Works completed
100556	The Comenarra Parkway	0	0	0	. 0	0	0	0	_			Works completed
100566	Seven Little Australians Park & Walking	85,800	64,350	14,946	0	-49,404	70,854	18,350	85,234		30/06/2008	Ongoing - whole Grant amount (MGG )project CMP:consultant to complete.Quotations being called for signs, bollards, stonework, erosion. Geotechnical advice impact to be determined.
100567	Echo Point & Moores Creek Walking Track	137,600	103,590	23,405	0	-80,185	114,195	11,737	137,572	20%	30/06/2008	Ongoing whole Grant amount (SSHFAP) project. Step contractor almost completed. Fence ordered. Weather delay
	Lindfield SMP Oval No 2	0	0	41,148	1,227	41,148	-41,148	0		30%	30/05/2008	Construction nearing completion. Wet weather delays.
100569	Auluba Oval No 1 & 2. 2006/07	0	0	-1,373	0	-1,373	1,373	0		8%		
	Loyal Henry Park & Playground	12,900	9,900	12,221	0	2,321	679	1,439	25,050	95%	21/12/2007	Play equipment upgraded.
	Cameron Park & Playground 2006/07	0	0	1,735	0	1,735	-1,735	0		100%	30/06/2007	Completed
	Hamilton Park & Playground 2006/07	8,000	6,030	13,254	0	7,224	-5,254	154	27,530	95%	21/12/2007	Play equipment upgraded.
100574	Kissing Point Rd Cycleway North	15,000	11,250	31,008	0	19,758	-16,008	0	31,000	100%	20/01/2008	Works completed
	Borombil St School To Station	0	0	19,135	0	19,135	-19,135	0			<u></u>	Work now complete. Project included in revision of program and to provide safe access from school.
100576	Dunoon Ave Full Length	4,000	3,060	3,955	0	895	45	0	4,000	100%	31/07/2007	Works completed
	Monteith St AccessThrough Bushland	100,000	75,060	79,784	0	4,724	20,216	30	95,000	· · · · · · · · · · · · · · · · · · ·	28/03/2008	Works now completee including lighting and landscaping works.
	Boundary St Construct Pedestrian Ramp	45,000	33,750	39	0	-33,711	44,961	0				Awaiting RTA approval to appoint consultants to design utility service adjustments
	Tryon Rd No 143 To Sydney St	10,000	7,560	0	0	-7,560	10,000	0	10,000	100%	30/04/2008	Works completed
	Bobbin Head Rd Rushall St To East Side	12,000	9,000	0	0	-9,000	12,000	0	12,000	98%		Waiting for Telastra to lower pit
100583	Yarrabung Rd Catherine St/College Cr	50,000	37,530	0	0	-37,530	50,000	0				Concept plans currently being prepared
100585	Yarrabung Rd Stanley Street	50,000	37,530	0	0	-37,530	50,000	0	<b> </b>			Concept plans currently being prepared

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		Annual	YTD		TUALS	Variance	Annual	Commit			PROJE	ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
	Loyal Henry Park	9,900	7,470	6,291	0	-1,179	3,609	1,520		90%	15/02/2008	Old Shelter demolished and concrete slab replaced. New shelter installed. Waiting on side panels.
00596	West Pymble Shopping Centre at Kendall	57,800	44,010	11,294	0	-32,716	46,506	3,803		5%		Design commenced and project to commence early next year.
00598	Hassell Park Cricket Net Upgrade	13,000	9,810	0	0	-9,810	13,000	0		5%	30/06/2008	Programmed for next quarter.
00623	Noxious Weeds Control	24,600	18,450	0	0	-18,450	24,600	1,022				Funding received from Department of Primary Industries. Expect this grant to carry forward to 2007/08
	Wandella Ave Energy Australia	0	0	41,708	64,163	41,708	-41,708	2,700		25%		Contractor appointed, due to be completed late May
	Bancroft Ave Energy Australia	0	0	0	43,465	0	0	0		100%	07/12/2007	Works completed
	Glencroft Ave Energy Australia	0	0	14,233	31,046	14,233	-14,233	0	-	100%	07/12/2007	Works completed
00633	Lord St Energy Australia	0	0	676	18,628	676	-676	0		100%		Works completed
00634	Martin Lane Energy Australia	0	0	0	33,116	0	0	0		25%		Contractor appointed, due to be completed late May
00635	Roseville Ave Energy Australia	0	0	16,904	45,535	16,904	-16,904	0		25%		Contractor appointed, due to be completed late May
00636	Gerald Ave Energy Australia	0	0	19,328	33,116	19,328	-19,328	7,750		25%		Contractor appointed, due to be completed late May
00637	Dudley Ave Energy Australia	0	0	12,296	24,837	12,296	-12,296	0		25%		Contractor appointed, due to be completed late May
	Gregory St Energy Australia	0	0	8,864	41,395	8,864	-8,864	0		10%		Contractor appointed, due to be completed late May
	Clanville Rd Energy Australia	0	0	3,206	83,308	3,206	-3,206	0		100%	06/12/2007	Works completed
	Mc Leod Ave Energy Australia	0	0	13,187	55,884	13,187	-13,187	10,540		25%		Contractor appointed, due to be completed late May
00041	Chelmsford Ave No.1 Energy Australia	0	0	66,226	475,010	66,226	-66,226	0		100%	04/12/2007	Works completed
00642	Chelmsford Ave No.2 Energy Australia	0	0	39,308	64,163	39,308	-39,308	0		25%		Contractor appointed, due to be completed late May
00643	Hobart Ave Energy Australia	0	0	5,674	89,000	5,674	-5,674	0		100%	11/12/2007	Works completed
	Melbourne Rd Energy Australia	0	0	29,495	47,604	29,495	-29,495	0				Works completed
	Allambie Ave Energy Australia	0	0	1,294	18,628	1,294	-1,294	0		100%	05/12/2007	Works completed
00646	Crana Ave Energy Australia	0	0		12,419	0	0	0				Works completed
00647	Pleasant Ave Energy Australia	0	0	13,861	163,511	13,861	-13,861	0				Works completed
	Carlyle Rd Energy Australia	0	0	0	60,023	0	0	0				Works completed
00650	Killeaton St Near No 91.	65,000	48,780	0	0	-48,780	65,000	0				Design currently being finalised.

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		Annual	YTD	YTD AC	CTUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project		Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100651	Bobbin Head Rd K&G & Tipping.	25,000	18,810	39,048	0	20,238	-14,048	0				Awaiting advice and agreement from the school.
100652	Memorial Ave Near No.55.	60,000	45,000	0	0	-45,000	60,000	4,156				
100657	Burleigh Street	0	0	1,464	0	1,464	-1,464	0	13,000	100%		Works completed Repairs at development site funded by infrastructure restoration fee
	Killara Gordon Sewer Mining	20,000	15,300	5,430	0	-9,870	14,570	385	17,900			Council resolved in November to enter into contract with the prefered contractor Econova
100666	Bannockburn Road	0	0	1,265	0	1,265	-1,265	0				proto contractor accineta
	Depot Relocation	6,000,000	1,600,000	313,155	0	-1,286,845	5,686,845	0				Designs nearing completion with tenders to be called in mid 2008. Negotiations on sale proceeding with some issues to be resolved with the preferred tenderer.
100702	Drainage Works	0	0	2,700	0	2,700	-2,700	0				
100703	Catchment Remediation Works (Lindfield Soldiers Memorial)	50,000	37,800	· 0	0	-37,800	50,000	0		60%	30/06/2008	Sportsfield Upgrade Project ongoing. Major weather delay. Tank installlation pending.
100705	Operational Fleet	875,000	656,550	621,136	136,814	-35,414	253,864	17,328				Of the 35 plant items listed for replacement, 27 plant items have been actioned. The other items are in progress through the consultation process.
	Passenger Fleet	600,000	450,594	1,083,602	540,936	633,008	-483,602	157,169				All motor vehicles proposed for change over have been actioned and vehicles have been replaced. Due to budget constraints, no further change over of vehicles will occur until July 2008.
100714	Tree Planting	126,000	94,500	20,876	0	-73,624	105,124	50,000				
	Swimming Pool Refurbishment	330,000	107,900	23,964	300	-83,936	306,036	522,886		30%	30/09/2008	Stage 5 works to 50m pool.Contractor selected. Work commenced and scheduled for completion by September 2008.
	Tennis Court Refurbishment	0	0	10	3,500	10	-10	0			30/07/2008	Contribution to works
	Infrastructure Levy	10,000	10,000	11,489	0	1,489	-1,489	88		100%	31/03/2008	costing for completion of 06_07 budget
	Carnarvon Rd Roseville	79,100	79,100	66,660	0	-12,440	12,440	700				Works completed
	Crana Ave East Lindfield Crescent Close Warrawee	54,000	54,000	69,720	0	15,720	-15,720	478			07/12/2007	Works completed
	Ovens PI St Ives Chase	53,400	53,400	12,833	0	-40,567	40,567	17,073			28/04/2008	Works completed
	Middle Harbour Rd Lindfield	82,300	82,300	15,636	0	-66,664	66,664	22,268	ļ	75%		stabilisation completed
	Stanhope Rd Killara	82,500 47,500	82,500 47,500	91,818	0	9,318	-9,318	0		100%		Works completed
	Ayres Rd St Ives	47,500	47,500	36,539	0	-10,961	10,961	0	ļ	100%	14/12/2007	Works completed
	Boyne Pl Wahroonga	47,600	47,600	14,499 8,840	0	-116,201	116,201	1,157		10%		Awaiting RTA approval for traffic signal design
					0	-38,760	38,760	421	<u> </u>	80%		stabilisation completed
100737	Burgoyne St Gordon	166,400	166,400	15,670	0	-150,730	150,730	1,472		5%		Pavement testing in progress, awaiting road pavement design

Dept: Operations

		Annual	YTD		CTUALS	Variance	Annual	Commit			PROJ	ECT PERFORMANCE
Project	-	Budget		Expended	Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
	Chunooma Rd Wahroonga	80,600	80,600	13,328		-67,272	67,272	10,824		70%		stabilisation completed
100739	Clyde Place Wahroonga	37,200	37,200	3,000	0	-34,200	34,200	329		80%		stabilisation completed
	Corona Ave Roseville	87,000	87,000	28,421	0	-58,579	58,579	770		31%		Contractor appointed, due to be completed late May
	Highfield Rd Lindfield	66,500	66,500	1,788	0	-64,712	64,712	588		2%		design required
	King Edward St Pymble	63,000	63,000	3,222	0	-59,778	59,778	557		100%	16/04/2008	Works completed
100743	Manning Rd Killara	77,000	77,000	37,723	0	-39,277	39,277	681		50%		construction complete, shoulder work required
	Marjorie St Roseville	67,900	67,900	13,653	0	-54,247	54,247	601		18%		Contractor appointed, due to be completed late May
	Nentoura PI Nth Turramurra	61,700	61,700	4,151	0	-57,549	57,549	546		50%		stabilisation completed
100746	Stuart St Wahroonga	31,600	31,600	39,632	0	8,032	-8,032	0		100%	06/11/2007	Works completed
	Sydney Rd East Lindfield	34,100	34,100	39,917	0	5,817	-5,817	0		100%	11/12/2007	Works completed
	Tanderra St Wahroonga	38,400	38,400	37,676	0	-724	724	0		100%	20/10/2007	Works completed
	Wyuna Rd West Pymble	45,000	45,000	59,714	0	14,714	-14,714	398		100%	19/12/2007	Works completed
	Baldwin St Gordon	96,900	96,900	75,483	0	-21,417	21,417	857		100%	14/03/2008	Works completed
100752	Avondale Place West Pymble	57,100	57,100	13,188	0	-43,912	43,912	19,954		75%		stabilisation completed
1	Keith St Lindfield	48,200	48,200	9,112		-39,088	39,088	8,797		16%		Contractor appointed, due to be completed late May
	Lennox St Gordon	39,700	39,700	28,650		-11,050	11,050	351		100%	14/03/2008	Works completed
	Station St Pymble	207,600	207,600	39,414	0	-168,186	168,186	1,837			14/04/2008	Works completed
	Borambil St Warrawee	140,300	140,300	9,081	0	-131,219	131,219	25,444		75%		stabilisation completed
	Stanley St St Ives	186,300	186,300	12,002	0	-174,298	174,298	55,347		80%		stabilisation completed
100761	Warwilla Ave Wahroonga	79,400	79,400	8,885	0	-70,515	70,515	11,471		80%		stabilisation completed
100702	Infrastructure Levy - Pavement condition survey	100,000	100,000	0	0	-100,000	100,000	885				Cover rating costs
	Rehabilitation	50,000	33,600	53,965	0	20,365	-3,965	442		100%	31/03/2008	costing for completion of 06_07 budget
100765	Culworth Ave Killara	133,500	89,400	9,889	0	-79,511	123,611	25,374				Works completed
	Hope St Pymble	210,700	141,000	8,084	0	-132,916	202,616	1,864		4%		Defered due to Energy Aust transmission line upgrade, Gordon to Turramurra. Starts Sept 08
100768	Nelson St Gordon	210,300	140,400	9,582	0	-130,818	200,718	44,333		80%		stabilisation completed
	Shirley Rd Roseville	167,000	111,600	7,634	0	-103,966	159,366	4,939		3%		Contractor appointed, due to be completed late May
100770	Wahroonga Ave Wahroonga	169,600	113,400	25,229	0	-88,171	144,371	27,799	1	80%		stabilisation completed
100771	Young St Warrawee	184,900	123,600	13,163		-110,437	171,737	1,636		2%		Contractor appointed, due to be completed late
100772	Hydrant markers	5,000	3,600	134	· 0	-3,466	4,866	44				Cost to cover replacement of blue hydrant markers

Dept: Operations

		Annual	YTD		CTUALS	Variance	Annual	Commit		-	PROJE	ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion	Project Status
100773	Rehab - Pavement Condition Survey	100,000	67,200	35,936	0	-31,264	64,064	885		30%		Survey & testing costs
	Boomarang St Turramurra	400,000	267,000	11,875	375,962	-255,125	388,125	27,636		3%		Initial investigation complete, full reconstruction required. Awaiting tree assessment and report to Council
	Powell St Killara	65,000	43,800	80,587	65,000	36,787	-15,587	575	t	100%	03/03/2008	Works completed
	Lady Game Drive	175,000	117,000	145,766	0	28,766	29,235	1,549				Works completed
	Eastern Arterial Rd	275,000	183,600	7,393	0	-176,207	267,607	8,966		5%		Project to commence in late May 2008.
100778	Nola & MacLauren	0	0	258	0	258	-258	0			30/06/2008	Future work to be paid for by developer
	Alice St Turramurra Drainage	50,600	37,980	147,113	0	109,133	-96,513	5,965		100%	05/12/2007	Works completed. Works involved extensive modification to shoulder and drainage units.
100780	Pentecost Ave Sydney Water	0	. 0	866,070	819,106	866,070	-866,070	0		100%	16/11/2007	Works completed
100784	Memorial Seats Donations	2,200	1,800	4,770	5,562	2,970	-2,570	0	1,290		30/06/2008	Ongoing cost centre - continues to be topped up for additonal seats by more donations.Linley and Bayer completed.
100785	Two Creeks Wellington Upgrade	100,000	75,150	7,490	0	-67,660	92,510	1,924		2%		SSHFAP Grant site inspected for Aboriginal heritage, access. Work to commence 4th quarter. Land ownership - weather delays
100788	Chelmsford Ave Lindfield	47,000	31,800	9,183	0	-22,617	37,817	11,851				Work is under way
	Provincial Rd Lindfield	103,000	69,000	20,666	0	-48,334	82,334	6,777				Awaiting quotes from contractors. Materials ordered
	Alma St/Graham Ave Pymble	75,000	50,400	14,654	0	-35,746	60,346	4,935				Design complete and materials ordered.
100791	Tryon Rd Lindfield	30,000	20,400	5,862	0	-14,538	24,138	1,974		100%	2/05/2008	Works completed and awaiting final invoices.
	Bradfield Road Lindfield	16,000	10,800	14,047	0	3,247	1,953	1,053		95%	· · · · · · · · · · · · · · · · · · ·	Works almost complete but awaiting new pit grate.
	Frances Street Lindfield	18,000	12,000	3,517	0	-8,483	14,483	1,184				Further investigation required
100794	Inverallen Ave to Iona Ave Pymble	12,000	8,400	2,345	0	-6,055	9,655	790				
	Rosedale Road Pymble	6,000	4,200	1,172	0	-3,028	4,828	395	· · · · · · · · · · · · · · · · · · ·			Design completed and materials ordered.
	Orana Ave Pymble	6,000	4,200	1,172	0	-3,028	4,828	395				New pit required
	Fern St Pymble	6,000	4,200	1,172	0	-3,028	4,828	395				Works completed.
100798	Eastern Road Shops	15,000	11,700	25,454	0	13,754	-10,454	0	25,000	100%		Works completed
	Bobbin Head Road Cycleway Extension	100,000	67,200	19,539	0	-47,661	80,461	6,580				Design in progress and scheduled for commencement in late May 2008.
	Fiddens Wharf Road Footpath	74,400	49,800	16,037	0	-33,763	58,363	4,895		100%		Works completed. Higher expenditure due to extending the project to Prince Rd
	Highfield Road Footpath	53,100	35,400	10,375	0	-25,025	42,725	3,494		30%		Design in progress
100802	The Comenarra Pwy Footpath	42,500	28,800	8,304	0	-20,496	34,196	2,796				Design in progress.

Dept: Operations

		Annual	YTD		CTUALS	Variance	Annual	Commit	1		PROJE	ECT PERFORMANCE
Project		Budget		Expended	Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100803	Grayling Road Footpath	22,800	15,600	4,455		-11,145	18,345	1,500		30%		Work under way and nearing completion.
	Brentwood Avenue Footpath	21,800	15,000	20,742	0	5,742	1,058	1,434	22,000	100%	31/01/2008	Works completed
	Babbage Road Footpath Memorial Avenue Footpath	6,400	4,800	10,328	0	5,528	-3,928	421	9,900			Works completed
	Mona Vale Road Footpath	53,100	35,400	38,712	0	3,312	14,388	3,494	36,000			Works completed
	Burns Road Footpath	42,500	28,800	38,518	0	9,718	3,982	2,796	40,000	100%	28/02/2008	Works completed
	St John Ave/Wade Lane	31,400	21,000	6,135	0	-14,865	25,265	2,066				Awaiting completion of development
100610	Northside	35,000	23,400	6,839	0	-16,561	28,161	2,303				
100811	Princess St. Shops Bannockburn Rd	55,000	37,200	10,747	0	-26,453	44,253	3,619				
100812	Shopping Centre Auluba Rd	50,000	33,600	48,714	0	15,114	1,286	3,290	49,000	100%		Paving complete
100813	West Lindfield Shopping Centre	29,000	19,200	74,027	0	54,827	-45,027	1,908	74,000			Linemarking to be done - contractor appointed
100831	Canoon Rd Tennis Courts	70,000	46,800	121,733	2,550	74,933	-51,733	1,347		95%	30/06/2008	Resurfacing work completed. Additional works required due to extensive tree root damage.
	Roseville Park Tennis Courts	40,000	27,000	2,327	0	-24,673	37,673	769	-		30/06/2008	Work deferred subject to further investigation and approvals.
100004	St Ives Showground Picnic Area Park	40,000	27,000	8,777	0	-18,223	31,223	769		5%	30/06/2008	Project design stage commenced.
100835	Sir David Martin Reserve Park	151,000	100,800	13,717	5,000	-87,083	137,283	101,700		25%	30/06/2008	Sportsfield Lighting ordered and due in 6 weeks.
100836	Lindfield Soldiers Memorial Park	100,000	67,200	9,711	0	-57,489	90,289	2,405		60%	30/06/2008	Tenderer appointed. Construction nearing completion but extensively delayed
100837	Edenborough Oval Park	11,000	7,800	0	0	-7,800	11,000	12,191			30/06/2008	Funding provided for a fence at rear of the field.
100838	Yarrabung Rd Reserve Park	8,000	5,400	1,734	0	-3,666	6,266	154		98%	20/12/2007	Project completed and awaiting final invoices.
100840	Acron Oval Stage 1 Park	6,000	4,200	2,028	0	-2,172	3,972	0		50%	30/06/2008	Offl-leash Signs installed. Funding to Building trades minor upgrade works and tap installation for dogs.
100842	Echo Point Park - Green Corps	0	0	0	0	0	0	0				
100844	Mahratta & 1536 Pacific Highway Park	55,000	37,200	3,199	0	-34,001	51,801	1,058		20%	30/06/2008	Commence second half of year. Need to lodge DA for fence.HAC QWN site meeting determined considering potential for reconsideration of extent and options available under PoM. Works deferred until determined.
100845	Dukes Green Park	15,000	10,200	4,773	0	-5,427	10,227	289		20%	30/06/2008	Project design stage completed. Quotes being prepared

Dept: Operations

		Annual	YTD		CTUALS	Variance	Annual	Commit			PROJI	ECT PERFORMANCE
Project	Description	Budget	Budget	Expended	Grants/ Contribs Received		Budget Remaining	'ments	Revised Budget (Annual)	Percent Complete		Project Status
100846	Lindfield Soldiers Memorial Oval No 2 SptFld	820,400	548,400	563,429	0	15,029	256,971	56,723		60%	30/06/2008	Sportsfield Upgrade Project nearing completion.
100848	Edenborough Oval Sportsfield	100,000	67,200	8,625	0	-58,575	91,375	0		10%	30/06/2008	Project deferred until consultation has taken place with adjoining residents.
100849	Comenarra Oval Sportsfield	10,000	7,200	0	0	-7,200	10,000	0			30/06/2008	Work to complement stormwater harvesting. Awaiting design details.
100850	St Ives Showground Playground	48,000	33,000	2,792	0	-30,208	45,208	923		15%	30/06/2008	Project design stage commenced
100851	Dukes Green Playground	58,000	38,400	12,454	0	-25,946	45,546	3,046		20%	30/06/2008	Project design stage completed. Quotes being sourced.
100852	Killara Park/Bert Oldfield Playground	25,000	16,800	21,202	0	4,402	3,798	481		98%	30/06/2008	Project completed
100853	Hicks Ave Reserve Playground	18,000	12,000	2,547	0	-9,453	15,453	14,688		2%	30/06/2008	Project completed.
100854	Yarrabung Rd Reserve Playground	8,000	5,400	18,334	0	12,934	-10,334	154		100%	20/12/2007	Project completed
	Bobbin Head Road Traffic	16,000	10,800	3,126	0	-7,674	12,874	1,053				RTA approval to design received and work to commence soon.
00656	Bannockburn Road/Selwyn St Traffic	60,000	40,200	11,724	0	-28,476	48,276	3,948				Design recommended by KTC. Work to commence in late May 2008.
00657	Bannockburn Road/Rushall St Traffic	30,000	20,400	5,862	0	-14,538	24,138	1,974				Further consultation with residents required.
	Koola Ave Traffic	20,000	13,800	3,908	0	-9,892	16,092	1,316				
	Yarrabung Road Traffic Edenborough Rd Energy	37,000	25,200	7,230	0	-17,970	29,770	2,435				
00800	Australia	0	0	42,905	0	42,905	-42,905	0		75%		Reconstruction completed, asphalt overlay postponed until development at # 1 is completed
	Leash Free Program Lindfield	25,000	16,800	0	• 0	-16,800	25,000	5,290		60%	30/06/2008	Sportsfield Upgrade Project ongoing. Major weather delay. Fence component installed.
	Bus Shelters Graffiti Removal Turramurra	0	0	0	10,030	0	0	0				
100606	Precinct	3,000	3,000	1,909	0	-1,091	1,091	0				
	Entry Signs KC	35,000	20,000	0	0	-20,000	35,000	0		100%		Works completed
100671	St Ives Shopping Centre Drainage Works	0	0	8,197	0	8,197	-8,197	0	10,000	100%		Works completed and necessary due to flooding of shops.
100874	Noxious Weeds 2007/2008	0	0	0	8,500	0	0	0				

Dept: Operations

Destant	<b>B</b>	Annual Budget	YTD Budget		TUALS	Variance	Annual	Commit			PROJ	
Project		Duuget	Budget	•	Grants/ Contribs Received		Budget Remaining		Revised Budget	Percent Complete	Completion	Project Status
100070	Noxious Weeds Gorse & Brooms	. 0	0	0	2,000	. 0	0	0	(Annual)			
100876	Noxious Weeds Willows	0	0	0	2,000	0			<u> </u>	<u> </u>		
	Noxious Weeds Aquatics	0	0	0	9,000	0	0	0	———	<u> </u>	<u> </u>	
100878	Noxious Weeds Ludwigia	0	0	0	7,000	0	0	0		·		
	Shinfield Avenue	0	0	3,611	0	3.611	-3,611	0		<u> </u>		
	Clive Evatt Reserve	0	0	0	22,727	0	0,011	11,573				Work to be funded by developer restoration fees
100884	Warrimoo Ave St Ives Chase	0	0	0	0	0	0	0	·			
	Roseville Park Playground Replacement	75,000	56,250	0	0	-56,250	75,000	0		<u>50%</u>	30/06/2008	Testing in progress Design approvd by HAC. Documents for quotes
100886	Sydney CMA	0	0	0							30/00/2008	almost completed.
	Wahroonga Traffic & Parking Study	49,500	36,900		0	-36,900	49,500	0				



## MONTHLY FINANCIAL REPORTING - 2007/08

#### COUNCIL SUMMARY

## **Total Council**

	Ma	rch	notor of the language of the second sec	March Year To I	Date	Commitments	Full Year
Department	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Civic	213,387	116,630	1,180,917	1,105,870	(75,047)	9,444	1,480,700
Community	442,794	360,890	4,225,678	3,973,810	(251,868)	37,061	5,319,400
Development & Regulation	276,325	237,790	2,057,502	2,333,030	275,528	36,861	3,194,000
Corporate	(7,981,854)	(4,358,228)	(39,570,344)	(37,062,412)	2,507,932	140,545	(49,619,300)
Strategy	135,556	322,900	1,863,668	2,290,300	426,632	2,202	3,124,600
Operations	1,756,419	1,571,800	14,217,830	14,872,320	654,490	67,029	19,671,000
Waste Management	245,159	(24,180)	73,221	(312,020)	(385,241)	19,817	(372,100)
NET EXPENDITURE / (REVENUE)	(4,912,213)	(1,772,398)	(15,951,528)	(12,799,102)	3,152,426	312,959	(17,201,700)
PROJECTS	And Ballin Control Control of State						
Capital Projects	231,076	108,050	3,741,239	795,150	(2,946,089)	777,845	1,121,500
Operating Projects	181,935	82,460	2,203,512	733,140	(1,470,372)	397,892	969,500
TOTAL PROJECTS	413,012	190,510	5,944,751	1,528,290	(4,416,461)	1,175,737	2,091,000
NET OPERATING RESULT	1. Construction of the second seco						
EXPENSE							
Employee Costs	1,996,489	2,343,099	21,279,611	21,989,491	709,880	73,236	29,897,700
Operating Expenses	789,182	757,023	8,064,238	8,382,387	318,149	98,223	10,781,700
Materials & Contract	1,621,566	1,523,050	14,131,157	13,230,170	(900,987)	124,023	17,568,600
Statutory Levies	82,221	54,400	1,814,172	1,809,700	(4,472)	0	2,329,700
Pensioner Rebate	0	0	0	0	0	0	0
Interest Expense	78,047	54,060	521,518	486,540	(34,978)	0	649,000
Depreciation	624,897	587,300	5,534,931	5,289,800	(245,131)	0	7,056,200
Asset Sale	(5,790)	0	(149,219)	0	149,219	0	0
Internal Transactions	494,583	566,210	4,701,154	4,462,090	(239,064)	0	5,874,500
Internal Reserves	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSE	5,681,195	5,885,142	55,897,563	55,650,178	(247,385)	295,481	74,157,400
CAPITALISED EXPENSE							
Balance Sheet	25,255	46,100	426,806	495,800	68,994	17, <b>4</b> 77	668,900
TOTAL CAPITALISED EXPENSE	25,255	46,100	426,806	495,800	68,994	17,477	668,900
TOTAL EXPENSE	5,706,450	5,931,242	56,324,369	56,145,978	(178,391)	312,959	74,826,300
REVENUE						2	
Pensioner Rebate	(89,597)	(87,100)	(854,468)	(783,900)	(70,568)	0	(1,045,000)
Rates	3,295,867	3,295,800	29,698,018	29,662,200	35,818	0	39,550,400
Infrastructure Levy	166,083	166,100	1,496,306	1,494,900	1,406	0	1,993,000
Environmental Levy	169,750	169,700	1,529,340	1,527,300	2,040	0	2,037,000
Annual Charges	821,129	821,200	7,413,855	7,390,800	23,055	0	9,855,400
User Fees & Charges	1,186,298	1,224,720	12,303,182	12,266,200	36,982	0	16,333,300
Interest Income	283,502	265,680	1,154,293	2,391,120	(1,236,827)	0	3,188,500
Grants Recurrent	219,990	557,300	3,340,355	3,384,300	(43,945)	o	4,619,100
Contributions	4,057,106	787,600	11,387,826	7,088,400	4,299,426	o	9,451,100
Other Revenue	13,952	14,180	104,110	127,620	(23,510)	0	170,700
Internal Transactions	494,583	488,460	4,703,081	4,396,140	306,941	0	5,874,500
Internal Reserves	0	0	0	0	0	0	0
TOTAL REVENUE	10,618,663	7,703,640	72,275,897	68,945,080	3,330,817	0	92,028,000
NET DEFICIT / (SURPLUS)	(4,912,213)	(1,772,398)	(15,951,528)	(12,799,102)	3,152,426	312,959	(17,201,700)



# MONTHLY FINANCIAL REPORTING - 2007/08

# DEPARTMENT SUMMARY

# Department : Community

NET EXPENDITURE	Marcl		ningeringen unterstellen Diesenterstellen Tiesenterstellen	March Year To Da	ite	Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING				<u> </u>			
Community Developmen	145,882	124,460	958,123	1,018,340	60,217	12,667	1,372,400
Community & Recreation Property U	(117,115)	(177,130)	(1,322,960)	(1,570,670)	(247,710)	8,214	(2,274,600)
Communications	24,549	26,000	235,684	243,100	7,416	4,822	330,100
Cultural Services	66,676	173,700	576,016	527,400	(48,616)	6,662	770,400
Customer Services	88,922	77,100	702,512	725,400	22,888	0	984,900
Library Services	201,887	109,460	2,799,284	2,766,040	(33,244)	9,041	3,779,800
Mgnt Sup Community	31,994	27,300	277,018	264,200	(12,818)	2,227	356,400
NET EXPENDITURE / (REVENUE)	442,794	360,890	4,225,678	3,973,810	(251,868)	43,633	5,319,400
NET OPERATING RESULT							
EXPENSE				a an		ing and a second	
Employee Costs	656,851	556,200	5,018,178	5,123,100	104,922	7,757	6,949,300
Operating Expenses	151,528	178,100	1,617,285	1,763,000	145,715	11,432	2,330,700
Materials & Contract	73,502	113,400	553,670	557,400	3,730	16,988	2,330,700
Depreciation	105,642	98,500	925,026	886,500	(38,526)	10,900	1,184,400
Internal Transactions	43,696	51,790	580,623	467,410	(113,213)	0	632,900
TOTAL OPERATING EXPENSE	1,031,220	997,990	8,694,782	8,797,410	102,628	36,176	11,872,800
CAPITALISED EXPENSE							
Balance Sheet	25,255	35,000	337,712	385,900	48,188	7,456	525,500
TOTAL CAPITALISED EXPENSE	25,255	35,000	337,712	385,900	48,188	7,456	525,500
TOTAL EXPENSE	1,056,475	1,032,990	9,032,494	9,183,310	150,816	43,633	12,398,300
REVENUE							
User Fees & Charges	413,151	421,700	4,202,588	4,620,300	417,712	o	6,322,800
Grants Recurrent	200,530	250,400	604,211	589,200	(15,011)	о	756,100
Internal Transactions	0	o	18	0	(18)	0	0
TOTAL REVENUE	613,681	672,100	4,806,817	5,209,500	402,683	0	7,078,900
NET SURPLUS / (DEFICIT)	(442,794)	(360,890)	(4,225,678)	(3,973,810)	251,868	(43,633)	(5,319,400)
PROJECTS							
Capital Projects	(30,832)	0	(30,832)	0	30,832	0	0
Operating Projects	(16,098)	11,750	24,114	96,750	72,636	41,326	132,000
TOTAL PROJECTS	(46,930)	11,750	(6,718)	96,750	103,468	41,326	132,000

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
COMMUNICATIONS					
10-Employee Costs	186,777	187,900	1,123	255,500	
12-Operating Expenses	23,904	29,100	5,196	38,900	
14-Materials & Contract	22,901	23,400	499	31,800	
70-Internal Transactions	2,102	2,700	598	3,900	
COMMUNICATIONS TOTAL	235,684	243,100	7,416	330,100	
COMMUNITY & RECREATION PROPERTY UNIT					
					Savings are as a result of staff vacanies which are currently under the
10-Employee Costs	189,932	333,100	143,168	453,300	recruitment process.
12-Operating Expenses	373,616	383,400	9,784	508,400	
14-Materials & Contract	14,302	8,100	(6,202)	10,500	
24-Depreciation	279,485	281,700	2,216	375,000	
					Decrease in income from Golf Courses due to consistent wet weather,
					seasonal variation for Sportsgounds and Winter invoicing will be done in
46-User Fees & Charges	(2,273,144)	(2,659,500)	(386,356)	(3,733,200)	the 4th Quarter.
70-Internal Transactions	92,849	82,530	(10,319)	111,400	
COMMUNITY & RECREATION PROPERTY UNIT TOTAL	(1,322,960)	(1,570,670)	(247,710)	(2,274,600)	
COMMUNITY DEVELOPMENT					
10-Employee Costs	1,104,621	1,108,600	3,979	1,518,100	
	1,104,021	1,100,000	3,979	1,518,100	
12-Operating Expenses	869.996	992.740	122,744	1,303,800	Variance is as a result of a number of reasons, namely, phasing of rental rebates and discounts, invoicing process, rental payments cycles and CPI adjustments to align rental rebates with the budget, no expenditure in Occupancy Rates and Child Care Benefit Fees are difficult to estimate accurately in advance as they are based on a number of factors such as previous year history of claims by parents, income levels of parents in the Scheme vary from year to year. Due to this variable and changes of government policy regarding claim entitlements.
	009,990	992,740	122,144	1,303,800	government policy regarding claim entitlements.
14-Materials & Contract	131,500	164,900	22 400	262 700	Variance is due to phasing, scheduling of projects and delays in payment of contractors.
24-Depreciation	189,920	189,900	33,400 (20)	263,700 254,800	
	109,920	169,900	(20)	204,000	Variance is as a result of phasing and rental income from Council properties, invoicing, rental payments cycles and CPI adjustments to
46-User Fees & Charges	(1,212,199)	(1,254,800)	(42,601)	(1,735,400)	align rental income with the budget.

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
50-Grants Recurrent	(274.626)	(200 700)	4.000	(100.000)	
	(374,636)	(369,700)	4,936	(483,800)	
70-Internal Transactions	248,920	186,700	(62,220)	251 200	Increase is as a result of Internal Building Management expenses pertaining mainly to the Children's Services Development cost centre.
COMMUNITY DEVELOPMENT TOTAL	<u>958,123</u>	1,018,340	(62,220) <b>60,217</b>	251,200 <b>1,372,400</b>	pertaining mainly to the Children's Services Development cost centre.
CULTURAL SERVICES					
					Increase in staffing needs as a result of higher number of attendances
10-Employee Costs 12-Operating Expenses	785,093 67,165	761,500 70,160	(23,593) 2,995	1,011,600 88,900	and a requirement to meet the staff to children ratio.
	07,105	70,100	_ 2,990	88,900	Increase as a result of increase in number of attendances to activities with requirement of additional facilities required to be brought in meet DA
14-Materials & Contract	242,219	220,600	(21,619)	281,500	requirements eg toilets.
24-Depreciation	22,224	22,500	276	29,700	
46-User Fees & Charges	(624,582)	(614,500)	10,082	(732,200)	Increase in fees to meet operational demands.
50-Grants Recurrent	(29,045)	(18,900)	10,145	(25,700)	Increase due to a New grant received for children with special needs
70-Internal Transactions	112,943	86,040	(26,903)	116,600	Increase due to an increase in operational cost/ printing internal charges
CULTURAL SERVICES	576,016	527,400	(48,616)	770,400	
CUSTOMER SERVICES					
10-Employee Costs	653,316	670,800	17,484	912,600	Savings in salaries are due to a secondment.
12-Operating Expenses	53,717	54,300	583	71,800	
14-Materials & Contract	9,366	10,200	834	13,300	
24-Depreciation	136	0	(136)	200	
46-User Fees & Charges	(16,534)	(13,500)	3,034	(18,000)	
70-Internal Transactions	2,511	3,600	1,089	5,000	
CUSTOMER SERVICES	702,512	725,400	22,888	984,900	
LIBRARY SERVICES					
10-Employee Costs	1,834,023	1,818,900	(15,123)	2,468,600	Increased Penalty Pay costs due to increased numbers of 35/7 staff and fewer staff using LSL and annual leave entitlements.
12-Operating Expenses	213,846	215,300	1,454	294,100	terre etan dong non and annua rouve entiterrente.
14-Materials & Contract	121,904	122,700	796	167,200	
24-Depreciation	432,474	391,500	(40,974)	523,600	

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
					Savings as a result of timing of purchases of library books and other
26-Balance Sheet	337,712	385,900	48,188	525,500	items but expediture will be incurred shortly.
46-User Fees & Charges	(49,066)	(59,100)	(10,034)	(79,000)	Decrease in photocopying fees as a result of direct access to the internet.
50-Grants Recurrent	(200,530)	(200,600)	(70)	(246,600)	besiedee in photocopying lees as a result of direct access to the internet.
	(	()	()	(,,	Increase is as a result of Internal Building Management expenses pertaining to Gordon Library. Budget adjustments have been proposed in
70-Internal Transactions	108,920	91,440	(17,480)	126,400	the March QBR.
LIBRARY SERVICES	2,799,284	2,766,040	(33,244)	3,779,800	
MGNT SUP COMMUNITY					
					Increase is as result of increase costs which reflect the current
10-Employee Costs	264,417	242,300	(22,117)	329,600	employment market.
12-Operating Expenses	15,042	18,000	2,958	24,800	
14-Materials & Contract	11,478	7,500	(3,978)	7,500	
24-Depreciation	787	900	113	1,100	
46-User Fees & Charges	(27,064)	(18,900)	8,164	(25,000)	
70-Internal Transactions	12,359	14,400	2,041	18,400	
MGNT SUP COMMUNITY TOTAL	277,018	264,200	(12,818)	356,400	
COMMUNITY TOTAL	4,225,678	3,973,810	(251,868)	5,319,400	



# MONTHLY FINANCIAL REPORTING - 2007/08

# DEPARTMENT SUMMARY

# Department : Community

NET EXPENDITURE	Marcl		ningeringen unterstellen Diskonterstellen Tiskonterstellen	March Year To Da	ite	Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING				<u> </u>			
Community Developmen	145,882	124,460	958,123	1,018,340	60,217	12,667	1,372,400
Community & Recreation Property U	(117,115)	(177,130)	(1,322,960)	(1,570,670)	(247,710)	8,214	(2,274,600)
Communications	24,549	26,000	235,684	243,100	7,416	4,822	330,100
Cultural Services	66,676	173,700	576,016	527,400	(48,616)	6,662	770,400
Customer Services	88,922	77,100	702,512	725,400	22,888	0	984,900
Library Services	201,887	109,460	2,799,284	2,766,040	(33,244)	9,041	3,779,800
Mgnt Sup Community	31,994	27,300	277,018	264,200	(12,818)	2,227	356,400
NET EXPENDITURE / (REVENUE)	442,794	360,890	4,225,678	3,973,810	(251,868)	43,633	5,319,400
NET OPERATING RESULT							
EXPENSE				a an		ing and a second	
Employee Costs	656,851	556,200	5,018,178	5,123,100	104,922	7,757	6,949,300
Operating Expenses	151,528	178,100	1,617,285	1,763,000	145,715	11,432	2,330,700
Materials & Contract	73,502	113,400	553,670	557,400	3,730	16,988	2,330,700
Depreciation	105,642	98,500	925,026	886,500	(38,526)	10,900	1,184,400
Internal Transactions	43,696	51,790	580,623	467,410	(113,213)	0	632,900
TOTAL OPERATING EXPENSE	1,031,220	997,990	8,694,782	8,797,410	102,628	36,176	11,872,800
CAPITALISED EXPENSE							
Balance Sheet	25,255	35,000	337,712	385,900	48,188	7,456	525,500
TOTAL CAPITALISED EXPENSE	25,255	35,000	337,712	385,900	48,188	7,456	525,500
TOTAL EXPENSE	1,056,475	1,032,990	9,032,494	9,183,310	150,816	43,633	12,398,300
REVENUE							
User Fees & Charges	413,151	421,700	4,202,588	4,620,300	417,712	o	6,322,800
Grants Recurrent	200,530	250,400	604,211	589,200	(15,011)	о	756,100
Internal Transactions	0	o	18	0	(18)	0	0
TOTAL REVENUE	613,681	672,100	4,806,817	5,209,500	402,683	0	7,078,900
NET SURPLUS / (DEFICIT)	(442,794)	(360,890)	(4,225,678)	(3,973,810)	251,868	(43,633)	(5,319,400)
PROJECTS							
Capital Projects	(30,832)	0	(30,832)	0	30,832	0	0
Operating Projects	(16,098)	11,750	24,114	96,750	72,636	41,326	132,000
TOTAL PROJECTS	(46,930)	11,750	(6,718)	96,750	103,468	41,326	132,000

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
COMMUNICATIONS					
10-Employee Costs	186,777	187,900	1,123	255,500	
12-Operating Expenses	23,904	29,100	5,196	38,900	
14-Materials & Contract	22,901	23,400	499	31,800	
70-Internal Transactions	2,102	2,700	598	3,900	
COMMUNICATIONS TOTAL	235,684	243,100	7,416	330,100	
COMMUNITY & RECREATION PROPERTY UNIT					
					Savings are as a result of staff vacanies which are currently under the
10-Employee Costs	189,932	333,100	143,168	453,300	recruitment process.
12-Operating Expenses	373,616	383,400	9,784	508,400	
14-Materials & Contract	14,302	8,100	(6,202)	10,500	
24-Depreciation	279,485	281,700	2,216	375,000	
					Decrease in income from Golf Courses due to consistent wet weather,
					seasonal variation for Sportsgounds and Winter invoicing will be done in
46-User Fees & Charges	(2,273,144)	(2,659,500)	(386,356)	(3,733,200)	the 4th Quarter.
70-Internal Transactions	92,849	82,530	(10,319)	111,400	
COMMUNITY & RECREATION PROPERTY UNIT TOTAL	(1,322,960)	(1,570,670)	(247,710)	(2,274,600)	
COMMUNITY DEVELOPMENT					
10-Employee Costs	1,104,621	1,108,600	3,979	1,518,100	
	1,104,021	1,100,000	3,979	1,518,100	
12-Operating Expenses	869.996	992.740	122,744	1,303,800	Variance is as a result of a number of reasons, namely, phasing of rental rebates and discounts, invoicing process, rental payments cycles and CPI adjustments to align rental rebates with the budget, no expenditure in Occupancy Rates and Child Care Benefit Fees are difficult to estimate accurately in advance as they are based on a number of factors such as previous year history of claims by parents, income levels of parents in the Scheme vary from year to year. Due to this variable and changes of government policy regarding claim entitlements.
	009,990	992,740	122,144	1,303,800	government policy regarding claim entitlements.
14-Materials & Contract	131,500	164,900	22 400	262 700	Variance is due to phasing, scheduling of projects and delays in payment of contractors.
24-Depreciation	189,920	189,900	33,400 (20)	263,700 254,800	
	109,920	169,900	(20)	204,000	Variance is as a result of phasing and rental income from Council properties, invoicing, rental payments cycles and CPI adjustments to
46-User Fees & Charges	(1,212,199)	(1,254,800)	(42,601)	(1,735,400)	align rental income with the budget.

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
50-Grants Recurrent	(274.626)	(200 700)	4.000	(100.000)	
	(374,636)	(369,700)	4,936	(483,800)	
70-Internal Transactions	248,920	186,700	(62,220)	251 200	Increase is as a result of Internal Building Management expenses pertaining mainly to the Children's Services Development cost centre.
COMMUNITY DEVELOPMENT TOTAL	<u>958,123</u>	1,018,340	(62,220) <b>60,217</b>	251,200 <b>1,372,400</b>	pertaining mainly to the Children's Services Development cost centre.
CULTURAL SERVICES					
					Increase in staffing needs as a result of higher number of attendances
10-Employee Costs 12-Operating Expenses	785,093 67,165	761,500 70,160	(23,593) 2,995	1,011,600 88,900	and a requirement to meet the staff to children ratio.
	07,105	70,100	_ 2,990	88,900	Increase as a result of increase in number of attendances to activities with requirement of additional facilities required to be brought in meet DA
14-Materials & Contract	242,219	220,600	(21,619)	281,500	requirements eg toilets.
24-Depreciation	22,224	22,500	276	29,700	
46-User Fees & Charges	(624,582)	(614,500)	10,082	(732,200)	Increase in fees to meet operational demands.
50-Grants Recurrent	(29,045)	(18,900)	10,145	(25,700)	Increase due to a New grant received for children with special needs
70-Internal Transactions	112,943	86,040	(26,903)	116,600	Increase due to an increase in operational cost/ printing internal charges
CULTURAL SERVICES	576,016	527,400	(48,616)	770,400	
CUSTOMER SERVICES					
10-Employee Costs	653,316	670,800	17,484	912,600	Savings in salaries are due to a secondment.
12-Operating Expenses	53,717	54,300	583	71,800	
14-Materials & Contract	9,366	10,200	834	13,300	
24-Depreciation	136	0	(136)	200	
46-User Fees & Charges	(16,534)	(13,500)	3,034	(18,000)	
70-Internal Transactions	2,511	3,600	1,089	5,000	
CUSTOMER SERVICES	702,512	725,400	22,888	984,900	
LIBRARY SERVICES					
10-Employee Costs	1,834,023	1,818,900	(15,123)	2,468,600	Increased Penalty Pay costs due to increased numbers of 35/7 staff and fewer staff using LSL and annual leave entitlements.
12-Operating Expenses	213,846	215,300	1,454	294,100	terre etan dong non and annua rouve entiterrente.
14-Materials & Contract	121,904	122,700	796	167,200	
24-Depreciation	432,474	391,500	(40,974)	523,600	

#### Ku-ring-gai Council COMMUNITY For Period Ended March 2008

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
					Savings as a result of timing of purchases of library books and other
26-Balance Sheet	337,712	385,900	48,188	525,500	items but expediture will be incurred shortly.
46-User Fees & Charges	(49,066)	(59,100)	(10,034)	(79,000)	Decrease in photocopying fees as a result of direct access to the internet.
50-Grants Recurrent	(200,530)	(200,600)	(70)	(246,600)	becieved in photocopying lees as a result of direct access to the internet.
		()	()	(,,	Increase is as a result of Internal Building Management expenses pertaining to Gordon Library. Budget adjustments have been proposed in
70-Internal Transactions	108,920	91,440	(17,480)	126,400	the March QBR.
LIBRARY SERVICES	2,799,284	2,766,040	(33,244)	3,779,800	
MGNT SUP COMMUNITY					
					Increase is as result of increase costs which reflect the current
10-Employee Costs	264,417	242,300	(22,117)	329,600	employment market.
12-Operating Expenses	15,042	18,000	2,958	24,800	
14-Materials & Contract	11,478	7,500	(3,978)	7,500	
24-Depreciation	787	900	113	1,100	
46-User Fees & Charges	(27,064)	(18,900)	8,164	(25,000)	
70-Internal Transactions	12,359	14,400	2,041	18,400	
MGNT SUP COMMUNITY TOTAL	277,018	264,200	(12,818)	356,400	
COMMUNITY TOTAL	4,225,678	3,973,810	(251,868)	5,319,400	



# MONTHLY FINANCIAL REPORTING - 2007/08

#### DEPARTMENT SUMMARY

## Department : Development & Regulation

NET EXPENDITURE	Marcl	1	٨	March Year To Da	nte	Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Building Unit	(27,523)	(25,540)	(192,741)	(215,480)	(22,739)	10,391	(282,200)
Compliance & Health Services	63,352	51,580	542,084	494,820	(47,264)	5,095	667,200
Administration	70,494	62,240	583,103	586,100	2,997	4,227	796,900
Development Assesment	137,777	129,960	1,151,042	1,245,440	94,398	3,844	1,704,200
Landscape Assessment	35,885	30,300	248,826	286,300	37,474	0	389,000
Regulation	37,903	2,600	77,940	46,800	(31,140)	13,327	61,300
Development Engineers	(41,562)	(13,350)	(352,752)	(110,950)	241,802	23	(142,400)
NET EXPENDITURE / (REVENUE)	276,325	237,790	2,057,502	2,333,030	275,528	36,906	3,194,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	483,846	416,050	3,709,578	3,925,950	216,372	11,121	5,340,300
Operating Expenses	103,175	132,540	1,140,534	1,234,260	93,726	13,280	1,630,900
Materials & Contract	744	20,180	135,935	182,340	46,405	12,123	243,700
Depreciation	42	0	369	300	(69)	0	500
Internal Transactions	45,683	45,900	432,205	413,100	(19,105)	0	551,900
TOTAL OPERATING EXPENSE	633,490	614,670	5,418,622	5,755,950	337,328	36,525	7,767,300
CAPITALISED EXPENSE							
Balance Sheet	0	0	0	0	0	382	0
TOTAL CAPITALISED EXPENSE	0	0	0	0	0	382	0
TOTAL EXPENSE	633,490	614,670	5,418,622	5,755,950	337,328	36,906	7,767,300
REVENUE							
User Fees & Charges	357,165	376,880	3,361,120	3,422,920	61,800	0	4,573,300
TOTAL REVENUE	357,165	376,880	3,361,120	3,422,920	61,800	0	4,573,300
NET SURPLUS / (DEFICIT)	(276,325)	(237,790)	(2,057,502)	(2,333,030)	(275,528)	(36,906)	(3,194,000)
PROJECTS							
TOTAL PROJECTS	. <u> </u>						

#### Ku-ring-gai Council DEVELOPMENT & REGULATION For Period Ended March 2008

	March YTD Actuals	YTD YTD YTD Actuals Revised Variance Budget			COMMENTS		
	\$	\$	\$	\$			
ADMINISTRATION							
10-Employee Costs	593,868	654,500	60,632	889,700	Savings in employee costs are due to staff vacancies for which recruitment is in the process.		
12-Operating Expenses	59,632	25,200	(34,432)	33,600	Increase in agency costs are as a result of staff vacancies.		
14-Materials & Contract	31,435	32,400	965	42,200			
46-User Fees & Charges	(141,712)	(147,600)	(5,888)	(197,400)			
					Increase in internal printing expenses is as a result of new		
70-Internal Transactions	39,880	21,600	(18,280)	28,800	DA forms, guides, regulatory books etc.		
ADMINISTRATION TOTAL	583,103	586,100	2,997	796,900			
BUILDING UNIT							
10-Employee Costs	208,369	254,500	46,131	346,400	Savings in employee costs are due to staff vacancies for which recruitment is in the process.		
12-Operating Expenses	30,411	1,800	(28,611)	2,400	Increase in agency costs are as a result of staff vacancies. Decrease in revenue is due to a decrease in the demand		
46-User Fees & Charges	(469,021)	(509,580)	(40,559)	(681,000)	for Council certification services.		
70-Internal Transactions	37,500	37,800	300	50,000			
BUILDING UNIT TOTAL	(192,741)	(215,480)	(22,739)	(282,200)			
COMPLIANCE & HEALTH SERVICES							
10-Employee Costs	429,126	428,200	(926)	582,500			
12-Operating Expenses	117,427	80,400	(37,027)	93,400	Increased legal fees are due to increased regulatory action		
14-Materials & Contract	43,943	37,440	(6,503)	50,500			
24-Depreciation	214	300	86	300			
46-User Fees & Charges	(106,377)	(109,120)	(2,743)	(136,500)			
70-Internal Transactions	57,750	57,600	(150)	77,000			
COMPLIANCE & HEALTH SERVICES TOTAL	542,084	494,820	(47,264)	667,200			
DEVELOPMENT ASSESSMENT							
10-Employee Costs	1,544,527	1,615,700	71,173	2,198,100	Savings in employee costs are due to staff vacancies for which recruitment is in the process.		
12-Operating Expenses	824,067	1,006,560	182,493	1,342,200	Savings are due to reduced legal costs Savings are due to a change in procedure with site		
14-Materials & Contract	19,942	60,300	40,358	80,000	inspections by Councillors due to the introduction of a Planning Panel.		
24-Depreciation	156	00,300	40,000	00,000			

#### Ku-ring-gai Council DEVELOPMENT & REGULATION For Period Ended March 2008

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
					Decrease in number of large scale developments due to
46-User Fees & Charges	(1,446,675)	(1,645,920)	(199,245)	(2,195,000)	the economic climate.
70-Internal Transactions	209,025	208,800	(225)	278,700	
DEVELOPMENT ASSESSMENT TOTAL	1,151,041	1,245,440	94,399	1,704,200	
DEVELOPMENT ENGINEERS					
10-Employee Costs	199,629	195,050	(4,579)	265,600	
12-Operating Expenses	2,587	2,700	113	3,500	
14-Materials & Contract	48	0	(48)	0	
					Increased revenue from certification and linen plans issue
46-User Fees & Charges	(565,140)	(318,600)	246,540	(425,000)	due to completion of large developments.
70-Internal Transactions	10,125	9,900	(225)	13,500	
DEVELOPMENT ENGINEERS TOTAL	(352,752)	(110,950)	241,802	(142,400)	
LANDSCAPE ASSESSMENT					
10-Employee Costs	236,184	271,600	35,416	369,400	Savings are due to a staff vacancy.
12-Operating Expenses	4,243	4,800	557	5,800	- ,
14-Materials & Contract	0	0	0	1,000	
46-User Fees & Charges	(1,200)	0	1,200	0	
70-Internal Transactions	9,600	9,900	300	12,800	
LANDSCAPE ASSESSMENT	248,826	286,300	37,474	389,000	
REGULATION					
10-Employee Costs	497,876	506,400	8,524	688,600	
					Savings due to a delay of the 'Dog day out' event &
12-Operating Expenses	102,168	112,800	10,632	150,000	contractors fees.
14-Materials & Contract	40,567	52,200	11,633	70,000	Savings are due to delay of purchasing equipment.
26-Balance Sheet	0	0	0	0	
					Decrease in parking revenue due to staff vacancies and
46-User Fees & Charges	(630,995)	(692,100)	(61,105)	(938,400)	reduced demand for the Culworth Ave Car park.
70-Internal Transactions	68,325	67,500	(825)	91,100	
REGULATION TOTAL	77,940	46,800	(31,140)	61,300	
DEVELOPMENT & REGULATION TOTAL	2,057,502	2,333,030	275,528	3,194,000	



#### **MONTHLY FINANCIAL REPORTING - 2007/08**

#### DEPARTMENT SUMMARY

## Department : Corporate

NET EXPENDITURE	Marc	ch		March Year To D	)ate	Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING		*					
Council Services	30,073	23,190	206,398	218,510	12,112	1,726	296,100
Corporate Accounts	(8,161,943)	(4,813,720)	(45,253,090)	(42,304,680)	2,948,410	2,180	(56,368,800)
Financial Management	80,131	72,090	788,659	810,610	21,951	3,964	1,057,800
Human Resource Management	(207,380)	114,582	1,502,266	1,044,838	(457,428)		1,406,600
Information Tech	141,345	138,280	1,541,937	1,539,120	(2,817)	22,090	1,987,800
Insurance & Risk	14,152	12,750	665,229	730,990	65,761	40	782,000
Land Information	398	(4,700)	(16,305)	(34,500)	(18,195)	-	(42,800)
	27,784	21,600	193,722	202,700	8,978	245	274,000
Mgnt Sup Fin & Bus Print Room	(3,908)	(2,590)	(2,873)	(20,110)	(17,237)		(26,100)
	64,056	48,790	475,884	454,010	(21,874)	18,182	613,000
Records	33,437	31,500	327,829	296,100	(31,729)		401,100
Supply				·			
NET EXPENDITURE / (REVENUE)	(7,981,854)	(4,358,228)	(39,570,344)	(37,062,412)	2,507,932	140,545	(49,619,300)
NET OPERATING RESULT							
	Anton wranger febr				FEATER A		
EXPENSE			<b>.</b>	<b>_</b> :			
Employee Costs	(250,403)	272,349	3,297,610	2,571,041	(726,569)	50,983	3,499,300
Operating Expenses	137,238	150,653	2,359,313	2,350,057	(9,256)	39,355	2,876,600
Materials & Contract	63,288	53,550	776,150	761,150	(15,000)	39,536	942,000
Statutory Levies	82,187	54,400	1,814,007	1,809,700	(4,307)	0	2,329,700
Pensioner Rebate	0	0	0	. 0	0	0	0
Interest Expense	78,047	54,060	521,518	486,540	(34,978)	0	649,000
Depreciation	6,989	6,200	61,583	56,600	(4,983)	0	75,100
Asset Sale	(5,169)	0	(148,598)	0	148,598	0	0
Internal Transactions	14,850	15,400	132,207	139,300	7,093	0	184,700
Internal Reserves	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSE	127,026	606,612	8,813,789	8,174,388	(639,401)	129,874	10,556,400
CAPITALISED EXPENSE							
Balance Sheet	0	9,600	76,605	86,400	9,795	10,670	115,000
TOTAL CAPITALISED EXPENSE	0	9,600	76,605	86,400	9,795	10,670	115,000
TOTAL EXPENSE	127,026	616,212	8,890,395	8,260,788	(629,607)	140,545	10,671,400
REVENUE							
	10000	/71 200	(600 463)	(641 700)	57,762	0	(855,000)
Pensioner Rebate	(73,273) 2 205 867	(71,300)	(699,462) 20,608,018	(641,700) 29,662,200	,	0	39,550,400
Rates	3,295,867	3,295,800	29,698,018 1,496,306	29,662,200	(35,818) (1,406)	0	1,993,000
Infrastructure Levy	166,083 169,750	166,100 169,700	1,496,306	1, <b>494,900</b> 1,527,300	(1,400) (2,040)	0	2,037,000
Environmental Levy	169,750	169,700	1,529,340 0	1,527,300 0	(Z,040)	0	2,037,000
Annual Charges	-	-	623,105		(118,845)	0	634,400
User Fees & Charges	89,678 283 502	29,780 265,680		504,260 2,391,120	1,245,086	0	3,188,500
Interest Income	283,502 14,984	265,680 228,800	1,146,034 2,382,107	2,391,120	1,245,086 (5,907)	0	3,063,000
Grants Recurrent				2,378,200 7,088,400	(5,907) (4,299,426)	0	9,451,100
Contributions Other Revenue	4,056,776	787,600 14,180	11,387,826 104,110	7,088,400 127,620	(4,299,420) 23,510	0	9,431,100 170,700
Other Revenue	13,952 91,561	88,100	793,358	792,900	(458)	0	1,057,600
Internal Transactions TOTAL REVENUE	8,108,880	4,974,440	48,460,739	45,323,200	(456)	0	60,290,700
NET SURPLUS / (DEFICIT)	7,981,854	4,974,440	39,570,344	37,062,412	(2,507,932)	(140,545)	49,619,300
		T,000,220		01,002,41Z	(2,007,002)	(140,040)	
PROJECTS		10.000				<u>, 1</u>	440.000
Capital Projects	0	10,300	0 89.016	89,100 172 350	89,100 83,434	0 38 520	119,000
Operating Projects	(17,188)	19,150	88,916	172,350	83,434 <b>172,534</b>	38,520	229,200 348,200
TOTAL PROJECTS	(17,188)	29,450	88,916	261,450	+12,034	38,520	J40,2UU

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
· · · · · · · · · · · · · · · · · · ·	<u>\$</u>	\$	\$	\$	
CORPORATE ACCOUNTS					
10-Employee Costs	171,538	(250,570)	(422,108)	(333,500)	Actual journal to be processed transferring leave taken from P&L to Balance Sheet. Due to change in Payroll system during financial year leave taken costed direct to balance sheet in new
	171,550	(200,570)	(422,108)	(333,500)	system.
					Variation is due to outstanding auditors remuneration, bad & doubtful debts (EOY) and reduction in Credit Card Merchant
12-Operating Expenses	259,032	354,490	95,458	471,500	Fee charges. This budget is expected to be met by year end.
14-Materials & Contract 16-Statutory Levies	4,863	0	(4,863)	0	
To-Statutory Levies	1,813,993	1,809,700	(4,293)	2,329,700	Variance is due to phasing of panalance schedure, the mainside of
18-Pensioner Rebate 20-Interest Expense	699,462 521,518	641,700 486,540	(57,762) (34,978)	855,000 649,000	Variance is due to phasing of pensioner rebates, the majority of this is is offset by additional rates income.
26-Balance Sheet	0	000,040	(04,010)	040,000	
28-Asset Sale	(148,598)	0	148,598	0	Profit on Sale of assets not budgeted.
40-Rates	(29,698,018)	(29,662,200)	35,818	(39,550,400)	Additional rates income offset by additional pensioner rebates.
42-Infrastructure Levy	(1,496,306)	(1,494,900)	1,406	(1,993,000)	Additional rates income onset by additional pensioner rebates.
43-Environmental Levy	(1,529,340)	(1,527,300)	2,040	(2,037,000)	
44-Annual Charges	0	0	0	0	
46-User Fees & Charges	(208,060)	(56,000)	152,060	(56,000)	Refund of bank fees overpaid in previous years. This budget is proposed to be increased by \$152K in the March QBR.
					Reduction in interest on investments adjusted proposed in the
48-Interest Income	(1,146,034)	(2,391,120)	(1,245,086)	(3,188,500)	March QBR
50-Grants Recurrent	(2,382,107)	(2,376,200)	5,907	(3,063,000)	
52-Contributions	(11,387,826)	(7,088,400)	4,299,426	(9,451,100)	Additional Section 94 Contributions transferred to Section 94 Reserves
					Under-recovery on American Express Credit Card Merchant
58-Other Revenue	(104,110)	(127,620)	(23,510)	(170,700)	Fee, offset with decreased usage and related charges
70-Internal Transactions	(623,100)	(622,800)	300	(830,800)	
CORPORATE ACCOUNTS TOTAL	(45,253,090)	(42,304,680)	2,948,410	(56,368,800)	

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
COUNCIL SERVICES					
10-Employee Costs	149,205	185,810	36,605	252,800	The variance is due to a staff vacancy which is being filled by a consultant. A transfer of budgets between Employee Costs and Operating Expenses is proposed in the March QBR.
12-Operating Expenses	35,181	7,200	(27,981)	9,600	See comments above
14-Materials & Contract	1,756	3,900	2,144	5,300	
46-User Fees & Charges	(579)	(900)	(321)	(1,700)	
70-Internal Transactions	20,835	22,500	1,665	30,100	
COUNCIL SERVICES TOTAL	206,398	218,510	12,112	296,100	
FINANCIAL MANAGEMENT					
10-Employee Costs	581,350	667,400	86,050	907,800	The variance is due to vacant positions within the responsibility centre. These positions have been filled with agency staff and consultants resulting in an overrun in Operating expenses. Budget transfers to match the expenditure in these areas is proposed in the March QBR.
12-Operating Expenses	331,655	266,170	(05.405)	24.4.000	The variance is due to vacant positions within the responsibility centre. These positions have been filled with agency staff and consultants resulting in an overrun in Operating expenses. Budget transfers to match the expenditure in these areas is proposed in the March QBR.
14-Materials & Contract	4,281	2,700	(65,485)	314,000	proposed in the March QBR.
46-User Fees & Charges	(159,784)	(156,060)	(1,581) 3,724	3,500 (208,200)	
70-Internal Transactions	31,157	30,400	(757)	(208,200) 40,700	
FINANCIAL MANAGEMENT TOTAL	788,659	810,610	21,951	1,057,800	
HUMAN RESOURCE MANAGEMENT					
					The majority of the variation is due to the phasing of Workers' Compensation Premium payments and training costs across the organisation. Some increases to labour budgets have been proposed as part of the March QBR which have been offset by
10-Employee Costs	1,062,981	629,461	(433,520)	850,600	reductions in other areas such as consultancy costs.

	en e	March YTD Actuals	March YTD Revised	March YTD Variance	Total Revised Budget	COMMENTS
		\$	Budget \$	\$	\$	
						The variance is mainly due to under expenditure in Legal Fees,
						consultants and conferences, with these budgets proposed to
12-Operating Expenses		413,212	399,177	(14,035)	534,200	be reduced in the March QBR.
14-Materials & Contract		6,236	8,100	1,865	10,500	
16-Statutory Levies		14	0	(14)	0	In a second distribution in the fact of the second se
46-User Fees & Charges 70-Internal Transactions		(5,000)	(18,900)	(13,900)	(25,000)	Income for training rebates not yet received.
HUMAN RESOURCE MANA	SEMENT	24,823 1,502,265	27,000 • <b>1,044,838</b>	2,177	36,300	
	SEMENT	1,302,203	· 1,044,030	(457,427)	1,406,600	
INFORMATION TECH						
10-Employee Costs		319,917	316,300	(3,617)	430,200	
		010,017	010,000	(0,017)	400,200	The YTD variation is due to phasing of consultant and Lease
						costs. The budget is proposed to be increased by \$30K in the
						March QBR for increased PABX costs as a result of the
12-Operating Expenses		398,585	421,830	23,245	562,100	delayed implementation of the system.
						,
						This budget is proposed to be increased by \$21K in the March
14-Materials & Contract		672,052	642,590	(29,462)	784,500	QBR to cover licence fees for intranet software.
24-Depreciation		56,930	54,000	(2,930)	72,000	
						The variance is due to timing of the purchase of computer
26-Balance Sheet		76,284	86,400	10,116	115,000	hardware such as servers and network equipment.
46-User Fees & Charges		20	0	(20)	0	
70-Internal Transactions		18,149	18,000	(149)	24,000	
INFORMATION TECH		1,541,937	1,539,120	(2,817)	1,987,800	
INSURANCE & RISK						
10-Employee Costs		46,407	46,400	(7)	63,200	
						Savings in insurance premiums & excess and pending payment
12 Operating Exposition		070 054	740.000	07.000		for fair value valuations. This budget is proposed to be reduced
12-Operating Expenses 14-Materials & Contract		675,851 297	743,690	67,839	777,700	by \$46K in the March QBR.
46-User Fees & Charges		297 (57,327)	900	603 (2,672)	1,100	
INSURANCE & RISK TOTAL		665,229	(60,000)	(2,673)	(60,000)	
INCOMINCE & RIGR TOTAL		000,229	730,990	65,761	782,000	

LAND INFORMATION

	 March YTD Actuals	March YTD Revised	March YTD	Total Revised	COMMENTS
	Actuals	Budget	Variance	Budget	
	 \$	\$	\$	\$	
10-Employee Costs	158,432	159,000	568	216,300	
12-Operating Expenses	3,300	3,600	300	4,400	
14-Materials & Contract	1,417	2,700	1,283	4,000	
24-Depreciation	2,157	0	(2,157)	0	
					The underrun is due to lower than anticipated demand for S149
					Certificates. The budget is proposed to be reduced by \$15K in
46-User Fees & Charges	(191,679)	(211,500)	(19,821)	(282,500)	the March QBR.
70-Internal Transactions	10,068	11,700	1,632	15,000	
LAND INFORMATION TOTAL	(16,305)	(34,500)	(18,195)	(42,800)	
MGNT SUP FIN & BUS					
10-Employee Costs	164,352	170,300	5,948	231,700	
12-Operating Expenses	8,125	7,200	(925)	8,400	
14-Materials & Contract	6,432	9,000	2,568	12,500	
70-Internal Transactions	14,813	16,200	1,387	21,400	
MGNT SUP FIN & BUS TOTAL	193,722	202,700	8,978	274,000	
PRINT ROOM					
10-Employee Costs	83,661	77,900	(5,761)	105,700	
12-Operating Expenses	23,056	23,400	344	30,800	
					Increased printing requirements across the organisation have
					resulted in increased materials and maintenance costs. This
14-Materials & Contract	59,646	46,890	(12,756)	61,900	budget is proposed to be increased by \$15K in the March QBR.
24-Depreciation	1,717	1,800	83	2,300	
46-User Fees & Charges	(696)	0	696	0	
70-Internal Transactions	(170,258)	(170,100)	158	(226,800)	
PRINT ROOM TOTAL	(2,873)	(20,110)	(17,237)	(26,100)	

RECORDS

	March YTD Actuals	March YTD Revised	March YTD Variance	Total Revised Budget	COMMENTS
	Addelo	Budget	Valianco	Duuger	
· · ·	 \$	\$	\$	\$	
10-Employee Costs	291,331	303,540	12,209	413,400	Budget transfers are proposed in the March QBR between salaries, consultants and materials for the Records area. This is the result of filling vacant positions with agency staff and consultants and the transfer of budgets from Development and Regulation for records staff who have transferred departments. It is expected that overall, the budget will be met.
					-
12-Operating Expenses	169,823	108,000	(61,823)	143,800	See comments above.
14-Materials & Contract	13,526	40,770	27,244	54,000	See comments above.
24-Depreciation	779	800	21	800	
26-Balance Sheet	322	0	(322)	0	
70-Internal Transactions	104	900	796	1,000	
RECORDS TOTAL	475,884	454,010	(21,874)	613,000	
SUPPLY					
10-Employee Costs	268,434	265,500	(2,934)	361,100	
			(_,, , , , ,	,	The variance is due to the use of Agency staff to cover the
					secondment of a staff member to Financial Management from
12-Operating Expenses	41,492	15,300	(26,192)	20,100	Supply.
14-Materials & Contract	5,644	3,600	(2,044)	4,700	
46-User Fees & Charges	0	(900)	(900)	(1,000)	
70-Internal Transactions	12,258	12,600	342	16,200	
SUPPLY TOTAL	327,829	296,100	(31,729)	401,100	
CORPORATE TOTAL	(39,570,344)	(37,062,412)	2,507,932	(49,619,300)	



### MONTHLY FINANCIAL REPORTING - 2007/08

#### DEPARTMENT SUMMARY

### Department : Strategy

NET EXPENDITURE	Marc	h i	N	larch Year To D	Jate	Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Mgnt Sup Strategy	16,067	33,100	303,748	308,900	5,152	1,362	420,700
Corporate Planning & Sustanability	102,538	83,000	671,218	780,200	108,982	306	1,058,800
Strategic Asset Management	(52,825)	124,400	202,120	427,000	224,880	1,110	593,000
Jrban Planning	69,776	82,400	686,583	774,200	87,617	0	1,052,100
NET EXPENDITURE / (REVENUE)	135,556	322,900	1,863,668	2,290,300	426,632	2,778	3,124,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	169,268	192,800	1,577,194	1,819,900	242,706	0	2,475,400
Operating Expenses	20,711	23,600	311,290	328,400	17,110	157	400,500
Materials & Contract	9,476	4,300	43,329	39,400	(3,929)	2,621	54,200
Depreciation	32,901	32,600	291,861	293,400	1,539	. 0	391,500
Internal Transactions	67,530	131,000	487,036	539,800	52,764	0	613,500
TOTAL OPERATING EXPENSE	299,887	384,300	2,710,710	3,020,900	310,190	2,778	3,935,100
TOTAL EXPENSE	299,887	384,300	2,710,710	3,020,900	310,190	2,778	3,935,100
REVENUE							
User Fees & Charges	164,331	61,400	847,041	730,600	(116,441)	0	810,500
TOTAL REVENUE	164,331	61,400	847,041	730,600	(116,441)	0	810,500
NET SURPLUS / (DEFICIT)	(135,556)	(322,900)	(1,863,668)	(2,290,300)	(426,632)	(2,778)	(3,124,600)
PROJECTS							
Capital Projects	(27,922)	(16,200)	908,156	(140,800)	(1,048,956)	16,479	(189,500)
Operating Projects	222,190	38,910	2,070,242	350,190	(1,720,052)	254,510	456,500
TOTAL PROJECTS	194,268	22,710	2,978,397	209,390	(2,769,007)	270,989	267,000

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	
	\$	\$	\$	\$	
CORPORATE PLANNING & SUSTANABILITY					
CONFORME FEARING & SUSTAINABILITY				Variance in employee costs is due to staff vacancies. Recruitment is	· 41
10-Employee Costs	550,165	671,500	121,335	913,700 process and all positions are expected to be filled by June 2008.	in the
12-Operating Expenses	31,174	27,800	(3,374)	37,800	
14-Materials & Contract	20,101	18,900	(1,201)	25,500	
24-Depreciation	2,442	2,700	258	3,300	
70-Internal Transactions	67,336	59,300	(8,036)	78,500	
CORPORATE PLANNING & SUSTANABILITY TOTAL	671,218	780,200	108,982	1,058,800	
MGNT SUP STRATEGY					
10-Employee Costs	222 520	226.000	0.404	000.000	
12-Operating Expenses	232,539 16,049	236,000 13,500	3,461	320,600	
14-Materials & Contract	13,073	13,500	(2,549) 4,027	18,200	
24-Depreciation	478	0	(478)	24,500 500	
70-Internal Transactions	41,609	42,300	(478) 691	56,900	
MGNT SUP STRATEGY TOTAL	303,748	308,900	5,152	420,700	
STRATEGIC ASSET MANAGEMENT					
10-Employee Costs	195,774	229,900	34,126	Variance in employee costs is due to staff vacancies. Recruitment is	in the
	150,774	229,900	34,120	312,700 process and all positions are expected to be filled by June 2008.	
12-Operating Expenses	233,935	253,900	19,965	Variance is due to savings in consultants fees which are due to be 298,700 expended by end of 2008.	
14-Materials & Contract	9,221	2,500	(6,721)	2,700 expended by end of 2008.	
24-Depreciation	288,942	2,300	1,758	387,700	
	200,042	230,700	1,700	Increase in income is due to additional rent received from the Suncor	
				building and the Caltex Service Station at St Ives. Budget adjusted in	
46-User Fees & Charges	(847,041)	(728,800)	118,241	(807,500) March QBR.	ule
-	(0,1,0,7)	(. 20,000)	110,241	Variance is due to internal expenditure for building maintenance being	
70-Internal Transactions	321,289	378,800	57,511	398,700 than anticipated for the year.	1622
STRATEGIC ASSET MANAGEMENT TOTAL	202,120	427,000	224,880	593,000	
URBAN PLANNING					
·····-				Variance in employee costs is due to staff vacancies. Recruitment is	in the
10-Employee Costs	598,715	682,500	83,785	928,400 process and all positions are expected to be filled by June 2008.	in the

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	
	\$	\$	\$	\$	
12-Operating Expenses	30,132	33,200	3,068	45,800	
14-Materials & Contract	934	900	(34)	1,500	
46-User Fees & Charges	0	(1,800)	(1,800)	(3,000)	
70-Internal Transactions	56,801	59,400	2,599	79,400	
RBAN PLANNING TOTAL	686,583	774,200	87,617	1,052,100	
	1,863,668	2,290,300	426,632	3,124,600	

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## MONTHLY FINANCIAL REPORTING - 2007/08

### DEPARTMENT SUMMARY

### **Department : Operations**

NET EXPENDITURE	Ma	arch		March Year To Da	ate	Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Depot Support Servs	42,941	33,260	330,813	309,440	(21,373)		420,800
Fleet Operations	28,388	(60,840)	(239,603)	(293,860)	(54,257)	1,703	(439,200)
Maint & Construction	611,774	434,920	4,434,730	4,368,780	(65,950)	26,706	5,868,100
Mgnt Sup Operations	88,814	166,680	1,470,245	1,513,220	42,975	1,386	1,749,800
Plant Nursery	(6,009)	1,640	63,015	48,980	(14,035)	555	61,900
Parks	263,266	264,130	2,219,429	2,450,670	231,241	11,850	3,318,300
Pavement Rehab	(6,759)	0	0	0	0	0	0
Sport & Recreation	365,727	392,700	2,801,560	3,290,000	488,440	10,890	4,382,000
Street Sweep &Litter	135,067	112,600	1,140,353	1,038,000	(102,353)	1,837	1,403,000
Trade Services	79,990	60,340	359,185	580,960	221,775	21,463	787,300
Traffic & Projects	46,165	52,200	509,388	501,700	(7,688)	493	678,400
Trees	107,055	114,170	1,128,715	1,064,430	(64,285)	15	1,440,600
NET EXPENDITURE / (REVENUE)	1,756,419	1,571,800	14,217,830	14,872,320	654,490	77,102	19,671,000
		,					
NET OPERATING RESULT		A CONTRACTOR OF A CONTRACTOR					
EXPENSE							
Employee Costs	807,764	809,600	6,765,192	7,641,600	876,408	3,380	10,399,000
Operating Expenses	268,260	235,500	2,243,551	2,356,800	113,249	28,403	3,085,700
Materials & Contract	463,022	481,620	4,598,212	4,036,080	(562,132)	45,319	5,347,400
Statutory Levies	34	0	34	0	(34)	0	0
Depreciation	479,021	448,000	4,253,417	4,034,200	(219,217)	0	5,379,400
Asset Sale	(621)	0	(621)	0	621	0	0
Internal Transactions	236,241	238,470	2,308,549	2,149,630	(158,919)	0	2,887,900
TOTAL OPERATING EXPENSE	2,253,721	2,213,190	20,168,333	20,218,310	49,977	77,102	27,099,400
CAPITALISED EXPENSE							
Balance Sheet	0	1,500	12,488	23,500	11,012	0	28,400
TOTAL CAPITALISED EXPENSE	0	1,500	12,488	23,500	11,012	0	28,400
TOTAL EXPENSE	2,253,721	2,214,690	20,180,821	20,241,810	60,989	77,102	27,127,800
REVENUE							
User Fees & Charges	100,233	176,730	1,852,931	1,564,050	(288,881)	0	2,093,300
Grants Recurrent	0	72,100	257,850	258,900	1,050	0	622,000
Contributions	330	0	0	0	. 0	0	0
Internal Transactions	396,739	394,060	3,852,211	3,546,540	(305,671)	0	4,741,500
TOTAL REVENUE	497,302	642,890	5,962,992	5,369,490	(593,502)	0	7,456,800
NET SURPLUS / (DEFICIT)	(1,756,419)	(1,571,800)	(14,217,830)	(14,872,320)	(654,490)	(77,102)	(19,671,000)
PROJECTS							
Capital Projects	289,830	113,950	2,863,915	846,850	(2,017,065)	787,477	1,192,000
Operating Projects	(6,969)	12,650	20,240	113,850	93,610	63,420	151,800
TOTAL PROJECTS	282,861	126,600	2,884,155	960,700	(1,923,455)	850,897	1,343,800

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
DEPOT SUPPORT SERVS					
10-Employee Costs	204,659	205,400	741	280,000	
12-Operating Expenses	32,366	29,700	(2,666)	39,800	
14-Materials & Contract	780	5,400	4,620	8,500	
24-Depreciation	0	4,500	4,500	5,500	
46-User Fees & Charges	(5,629)	0	5,629	0	
70-Internal Transactions	98,637	64,440	(04.407)		Increased Internal Building Maintenance expenditure budget for the Depot which is offset by an increase in internal service income to Building Maintenance. Adjustments are proposed in the March Review.
DEPOT SUPPORT SERVS TOTAL	330,813	309,440	(34,197)	87,000	Review.
	000,010	003,440	(21,373)	420,800	
FLEET OPERATIONS					
10-Employee Costs	416,170	537,800	121,630	729,100	Variance is due to staff vacancies within the responsibility centre. Budget reductions are proposed in the March QBR .
12-Operating Expenses	328,255	368,100	39,845	429,600	Variance is due to phasing of registration and insurance expenses which are generally paid in June.
14-Materials & Contract	661,766	558,170	(103,596)	745,600	Variance is due to increases in fuel costs and repairs & maintenance. Budget increases are proposed in the March QBR .
					Increase is due to an increase of depreciation rates for vehicles
24-Depreciation	1,031,106	875,700	(155,406)	1,168,600	from 10% to 20% over 5 years.
26-Balance Sheet	(0)	0	0	0	·
28-Asset Sale	(621)	0	621	0	
46-User Fees & Charges	(267,723)	(224,730)	42,993	(300,000)	Increase in lease income received as compared to the budget.
70-Internal Transactions	(2,408,556)	(2,408,900)	(344)	(3,212,100)	server and the server as compared to the budget.
FLEET OPERATIONS TOTAL	(239,603)	(293,860)	(54,257)	(439,200)	

MAINT & CONSTRUCTION

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
10-Employee Costs	1,046,284	1,334,000	287,716	1,815,600	Variance is due to staff vacancies within the responsibility centre. These positions have been filled with agency staff resulting in an overrun in Operating expenses. Budget transfers to match the expenditure in these areas is proposed in the March QBR.
12-Operating Expenses	147,754	41,500	(106,254)	57,700	Variance is due to staff vacancies within the responsibility centre. These positions have been filled with agency staff resulting in an overrun in Operating expenses. Budget transfers to match the expenditure in these areas is proposed in the March QBR.
14-Materials & Contract	1,579,130	1,195,560	(383,570)	1,592,500	Variance is primarily due to increased activities within the restorations cost centre, this is due to high work load of utility companies. Budget increases to match the expenditure in this area is proposed in the March QBR.
24-Depreciation 26-Balance Sheet	2,835,900 0	2,782,800 0	(53,100) 0	3,710,600 0	Increase is due to an increase of depreciation rates for vehicles from 10% to 20% over 5 years.
46-User Fees & Charges	(1,379,989)	(1,151,100)	228,889	(1,533,000)	Variance is primarily due to increased activities within the restorations cost centre, this is due to high work load of utility companies. Budget increases to match the revenue in this area is proposed in the March QBR.
50-Grants Recurrent	(209,250)	(195,000)	14,250	(260,000)	Variance is due to phasing of Grant income received from the RTA. This budget is expected to be met by year end.
70-Internal Transactions MAINT & CONSTRUCTION TOTAL	414,899	361,020	(53,879)	484,700	Variance is due to an increase in internal transactions - building maintenance within this responsibility centre. A budget adjustment has been proposed in the March QBR.
	4,434,730	4,368,780	(65,950)	5,868,100	

MGNT SUP OPERATIONS

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	 \$	\$	\$	\$	
10-Employee Costs	165,000	213,700	48,700	291,100	Variance is due to a staff vacancy within the responsibility centre.
12-Operating Expenses	1,047,292	1,095,500	48,208	1,459,800	Variance is due to phasing of the street lighting expenditure. An increased adjustment is proposed in the March QBR with the expectations that budget will be met at year end .
14-Materials & Contract	132,515	85,500	(47,015)	115,200	Increase is due to an increased contribution for the new fire control centre. A budget adjustment is proposed in the March QBR.
24-Depreciation	24,856	17,000	(7,856)	22,700	
46-User Fees & Charges	(5,788)	0	5,788	0	
50-Grants Recurrent	0	0	0	(276,000)	
52-Contributions	0	0	0	0	
70-Internal Transactions	106,371	101,520	(4,851)	137,000	
MGNT SUP OPERATIONS	1,470,245	1,513,220	42,975	1,749,800	
PARKS					
10-Employee Costs	1,320,324	1,478,500	158,176	2,012,900	Variance is due to staff vacancies within the responsibility centre. Budget reductions are proposed in the March QBR .
12-Operating Expenses	92,885	53,900	(38,985)	72,900	Increase in agency payments within Parks Maintenance cost centre which is offset with the savings in employee costs.
14-Materials & Contract	408,822	535,320	126,498	715,600	Savings are due to a reduction to the new grass cutting contract payments.Budget reductions are proposed in the March QBR .
24-Depreciation	56,935	55,800	(1,135)	74,900	
26-Balance Sheet	3,367	13,500	10,133	18,400	Variance is due to phasing of acquisition of Plant and equipment within the Park responsibility centre and will be met at year end.
46-User Fees & Charges	222	0	(222)	(500)	and win be met at year end.

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
					Variance is due to an increase in internal transactions - building
70-Internal Transactions	000 075	040.050			maintenance within this responsibility centre. A budget adjustment
PARKS	<u>336,875</u> <b>2,219,429</b>	313,650 <b>2,450,670</b>	(23,225) <b>231,241</b>	424,100 <b>3,318,300</b>	has been proposed in the March QBR.
	2,210,120	£, 100,010	201,241	0,010,000	
PLANT NURSERY					
					Variance is due to staff vacancies within the responsibility centre.
10-Employee Costs 12-Operating Expenses	85,294 11,308	111,000	25,706	150,800	Budget reductions are proposed in the March QBR .
	11,306	16,600	5,292	23,100	Savings are due to a decrease in materials used at the Nursery due
					to a staff vacancy. Budget reductions are proposed in the March
14-Materials & Contract	13,731	25,100	11,369	33,600	QBR.
16-Statutory Levies	34	0	(34)	0	
24-Depreciation	5,816	6,200	384	7,800	
46-User Fees & Charges	(44,481)	(02,820)	(40.000)	(100,000)	Decrease of income is as a result of staff vacancies. Budget
70-Internal Transactions	(44,481) (8,687)	(92,820) (17,100)	(48,339) (8,413)	(132,600) (20,800)	reductions are proposed in the March QBR.
PLANT NURSERY TOTAL	63,015	48,980	(14,035)	61,900	
SPORT & RECREATION					
					Savings are due to staff vacancies. Budget reductions are
10-Employee Costs	1,113,956	1,198,000	84,044	1,627,600	proposed in the March QBR .
					Savings are due to rental rebates received. A budget transfer to
12-Operating Expenses	203,384	581,500	378,116	777,900	Community Facilities has been proposed in the March QBR with an assurance that budget will be met at year end.
	200,004	561,500	576,110	777,900	Savings are due to under expenditure for contractors general & the
					grass cutting contractors. Budget adjustments have been proposed
14-Materials & Contract	580,007	640,600	60,593	810,100	in the March QBR.
24-Depreciation	238,669	231,900	(6,769)	308,700	
46-User Fees & Charges	(2,478)	0	2,478	0	
70-Internal Transactions		000.000	(00.000)		Increase in internal transactions - building maintenance. A budget
SPORT & RECREATION TOTAL	668,022	638,000	(30,022)	857,700	adjustment has been proposed in the March QBR.
OF ONT & RECREATION FOTAL	2,801,560	3,290,000	488,440	4,382,000	

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	. \$	\$	
STREET SWEEP & LITTER					
10-Employee Costs	387,297	507,000	119,703	691,900	Savings are due to staff vacancies. Budget reductions are proposed in the March QBR .
12-Operating Expenses	190,631	9,900	(180,731)	13,600	Variance is due to increase in agency payments which is offset with the savings in employee costs. A budget adjustment has been proposed in the March QBR.
					Variance is due to increase in contractors which is offset with the savings in employee costs. A budget adjustment has been
14-Materials & Contract 70-Internal Transactions	263,175 299,250	224,100 297,000	(39,075)	300,500	proposed in the March QBR.
STREET SWEEP & LITTER	1,140,353	1,038,000	(2,250) (102,353)	397,000 <b>1,403,000</b>	
TRADE SERVICES					
10-Employee Costs	744,798	837,700	92,902	1,140,400	Savings are due to staff vacancies. Budget reductions are proposed in the March QBR .
12-Operating Expenses	153,558	107,400	(46,158)	. 143,700	Variance is due to the increase in agency payments and consultants within building management which is partially offset with the savings in employee costs within the responsibility centre. A budget adjustment has been proposed in the March QBR.
14-Materials & Contract 24-Depreciation 46-User Fees & Charges	676,428 59,183 (3,324)	536,400 59,400 0	(140,028) 217 3,324	686,900 79,300 0	Variance is due to the increase in contractors within building management which is partially offset with savings in employee costs. A budget adjustment has been proposed in the March QBR.

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
70-Internal Transactions	(1 271 459)	(050.040)	211 510	(4,000,000)	Variance is due to an increase in internal revenue - building maintenance within this responsibility centre. A budget adjustment
TRADE SERVICES TOTAL	(1,271,458) <b>359,185</b>	(959,940) <b>580,960</b>	311,518 <b>221,775</b>	(1,293,000) <b>757,300</b>	has been proposed in the March QBR.
	,			,	
TRAFFIC & PROJECTS					
10-Employee Costs	462,298	437,200	(25,098)	596,100	Variance is due to an overrun in salaries within Investigation & Design cost centre.
12-Operating Expenses	26,113	31,300	(23,030) 5,187	40,300	besign cost centre.
14-Materials & Contract 24-Depreciation 26-Balance Sheet	70,653 951 9,121	36,700 900 10,000	(33,953) (51) 879	50,100 1,300 10,000	Variance is due to an increase in materials and printing costs within the Road Saftey cost centre due to increased work programs for other Council's with funding to be provided from other Councils. A budget adjustment has been proposed in the March QBR.
46-User Fees & Charges	(72,002)	(10,800)	61,202	(14,000)	construction zones and traffic management plans for developments. A budget adjustment has been proposed in the March QBR.
					Variance is due to additional grant funding for the road safety program. A budget adjustment has been proposed in the March
50-Grants Recurrent	(48,600)	(63,900)	(15,300)	(86,000)	QBR.
70-Internal Transactions TRAFFIC & PROJECTS TOTAL	60,854 <b>509,388</b>	60,300	(554)	80,600	
	509,366	501,700	(7,688)	678,400	
TREES					
10-Employee Costs	819,113	781,300	(37,813)	1,063,500	Variance is due to a overrun in salaries . A budget adjustment has been proposed in the March QBR.
12-Operating Expenses	10,006	21,400	11,394	27,300	Variance is due to a decrease in legal costs within the TPO cost centre.

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	\$	
14-Materials & Contract	211,204	193,230	(17,974)	258,800	Variance is due to an increase in contractors to cover EPV being off the road for repairs. A budget adjustment has been proposed in the March QBR.
46-User Fees & Charges	(71,740)	(84,600)	(12,860)	(113,200)	Variance is due to a decrease in TPO income for the year.
70-Internal Transactions	160,132	153,100	(7,032)	204,200	
TREES TOTAL	1,128,715	1,064,430	(64,285)	1,440,600	
OPERATIONS TOTAL	14,217,830	14,872,320	654,490	19,641,000	



#### MONTHLY FINANCIAL REPORTING - 2007/08

#### DEPARTMENT SUMMARY

## Department : Waste Management

NET EXPENDITURE	Marc	h	N	larch Year To Da	Commitments	Full Year	
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Domestic Waste	234,912	23,750	438,311	116,950	(321,361)	20,817	198,900
Trade Waste	10,248	(47,930)	(365,090)	(428,970)	(63,880)	0	(571,000)
NET EXPENDITURE / (REVENUE)	245,159	(24,180)	73,221	(312,020)	(385,241)	20,817	(372,100)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	33,565	22,800	224,459	216,000	(8,459)	0	293,600
Operating Expenses	414	6,100	23,232	55,700	32,468	2,078	75,300
Materials & Contract	1,015,787	848,700	8,008,492	7,638,300	(370,192)	18,739	10,186,500
Pensioner Rebate	0	0	0	0	0	0	0
Depreciation	235	2,000	2,087	18,000	15,913	0	24,500
Internal Transactions	72,463	72,150	652,138	649,350	(2,788)	0	865,800
TOTAL OPERATING EXPENSE	1,122,464	951,750	8,910,409	8,577,350	(333,059)	20,817	11,445,700
TOTAL EXPENSE	1,122,464	951,750	8,910,409	8,577,350	(333,059)	20,817	11,445,700
REVENUE							
Pensioner Rebate	(16,323)	(15,800)	(155,006)	(142,200)	12,806	0	(190,000)
Annual Charges	821,129	821,200	7,413,855	7,390,800	(23,055)	0	9,855,400
User Fees & Charges	61,740	158,230	1,416,397	1,424,070	7,673	0	1,899,000
Interest Income	0	0	8,259	0	(8,259)	0	0
Grants Recurrent	4,476	6,000	96,188	160,000	63,812	0	178,000
Internal Transactions	6,283	6,300	57,495	56,700	(795)	0	75,400
TOTAL REVENUE	877,304	975,930	8,837,188	8,889,370	52,182	0	11,817,800
NET SURPLUS / (DEFICIT)	(245,159)	24,180	(73,221)	312,020	385,241	(20,817)	372,100
PROJECTS							
TOTAL PROJECTS							· · · · · · · · · · · · · · · · · · ·

### Ku-ring-gai Council WASTE MANAGEMENT For Period Ended March 2008

	March YTD Actuals	March YTD Revised Budget	March YTD Variance	Total Revised Budget	COMMENTS
	\$	\$	\$	in the second	at comparison the second se
DOMESTIC WASTE					
10-Employee Costs	197,553	183,000	(14 552)	249.000	Variance is due to an overrun in salaries.
	197,000	103,000	(14,553)	248,800	
12-Operating Expenses	22,482	E4 900	20.240	74 000	Savings are due to under expenditure in consultants fees and advertising expenses.
rz-Operating Expenses	22,402	54,800	32,318	74,300	and adventising expenses.
					Variance is due to an over spend on materials and contractors which does not affect the Council's bottom line as it is funded by the Domestic Garbage reserve and any
14-Materials & Contract	7,132,582	6,839,100	(293,482)	9,120,500	deficit will come from the Domestic Waste Reserve. Variance is due to phasing of the pensioner rebate
18-Pensioner Rebate	155,006	142,200	(12,806)	190,000	expenditure account.
					Variance is due to a decrease in depreciation within the
24-Depreciation	2,087	18,000	15,913	24,500	Domestic Waste cost centre.
44 Annual Observat					Variance is due to phasing of the Domestic Waste income
44-Annual Charges	(7,071,712)	(7,049,700)	22,012	(9,400,000)	account.
46-User Fees & Charges	(547,377)	(550,900)	(10,400)	(747.000)	Variance is due to phasing of the Sale of Products and the
48-Interest Income	(8,259)	(559,800) 0	(12,423) 8,259	(747,000) 0	Recyclyed Rebate income accounts.
	(0,203)	0	0,209	0	Variance is due to phasing of the Pensioner Rebate income
50-Grants Recurrent	(96,188)	(160,000)	(63,812)	(178,000)	account.
70-Internal Transactions	652,138	649,350	(2,788)	865,800	
DOMESTIC WASTE TOTAL	438,311	116,950	(321,361)	198,900	
TRADE WASTE					
10-Employee Costs	26,906	33,000	6,094	44,800	
12-Operating Expenses	750	900	150	1,000	
14-Materials & Contract	875,911	799,200	(76,711)	1,066,000	Variance is due to an increase in waste disposal costs.
44-Annual Charges	(342,143)	(341,100)	1,043	(455,400)	
46-User Fees & Charges	(869,020)	(864,270)	4,750	(1,152,000)	
70-Internal Transactions	(57,495)	(56,700)	795	(75,400)	
TRADE WASTE TOTAL	(365,090)	(428,970)	(63,880)	(571,000)	
WASTE MANAGEMENT TOTAL	73,221	(312,020)	(385,241)	(372,100)	



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# Restricted Assets Report Forecast to 30/06/08 as at 31/03/08

Pre 1993 Plan							
			Interest	Transfer in	Transfer Out	Internal	Forecast
Description		Opening Balance	Annual Budget	Annual Budget	Annual Budget	Borrowings	Balance 30 June 08
Community Facilities	Council	-79,788	-2,873	-676	40,000		-43,337
Car Parking	Council	-1,115,072	-40,074	新聞の言葉である			-1,155,146
Children's Services	Council	-17,335	-623				-17,958
Underground Electricity	Council	-1,596	-56	建建设和调制和分析			-1,652
Open Space	Council	-23,459	-844		25,000		697
	Sub Total	-1,237,250	-44,469	-676	65,000	Calcine Street 0	-1,217,396

1993 Plan	· .						
			Interest	Transfer in	Transfer Out	Internal	Forecast
Descriptio		Annual Budget	Annual Budget	Annual Budget	Borrowings	Balance 30 June 08	
Car Parking	Alma St	-63,696	-2,289	出生的な影響であ		Personal and the second	-65,985
Car Parking	Larkin lane	-149,395	-5,369		<b>计算机的 建金属</b>		-154,764
Car Parking	Lindfield	-31,627	-1,136				-32,763
Car Parking	St lves	-427,756	-15,374				-443,130
Car Parking	Wahroonga	-363,941	-13,080	- And the second se	49,500		-327,522
KWFG Master Plan	St lves	-2,428	-88				-2,516
St lves Showground	St lves	-1,182	-41				-1,223
Walking Track Embellishment	Council	-7,210	-260				-7,470
Bicentennial Park Amenities	Pymble	-2,758	-100	All and a second second	And And And And And	1445 0000	-2,858
Central Library	Gordon	-4,793	-172		A second statistical dataset of	「「金融」の原語学習	-4,965
Child Care facilities	Council	-182,580	-6,562		and the second second of	A CONTRACTOR OF	-189,142
Contributions Plan	Council			ning and an and a state of the			
Roundabout	Bobbin Head Road			a a star a star	Transfer (Brite)	and Mines	and the second
Roundabout	Bobbin Head Road	1	a second his higher to	副長行を見ていたが、		States and the states of the	Anna ann an 1866 a 1
Street Trees	Council			Service and the service of the servi			
	Sub Total	-1,237,366	-44,470	0	49,500	0	-1,232,336

2000/2003 Residential Pla	an						
Descriptior	1	Opening Balance	Interest Annual Budget	Transfer in Annual Budget	Transfer Out Annual Budget	Internal Borrowings	Forecast Balance 30 June 08
Open Space	Gordon	-195,979	-5,379		199,166	and a second	-2,192
Open Space	Killara	-370,079	+13,300	Charles and a structure of the state		and the second second second	-383,379
Open Space	Lindfield	-3,236,646	-116,321				-3,352,966
Open Space	Pymble	-516,425	-18,560			in a second shift	-534,986
Open Space	Roseville	-83,503	-3,001				-86,504
Open Space	St lves	-1,764,038	-63,398		and the first second		-1,827,436
Open Space	Turramurra	-979,367	-35,197				-1,014,563
Open Space	Wahroonga	-1,312,389	-48,154	-57,559	9.0603m847910-0	Software and the second	-1,418,101
Park Upgrade	Koola Park	-264,475	-9,526	-1,232	and the second second		-275,233
Child Care Centre Acquisition	Council	-454,057	-16,334	-1,084	THE R. LEWIS CO.		-471,476
Acron Rd Childrens Serv. Ctr Up	e Acron Road	-5,967	-214	-21			-6,202
Purchase Library Bookstock	Council		-3	-155	Second Division		-158
New Residents Kit	Council		-2	-95	a president in the set		-96
New Residents Survey	Council	-18,396	-663	-85	and the start and		-19,144
Study & Interim Plan	Council		-7	-424	Good and a contraction of	and the second second	-431
Section 94 Officer	Council		-17	-1,019	and the second	successions with the	-1,036
Public Art	Council		-22	-1,110		District Service	-1,132
Nth T'murra Sportsfield Develop	r Turramurra	-1,663,738	-59,939			AND MARK SHI	-1,722,470
	Sub Total	-10,865,059	-390,036	-71,277	208,866	0	-11,117,506



## **Restricted Assets Report Forecast to 30/06/08** as at 31/03/08

Kuringai SEPP	5 Plan							
V			Interest	Transfer in	Transfer Out	Internal	Forecast Balance 30 June 08	
	Description	Opening Balance	Annual Budget	Annual Budget	Annual Budget	Borrowings		
Open Space	Lindfield	-193,252			1999年1月1日日		-200,197	
Open Space	Pymble	-214,870	-7,722				-222,592	
Open Space	St lves	-26,697	-960	電子である。	STATE OF STREET		-27,65	
	Sub Total	-434,820	-15,627	0	0	0	-450,447	

2004/2009 Residential Plan						
		Interest	Transfer in	Transfer Out	Internal	Forecast
Description	Opening Balance	Annual Budget	Annual Budget	Annual Budget	Borrowings	Balance 30
		Annual Duagot	Annea Dauger	· · · · · · · · · · · · · · · · · · ·	J	June 08
Child Care facilities Council	-1,858,619	-79,403	-1,092,007	THE REPORTS		-3,030,028
Park Upgrade Council	-1,986,273	-82,574	-1,188,599			-3,257,446
Sportsfield Works Council	-1,447,689	-60,044	-851,428	50,000	the second state of the second s	-2,309,161
Purchase Library Bookstock Council	0	-861	-91,485		and the second se	-90,445
Study & Interim Plan Council	-23,347	-1,131	-30,965	82,000	and strange and	26,558
Section 94 Officer Council	-215,699	-8,949	-125,417		A STATE OF A	-350,064
Public Art Council	-14,283	-807	-31,118		and the later set of the	-46,208
Youth Facilities Council	-75,970	-3,151	-44,705		The second s	-123,827
Seniors centres / Facilities Council	-51,827	-2,154	-30,965	A REAL PROPERTY AND	A REAL PROPERTY.	-84,945
Information Services Council	-34,427	-1,426	-20,116	25,000	AND A DECEMBER OF A DECEMBER O	-30,969
Multipurpose community centre (: Council	-581,499	-24,262	-357,333			-963,093
Art centre upgrade Council	-105,297	-4,368	-61,928	and the second	ALC: NO.	-171,593
Park Acquisition / embellishment Roseville	-423,799	-16,218	-61,891			-501,907
Park Acquisition / embellishment Lindfield	-2,263,330	-82,154	-65,736	320,200		-2,091,020
Park Acquisition / embellishment Killara	-2,804,959	-126,814	-2,758,055	A CONTRACTOR OF STREET	A DOLLAR DE	-5,689,828
Park Acquisition / embellishment St lves	-3,821,586	-169,914	-2,055,534		A STATE OF A	-6,047,034
Park Acquisition / embellishment Pymble	-1,974,943	-81,968	-1,564,327		de l'influe - Concernent	-3,621,238
Park Acquisition / embellishment Wahroonga	-3,605,048	-137,489	-1,601,349	1,084,379	A CONTRACTOR OF THE OWNER	-4,259,506
Park Acquisition / embellishment Gordon	-1,790,836	-31,479	-118,842	6,816,455	-4,915,066	-39,768
Park Acquisition / Planning costs Council	-286,745	-11,750	-155,287		AND COMPANY OF	-453,782
Southern Area Embellishment W Council Sth (include	-393,804	-15,922	-185,341	Sala di Carto di Salak		-595,067
Northern Area Embellishment W(Council Nth (include		-37,735	-548,525	55,000	是BB的10.2	-1,438,670
LGA Wide Embellishment Works Council	-1,039,777	-43,126	-611,499		Superior of the second	-1,694,401
West Pymble Pool Council	-75,487	-3,119	-43,049	20,300		-101,356
Traffic Management and Road S: Council	-28,589	-1,119	-9,812	and the state of the	and the second second second	-39,520
Pedestrian Works Council	-41,590	-1,727	-24,496		and the second s	-67,812
Cycleways Council	-18,523	and the second se	-10,894		Bannage - Mills Statis	-30,186
Public Domain Improvements Council	-306,910	-12,213		50,000	SHALL MARKEN STR.	-394,542
Traffic Studies Council	-104,068	-4,323	-61,928			-170,319
Internal Borrowing from the pla Council	101,000	outles with the	AND DESCRIPTION OF	Cardina Cardina Card	4,915,066	4,915,066
Interest Adj on internal Borrow Council		24,768	1000 1000 1000	and the second	Family and the state	24,768
Sub Total	-26,282,333	-1,022,198	-13,928,047	8,505,234		-32,727,344
Section 94 Income	l		III - mittand	in the second		
Total Section 94 Funds	-40.056.828	-1 516 800	-14,000,000	8,828,600	0	-46,745,028
Total Section 94 Funds	-40,030,020	1,010,000	1,000,000			
Other Externally Restricted Assets						
Description	Opening Balance	Interest	Transfer in	Transfer Out	Internal	Forecast Balance 30
		Annual Budget	Annual Budget	Annual Budget	Borrowings	June 08
Domestic Waste Council	-3,996,639			337,000		-3,659,639
Unexpended Grants Council	-344,434		A REPORT OF THE REPORT	228,600	1 Contraction of the local sector	-115,834
Environmental Levy Council	-425,534		-1,897,000	2,322,200		-334
Unexpended Loans Council				Contraction of the second	Contraction of the Contract	and the second se
Unexpended Infrastructure Levy Council			-1,993,000	1,993,000	- ABULTON STREET	
Sub Total - Other Externally Restricted Assets	-4,766,607	0	-3,890,000	4,880,800	0	-3,775,80
		4 540 000	17 000 000	42 700 400	0	-50.520.830
Total Externally Restricted Assets	44,823,436	-1,516,800	-17,890,000	13,709,400	Philipped U	*30,320,030



# Restricted Assets Report Forecast to 30/06/08 as at 31/03/08

Internally Restricted Ass	ets						
			Interest	Transfer in	Transfer Out	Internal	Forecast
Description	1	Opening Balance	Annual Budget	Annual Budget	Annual Budget	Borrowings	Balance 30 June 08
Employee Leave Entitlements	Council	-1,350,193		-20,000			-1,370,19
Election Reserve	Council	-382,700	AND INCOMENTATION	-70,000			-452,70
Kindergarten Reserve	Council	-7,000		and the second second second	7,000		的影響地的新聞
Plant Replacement Reserve	Council	-108,779	Service and the service of	-350,000	400,000		-58,77
Library Reserve	Council	-9,000			9,000		
Parking Fund	Gordon	-159,770					-159,77
Parking Fund	Wahroonga	-162,185		and the second		2000 Company State	-162,18
Parking Fund	Ryde RD	-286,285	TREASE AND DREADERS	all has a second state	113,000	0.000020000000000	-173,28
Parking Fund	Roseville	-36,436		and a start of the second s	and the second second	a manufacture de las	-36,43
Parking Fund	Lindfield	-18,614	PURCHARACINE BEAM	of the second			-18,61
Insurance Reserve	Council	-163,826	DISTRICT.				-163,820
Superannuation Reserve	Council	-1,000,000			Justice: Blood		-1,000,000
Drainage Reserve	Council	-225,857	-8,700	-210,000	197,600		-246,95
Footpath Reserve	Council	-270,665	-10,200	-210,000	210,000	STREET, BUILDING	-280,86
Contribution To Works	Council	-297,346		LOC DE LEVEL DE LE	109,500		-187,84
Golf Course Reserve	Council	-35,000	Contraction of the second				-35,000
Infrastructure Restoration Reser	v Council	-299,412		-350,000	325,800		-323,61
Sportsfield Improvement Reserv	e Council	-281,282	-9,700	-215,000	265,000		-240,982
Playground Reserve	Council	-50,642	state and the state	NUMBER OF STREET	50,000		-64
Bond/Security Reserve	Council	-525,000		-125,000	and the second second	and the second sec	-650,000
Contingency Reserve	Council	-207,440	ann a start i st	-8,000	40,000		-175,440
St Ives Showground Reserve PF	R St Ives	-150,000		例如他认为是是一个	150,000	the standard with the standard	appearer paint of (
Revolving Energy Fund	Council	-20,519	國和國家的研究的研究	and the state of the state	Contractor States in the	and annual states of the	-20,519
Loan Reduction Reserve	Council	-1,015,837		-1,797,000	2,590,700	severes or contra	-222,13
Tree Planting Reserve	Council	-35,000			35,000	nel estato de la company	at the second state (
Parks Reserve	Council	-25,000			25,000	uning dates and the	al felse de la fille (
Golf Course Levy	Council	-1,098,365	<ul> <li>Compare - A compare data</li> </ul>	-263,000	18,700	2012/10/06/2017	-1,342,66
Natural Environment Reserve	Council	-32,500	A CONSTRUCTION OF A CONSTRUCTION	CHERTER BELLEVILLE	32,500		(
Swimming Pool Reserve	West Pymble	-108,600	and the second states	network of the other	30,000		-78,600
Showground Enviromental Remo	e St Ives	-19,301	AUDIO DARIS PLUSS	ALC: DECLARACION			-19,30
Street Furniture	Council	-283,161	a service a second		35,000	ALL AND	-248,16
Telco Communications	Council	-5,543	all all and the second		5,543	The second s	ta artest
Facilities Reserve	Council	-6,319,595	-238,700	-819,000	1,745,000		-5,632,29
Catchment Management	Council	-150,000	see a diadam		and a final transfer of set of	CRAME AND A DECK	-150,000
Tennis Court	Council	-120,000	unen ett und seine ett	-132,000		Her Alexandra Martin Provident	-252,000
Revenue Fund carried Forward	/ Council	-515,200			515,200	ternesser a stalla	aradina ishinki (
Total Internali	Restricted Assets	-15,776,055	-267,300	-4,569,000	6,909,543	0	-13,702,812
				A CONTRACTOR OF A CONTRACT			· · · · · · · · · · · · · · · · · · ·
T-1-1 41	Restricted Assets	-60.599.490	-1,784,100	-22,459,000	20,618,943	0	-64,223,647



# Restricted Assets Report Actual as at 31/03/08

Pre 1993 Plan								
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing balanc Actual
Community Facilities	Council	-79,788	-550	-1,702	0	0		-82,04
Car Parking	Council	-1,115,072	0	-23,744	0	0		-1,138,81
Children's Services	Council	-17,335	0	-369	0	0		-17,70
Underground Electricity	Council	-1,596	0	-34	0	0		-1,63
Open Space	Council	-23,459	0	-500	0	0		-23,95
	Sub Total	-1,237,250	-550	-26,348	0	0		-1,264,14
								<b>F</b>
1993 Plan								
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing balance Actual
Car Parking	Alma St	-63,696	0	-1,356	0	0		-65,05
Car Parking	Larkin Lane	-149,395	0	-3,181	0	0		-152,57
Car Parking	Lindfield	-31,627	0	-673	0	0		-32,3
Car Parking	Stilves	-427,756	0	-9,109	0	0		-436,8
Car Parking	Wahroonga	-363,941	0	-7,750	0	0		-371,6
KWFG Master Plan	Stives	-2,428	0	-52	0	0		-2,4
	St lves	-1.182	0	-25	0	0		-1,2
St Ives Showground	Council	-7,210	Ő	-154	Ō	0		-7,3
Walking Track Embellishment		-2,758	Ő	-59	Ō	0		-2.8
Bicentennial Park Amenities	Pymble	-2,738	0	-102	0	Ő		-4,8
Central Library	Gordon		0	-3,888	0	0		-186,4
Child Care facilities	Council	-182,580		-3,000	0	0		100,1
Contributions Plan	Council	0	0	Ű	0	0		
Roundabout	Bobbin Head Rd	0	0	0	-			
Roundabout	Curagul Road	0	0	0	0	0		
Street Trees	Council	0	0	0	0	0		-1,263,7
	Sub Total	-1,237,366	0	-26,348	0	0	1	-1,203,7
2000/2003 Residential Plan								
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing balance Actual
Omon Spago	Gordon	-195.979	0	-3,187	0	199,166		
Open Space	Killara	-370,079	ů ů	-7,880	Ö	0	ł	-377,9
Open Space		-3,236,646	-	-68,920	l õ	Ö		-3,305,5
Open Space	Lindfield	-5,230,040	0	-10,997	l ő	o o		-527,4
Open Space	Pymble	-516,425	0	-1,778	Ö	0		-85,2
Open Space	Roseville		0	-37,563	0	. 0		-1.801.6
Open Space	St lves	-1,764,038 -979,367		-20,854		0		-1,000,2
Open Space	Turramurra		-		0	0		-1,387,7
Open Space	Wahroonga	-1,312,389	-46,819		0	0		-271.1
Park Upgrade	Koola Park	-264,475	-1,002	-5,644		0	1	-464,6
Child Care Centre Acquisition	Council	-454,057	-882	-9,678	1 *	0	ļ	-404,0
Acron Rd Childrens Serv. Ctr Upgrade	Acron Road	-5,967	-17	-127	0		1	-0,
Purchase Library Bookstock	Council	0	-126		0	0	1	-
New Residents Kit	Council	0	-77	-1	0	0		1
New Residents Survey	Council	-18,396	-69	-393		0	1	-18,
Study & Interim Plan	Council	0	-345	-4	0			-
Section 94 Officer	Council	0	-829	-10	0	0		
Public Art	Council	0	-903		0	0		-
	Turramurra	-1,663,738	-6,908	-35,514	1	0		-1,706,
Nth T'murra Sportsfield Development	runaniuna	-10,865,059	-57,976					-10,954,



# Restricted Assets Report Actual as at 31/03/08

Kuringai SEDD 5 Blan					-			
Kuringai SEPP 5 Plan								
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing balan Actual
Open Space	Lindfield	-193,252	0		0	0		-197,3
Open Space	Pymble	-214,870	0	-4,575	0	0		-219,4
Open Space	St Ives	-26,697	0	-568	0	0		-27,2
	Sub Total	-434,820	0	-9,259	0	0		-444,0
2004/2009 Residential Plan								
2004/2009 Residential Flam								
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing balan Actual
Child Care facilities	Council	-1,858,619	-888,256	-47,046	. 0	0		-2,793,9
Park Upgrade	Council	-1,986,273	-966,826	-48,925	0	0		-3,002,0
Nth T'murra Sportsfield Development	Council	-1,447,689	-692,565	-35,576	0	0		-2,175,8
Purchase Library Bookstock	Council	0	-74,415	-510	0	0		-74,9
Study & Interim Plan	Council	-23,347	-25,187	-670	0	0		-49,2
Section 94 Officer	Council	-215,699	-102,016	-5,302	0	0		-323,0
Public Art	Council	-14,283	-25,312	-478	0	0		-40,0
Youth Facilities	Council	-75,970	-36,364	-1,867	0	0		-114,2
Seniors centres / Facilities	Council	-51,827	-25,187	-1,276	0	0	:	-78,2
Information Services	Council	-34,427	-16,363	-845	0	0		-51,0
Multipurpose community centre (stage 1-5	Council	-581,499	-290,660	-14,375	0	0		-886,
Art centre upgrade	Council	-105,297	-50,373	-2,588	ő	Ő		-158,2
	Roseville	-423,799	-50,343	-9,609	0	0		-483,
Park Acquisition / embellishment Rosevil		-423,799			0	0		-2,365,4
Park Acquisition / embellishment Lindfie	Lindfield	-,,	-53,471	-48,676	0			
Park Acquisition / embellishment Killara	Killara	-2,804,959	-2,243,447	-75,137	-	0		-5,123,
Park Acquisition / embellishment St lves	St Ives	-3,821,586	-1,672,005	-100,674	0	0		-5,594,2
Park Acquisition / embellishment Pymble	Pymble	-1,974,943	-1,272,449	-48,566	0	0		-3,295,9
Park Acquisition / embellishment Wahroon	Wahroonga	-3,605,048	-1,302,563	-81,462	0	0		-4,989,0
Park Acquisition / embellishment Gordon	Gordon	-1,790,836	-96,668	-18,651		6,816,455	-4,915,066	-4,7
Park Acquisition / Planning costs	Council	-286,745	-126,313	-6,962	0	0		-420,0
Southern Area Embellishment Works	Council South	-393,804	-150,759	-9,434	0	0		-553,9
Northern Area Embellishment Works	Council North	-907,410	-446,179	-22,358	0	0		-1,375,9
LGA Wide Embellishment Works	Council	-1,039,777	-497,403	-25,552	Ō	0		-1,562,
West Pymble Pool	Council	-75,487	-35,017	-1,848	ő	0 0		-112,3
	1	-28,589	-7,981	-663	0	0		-37,2
Traffic Management and Road Safety	Council				0	0		-62,5
Pedestrian Works	Council	-41,590	-19,925	-1,022				
Cycleways	Council	-18,523	-8,861	-455	0	0		-27,8
Public Domain Improvements	Council	-306,910	-102,018	-7,235	0	0		-416,
Traffic Studies	Council	-104,068	-50,373	-2,561	0	0		-157,0
Internal Borrowing from the Plan	Council	0	0	0	0		4,915,066	4,915,0
nterest Adj on Internal Borrowing	Council	0	0	14,675	0	. 0		14,6
	Sub Total	-26,282,333	-11,329,300	-605,652	0	6,816,455	0	-31,400,8
Total S	Section 94 Funds	-40,056,828	-11,387,826	-898,704	0	7,015,621		-45,327,1
Other Externally Restricted Asset								
other Externally restricted Asset	<u>,</u>							
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing balan Actual
Domestic Waste	Council	-3,996,639	0	0	0	0		-3,996,0
Jnexpended Grants	Council	-344,434	0	ō	o	20,000		-324,4
Environmental Levy	Council	-425,534	0	o	-20,000	0		-445,
Jnexpended Loans	Countries	-420,004	0	o	-1,000,000	1,000,000		,
Jnexpended Loans Jnexpended Infrastructure Levy		0	0	o	-1,872,000	1,872,000		
Sub Total - Other Externally Restrict	ted Assets	-4,766,607	0	0	-2,892,000	2,892,000		-4,766,0
Cub rolar - other Externally Result		-4,7 00,007		•1	_,			.,
	estricted Assets	-44,823,435	-11,387,826	-898,704	-2,892,000	9,907,621		-50,094,3



# Restricted Assets Report Actual as at 31/03/08

Internally Restricted Assets								
Description		Opening Balance	Actual Income	Actual Interest	Transfers In Actual	Transfers Out Actual	Internal Borrowing	Closing baland Actual
Employee Leave Entitlements	Council	-1,350,193	0	0	0	0		-1,350,1
Election Reserve	Council	-382,700	0	0	0	0		-382,7
Kindergarten Reserve	Council	-7,000	0	0	0	0		-7,0
Plant Replacement Reserve	Council	-108,779	0	0	0	0		-108,7
ibrary Reserve	Council	-9,000	0	0	0	0		-9,0
Parking Fund	Gordon	-159,770	0	0	0	0		-159,7
Parking Fund	Wahroonga	-162,185	0	0	0	0		-162,1
Parking Fund	Ryde Road	-286,285	0	0	0	0		-286,2
Parking Fund	Roseville	-36,436	0	ol	o	0		-36,4
Parking Fund	Lindfield	-18.614	Ō	o	õ	0		-18,€
insurance Reserve	Council	-163,826	0	Ō	ō	0		-163,8
Superannuation Reserve	Council	-1,000,000	Ő	ŏ	ŏ	Ő		-1,000,0
Drainage Reserve	Council	-225,857	Ő	ő	ŏ	õ		-225,8
Footpath Reserve	Council	-270,665	Ő	ő	o	õ		-270.6
Contribution To Works	Council	-297,346	ő	0	0	0		-297,3
Golf Course Reserve	Council	-35,000	0	0	ő	0		-35.0
Infrastructure Restoration Reserve	Council	-299,412	0	0	ŏ	Ő		-299,4
Sportsfield Improvement Reserve	Council	-281,282	0	0	ő	0		-281,2
Playground Reserve	Council	-50,642	0	0	ő	Ő		-50,6
Bond/Security Reserve	Council	-525.000	0	0	ŏ	0		-525.0
Contingency Reserve	Council	-207,440	ő	ů 0	o	õ		-207,4
St Ives Showground Reserve	Stives	-150,000	0	0	o	0		-150,0
Revolving Energy Fund	Council	-20,519	0	0	ŏ	0		-20,5
oan Reduction Reserve	Council	-1,015,837	0	0	ő	0		-1.015.8
Tree Planting Reserve	Council	-35,000	0	0	0	0		-1,013,0
Parks Reserve	Council	-25,000	0	0	0	0		-25,0
Golf Course Levy	Council	-1,098,365	0	0	0	0		-1,098,3
Natural Environment Reserve	Council	-1,098,383 -32,500	0	0	0	0		-1,098,3
Swimming Pool Reserve	Pymble	-108,600	0		0	0		-108,6
Showground Enviromental Remediation	Stilves	-19,301	0	0	0	0		-100,6
Showground Environmental Remediation	Council	-19,301 -283,161	0	0	0	0		-19,3
Street Furniture	Council	-283,161 -5,543	0	0	ő	0		-283,
Teico Communications Facilities Reserve	Council		0	0	0	0		-6,319,5
		-6,319,595	0	0	0	0		
Catchment Management	Council	-150,000			0	•		-150,0
Tennis Court	Council	-120,000	0	, N	0	0		-120,0
Revenue Fund carried Forward Works	Council	-515,200	U	U	U	U		-515,2
Total Internally	Restricted Assets	-15,776,055	0	0	0	0		-15.776.0
					<u> </u>			
Total All R	estricted Assets	-60,599,490	-11,387,826	-898,704	-2,892,000	9,907,621		-65,870,3

## Summary Review

Summary by Department of net expense or revenue requests

Department	Additional	Additional
•	Expense	Revenue
	\$	\$
COMMUNITY		
- operational	(39,300)	(138,000)
<ul> <li>projects /capital projects</li> </ul>	77,200	77,200
Sub Total	37,900	(60,800)
STRATEGY		- -
- operational	(13,800)	115,000
<ul> <li>projects /capital projects</li> </ul>	203,700	203,700
Sub Total	189,900	318,700
OPERATIONS		
- operational	437,400	437,400
- projects /capital projects	(5,349,200)	(5,334,200)
Sub Total	(4,911,800)	(4,896,800)
CIVIC		
- operational	15,000	0
- projects /capital projects	0	0
Sub Total	15,000	0
CORPORATE		
- operational	3,955,500	3,905,500
- projects /capital projects	40.000	40,000
Sub Total	3,995,500	3,945,500
DEVELOPMENT & REGULATION		
- operational	(248,000)	(198,000)
- projects /capital projects		( , ,
Sub Total	(248,000)	(198,000)
WASTE MANAGEMENT		
- operational	ol	0
- projects /capital projects		
Sub Total	0	0
Total Council Budget Adjustments	(921,500)	(891,400)
NET EXPENDITURE	(30,1	00)

Adjustment - ( ) decrease in Expenditure or Income

# Department: COUNCIL - Budget Transfers

	сс	RES	Original Budget	Revised Budget	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1351	4007	\$50,800	\$61,600	\$10,800		Increase internal services building management budget in Gordon Library.
GL	1357	4007	\$19,000	\$25,300	\$6,300		Increase internal services building management budget in Turramurra Library.
GL	2407	4007	\$62,700	\$77,400	\$14,700		Increase internal services building management budget in Wildflower Gardens.
GL	2404	4007	\$2,500	\$5,800	\$3,300		Increase internal services building management budget in Bushland Maintenance.
GL	2457	4007	\$66,500	\$95,200	\$28,700		Increase internal services building management budget in Park Maintenance.
GL	2555	4007	\$46,300	\$62,200	\$15,900		Increase internal services building management budget in Tennis Courts.
GL	2557	4007	\$190,800	\$228,700	\$37,900		Increase internal services building management budget in Sportsfield Maintenance.
GL	2558	4007	\$52,900	\$62,000	\$9,100		Increase internal services building management budget in St Ives Showground.
GL	3100	4007	\$62,700	\$96,600	\$33,900		Increase internal services building management budget in Depot Services Management Support.
GL	3153	4007	\$28,700	\$45,300	\$16,600		Increase internal services building management budget in Footpath Maintenance.
GL	3157	4007	\$96,900	\$135,700	\$38,800		Increase internal services building management budget in Road Maintenance.
GL	1350	1000	\$1,658,600	\$160,900	(\$1,497,700)		Transfer of salary & on costs budget from library support to various library cost centres.
GL	1350	1002	\$524,900	\$51,000	(\$473,900)		Transfer of salary & on costs budget from library support to various library cost centres.
GL	1351	1000	\$0	\$427,900	\$427,900		Transfer of salary & on costs budget to Gordon library from library support cost centre.
GL	1351	1002	\$0	\$135,400	\$135,400		Transfer of salary & on costs budget to Gordon library from library support cost centre.
GL	1357	1000	\$0	\$197,400	\$197,400		Transfer of salary & on costs budget to Turramurra library from library support cost centre.
GL	1357	1002	\$0	\$62,500	\$62,500		Transfer of salary & on costs budget to Turramurra library from library support cost centre.
GL	1355	1000	\$0	\$187,400	\$187,400		Transfer of salary & on costs budget to St lves library from library support cost centre.
GL	1355	1002	\$0	\$59,300	\$59,300		Transfer of salary & on costs budget to St lves library from library support cost centre.

# Department: COUNCIL - Budget Transfers

GE       1353       1000       S0       S96,200       Sy6,200       Sy6,200       Sy6,200         GL       1353       1002       S0       \$30,400       S30,400       Transfer of salary & on costs budget to Lindfield library services for library support cost centre.         GL       1354       1000       S0       S82,900       S26,200       Transfer of salary & on costs budget to special library services for library support cost centre.         GL       1354       1000       S0       S26,200       S26,200       Transfer of salary & on costs budget to special library services for library support cost centre.         GL       1356       1000       S0       S28,000       S26,200       Transfer of salary & on costs budget to technical library services for library support cost centre.         GL       1356       1000       S0       S28,000       S84,000       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1358       1000       S0       S49,800       S44,800       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1358       1000       S0       S49,800       S49,800       Transfer of salary & on costs budget to proup adult & children services from library support cost centre.         GL       1352		сс	RES	Original Budget	Revised Budget	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GE       1353       1002       S0       \$30,400       \$30,400       support cost centre.         GE       1354       1000       S0       \$32,900       \$32,900       Transfer of salary & on costs budget to special library services from library support cost centre.         GL       1354       1002       S0       \$26,200       \$26,200       Transfer of salary & on costs budget to special library services from library support cost centre.         GL       1356       1000       \$0       \$265,300       \$285,300       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1356       1002       \$0       \$44,000       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1358       1000       \$0       \$49,000       \$44,000       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1358       1002       \$0       \$15,800       \$15,800       Transfer of salary & on costs budget to ilbrary information services from library support cost centre.         GL       1352       1000       \$0       \$190,700       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1006	GL	1353	1000	\$0	\$96,200	\$96,200	1	Transfer of salary & on costs budget to Lindfield library from library support cost centre.
GL       1354       1000       S0       \$32,300       ibbrary support cost centre.         GL       1354       1002       S0       \$26,200       S26,200       Transfer of salary & on costs budget to special library services for library support cost centre.         GL       1356       1000       S0       \$265,300       \$265,300       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1356       1000       S0       \$265,300       \$265,300       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1356       1000       S0       \$49,800       \$49,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1358       1000       S0       \$49,800       S15,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1352       1000       S0       \$190,700       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1352       1002       S0       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       S0       \$60,	GL	1353	1002	\$0	\$30,400	\$30,400		Transfer of salary & on costs budget to Lindfield library from library support cost centre.
GL       1554       1002       S0       S26,200       S26,200       Iibrary support cost centre.         GL       1358       1000       S0       S265,300       S265,300       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1358       1002       S0       S84,000       S84,000       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1358       1000       S0       S49,800       S49,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1358       1002       S0       S15,800       S15,800       Transfer of salary & on costs budget to joung adult & children services from library support cost centre.         GL       1352       1000       S0       S190,700       S190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       S0       S190,700       S190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       S0       S190,700       S60,400       Transfer of commissions paid resource from Gordon Golf Course expenditure cost centre.         GL       1352 </td <td>GL</td> <td>1354</td> <td>1000</td> <td>\$0</td> <td>\$82,900</td> <td>\$82,900</td> <td></td> <td>Transfer of salary &amp; on costs budget to special library services from library support cost centre.</td>	GL	1354	1000	\$0	\$82,900	\$82,900		Transfer of salary & on costs budget to special library services from library support cost centre.
GL       1350       1000       SU       SZE5.300       SZE5.300       irom library support cost centre.         GL       1358       1002       S0       \$84,000       \$84,000       Transfer of salary & on costs budget to technical library services from library support cost centre.         GL       1358       1000       S0       \$49,800       \$49,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1358       1002       S0       \$15,800       \$15,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1352       1000       S0       \$190,700       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1000       S0       \$190,700       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       S0       \$60,400       \$60,400       Transfer of comissions paid resource from Gordon Golf Course expenditure cost centre.         GL       1253       1106       \$54,000       \$60       \$54,000       Transfer of commissions paid resource to Gordon Golf Course income cost centre.         GL       1253       110	GL	1354	1002	\$O	\$26,200	\$26,200		Transfer of salary & on costs budget to special library services from library support cost centre.
GL       1356       1002       S0       \$94,000       \$94,000       from library support cost centre.         GL       1358       1000       S0       \$49,800       \$49,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1358       1002       \$0       \$15,800       \$15,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1352       1000       \$0       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1000       \$0       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       \$0       \$60,400       \$60,400       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1253       1106       \$54,000       \$60,400       Transfer of commissions paid resource from Gordon Golf Course expenditure cost centre to Gordon Golf Course expenditure cost centre from Gordon Golf Course expenditure cost centre from Gordon Golf Course expenditure cost centre from Gordon Golf Course expenditure cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid re	GL	1356	1000	\$0	\$265,300	\$265,300		
CL       1358       1000       \$00       \$49,800       services from library support cost centre.         CL       1358       1002       \$00       \$15,800       \$15,800       Transfer of salary & on costs budget to young adult & children services from library support cost centre.         GL       1352       1000       \$0       \$190,700       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       \$0       \$60,400       \$60,400       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       \$0       \$60,400       \$60,400       Transfer of cost centre.         GL       1352       1002       \$0       \$60,400       \$60,400       Transfer of commissions paid resource from Gordon Golf Course income cost centre.         GL       2251       1106       \$54,000       \$0       \$54,000       Transfer of commissions paid resource to Gordon Golf Course income cost centre to Gordon Golf Course expenditure cost centre to Gordon Golf Course expenditure cost centre to Sorton Golf Course expenditure cost centre to Turamura Golf Course expenditure cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turamura Golf Course income cost centre.	GL	1356	1002	\$0	\$84,000	\$84,000		
GL       1358       1002       30       \$15,800       \$15,800       services from library support cost centre.         GL       1352       1000       S0       \$190,700       \$190,700       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       \$0       \$60,400       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       1352       1002       \$0       \$60,400       \$60,400       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       2251       1106       \$54,000       \$0       \$654,000       Transfer of commissions paid resource from Gordon Golf Course expenditure cost centre.         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course income cost centre from Gordon Golf Course expenditure cost centre.         GL       1253       1106       \$51,600       \$0       \$51,600       Transfer of commissions paid resource to Turamura Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turamura Golf Course income cost centre from Turamura Golf Course income cost centre from Turamura Golf Course income cost centre f	GL	1358	1000	\$0	\$49,800	\$49,800		
GL       1352       1000       \$0       \$190,700       \$190,700       from library support cost centre.         GL       1352       1002       \$0       \$60,400       \$60,400       Transfer of salary & on costs budget to library information services from library support cost centre.         GL       2251       1106       \$54,000       \$0       \$54,000       \$190,700       Transfer of commissions paid resource from Gordon Golf Course expenditure cost centre.         GL       1253       1106       \$54,000       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course income cost centre income cost centre from Gordon Golf Course expenditure cost centre form Gordon Golf Course expenditure cost centre.         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course income cost centre.         GL       1252       1106       \$51,600       \$0       \$51,600       \$0       \$51,600       Course expenditure cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600       \$51,600	GL	1358	1002	\$0	\$15,800	\$15,800		
GL       1352       1002       \$0       \$60,400       \$60,400       from library support cost centre.         GL       2251       1106       \$54,000       \$0       (\$54,000)       Transfer of commissions paid resource from Gordon Golf Course expenditure cost centre to Gordon Golf Course income cost centre         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course income cost centre         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course expenditure cost centre         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource from Turramura Golf Course income cost centre.         GL       2252       1106       \$51,600       \$0       (\$51,600)       Course expenditure cost centre to Turramura Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turramura Golf Course income cost centre.         GL       1358       6648       \$75,000       \$51,600       \$51,600       Library purchase childrens books budget being transferred to information Services from Young Adult & Childrens Services.         GL       1352       6647       \$21,200 <td>GL</td> <td>1352</td> <td>1000</td> <td>\$0</td> <td>\$190,700</td> <td>\$190,700</td> <td></td> <td>Transfer of salary &amp; on costs budget to library information services from library support cost centre.</td>	GL	1352	1000	\$0	\$190,700	\$190,700		Transfer of salary & on costs budget to library information services from library support cost centre.
GL       2251       1106       \$54,000       \$0       (\$54,000)       expenditure cost centre to Gordon Golf Course income cost centre         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course expenditure cost centre         GL       1253       1106       \$0       \$54,000       \$54,000       Transfer of commissions paid resource to Gordon Golf Course expenditure cost centre         GL       2252       1106       \$51,600       \$0       (\$51,600)       Transfer of commissions paid resource from Turramurra Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course expenditure cost centre.         GL       1358       6648       \$75,000       \$51,600       \$51,600       Library purchase childrens books budget being transferred from Young Adult & Childrens Services to Information Services.         GL       1358       6647       \$21,200       \$26,200       \$5,000       Library purchase childrens books budget being transferred to Information Services from Young Adult & Childrens Services.         GL       13	GL	1352	1002	\$0	\$60,400	\$60,400		Transfer of salary & on costs budget to library information services from library support cost centre.
GL       1253       1106       \$0       \$54,000       \$54,000       income cost centre from Gordon Golf Course expenditure cost centre.         GL       2252       1106       \$51,600       \$0       (\$51,600)       Transfer of commissions paid resource from Turramurra Golf Course expenditure cost centre to Turramurra Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course expenditure cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course expenditure cost centre.         GL       1358       6648       \$75,000       \$70,000       (\$5,000)       Library purchase childrens books budget being transferred from Young Adult & Childrens Services to Information Services.         GL       1352       6647       \$21,200       \$26,200       \$5,000       Library purchase childrens books budget being transferred to Information Services from Young Adult & Childrens Services         Total Department Adjustment Requested       \$311,700       \$311,700       \$311,700	GL	2251	1106	\$54,000	\$0	(\$54,000)		Transfer of commissions paid resource from Gordon Golf Course expenditure cost centre to Gordon Golf Course income cost centre.
GL       2252       1106       \$51,600       \$0       (\$51,600)       Course expenditure cost centre to Turramurra Golf Course income cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course expenditure cost centre.         GL       1255       1106       \$0       \$51,600       \$51,600       \$51,600       Transfer of commissions paid resource to Turramurra Golf Course expenditure cost centre.         GL       1358       6648       \$75,000       \$70,000       (\$5,000)       Library purchase childrens books budget being transferred from Young Adult & Childrens Services to Information Services.         GL       1352       6647       \$21,200       \$26,200       \$5,000       Library purchase childrens books budget being transferred to Information Services.         Total Department Adjustment Requested       \$311,700       \$311,700       \$311,700       \$311,700	GL	1253	1106	\$0	\$54,000	\$54,000		income cost centre from Gordon Golf Course expenditure cost
GL       1255       1106       \$0       \$51,600       \$51,600       income cost centre from Turramurra Golf Course expenditure cost centre.         GL       1358       6648       \$75,000       \$70,000       (\$5,000)       Library purchase childrens books budget being transferred from Young Adult & Childrens Services to Information Services.         GL       1352       6647       \$21,200       \$26,200       \$5,000       Library purchase childrens books budget being transferred to Information Services.         Total Department Adjustment Requested       \$311,700       \$311,700       \$311,700	GL	2252	1106	\$51,600	\$0	(\$51,600)		Course expenditure cost centre to Turramurra Golf Course income
GL       1358       6648       \$75,000       \$70,000       (\$5,000)       Young Adult & Childrens Services to Information Services.         GL       1352       6647       \$21,200       \$26,200       \$5,000       Library purchase childrens books budget being transferred to Information Services.         Image: Comparison of the service of t	GL	1255	1106	\$0	\$51,600	\$51,600		income cost centre from Turramurra Golf Course expenditure cost
GL       1352       6647       \$21,200       \$26,200       \$5,000       Information Services from Young Adult & Childrens Services         Information Services       Information Services from Young Adult & Childrens Services       Information Services from Young Adult & Childrens Services         Total Department Adjustment Requested       \$311,700       \$311,700	GL	1358	6648	\$75,000	\$70,000	(\$5,000)		
	GL	1352	6647	\$21,200	\$26,200	\$5,000		
NET ADJUSTMENT TO DEPARTMENT BUDGET	Total	Departr	ment A	djustment Req	uested	\$311,700	\$311,700	
	NET A	DJUST	MENT	TO DEPARTM	ENT BUDGET		\$0	

# Department: CIVIC

GL         1000         1022         50         \$1,000         \$1,000         Increase temporary salary budget in Councillor Support as salars were incorrectly budgeted as casual salars           GL         1000         1024         \$1,000         \$50         (\$1,000)         Decrease casual salaries budget in Councillor Support as salaries were incorrectly budgeted as temporary salary salar.           GL         1000         1145         \$5,000         \$3,000         (\$2,000)         Decrease in legal costs budget in Councillor Support due to than anticipated legal costs.           GL         1000         1166         \$7,500         \$14,500         \$7,000         Increase in noble priore use by Councillor.           GL         1000         1161         \$50         \$500         Increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to i	
CL         1000         1022         S1         S1         S1         S1         Mode         temporary salaries were incorrectly budgeted as casual sa           GL         1000         1024         \$1,000         \$0         (\$1,000)         Decrease casual salaries budget in Councillor Support as salaries were incorrectly budgeted as casual sa           GL         1000         1145         \$5,000         \$3,000         (\$2,000)         Decrease in seal casts budget in Councillor Support due to than anticipated legal costs.           GL         1000         1150         \$7,500         \$14,500         \$7,000         Increase in Non-PABX budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in traveling and removal cost budget in Councillor Support due to increase in computer communication costs budget in Councillor Support due to Support as costs were not anticipated for the year.           GL         1000         1177         \$0         \$1,000         \$10,000         Increase in consultants - codes and policies budget in Councillor Support due to increase in consultants - codes and policies budget in Councillor Support due to increase in consultants - codes and policies budget in Council	
CL         1000         1024         \$1,000         \$30         \$(\$1,000)         sataries were incorrectly budgeted as temporary satary.           GL         1000         1145         \$5,000         \$3,000         \$(\$2,000)         Decrease in legal costs budget in Councillor Support due to increase in mon-PABX budget in Councillor Support due to increase in mon-PABX budget in Councillor Support due to increase in mole phone use by Councillors.           GL         1000         1161         \$0         \$500         \$500         Increase postage costs budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in postage costs than anticipated for the year.           GL         1000         1170         \$3,800         \$5,000         Increase sundry expenses budget in Councillor Support due to increase in include decreases in traveling and removal cost budget in Councillor Support due to increase in anticipated for the year.           GL         1000         1177         \$0         \$10,000         \$10,000         Increase in consultants - codes and policies budget in Councillor Support due to earticipated agency salary costs.           GL         1000         1181         \$0         \$3,000         \$10,000         Increase in consultants - codes and policies budget in Councillor Support due to earticipated agency salary costs.           GL         1000         1187         \$7,000         \$1,000         (\$6,000)         Decrease in	
GL         1000         11-19         \$3,000         \$3,000         (\$2,000)         than anticipated legal costs.           GL         1000         1150         \$7,500         \$14,500         \$7,000         Increase in Non-PABX budget in Councillor Support due to increase in mobile phone use by Councillors.           GL         1000         1161         \$0         \$500         \$500         Increase postage costs budget in Councillor Support due to increase in postage costs than anticipated for the year.           GL         1000         1170         \$3,800         \$8,800         \$5,000         Increase sundry expenses budget in Councillor Support due to increase in postage costs budget in Councillor Support due to increase in travelling and removal cost budget in Councillor Support due to increase in travelling and removal cost budget in Councillor Support due to increase in travelling and removal costs budget in Councillor Support due to increase in travelling and removal costs budget in Councillor Support due to increase in travelling and removal costs budget in Councillor Support due to an increase in consultants - codes and policies budget in Councillor Support due to increase in anticipated for the year.           GL         1000         1181         \$0         \$3,000         \$3,000         Support as costs were not anticipated for the year.           GL         1000         1187         \$7,000         \$1,000         (\$6,000)         Decrease in agency budget in Councillor Support due to learnicipated agency salary costs.	casual
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GL     1050     1271     \$500     \$0     (\$500)       due to less than anticipated furniture and fittings costs.	ss than
Total Department Adjustment Requested     \$15,000     \$0	pport
Total Department Adjustment Requested \$15,000 \$0	
NET ADJUSTMENT TO DEPARTMENT BUDGET \$15,000	

# **Department: Community**

сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
1204	1250	\$36,000	\$43,000	\$7,000		Increase to material budget at Thomas Carlyle Childrens Centre due to more than anticipated materials used at the centre.
1204	4640	\$0	\$7,000		\$7,000	An increase from the Kindergarten Reserve budget to fund material costs at the Thomas Carlyle Childrens Centre.
1352	6646	\$46,300	\$55,300	\$9,000		An increase to budget at Gordon Library due to an increase in Audio Visual equipment purchased during the year than anticipated.
1352	4640	\$0	\$9,000		\$9,000	A decrease to the Library Reserve budget to fund audio visual costs at Gordon Library.
1250	1000	\$301,900	\$234,300	(\$67,600)		A reduction in Community Facilities salaries budget due to vacant positions.
1250	1002	\$95,500	\$63,200	(\$32,300)		A reduction in Community Facilities salary oncost budget due to vacant positions.
1253	2143	\$514,500	\$464,500		(\$50,000)	A decrease to income budget at Gordon Golf Course due to less than anticipated members playing, as well as the increased rainfall we have been experiencing recently.
1254	2116	\$100	\$15,100		\$15,000	Increase to Parks income budget due to more than anticipated Park program patronage for the year.
1255	2143	\$740,900	\$640,900		(\$100,000)	A decrease to income budget at Turramurra Golf Course due to less than anticipated members playing as well as the increased rainfall we have been experiencing recently.
1256	2156	\$45,000	\$55,000		\$10,000	Increase in tennis court casual hire income budget due to increased casual tennis court hire for the year.
1300	1024	\$232,000	\$247,000	\$15,000		Increase in Art Centre casual salaries budget to cover additional salary costs.
1300	2108	\$445,000	\$460,000		\$15,000	Increase in Art Centre income budget to reflect increased enrolment numbers in classes.
1301	1128	\$21,000	\$30,000	\$9,000		Increase in fees general budget for community programs to cover additional resources required for festival on the green.
1301	2116	\$6,100	\$11,100		\$5,000	Increase in Program income budget due to increased Program income than expected for the year.
1301	2166	\$13,000	\$11,000		(\$2,000)	Reduction in other income budget due to less than anticipated revenue received for the year within the Community Program cost centre.
1301	2350	\$25,700	\$31,700		\$6,000	Increase in Grant income budget due to more than anticipated Grant funding received within the Community Program cost centre.
1350	2350	\$246,600	\$200,600		(\$46,000)	A decrease of grant funding for Libraries due to budget included in both operational budget as well as the projects budget.
1150	1000	\$250,400	\$271,200	\$20,800		Increase in salaries budget in Management Support - Community to reflect additional salary costs.
1150	1002	\$79,200	\$86,000	\$6,800		Increase in salaries budget in Management Support - Community to reflect additional salary costs.
				(\$39,300)	(\$138,000)	
					\$98,700	

# **Department: DEVELOPMENT & REGULATION**

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1601	1000	\$446,700	\$429,800	(\$16,900)		Decrease salaries budget in Adminstration to fund the transfer of labour costs to Records.
GL	1601	1002	\$141,300	\$133,200	(\$8,100)		Decrease salaries oncost budget in Adminstration to fund the transfer of labour costs to Records.
GL	1651	2123	\$15,000	\$5,000		(\$10,000)	Decrease complying development fees income budget in Building Unit due to lack of demand for service.
GL	1651	2167	\$100,000	\$85,000		(\$15,000)	Decrease certificates fees income budget in Building Unit due to downturn in real estate market.
GL	1700	1145	\$60,000	\$100,000	\$40,000		Increase legal fees budget in Development Compliance due to increased formal regulatory action for unauthorised works.
GL	1700	2140	\$50,000	\$80,000		\$30,000	Increase other fines income budget in Development Compliance due to increased formal regulatory action for unauthorised works.
GĻ	1702	2133	\$40,000	\$20,000		(\$20,000)	Decrease regulatory inspections income budget in Public Health Services due to ongoing staff shortage within area and inability to attract replacement staff.
GL	1750	1000	\$1,669,700	\$1,569,700	(\$100,000)		Decrease salaries budget in Development Assessment due to reduced staff compliment over an extended period ( 6 months , 4 positions).
GL	1750	1100	\$45,000	\$70,000	\$25,000		Increase advertising budget in Development Assessment due to increased number of DAs determined this quarter.
GL	1750	1145	\$970,000	\$873,000	(\$97,000)		Decrease legal fees budget in Development Assessment due to successful defence of Land & Environment Court appeal matters.
GL	1750	1178	\$300,000	\$315,000	\$15,000		Increase legal consultants budget in Development Assessment due to increase demand for legal counsel due to increased number and nature of appeals.
GL	1750	1258	\$80,000	\$40,000	(\$40,000)		Decrease DA contractors budget in Development Assessment due to a change in procedures as a result of the panel.
GL	1750	2120	\$65,000	\$90,000		\$25,000	Increase advertising contribution income budget in Development Assessment due to an increased number of development applications finalised in preceding quarter.
GL	1750	2121	\$115,000	\$140,000		\$25,000	Increase archiving contribution income budget in Development Assessment due to continued development pressure for smaller scale development.
GL	1750	2122	\$1,420,000	\$1,220,000		(\$200,000)	Decrease DA fees income budget in Development Assessment due to down turn in the economy for large scale development.
GL	1750	2126	\$200,000	\$180,000		(\$20,000)	Decrease DA notification fees income budget in Development Assessment due to down turn in the wider economy for large scale development.
GL	1750	2129	\$260,000	\$250,000		(\$10,000)	Decrease S96 fees income budget in Development Assessment due to down turn in the wider economy.
GĽ	1750	2175	\$70,000	\$60,000		(\$10,000)	Decrease pre-DA fees income budget in Development Assessment due to downturn in the wider economy for large scale development.
GL	1750	2176	\$15,000	\$5,000		(\$10,000)	Decrease out of hours work fees income budget in Development Assessment due to market forces. Take up of this service has been less than anticipated.

# **Department: DEVELOPMENT & REGULATION**

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1750	2256	\$50,000	\$100,000		\$50,000	Increase legal costs recovered income budget in Development Assessment due to successful Land & Environment Court judgements.
GL	2600	1000	\$280,600	\$250,600	(\$30,000)		Decrease salaries budget in Landscape Assessment due to vacancy of administration support officer.
GL	2600	1002	\$88,800	\$78,800	(\$10,000)		Decrease salaries on costs budget in Landscape Assessment due to vacancy of administrative support officer.
GL	1800	2140	\$26,400	\$36,400		\$10,000	Increase other fines income budget in Animal Control due to registration drive and subsequent issue of penalty notices to offenders.
GL	1800	2262	\$35,000	\$45,000		\$10,000	Increase dog registration fees income budget in Animal Control due to registration drive for companion animals over 6 months of age.
GL	1801	1000	\$181,300	\$155,300	(\$26,000)		Decrease salaries budget in Parking Traffic due to ongoing staff vacancies within group.
GL	1801	2136	\$145,000	\$125,000		(\$20,000)	Decrease car parking fees income in Parking & Traffic due to less than anticipated patronage of Culworth Ave car park.
GL	1801	2137	\$650,000	\$630,000		(\$20,000)	Decrease parking fines income budget in Parking & Traffic due to ongoing staff vacancies within group.
GL	1802	2133	\$15,000	\$0		(\$15,000)	Decrease regulatory inspections income budget in Area Rangers due to abandonment of advertising inspection programme as a result of staff shortage and concern with legality of programme.
GL	1802	2139	\$15,000	\$0		(\$15,000)	Decrease load limit fines income budget in Area Rangers due to lack of suitably trained staff within group. Training courses currently being arranged.
GL	1850	2125	\$20,000	\$40,000		\$20,000	Increase DA linen plans fees income budget in Development Assessment Engineers due to increased numbers of DA linen plans and certificates being issued in line with the increased number of multi-occupancy buildings nearing completion.
GL	1850	2132	\$10,000	\$2,000		(\$8,000)	Decrease engineering inspection fees income budget in Development Assessment Engineers due to lack of demand for service.
GL	1850	2167	\$10,000	\$15,000		\$5,000	Increase certificates income budget in Development Assessment Engineers due to large number of DA linen plans & certificates being issued.
Total I	Total Department Adjustment Requested				(\$248,000)	(\$198,000)	
NET ADJUSTMENT TO DEPARTMENT BUDGET				IT BUDGET		(\$50,000)	

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2101	1000	\$190,800	\$155,800	(\$35,000)		Decrease salaries budget in Corporate Governance due to a vacant position being filled by a consultant.
GL	2101	1117	\$0	\$35,000	\$35,000		Increase in consultants budget in Corporate Governance due to a vacant position being filled by a consultant.
GL	2150	1000	\$466,400	\$399,300	(\$67,100)		Decrease in salaries budget in Financial Management due to vacant positions.
GL	2150	1002	\$147,500	\$114,600	(\$32,900)		Decrease in salaries on cost budget in Financial Management due to vacant positions.
GL	2150	1117	\$10,000	\$90,000	\$80,000		Increase in consultants budget in Financial Management which is offset by savings in salaries budgets due vacant positions.
GL	2150	1187	\$0	\$20,000	\$20,000		Increase in agency staff budget in Financial Management which is offset by savings in salaries budgets due vacant positions.
GL	2151	1000	\$222,500	\$205,600	(\$16,900)		Decrease in salaries budget in Rates and Debtors due to vacant positions.
GL	2151	1002	\$70,400	\$62,300	(\$8,100)		Decrease in salaries on cost budget in Rates and Debtors due to vacant positions.
GL	2151	1008	\$0	\$4,000	\$4,000		Increase in overtime budget in Rates and Debtors. This is offset by reductions in salaries budgets due to staff vacancies.
GL	2151	1172	\$130,000	\$126,000	(\$4,000)		Decrease in Valuations budget due to lower valuation costs than budgeted for.
GL	2151	1187	\$0	\$4,000	\$4,000		Increase in agency staff budget in Rates and Debtors. This is offset by reductions in salaries budgets due to staff vacancies.
GL	1100	1000	\$61,200	\$64,600	\$3,400		Increase in salaries budget in OH&S to cover increased costs which reflects the current employment market.
GL	1100	1002	\$19,400	\$21,000	\$1,600	,	Increase in salaries on costs budget in OH&S to cover increased costs which reflects the current employment market.
GL	1100	1117	\$10,000	\$8,000	(\$2,000)		Decrease in consultants budget in OH&S to cover the increase in salaries.
GL	1100	1178	\$3,000	\$0	(\$3,000)		Decrease in legals consultants budget in OH&S to cover the increase in salaries.
GL	1100	1187	\$17,000	\$27,000	\$10,000		Increase in agency staff budget in OH&S to cover additional resources required for injury management.
GL	1102	1029	\$60,000	\$75,000	\$15,000		Increase in training budget in Staff Training and Development to cover costs associated with the leadership and change program across the organisation.
GL	1102	1104	\$10,000	\$4,000	(\$6,000)		Decrease in catering budget in Workforce Management due to less requirements for catering than anticipated.
GL	1103	1101	\$250,000	\$270,000	\$20,000		Increase in Advertising recruitment budget. There has been a 28% increase in advertisements this year compared to last year along with a 20% increase in advertising costs (per advertisement).

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	1103	1117	\$25,000	\$20,000	(\$5,000)		Decreased consultancy budget in Workforce Management to offset increases in advertising costs.
GL	1103	1118	\$30,000	\$22,000	(\$8,000)		Decrease in recruitment consultants costs due to a less than anticipated consultancy recruitment for the remaining quarter of the year.
GL	1103	1145	\$100,000	\$80,000	(\$20,000)		Decreased legal fees budget in Workforce Management to offset increases in advertising costs.
GL	1103	1169	\$2,000	\$0	(\$2,000)	·	Decrease subscriptions budget in Workforce Management to offset additional advertisement costs.
GL	1103	1266	\$7,000	\$3,000	(\$4,000)		Decrease office supplies budget in Workforce Management to offset additional advertisement costs.
GL	2000	1133	\$7,200	\$0	(\$7,200)		Decrease in insurance - fidelity budget in Insurance and Risk due to a less than anticipated claims throughout the year.
GL	2000	1135	\$1,900	\$0	(\$1,900)		Decrease in insurance - personal accident budget in Insurance and Risk due to a less than anticipated claims throughout the year.
GL	2000	1141	\$66,000	\$46,500	(\$19,500)		Decrease in insurance - excess budget in Insurance and Risk due to a less than anticipated claims throughout the year.
GL	2000	1137	\$576,800	\$559,800	(\$17,000)		Decrease in insurance - public and professional liability budget in Insurance and Risk due to a less than anticipated claims throughout the year.
GL	2800	2167	\$280,000	\$265,000		(\$15,000)	Decrease in S149 certificate income budget in GIS due to lower demand for S149 certificates than anticipated.
GL	2200	1250	\$30,800	\$35,800	\$5,000		Increase in materials budget in Print Room due to an increase in printing requirements throughout the organisation.
GL	2200	1269	\$30,000	\$40,000	\$10,000		Increase in repairs and maintenance budget in Print Room due to an increase in printing requirements throughout the organisation.
GL	1550	1000	\$314,100	\$270,100	(\$44,000)		Decrease salaries budget in Records Management due to vacant positions being filled by agency staff, casuals and consultants.
GL	1550	1002	\$99,300	\$78,300	(\$21,000)		Decrease salaries on cost budget in Records Management due to vacant positions being filled by agency staff, casuals and consultants.
GL	1550	1024	\$0	\$50,000	\$50,000		Increase in casual salaries budget in Records Management due to vacant positions being filled by agency staff, casuals and consultants.
GL	1550	1042	\$0	\$5,000	\$5,000		Increase in casual salaries on costs budget in Records Management due to vacant positions being filled by agency staff, casuals and consultants.
GL	1550	1117	\$0	\$30,000	\$30,000		Increase in consultants budget in Records Management due to vacant positions being filled by agency staff, casuals and consultants.
GL	1550	1187	\$0	\$50,000	\$50,000		Increase in agency staff budget in Records Management due to vacant positions being filled by agency staff, casuals and consultants.
GL	1550	1256	\$40,000	\$20,000	(\$20,000)		Decrease archiving budget in Records Management due to less archiving of records than anticipated for the year.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2300	1000	\$93,300	\$82,500	(\$10,800)		Decrease salaries budget in Accounts Payable due to vacant positions within Finance and the secondment of staff to cover vacancies .
GL	2300	1002	\$29,500	\$24,300	(\$5,200)		Decrease salaries on costs budget in Accounts Payable due to vacant positions within Finance and the secondment of staff to cover those vacancies .
GL	2300	1187	\$0	\$35,000	\$35,000		Increase in agency staff budget in Accounts Payable which is offset by savings in salaries budgets due vacant positions within Finance and the secondment of staff to cover those vacancies.
GL	2301	1000	\$180,100	\$166,600	(\$13,500)		Decrease salaries budget in Purchasing/Supply due to vacant positions within Finance and the secondment of staff to cover those vacancies .
GL	2301	1002	\$57,000	\$50,500	(\$6,500)		Decrease salaries on costs budget in Purchasing/Supply due to vacant positions within Finance and the secondment of staff to cover those vacancies .
GL	2301	1028	\$0	\$6,600	\$6,600		Increase in membership subscriptions budget in Purchasing/Supply for the purchase of LGMA best practice toolkit to be utilised across the organisation.
GL	2325	1158	\$259,600	\$289,600	\$30,000		Increase for the PABX budget in IT Support due to the delays by the vendor in implementing the new PABX. As a result, Council had to maintain the old system and communication links for a longer period than expected. Along with this, savings in calls costs were not realised until the new system was implemented.
GL	2325	1252	\$474,000	\$510,000	\$36,000		Increase in computer licence fees budget in IT Support for the intranet software (SharePoint).
GL	2325	1253	\$22,600	\$7,600	(\$15,000)		Decrease in computer software purchases in IT Support due to software purchase not being required until the next financial year.
GL	2325	1266	\$73,400	\$83,400	\$10,000		Increase in computer hardware maintenance in IT Support required to cover increased usage of printer and copier consumables.
GL	2050	2257	\$0	\$152,000		\$152,000	Increase in other revenue budget in Corporate Accounts due to a refund of merchant fees on credit card payments, payable under an agreement with Council's bank, overpaid in previous years.
GL	2050	2301	\$681,000	\$559,000		(\$122,000)	Decrease of interest on investments budget in Corporate Accounts due to lower than anticipated returns on investments.
GL	2050	2304	\$376,900	\$267,300		(\$109,600)	Decrease of interest on investments - internal reserves budget in Corporate Accounts due to lower than anticipated returns on investments.
GL	2050	2305	\$2,065,600	\$1,516,800		(\$548,800)	Decrease of interest on investments - S94 budget in Corporate Accounts due to lower than anticipated returns on investments.
GL	2050	4123	\$2,065,600	\$1,516,800	(\$548,800)		A decrease in interest transfer to Sec 94.
GL	2050	4131	\$331,900	\$238,700	(\$93,200)		A decrease in interest transfer to Facilities Reserve.
GL	2050	4106	\$10,200	\$8,700	(\$1,500)		A decrease in interest transfer to Drainage Reserve.
GL	2050	4108	\$25,000	\$10,200	(\$14,800)		A decrease in interest transfer to Footpath Reserve.
GL	2050	4124	\$9,800	\$9,700	(\$100)		A decrease in interest transfer to Sportsfield Reserve.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	9000	2404	\$9,451,100	\$14,000,000			Increase in Sec 94 income to reflect a higher than anticipated Sec 94 income for the year.
GL	9000	4123	\$0	\$4,548,900	\$4,548,900		An increase in Sec 94 income transferred to the Sec 94 Reserve.
Total	Total Department Adjustment Requested				\$3,955,500	\$3,905,500	
NET A	DJUST	MENT	TO DEPARTM	ENT BUDGET		\$50,000	

### **Department: STRATEGY**

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	2851	1000	\$696,800	\$687,500	(\$9,300)		A decrease in salaries budget in Urban Planning due to vacant positions.
GL	2851	1002	\$220,500	\$216,000	(\$4,500)		A decrease in salary oncost budget in Urban Planning due to vacant positions.
GL	2251	2104	\$745,000	\$860,000		\$115,000	An increase in rental income in Strategic Asset Management due to higher than anticipated rental income received for the SunCap building and the Caltex Service Station at St Ives.
Total	Depart	ment A	Adjustment Re	quested	(\$13,800)	\$115,000	
NET	ADJUS	TMENT	TO DEPARTI	MENT BUDGET		(\$128,800)	

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	. 3100	2106	\$0	\$6,000		\$6,000	Increased sale of products budget at the Depot due to more than anticipated sale of products for the year.
GL	3250	1001	\$89,200	\$71,100	(\$18,100)	· · · · · · · · · · · · · · · · · · ·	Lower wages costs in Management Support - Fleet due to staff vacancies.
GL	3250	1003	\$42,000	\$25,900	(\$16,100)		Lower wages oncosts in Management Support - Fleet due to staff vacancies.
GL	3251	1263	\$200,000	\$230,000	\$30,000		Increase in fuel budget in Operational Fleet due to increases in fuel costs.
GL	3252	1263	\$240,000	\$270,000	\$30,000		Increase in fuel budget in Passenger Fleet due to increases in fuel costs.
GL	3252	1269	\$5,000	\$10,000	\$5,000		Increase in repairs and maintenance budget in Passenger Fleet due to increased number of repairs due to retaining vehicles longer.
GL	3253	1250	\$2,000	\$8,000	\$6,000		Increased amount of materials budget in Small Plant cost centre, due to lack of funds to replace the plant.
GL	3253	1263	\$6,000	\$10,000	\$4,000		Increase in fuel budget within small plant due to increases in fuel costs and usage.
GL	3254	1001	\$184,300	\$163,500	(\$20,800)		Reduction in wages budget in Workshop due to staff vacancies.
GL	3254	1003	\$86,900	\$68,400	(\$18,500)		Reduction in wages oncost budget in Workshop due to staff vacancies.
GL	3254	1187	\$0	\$8,000	\$8,000		Increase in agency staff budget in Workshop due to agency staff used to cover vacancies.
GL	3254	1188	\$0	\$20,000	\$20,000		Increase in agency staff budget in Workshop due to agency staff used to cover vacancies.
GL	3152	1001	\$268,600	\$224,500	(\$44,100)		Reduction in wages budget in Drainage Maintenance & Repair due to staff vacancies.
GL	3152	1003	\$126,500	\$87,000	(\$39,500)		Reduction in wages oncost budget in Drainage Maintenance & Repair due to staff vacancies.
GL	3152	1188	\$0	\$70,000	\$70,000		Increase in agency staff budget in Drainage Maintenance & Repair due to agency staff used to cover vacancies.
GL	3152	1127	\$10,000	\$2,000	(\$8,000)		A decrease in external plant hire budget in Drainage Maintenance & Repair due to less than anticipated external plant hire required.
GL	3153	1001	\$269,500	\$256,600	(\$12,900)		Reduction in wages budget in Footpath Maintenance due to staff vacancies.
GL	3153	1003	\$127,000	\$115,400	(\$11,600)		Reduction in wages oncost budget in Footpath Maintenance due to staff vacancies.
GL	3153	1188	\$0	\$18,000	\$18,000		Increase in agency staff budget in Footpath Maintenance due to agency staff used to cover vacancies.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	3153	1250	\$170,000	\$145,000	(\$25,000)		Reduction to materials budget in Footpath Maintenance due to reduced activity on footpaths due to wet weather and road repairs.
GL	3153	1260	\$30,000	\$20,000	(\$10,000)		Reduction to contractors budget in Footpath Maintenance due to reduced activity on footpaths due to wet weather and road repairs.
GL	3154	1001	\$137,800	\$117,800	(\$20,000)		Reduction in wages budget in Kerb & Gutter Maintenance due to staff vacancies.
GL	3154	1003	\$64,900	\$47,100	(\$17,800)		Reduction in wages oncost budget in Kerb & Gutter Maintenance due to staff vacancies.
GL	3154	1188	\$0	\$20,000	\$20,000		Increase in agency staff budget in Kerb & Gutter Maintenance due to agency staff used to cover vacancies.
GL	3154	1250	\$30,000	\$25,000	(\$5,000)		Reduction to materials budget in Kerb & Gutter Maintenance due to reduced activity on kerb & gutter due to wet weather and road repairs.
GL	3155	1001	\$45,700	\$50,600	\$4,900		Increase in wages budget in Patching due to increased activity within patching.
GL	3155	1003	\$21,500	\$25,900	\$4,400		Increase in wages oncost budget in Patching due to increased activity within patching.
GL	3155	1188	\$0	\$10,000	\$10,000		Increase in agency staff budget in Patching due to increased activity within patching.
GL	3155	1250	\$30,000	\$45,000	\$15,000		Increase in material budget in Patching due to increased activity on road patching due to wet weather.
GL	3156	1250	\$30,000	\$15,000	(\$15,000)		Reduction to material budget in Restorations due to the increased activity by contractors not staff.
GL	3156	1260	\$450,000	\$830,000	\$380,000		Increase in contractors budget due to increased activity in Restorations due to high work load of utility companies.
GL	3156	2161	\$500,000	\$750,000		\$250,000	Increase in road surfaces income budget in restorations due to high activity by utility companies.
GL	3156	2162	\$200,000	\$150,000		(\$50,000)	Reduction in driveway income budget due to lower than anticipated revenue for restorations of driveways.
GL	3156	2163	\$410,000	\$550,000		\$140,000	Increased revenue restorations budget for footpaths due to high activity by utility companies.
GL	3156	2164	\$20,000	\$30,000		\$10,000	Increased income in restorations budget for kerb and guttering due to high work load of utility companies.
GL	3156	2165	\$40,000	\$65,000		\$25,000	Increased income in restorations budget for saw cutting due to high work load of utility companies.
GL	3157	1250	\$80,000	\$20,000	(\$60,000)		Reduction to material budget in Road Maintenance due to the increased activity by contractors not staff.
GL	3157	1260	\$30,000	\$70,000	\$40,000		Increase in contractors budget due to increased use of contractors for road maintenance.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
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GL	3158	1250	\$70,000	\$90,000	\$20,000		Increase to material budget due to higher than expected level of activity on road shoulders.
GL	2900	1260	\$30,000	\$10,000	(\$20,000)		Reduction in consultant budget in Management Support - Operations as consultants were not required for studies.
GL	2901	1168	\$1,430,000	\$1,500,000	\$70,000		Increase in street lighting expenditure budget due to an increase in street lighting charges based on IPART decision.
GL	2902	1128	\$54,000	\$112,000	\$58,000		Increase expenditure in Rural Fire Service due to an increased contribution for the new fire control centre approved by the State Government.
GL	2903	1250	\$6,000	\$9,000	\$3,000		Increase in material budget in SES Services cost centre due to increased costs associated with the relocation.
GL	2903	2257	\$0	\$6,000		\$6,000	Increase income budget for SES Services for additional revenue for relocation from the State Government.
GL	2500	1001	\$101,800	\$90,300	(\$11,500)		Reduction in wages budget in Council's Nursery due to staff vacancies.
GL	2500	1003	\$48,000	\$37,700	(\$10,300)		Reduction in wages oncost budget in Council's Nursery due to staff vacancies.
GL	2500	1250	\$25,500	\$15,000	(\$10,500)		Reduction in material budget in Council's Nursery due to staff vacancies.
GL	2500	2150	\$40,000	\$30,000		(\$10,000)	Reduction in Nursery Sale Retail income budget due to staff vacancies and lower than expected sales.
GL	2500	2151	\$92,600	\$60,000		(\$32,600)	Reduction in Nursery Sale Wholesale income budget due to staff vacancies and lower than expected sales.
GL	2404	1000	\$94,700	\$111,800	\$17,100		Increase in salary budget in Bushland Reserves due to additional supervision.
GL	2404	1002	\$29,900	\$38,100	\$8,200		Increase in salary oncost budget in Bushland Reserves due to additional supervision.
GL	2404	1001	\$500,300	\$437,100	(\$63,200)		Reduction in wages budget in Bushland Reserves due to staff vacancies.
GL	2404	1003	\$235,700	\$178,600	(\$57,100)		Reduction in wages oncost budget in Bushland Reserves due to staff vacancies.
GL	2404	1250	\$40,000	\$50,000	\$10,000		Increased material budget due to increased materials required to service bushland maintenance.
GL	2404	1260	\$60,000	\$70,000	\$10,000		Increase contractors budget in Bushland Reserves due to an increase use of contractors due to staff vacancies.
GL	2450	1000	\$202,000	\$160,000	(\$42,000)		Reduction in salary budget in Management Support - Parks due to staff vacancies.
GL	2450	1002	\$63,900	\$43,900	(\$20,000)		Reduction in salary oncost budget in Management Support - Parks due to staff vacancies.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
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GL	2457	1001	\$655,700	\$615,700	(\$40,000)		Reduction in wages budget in Parks due to staff vacancies.
GL	2457	1003	\$309,000	\$273,300	(\$35,700)		Reduction in wages oncost budget in Parks due to staff vacancies.
GL	2457	1257	\$1,000	\$10,000	\$9,000		Increase in contractors cleaning budget in Parks due to increased cleaning costs.
GL	2457	1261	\$248,900	\$190,000	(\$58,900)		Reduction in grass cutting contractor budget in Parks due to reduced contractor costs based on new contractor.
GL	2550	1000	\$66,500	\$89,200	\$22,700		Increase in salary budget in Management Support - Sport & Recreation due to increased resources.
GL	2550	1002	\$38,400	\$49,200	\$10,800		Increase in salary oncost budget in Management Support - Sport & Recreation due to increased resources.
GL	2550	1001	\$38,400	\$23,400	(\$15,000)	· · ·	Reduction in wages budget in Management Support - Sport & Recreation due to staff vacancies.
GL	2550	1003	\$18,100	\$4,700	(\$13,400)		Reduction in wages oncost budget in Management Support - Sport & Recreation due to staff vacancies.
GL	2551	1001	\$153,800	\$141,200	(\$12,600)		Reduction in wages budget at Gordon Golf Course due to staff vacancies.
GL	2551	1003	\$37,000	\$25,800	(\$11,200)		Reduction in wages oncost budget at Gordon Golf Course due to staff vacancies.
GL	2551	1188	\$0	\$25,000	\$25,000		Increase in agency staff budget at Gordon Golf Course due to agency staff used to cover vacancies.
GL	2551	1250	\$73,700	\$90,000	\$16,300		Increase in material budget at Gordon Golf Course due to increased material costs required to help restore greens and tees.
GL	2552	1250	\$73,700	\$90,000	\$16,300		Increase in material budget at Turramurra Golf Course due to increased material costs required to help restore greens and tees.
GL	2555	1260	\$22,000	\$12,000	(\$10,000)		Reduction in contractors budget due to lower than expected repairs to tennis courts required.
GL	2557	1145	\$20,500	\$30,000	\$9,500		Increase in legal costs budget in general sportsgrounds due to a higher than anticipated requirement of legal costs at the sportsgrounds.
GL	2557	1261	\$103,700	\$80,000	(\$23,700)		Reduction in grass cutting contractor budget in general sportsgrounds due to reduced contractor costs based on new contractor.
GL	2558	1250	\$10,200	\$20,000	\$9,800		Increase in material budget due to increased material costs at the Showground.
GL	3300	1001	\$126,300	\$94,600	(\$31,700)		Reduction in wages budget in Litter Control & Cleaning due to staff vacancies.
GL	3300	1003	\$59,600	\$31,300	(\$28,300)		Reduction in wages oncost budget at Litter Control & Cleaning due to staff vacancies.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
GL	3300	1188	\$0	\$60,000	\$60,000		Increase in agency staff budget in Litter Control & Cleaning due to agency staff used to cover vacancies.
GL	3300	1250	\$8,000	\$18,000	\$10,000		Increase in materials budget in Litter Control & Cleaning due to increased materials required for street furniture & related equipment.
GL	3300	1260	\$15,000	\$20,000	\$5,000		Increase in contractors budget in Litter Control & Cleaning due to increased contractors due to satff vacancies.
GL	3300	1270	\$10,000	\$18,000	\$8,000		Increase in waste disposal budget in Litter Control & Cleaning due to increased waste disposal costs due to higher level of litter collection.
GL	3301	1001	\$106,100	\$92,300	(\$13,800)		Reduction in wages budget in Routine pit clearance due to staff vacancies.
GL	3301	1003	\$50,000	\$37,700	(\$12,300)		Reduction in wages oncost budget at Routine pit clearance due to staff vacancies.
GL	3301	1188	\$0	\$35,000	\$35,000		Increase in agency staff budget in Routine pit clearance due to agency staff used to cover vacancies.
GL	3302	1001	\$171,200	\$148,400	(\$22,800)		Reduction in wages budget in Street sweeping due to staff vacancies.
GL	3302	1003	\$80,700	\$60,300	(\$20,400)		Reduction in wages oncost budget in Street sweeping due to staff vacancies.
GL	3302	1127	\$8,000	\$60,000	\$52,000		Reduction in wages budget in Street sweeping due to staff vacancies.
GL	3302	1250	\$6,000	\$30,000	\$24,000		Increase in waste disposal cost budget in Street sweeping due to staff vacancies and the need to a hire a street sweeper for night sweeping as Council's Street Sweeper was being maintained.
GL	3303	1188	\$0	\$40,000	\$40,000		Increase in agency staff budget in Unformed Shoulder Clearing due to agency staff used to cover vacancies.
GL	2250	1000	\$39,500	\$26,300	(\$13,200)		Reduction in salaries budget in Cleaning Services due to staff vacancies.
GL	2250	1002	\$12,500	\$6,200	(\$6,300)		Reduction in salary oncost budget in Cleaning Services due to staff vacancies.
GL	2250	1001	\$98,600	\$70,300	(\$28,300)		Reduction in wages budget in Cleaning Services due to staff vacancies.
GL	2250	1003	\$46,500	\$21,200	(\$25,300)		Reduction in wages oncost budget in Cleaning Services due to staff vacancies.
GL	2250	1188	\$0	\$25,000	\$25,000		Increase in agency staff budget in Cleaning Services due to agency staff used to cover vacancies.
GL	2250	1250	\$31,000	\$22,000	(\$9,000)		Reduction in materials budget in Cleaning Services due to the use of contractors.
GL	2250	1257	\$0	\$60,000	\$60,000		Increase in contractors budget in Cleaning Services due to staff vacancies.

	сс	RES	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment Inc/(Dec)	Justification
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G	_ 320	1001	\$497,700	\$472,500	(\$25,200)		Reduction in wages budget in Building Management due to staff vacancies.
GI	3201	1003	\$234,500	\$212,000	(\$22,500)		Reduction in wages oncost budget in Building Management due to staff vacancies.
GL	. 3201	1117	\$5,000	\$70,000	\$65,000		Increase in consultants budget in building maintenance due to the need to undertake condition audits.
GL	3201	1250	\$220,000	\$250,000	\$30,000		Increase in material budget in building maintenance due to higher than anticipated use of materials.
GL	3201	1260	\$400,000	\$450,000	\$50,000		Increase in contractors budget in building maintenance due to higher than anticipated use of contractors required for the building maintenance program and insufficient funds being provided.
GL	2952	2166	\$7,000	\$67,000		\$60,000	Increased revenue budget in Traffic Management due to an increase in construction zones and traffic management plans for developments.
GL	2953	1250	\$10,000	\$25,000	\$15,000		Increase in material budget in road safety due to an increased materials based on work programs and covered by RTA grants.
GL	2953	1267	\$10,000	\$27,400	\$17,400		Increase in printing budget in road safety to cover additional printing costs for other Council's on joint projects.
GL	2953	2351	\$17,000	\$50,000		\$33,000	Increase in grant funding budget in road safety due to increased RTA grants received due to programs funded by this Council.
GL	2650	1000	\$72,200	\$131,600	\$59,400	·	Increase in salaries budget in Management Support - Trees due to an adjustment of salaries required between Tree Preservation Order cost centre.
GL	2650	1002	\$22,800	\$51,200	\$28,400		Increase in salaries oncost budget in Management Support - Trees due to an adjustment of salaries required between Tree Preservation Order cost centre.
GL	2652	1000	\$514,200	\$459,200	(\$55,000)		Reduction in wages budget in Tree Preservation Order due to an adjustment of salaries required between Management Support - Trees cost centre.
GL	2652	1000	\$242,300	\$193,100	(\$49,200)		Reduction in wages oncost budget in Tree Preservation Order due to an adjustment of salaries required between Management Support - Trees cost centre.
GL	2652	1250	\$26,700	\$17,700	(\$9,000)		Reduction in material budget in Tree Maintenance due to higher use of contractors to cover EPV being off the road for repairs, hence lower materials required.
GL	2652	1260	\$198,000	\$240,000	\$42,000		Increase in contractors budget in Tree Maintenance due to higher use of contractors to cover EPV being off the road for repairs.
			ustment Reque		\$437,400	\$437,400	
√ET A	DJUSTN	ENT TO	DEPARTMEN	T BUDGET		\$0	

PJ	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification
PJ	100589	125000	00	\$0	\$1,900	\$1,900		Increase materials budget to reflect funds being transferred from S94 for Community Languages Collection.
PJ	100589	462300	00	\$0	\$1,900		\$1,900	Increase income budget to reflect funds being transferred from S94 for Community Languages Collection.
ΡJ	100665	126000	00	\$0	\$7,500	\$7,500		Increase contractors budget to reflect funds being transferred from unexpended grants for Backyard Landcare.
PJ	100665	462800	00	\$0	\$7,500		\$7,500	Increase income budget to reflect funds being transferred from unexpended grants for Backyard Landcare.
ΡJ	100881	126000	00	\$0	\$25,000	\$25,000		Increase contractors budget for Library Technology to reflect grants received from State Library.
ΡJ	100881	235000	00	\$0	\$25,000		\$25,000	Increase grants income budget for Library Technology to reflect funds received from State Library.
РJ	100882	126000	00	\$0	\$30,800	\$30,800		Increase contractors budget for Library Building to reflect grants received from State Library.
PJ	100882	235000	00	\$0	\$30,800		\$30,800	Increase grants income budget for Library Building to reflect funds received from State Library.
РJ	100883	126000	00	\$0	\$12,000	\$12,000		Increase contractors budget for Library Promotion to reflect grants received from State Library.
PJ	100883	235000	00	\$0	\$12,000		\$12,000	Increase grants income budget for Library Promotion to reflect funds received from State Library.
РJ	100415	126000	00	\$63,800	\$77,700	\$13,900		Increase contractors budget for Environment Trust Glade to reflect grants received from the environmental trust.
РJ	100415	235000	00	\$0	\$13,900			Increase grants income budget for Environment Trust Glade to reflect funds received from the environmental trust.
ΡJ	100342	126000	00	\$563,500	\$596,000	\$32,500		Increase contractors budget for Golden Jubilee Fire trail to reflect funding increase from Natural Environment reserve.
PJ	100342	461600	00	\$0	\$32,500		\$32,500	Increase income budget to reflect funds being transferred from Natural Environment Reserve for Golden Jubilee Fire trail.
PJ	100325	126000	00	\$6,500	\$78,700	\$72,200		Transfer of contractors budget to project 100325 from project 100615.
РJ	100325	463300	00	\$6,500	\$78,700			Transfer of Environment Reserve budget to project 100325 from project 100615.

PJ	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification				
PJ	100615	126000	00	\$72,200	\$0	(\$72,200)		Transfer of contractors budget from project 100615 to project 100325.				
PJ	100615	463300	00	\$72,200	\$0		(\$72,200)	Transfer of Environment Reserve budget from project 100615 to project 100325.				
РJ	100874	126000	00	\$0	\$8,500	\$8,500		Increase contractors budget for Noxious Weeds 2007/2008 to reflect grants received from NSW Department of Primary Industries.				
РJ	100874	235000	00	\$0	\$8,500		\$8,500	Increase grants income budget for Noxious Weeds 2007/2008 to reflect funds received from NSW Department of Primary Industries.				
РJ	100875	126000	00	\$0	\$2,000	\$2,000		Increase contractors budget for Noxious Weeds Gorse & Brooms to reflect grants received from NSW Department of Primary Industries.				
PJ	100875	235000	00	\$0	\$2,000		\$2,000	Increase grants income budget for Noxious Weeds Gorse & Brooms to reflect funds received from NSW Department of Primary Industries.				
РJ	100876	126000	00	\$0	\$2,000	\$2,000		Increase contractors budget for Noxious Weeds Willows to reflect grants received from NSW Department of Primary Industries.				
PJ	100876	235000	00	\$0	\$2,000		\$2,000	Increase grants income budget for Noxious Weeds Willows to reflect funds received from NSW Department of Primary Industries.				
PJ	100877	126000	00	\$0	\$9,000	\$9,000		Increase contractors budget for Noxious Weeds Aquatics to reflect grants received from NSW Department of Primary Industries.				
PJ	100877	235000	00	\$0	\$9,000			Increase grants income budget for Noxious Weeds Aquatics to reflect funds received from NSW Department of Primary Industries.				
PJ	100878	126000	00	\$0	\$7,000	\$7,000		Increase contractors budget for Noxious Weeds Ludwigia to reflect grants received from NSW Department of Primary Industries.				
РJ	100878	235000	00	\$0	\$7,000		\$7,000	Increase grants income budget for Noxious Weeds Ludwigia to reflect funds received from NSW Department of Primary Industries.				
PJ	100872	126000	00	\$0	\$27,300	\$27,300		Increase contractors budget for Threatened Species Demonstration Site to reflect grants received from Department of Environment & Climate Change NSW.				
PJ	100872	235000	00	\$0	\$27,300		\$27,300	Increase grants income budget for Threatened Species				
PJ	100880	126000	00	\$0	\$22,700	\$22,700		Increase contractors budget for Clive Evatt Reserve to reflect grant received from Department of Environment & Climate Change NSW.				
PJ	100880	235000	00	\$0	\$22,700			Increase grants income budget for Clive Evatt Reserve to reflect funds received from Department of Environment & Climate Change NSW.				

PJ	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification				
РJ	100886	126000	00	\$0	\$3,800	\$3,800	 	Increase contractors budget for Sydney CMA to reflect grants received from Sydney Catchment Management Association.				
РJ	100886	235000	00	\$0	\$3,800		\$3,800	Increase grants income budget for Sydney CMA to reflect funds received from Sydney Catchment Management Association.				
PJ	100888	126000	00	\$0	\$75,000	\$75,000		Increase contractors budget for Riparian Improvement Stormwater Treatment to reflect grants received from NSW Environmental Trust.				
ΡJ	100888	235000	00	\$0	\$75,000		\$75,000	Increase grants income budget for Riparian Improvement Stormwater Treatment to reflect funds received from NSW Environmental Trust.				
PJ	100362	126000	00	\$0	\$20,300	\$20,300		Increase contractors budget for the final payment of Stage 4 of the swimming pool project.				
PJ	100362	462600	00	\$0	\$20,300		\$20,300	Decrease expenditure budget for the Depot Relocation project du				
PJ	100700	126000	00	\$6,000,000	\$600,000	(\$5,400,000)		the deferral of the sale of Council's Depot at Carlotta Ave. Reduction of New Facilities Reserve budget for the Depot Reloc				
РJ	100700	463100	00	\$6,000,000	\$600,000		(\$5,400,000)	Reduction of New Facilities Reserve budget for the Depot Reloc				
PJ	100832	126000	00	\$40,000	\$0	(\$40,000)		Contractors budget being transferred from Roseville Park Tennis Courts to Canoon Rd Tennis Courts.				
PJ	100831	126000	00	\$0	\$40,000	\$40,000		Contractors budget being transferred to Canoon Rd Tennis Courts from Roseville Park Tennis Courts.				
PJ	100657	126000	00	\$0	\$1,500	\$1,500		Increase contractors budget to reflect funds being transferred from Infrastructure Restoration Reserve for Burleigh Street.				
РJ	100657	461200	0	\$0	\$1,500			Increase income budget to reflect funds being transferred from Infrastructure Restoration Reserve for Burleigh Street.				
PJ	100778	126000	00	\$0	\$300	\$300		Increase contractors budget to reflect funds being transferred from Infrastructure Restoration Reserve for Nola & McLauren Street.				
РJ	100778	461200	0	\$0	\$300			Increase income budget to reflect funds being transferred from Infrastructure Restoration Reserve for Nola & McLauren Street.				
PJ	100879	126000	00	\$0	\$4,000	\$4,000		Increase contractors budget to reflect funds being transferred from Infrastructure Restoration Reserve for Shinfield Avenue.				
PJ	100879	461200	0	\$0	\$4,000		\$4,000	Increase income budget to reflect funds being transferred from Infrastructure Restoration Reserve for Shinfield Avenue.				

PJ	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification				
РJ	100729	126000	00	\$53,400	\$61,700	\$8,300		Contractors budget being transferred from pavement condition survey to Crescent Close Warrawee.				
PJ	100729	461100	00	\$53,400	\$61,700		\$8,300	Increase income budget to reflect funds being transferred from Infrastructure levy for Cresent Close Warrawee.				
РJ	100730	126000	00	\$82,300	\$90,600	\$8,300		Contractors budget being transferred from pavement condition survey to Ovens Place St Ives Chase.				
PJ	100730	461100	00	\$82,300	\$90,600		\$8,300	Increase income budget to reflect funds being transferred from Infrastructure levy for Ovens Place St Ives Chase.				
PJ	100736	126000	00	\$47,600	\$55,900	\$8,300		Contractors budget being transferred from pavement condition survey to Boyne Place Wahroonga.				
ΡJ	100736	461100	00	\$47,600	\$55,900		\$8,300	Increase income budget to reflect funds being transferred from Infrastructure levy for Boyne Place Wahroonga.				
PJ	100737	126000	00	\$166,400	\$174,700	\$8,300		Contractors budget being transferred from pavement condition s to Burgoyne St Gordon.				
ΡJ	100737	461100	00	\$166,400	\$174,700			Increase income budget to reflect funds being transferred from Infrastructure levy for Burgoyne St Gordon.				
PJ	100738	126000	00	\$80,600	\$88,900	\$8,300		Contractors budget being transferred from pavement condition survey to Chunooma Rd Wahroonga.				
РJ	100738	461100	00	\$80,600	\$88,900		<u> ****00</u>	Increase income budget to reflect funds being transferred from Infrastructure levy for Chunooma Rd Wahroonga.				
PJ	100739	126000	00	\$37,200	\$45,500	\$8,300		Contractors budget being transferred from pavement condition survey to Clyde Place Wahroonga.				
РJ	100739	461100	00	\$37,200	\$45,500			Increase income budget to reflect funds being transferred from Infrastructure levy for Clyde Place Wahroonga.				
РJ	100740	126000	00	\$87,000	\$95,300	\$8,300		Contractors budget being transferred from pavement condition survey to Corona Ave Roseville.				
РJ	100740	461100	00	\$87,000	\$95,300			Increase income budget to reflect funds being transferred from Infrastructure levy for Corona Ave Roseville.				
PJ	100744	126000	00	\$67,900	\$76,200	\$8,300		Contractors budget being transferred from pavement condition surve to Majorie Street Roseville.				
РJ	100744	461100	00	\$67,900	\$76,200			Increase income budget to reflect funds being transferred from Infrastructure levy for Majorie Street Roseville.				

PJ	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification				
PJ	100745	126000	00	\$61,700	\$70,000	\$8,300		Contractors budget being transferred from pavement condition survey to Nentoura Place Nth Turramurra.				
PJ	100745	461100	00	\$61,700	\$70,000		\$8,300	Increase income budget to reflect funds being transferred from Infrastructure levy for Nentoura Place Nth Turramurra.				
PJ	100752	126000	00	\$57,100	\$65,400	\$8,300		Contractors budget being transferred from pavement condition survey to Avondale Place West Pymble.				
PJ	100752	461100	00	\$57,100	\$65,400		\$8,300	Increase income budget to reflect funds being transferred from Infrastructure levy for Avondale Place West Pymble.				
PJ	100753	126000	00	\$48,200	\$56,500	\$8,300		Contractors budget being transferred from pavement condition survey to Keith Street Lindfield.				
PJ	100753	461100	00	\$48,200	\$56,500		\$8,300	Increase income budget to reflect funds being transferred from Infrastructure levy for Keith Street Lindfield.				
₽J	100756	126000	00	\$207,600	\$216,300	\$8,700		Contractors budget being transferred from pavement condition survey to Keith Street Lindfield.				
PJ	100756	461100	00	\$207,600	\$216,300			Increase income budget to reflect funds being transferred from Infrastructure levy for Keith Street Lindfield.				
PJ	100762	126000	00	\$100,000	\$0	(\$100,000)		Contractors budget being transferred from pavement condition survey to various streets.				
PJ	100762	461100	00	\$100,000	\$0		(\$100,000)	Decrease income budget to reflect funds being transferred from Infrastructure levy to various streets.				
PJ	100767	126000	00	\$210,700	\$10,700	(\$200,000)		Contractors budget being transferred from Hope St Pymble to Warwilla & Warrimoo Ave.				
PJ	100767	463900	00	\$210,700	\$10,700		(\$200,000)	Income budget being transferred from Hope St Pymble to Warwilla & Warrimoo Ave.				
PJ	100761	126000	00	\$79,400	\$179,400	\$100,000		Contractors budget being transferred from Hope St Pymble to Warwilla Ave Wahroonga.				
PJ	100761	463900	00	\$0	\$100,000			Income budget being transferred from Hope St Pymble to Warwilla Ave Wahroonga.				
ΡJ	100884	126000	00	\$0	\$100,000	\$100,000		Contractors budget being transferred from Hope St Pymble to Warimoo Ave St Ives.				
PJ	100884	463900	00	\$0	\$100,000			Income budget being transferred from Hope St Pymble to Warimoo Ave St Ives.				

PJ	PN	RC	Task	Revised Budget	Revised Budget After Adjs.	EXPENDITURE Budget Adjustment: Inc/(Dec)	INCOME Budget Adjustment: Inc/(Dec)	Justification					
PJ	100885	126000	00	\$75,000	\$100,000	\$25,000		Increase contractors budget to reflect funds being transferred from Parks Reserve for Roseville Park.					
PJ	100885	461700	00	\$0	\$25,000		\$25,000	Increase income budget to reflect funds being transferred from Parks Reserve for Roseville Park.					
PJ	100714	462700	00	\$0	\$35,000		\$35,000						
РJ	100706	126500	00	\$200,000	\$220,000	\$20,000		Increase passenger fleet budget due to an increase to the passer fleet. Funded by Corporate.					
PJ						\$40,000		Increase contractors budget for OH&S Procedures to reflect income received from StateCover.					
PJ	100649	240000	00	\$42,000	\$82,000			Increase contributions to works budget for OH&S Procedures to reflect funds received from StateCover.					
Total /	Adjustmen	t Request	ed			(\$5,008,000)	(\$4,993,000)						
NET A	DJUSTME	NT TO DE	PARTM	ENTS BUDGE	T .		(\$15,000)						

N	Date	Appeal #	Appellant	Property	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff	Council	2007/2008
o	odged			Address							ssioner		Rec	decision	Costs \$
Alte	erations &	Additions													
											[				
												Dismissed subject			
4	June 17, 2005	40607/2005	David McGovern & Roslvn McGovern	49 Telegraph Road Pymble	DA1417/04	Class 4 Challenge to validity of consent. (M Allan is second Respondent)	Deacons	David Hoy	4,5 & 6 September 2006	February 20, 2007	Pain J	to appeal in Court of Appeal	N/A	N/A	16093.28
	November 30.	4060772005	Roseville Bridge	15 Normac Street	DA1417/04	Refusal of Refurbishment and additions to	Deacons	David Hoy	2000	February 20, 2007	Pain J	Upheld with	IN/A	IN/A	10093.20
	2006	11160/2006	Marina Pty Limited	Roseville Chase		marina	Wilshire Webb	James Kim	1 June 2007	1 June 2007	Bly	ammendments	Refused	Not to Council	8978.02
[	December 20,		Antella & Lloyd Pty	5 Links Avenue		Refusal of Addition and alterations including			14 March & 18 May			Approved with			
32	2006	11253/2006	Ltd	Roseville		carpark to existing dwelling	Deacons	Mark Leotta	2007	18 May 2007	Tuor	ammendments	Refused	Not to Council	-436.60
				31 Murdoch Street,		Refusal of Section 96 application to modify the									
4 [	Dec 18, 2007	11284 of 2007	Alois Steger	Turramurra	DA0237/04	approval given in DA0237/04	Home Wilkinson	Robyn Pearson					Refused	Not to Council	5919.90
						Deemed refusal of additions and alterations to									
				4 Allard Avenue		existing dwelling house construction of bridge						Majority of			
5	September 15, 2	10852/2006	Graeme Fisk	Roseville	DA0446/06	and landscaping (conditions)	Abbott Tout	Mark Leotta	December 13, 2007	December 13,2007	Roseth	conditions upheld	Approved	Not to Council	350.00
				22 Marshall Avenue,		Refusal to grant Development Consent to a									
6	lan 31, 2008	10080 of 2008	Liwan Liyanage	Warrawee	DA0711/05	Section 82A Application for Review	Wilshire Webb	Graham Stewart							982.00
6												Total Alte	erations	& Additions	31,887
Dua	al Occupan	псу													
												Consent orders in			
,	ebruary 16,		Harry			Refusal of demolition of existing dwelling and						relation to ammended			
		10122/2007	Charalambous	7 Shelby Rd St Ives	DA1146/06	construction of a detached dual occupancy	DLA Phillips Fox	Brodie Pendlebury	29-May-2007	29 May 2007	Murrell	proposal	Refused	Not to Council	365.80
												Approved in			
												accordance with			
			Aranac (Contracting) Pty	2 Highbridge Road								ammendments			
2	July 17, 2007	10669 of 2007		Z Highbridge Road Killara	DA0216/07	Deemed refusal of attached dual occupancy	Deacons	Stuart Ratcliff	17-September-2007	17 September 2007	Tuor	agreed at S34 conference	Refused	Not to Council	8653.60
												Consent orders in			
					DA0280/07						Hussey (for	relation to			
	August 21, 2007	10813 &	Datas Kalakt	93 Eastern Road	&	Refusal of Torrens Title Subdivision & refusal			[23 October 2007 - on		s34	ammended			4 4 4 9 5 9 9
34	2007	10815 of 2007	Peter Knight	Wahroonga	DA0279/07	of Dual Occupancy	HWL	Robyn Pearson	site for s34 conference]	5 February 2007	conference)	proposal	Refused	Not to Council	14406.89
			Douglas Jardine &	34A Miowera Rd								Resolved by			
4 /	April 29, 2005	10406/2005	Anne Jardine	Turramurra North	N/A	Deemed Refusal to issue Building Certificate	Phillips Fox	Steven Murray				Consent			2096.2
			William & Christine	10 Drembergush Dil		Refusal of demolition of existing garage,					1				
5	eb 7, 2008	10104 of 2008		18 Bromborough Rd, Roseville	DA0215/07	alterations and additions to existing dwelling & construction of a dual occupancy	HWL	George Youhanna							307.13
5	, 2000			1			1	go rounalina	1	ł	ļ	Т	tal Dual	Occupancy	25.830
SEF	P 5/Seniors	s livina												2 30 4 5 4 10 1	20,500
Ī															
												Dismissed subject			
			Marker Or	35 Water Street & 64		Designed of the last of the last						to S56A appeal by			
	December 11, 2006	11193/2006	Murlan Consulting Pty Ltd	Billyard Avenue Wahroonga		Deemed refusal of adaptive reuse of heritage building and seniors living resort	Deacons	Shaun Garland	30 April, 1,2 & 28 May 2007	26 June 2007	Watts & Taylor	Pain J on 29 October 2007	Refused		61448.42
ť		11133/2000		440 Bobbin Head			Deacons	Griadin Gariarid	20 September, 30	20 00110 2007	aus a rayior	2000001 2001	i teruseu		01440.42
			Ground Crew at	Road North		Refusal of seniors living development of 58 self			Oct,20 Dec 2007 & 25			Resolved by			
2	June 15,2007	10555 of 2007	Turramurra Pty Ltd	Turramurra	DA1426/06		Wilshire Webb	Shaun Garland	January 2008		Roseth	Consent	Refused	Not to Council	19205.83
			M			Deemed refusal of SEPP Seniors living						A			
3	April 5, 2007	10290/2007	Winter Group Architects Pty Ltd	106-108 Junction Rd Wahroonga	DA0624/06	development comprising nine houses with basement parking	Deacons	Graham Stewart/Sa	August 20, 2007	20 August 2007	Brown	Ammended proposal approved	Refused	Not to Council	26394.65
3/	.p.ii 0, 2007	10230/2007			070024/00	easement panning	Deacons	Stanam Stewart/Sa	naguai 20, 2007	20 August 2007	BIOWII	In operation of the ope		otal SEPP 5	107,049
J														otal OLFF 3	107,049

ND	)ate	Appeal #	Appellant	Property	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff	Council	2007/2008
	.odged	Appear #	Appendit	Address	DANO	Beelolon Appealea Againet	Condition	200	licaling bate	Decision Date	ssioner	nooun	Rec	decision	Costs \$
_	er Matters										00.010.			uccicient	
		1	1	1	r		l.	1	1	1	1	Limited eccent	1		
				29 Lucinda Ave					June 8, 2006; 23 June			Limited consent given for 5-year			
1 M	larch 27, 2006	10258/06	Jose Vieira	Wahroonga	DA1369/05	Refusal of Tennis Court Lighting	Deacons	David Aitken	2006	June 23, 2006	Bly	period only	Refused	Not to Council	722.00
				16 Stanhope Road		Deemed refusal of demolition of dwelling and					Taylor J	Upheld 10 January			
2 A	ugust 6 2007	10749/2007	Edwin Mok	Killara		construction of new dwelling	Deacons	Gilead Chen	27 & 29 November 2007	10 January 2008	Hoffman	2008	Approval	Refused	120361.87
	ecember 21,		Chris Comina &									Approved subject to reduction in			
	006	11263/2006		25 Awatea Rd St Ives		Refusal of Bounary Fence	HWL	Dona Abeyratne	March 13 & 16 2007	16 March 2007	Brown	height	Refused	Not to Council	9989.08
0 2.		11200/2000		10 Nulla Nulla Street		Refusal of demolish existing structures and	11002	Dona / Deyraule	March 10 & 10 2007	10 March 2007	DIOWIT	noight	Refused		0000.00
4 Ju	une 1, 2007	10517 of 2007	Paul O'Keefe	Turramurra	DA1203/05		Wilshire Webb	Sanda McCarry	August 2, 2007	2 August 2007	Brown	Upheld	Refused	Not to Council	-122.10
						Appeal againt conditions imposed in						Dismissed			
	eptember 10,			21 Rothwell Road		determination of s96 application in relation to					_	(excepting minor			
5 20	007	10887 of 2007	Wassef	Turramurra	DA1717/01	approval for dwelling	Deacons	Sandra McCarry	03-Dec-07	5 December 2007	Tuor	amendment)	Refused	Not to Council	16094.00
				10 Marian Street		Deemed refusal of section 96 modification									
6 Ja	anuary 11, 200	10023/2007	Mirvac Projects Pty I	Killara		application	Phillips Fox	Natalie Richter		11-Dec-07		Consent Orders	N/A	N/A	5173.90
1	anuary 15,			52 Grosvenor Rd		S96 application to amend condition in court									
	008	10837/2004	Pam Grant	Wahroonga	DA0236/03	consent from 3 to 5 years	Philli ps Fox	Selwyn Segal				Consent Orders	N/A	N/A	980.00
				18 Fiddens Wharf		Deemed refusal of additions and alterations to		,	1 & 2 November 2006;			Amended proposal			
8 Ju	uly 12, 2006	10601/2006	Aussie Glo Pty Ltd	Road Killara	DA0265/06	create a long day child care centre	Wilshire Webb	Robyn Pearson	30 November 2006		Murrell	approved	Refusal	Not to Council	7685.00
8														Total Other	160,883.75
Sect	tion 96														
		1			1	Nation 9 C source operations with	1						1	1 1	
				9-25 Tryon Road		Not a L & E court appeal- assistance with submission to Minister for Planning re SEPP 53									
1				Lindfield		ministers site	Phillips Fox								-1856.83
	lovember 27,		Mirvac Projects Pty			Refusal of s96 application to modify approval									
	006	11146/2006	Ltd	Killara		for LEP194 apartment building development	Phillips Fox	Natalie Richter				Discontinued	Refused	Not to Council	5054.40
	anuary 11, 007	10023/2007	Mirvac Projects Pty Ltd	10 Marian Street Killara		Deemed refusal of section 96 modification application	Dhilling Fau	Natalie Richter	May 12 & 13, June 21 2007	16 October 2007	Taylor J Hoffman	Dismissed	Refused	Not to Council	12705.10
3 20	007	10023/2007	Liu	Nildid		application	Phillips Fox	Natalle Richter	2007	16 October 2007	Huiman		Relused	Not to Council	12/05.10
												Point of law determined in			
												favour of			
						Refusal of section 96 application to delete						applicant.			
				47 Westbrook Ave		conditions requiring tree & landscape			9 July 2007 (preliminary			Condition deleted			
4 M	larch 26, 2007	10255/07	Charalambous	Wahroonga	DA0836/06/	establishment bond	DLA Phillips Fox	Sandra McCarry	point of law)	6 September 2007	Lloyd J	by consent	Refused	Not to Council	10846.02
				00.00 D					10 11 5 0 0			Small adjustment			
5 M	lay 4, 2007	10392/2007	Tetbury Pty Limited	29-33 Dumaresq Street Gordon	DA0581/05	Deemed refusal of Section 96 application to reduce section 94 contributions	DLA Phillips Fox	Craig Wyse	10, 11, 5 & 6 September 2007	28 November 2007	Lloyd J	re Bedroom count only	Refused	Not to Council	90574.95
5 101	ay 4, 2001	10392/2007		2-6 Clydesdale Place	DA0001/05	Refusal of s96 application to reduce section 94	DEA FIIIIIPS FOX	Graig Wyse		20 NOVEITIDEL 2007	Lioyu J	only	iveinse0		30314.33
6 Ju	uly 18, 2007	10677 of 2007		Pymble	DA1428/05		Phillips Fox	Graham Bolton	12 September 2007	12 September 2007	Hussey	Consent orders	Refused	Not to Council	6832.00
						Deemed refusal of section 96 applciation to					,				
	ugust 17,			35 Holmes Street		modify dual occupance development (modify									
7 20	007	10796 of 2007	Paul Leim	Turramurra	DA1638/02		HWL	Rachel Leung				discontinued	Refused	Not to Council	1128.76
-						Refusal of section 96 application to modify multi									
	october 12, 007	11030 of 2007	Frasers Greencliff Pty Ltd	25A, 27 & 29 Lorne Avenue Killara	MODODOGIO	unit residnetial building in relation to landscaping and right-of-way	Wilshire Webb	Nabila Sarwary	14 December 2007				Pofusod	Not to Council	5754.80
0 20	001	11030 01 2007		108 & 114-118	101000230/0	Determination of Section 96 Application which	wishine webb	INAUIA JAIWAIY	14 December 2007				rverused		5754.00
N	lovember		Meriton Apartments	Killeaton Street, St		sought to delete certain conditions relating to			S34 conference on 26			Resolved by			
	,2007	11130 of 2007		lves	DA0221/05	bonds & infrastructure restoration	DLA Phillips Fox	Rebecca Everleigh		28 February 2008		Consent	N/A	N/A	61834.22
					•	•		. 0					•		

Ν	Date	Appeal #	Appellant	Property	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff	Council	2007/2008
ο	Lodged			Address							ssioner		Rec	decision	Costs \$
	February 19, 2007			49 Westbrook Avenue Wahroonga		Refusal of section 96 application to delete condition requiring landscape establishment bond	DLA Phillips Fox		9 July 2007 (preliminary point of law)			Point of law determined in favour of applicant. Condition deleted by consent	Refused	Not to Council	4097.51
	December 8,		Mirvac Projects Pty	134-138 Eastern Road Wahroonga	DA0480/99 (Section	Deemed Refusal of modification of consent for Section 96			. ,		SC Roseth with	-	Approval		375.60
12	April 2, 2007		Wahroonga Pty	8-12 Ada Avenue & 7 Munderah Street Wahroonga		Refusal of section 96 application seeking to amend condition requiring contribution pursuant to s94	DLA Phillips Fox	Shaun Garland	6 & 7 August 2007			discontinued			-9792.40
13	May 10, 2006	10611/2005		2-8 Milray Street & 10 Havilah Lane Lindfiled		Deemed refusal of section 96 application to reduce s94 contribution		Expert witness: Dan Brindle		August 28, 2006	Jagot J	Condition ammended	Refused	Not to Council	-79.20
	November 13, 2006	11081/2006		33 Burns Road Wahroonga		Deemed refusal of S96 application to modify consent for additions and alterations to heritage listed dwelling	Abbott Tout	Selwyn Segal							29143.00
15	Feb 4, 2008	10092 of 2008	Meriton Apartments	23 Newhaven Place, St Ives		Refusal of Section 96 Application to vary Section 94 Contribution	DLA Phillips Fox	Graham Bolton							10887.95
15													Tota	I Section 96	227,505.88

	Date Lodged	Appeal #	Appellant	Property Address	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff Rec	Council	2007/2008
_	division			Address							ssioner		Rec	decision	Costs \$
_		1		1	1	1				1	1	-		1	
	December 14, 2004	11572/2004	Ashley Webb	6 Eastern Arterial Road St Ives	DA0243/04	Appeal in relation to Conditions	Deacons	Geof Bird, Robert Lam	February 17, 2005	February 17, 2005	Hussey	pressed by Council. Council's	N/A	N/A	-141.89
	December 7,		Patrick Griffin &	19 & 21 Duff Street								Approved after significant			
	2006	11178/2006	Katherine Mulcahy	Turramurra		Refusal of subdivision	Wilshire Webb	Robyn Pearson	May 15 2007	May 16 2007	Hoffman	ammendment	Refused	Not to Council	104.80
			Lee Maree Taylor & Philip Thomas	12 King Street		Refusal of subdivision of one lot to create two		Graham Stewart.	29 June 2007 (for binding onsite s34						
3	May 1, 2007		Taylor	Turramurra	DA0275/05	additional lots	Wilshire Webb	Paul Dignam	conference)	June 29 2007	Bly	Dismissed	Refused	Not to Council	5646.81
4 0	October 15, 200	11033 of 2007	Alfred Attard	37 Burns Road, Wahroonga	DA1241/06	Refusal of Dual Occupancy (erection of detached two-storey dwelling, alterations and additions to existing dwelling, swimming pool, tennis court and landscaping.	Deacons	Rebecca Everleigh							10910
				37 Burns Road											
5 5	September 12, 2	11046/2005	Joanne Baynie	Wahroonga	DA0004/05	Refusal of subdivision	Deacons	Graham Stewart							9091.1
6	Dec 19, 2007	11201 of 2007	Construct Corp Prop	12 Chase Avenue, Roseville	DA1/61/05	Refusal of subdivision, removal of vegetation & provision of carriageway	Wilshire Webb	Robyn Pearson					Refused		5994.6
6	Jec 19, 2007	11291 01 2007	Construct Corp Prop	Roseville	DA 1401/05	provision of carriageway	Wishine Webb	Robyn Fearson						Subdivisions	31,605.42
•	sidential A	partments													01,000112
	January 22,			10 Shinfield Avenue		Refusal of residential flat building comprising 5									
	2007	10052/2007	Ross Williams	St Ives		units and basement car parking	HWL	Graham Bolton	6 June 2007	6 June 2007	Bly		Refused	Not to Council	11517.64
2 F	Feb 23, 2007	10149/2007	Woniora Estate Pty Ltd	15-21 Woniora Ave Wahroonga	DA1179/06	Deemed refusal of existing structures & construction of a residential flat building consisting of 45 units, basement car parking, landscaping and strata subdivision	Deacons	Robyn Pearson				Discontinued 9 November 2007	Refused	Not to Council	16772.91
				15-21 Woniora Ave		Deemed refusal of demolition of existing buildings and construction of a residential									
ЗF	ebruary 25, 20	10148/2005	Tony Mehri (c/o Fing		DA1157/04	apartment building	Deacons	Kerrin Lithgow				Discontinued	Approval	Approved	1196.71
3 J	June 28, 2007	10600/2007	Kaligem Pty Ltd	1-9 Buckingham Road Killara	DA1012/06	Refusal of demolition of 4 existing dwelling houses and construction and strata subdivision of residential flat building of 33 units and associated car parking.	Deacons	David Hoy	12 & 14 November 2007	19 December 2007	Hoffman	Dismissed Resolved by	Refused	Not to Council	49846.64
4 4	August 3, 2007	10744 of 2007	Gilbert Greich	23 The Chase Road Turramurra	DA1262/06	Refusal of demolition of single storey dwelling and construction of a two storey dwelling	Wilshire Webb	Robyn Pearson				consent at \$34 conference	Refused	Not to Council	7579.33
			Tenacity	2-4 Everton Street & 2 Pymble Avenue		Class 3 (Application for order that Easement by			30,31 October, 19 Nov						
5 /	August 7, 2006	30688/2006	Investments	Pymble	N/A	Imposed)	Phillips Fox	N/A	& 3 December 2007	January 31, 2008	Pain J	N/A		Not to Council	20954.57
6 (	October 24, 200	41071 of 2007	Michael William Ingli	10-16 Marian Street Killara	DA1388/04	Class 4 application seeking declarations and orders in relation to consent for LEP194 development	DLA Phillips Fox	Mark Leotta				Discontinued 30 November 2007			5183.2
7 (	October 25, 200	11073 of 2007	N L Gentile Pty Ltd	16-24 Merrwa Street Gordon		Deemed refusal of demolition of existing structures and construction of a residential flat building with basement carparking (LEP194)	HWL		s34 Conference on 14 February 2008						10083.15
4	August 21			3-13 Bundarra, 7-10		Deemed refusal of demolition of 7 existing dwellings, amalgamation of lots and			14-18 April & 4 May			Ammended			
	2006	0732/2006		Woniora	DA0478/06	construction of 3 residential flat buildings	Phillips Fox	Shaun Garland	2007	4 May 2007	S C Roseth	scheme approved	Refused	Not to Council	-233.2
	August 20, 2007	10804 of 2007	Bosco Seeto & Associates	102 Rosedale Road St Ives	DA0393/07	Deemed Refusal of construction of single dwelling	Wilshire Webb	Rebecca Everleigh	5 & 6 March 2008			discontinued			3565
LT				12 Woonona Avenue,											44470.00
10 E	Dec 20, 2007	11311 of 2007	Peter Sotirou	Wahroonga	DA0416/07	Refusal of residential flat building	Deacons	Stuart Ratcliff				Total Dari	dontial	nnortmont-	14473.88
10 53												i otai Resi		Appartments	140,939.83 725,700.00
													Total L	egal Costs	123,100.00

N	Date	Appeal #	Appellant	Property	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff	Council	2007/2008
o	odged			Address							ssioner		Rec	decision	Costs \$
Alte	erations &	Additions													
											[				
												Dismissed subject			
4	June 17, 2005	40607/2005	David McGovern & Roslvn McGovern	49 Telegraph Road Pymble	DA1417/04	Class 4 Challenge to validity of consent. (M Allan is second Respondent)	Deacons	David Hoy	4,5 & 6 September 2006	February 20, 2007	Pain J	to appeal in Court of Appeal	N/A	N/A	16093.28
	November 30.	4060772005	Roseville Bridge	15 Normac Street	DA1417/04	Refusal of Refurbishment and additions to	Deacons	David Hoy	2000	February 20, 2007	Pain J	Upheld with	IN/A	IN/A	10093.20
	2006	11160/2006	Marina Pty Limited	Roseville Chase		marina	Wilshire Webb	James Kim	1 June 2007	1 June 2007	Bly	ammendments	Refused	Not to Council	8978.02
[	December 20,		Antella & Lloyd Pty	5 Links Avenue		Refusal of Addition and alterations including			14 March & 18 May			Approved with			
32	2006	11253/2006	Ltd	Roseville		carpark to existing dwelling	Deacons	Mark Leotta	2007	18 May 2007	Tuor	ammendments	Refused	Not to Council	-436.60
				31 Murdoch Street,		Refusal of Section 96 application to modify the									
4 [	Dec 18, 2007	11284 of 2007	Alois Steger	Turramurra	DA0237/04	approval given in DA0237/04	Home Wilkinson	Robyn Pearson					Refused	Not to Council	5919.90
						Deemed refusal of additions and alterations to									
				4 Allard Avenue		existing dwelling house construction of bridge						Majority of			
5	September 15, 2	10852/2006	Graeme Fisk	Roseville	DA0446/06	and landscaping (conditions)	Abbott Tout	Mark Leotta	December 13, 2007	December 13,2007	Roseth	conditions upheld	Approved	Not to Council	350.00
				22 Marshall Avenue,		Refusal to grant Development Consent to a									
6	lan 31, 2008	10080 of 2008	Liwan Liyanage	Warrawee	DA0711/05	Section 82A Application for Review	Wilshire Webb	Graham Stewart							982.00
6												Total Alte	erations	& Additions	31,887
Dua	al Occupan	псу													
												Consent orders in			
,	ebruary 16,		Harry			Refusal of demolition of existing dwelling and						relation to ammended			
		10122/2007	Charalambous	7 Shelby Rd St Ives	DA1146/06	construction of a detached dual occupancy	DLA Phillips Fox	Brodie Pendlebury	29-May-2007	29 May 2007	Murrell	proposal	Refused	Not to Council	365.80
												Approved in			
												accordance with			
			Aranac (Contracting) Pty	2 Highbridge Road								ammendments			
2	July 17, 2007	10669 of 2007		Z Highbridge Road Killara	DA0216/07	Deemed refusal of attached dual occupancy	Deacons	Stuart Ratcliff	17-September-2007	17 September 2007	Tuor	agreed at S34 conference	Refused	Not to Council	8653.60
												Consent orders in			
					DA0280/07						Hussey (for	relation to			
	August 21, 2007	10813 &	Datas Kalakt	93 Eastern Road	&	Refusal of Torrens Title Subdivision & refusal			[23 October 2007 - on		s34	ammended			4 4 4 9 5 9 9
34	2007	10815 of 2007	Peter Knight	Wahroonga	DA0279/07	of Dual Occupancy	HWL	Robyn Pearson	site for s34 conference]	5 February 2007	conference)	proposal	Refused	Not to Council	14406.89
			Douglas Jardine &	34A Miowera Rd								Resolved by			
4 /	April 29, 2005	10406/2005	Anne Jardine	Turramurra North	N/A	Deemed Refusal to issue Building Certificate	Phillips Fox	Steven Murray				Consent			2096.2
			William & Christine	10 Drembergush Dil		Refusal of demolition of existing garage,					1				
5	eb 7, 2008	10104 of 2008		18 Bromborough Rd, Roseville	DA0215/07	alterations and additions to existing dwelling & construction of a dual occupancy	HWL	George Youhanna							307.13
5	, 2000			1			1	go rounalina	1	ł	ļ	Т	tal Dual	Occupancy	25.830
SEF	P 5/Seniors	s livina												2 30 4 5 4 10 1	20,500
Ī															
												Dismissed subject			
			Marker Or	35 Water Street & 64		Designed of the last of the last						to S56A appeal by			
	December 11, 2006	11193/2006	Murlan Consulting Pty Ltd	Billyard Avenue Wahroonga		Deemed refusal of adaptive reuse of heritage building and seniors living resort	Deacons	Shaun Garland	30 April, 1,2 & 28 May 2007	26 June 2007	Watts & Taylor	Pain J on 29 October 2007	Refused		61448.42
ť		11133/2000		440 Bobbin Head			Deacons	Griadin Gariarid	20 September, 30	20 00110 2007	aus a rayior	2000001 2001	i teruseu		01440.42
			Ground Crew at	Road North		Refusal of seniors living development of 58 self			Oct,20 Dec 2007 & 25			Resolved by			
2	June 15,2007	10555 of 2007	Turramurra Pty Ltd	Turramurra	DA1426/06		Wilshire Webb	Shaun Garland	January 2008		Roseth	Consent	Refused	Not to Council	19205.83
			M			Deemed refusal of SEPP Seniors living						A			
3	April 5, 2007	10290/2007	Winter Group Architects Pty Ltd	106-108 Junction Rd Wahroonga	DA0624/06	development comprising nine houses with basement parking	Deacons	Graham Stewart/Sa	August 20, 2007	20 August 2007	Brown	Ammended proposal approved	Refused	Not to Council	26394.65
3/	.p.ii 0, 2007	10230/2007			070024/00	easement parting	Deacons	Stanam Stewart/Sa	naguai 20, 2007	20 August 2007	BIOWII	In operation of the ope		otal SEPP 5	107,049
J														otal OLFF 3	107,049

ND	)ate	Appeal #	Appellant	Property	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff	Council	2007/2008
	.odged	Appear #	Appendit	Address	DANO	Beelolon Appealea Againet	Condition	200	licaling bate	Decision Date	ssioner	nooun	Rec	decision	Costs \$
_	er Matters										00.010.			uccicient	
		1	1	1	r		l.	1	1	1	1	Limited eccent	1		
				29 Lucinda Ave					June 8, 2006; 23 June			Limited consent given for 5-year			
1 M	larch 27, 2006	10258/06	Jose Vieira	Wahroonga	DA1369/05	Refusal of Tennis Court Lighting	Deacons	David Aitken	2006	June 23, 2006	Bly	period only	Refused	Not to Council	722.00
				16 Stanhope Road		Deemed refusal of demolition of dwelling and					Taylor J	Upheld 10 January			
2 A	ugust 6 2007	10749/2007	Edwin Mok	Killara		construction of new dwelling	Deacons	Gilead Chen	27 & 29 November 2007	10 January 2008	Hoffman	2008	Approval	Refused	120361.87
	ecember 21,		Chris Comina &									Approved subject to reduction in			
	006	11263/2006		25 Awatea Rd St Ives		Refusal of Bounary Fence	HWL	Dona Abeyratne	March 13 & 16 2007	16 March 2007	Brown	height	Refused	Not to Council	9989.08
0 2.		11200/2000		10 Nulla Nulla Street		Refusal of demolish existing structures and	11002	Dona / Deyraule	March 10 & 10 2007	10 March 2007	Diowii	noight	Refused		0000.00
4 Ju	une 1, 2007	10517 of 2007	Paul O'Keefe	Turramurra	DA1203/05		Wilshire Webb	Sanda McCarry	August 2, 2007	2 August 2007	Brown	Upheld	Refused	Not to Council	-122.10
						Appeal againt conditions imposed in						Dismissed			
	eptember 10,			21 Rothwell Road		determination of s96 application in relation to					_	(excepting minor			
5 20	007	10887 of 2007	Wassef	Turramurra	DA1717/01	approval for dwelling	Deacons	Sandra McCarry	03-Dec-07	5 December 2007	Tuor	amendment)	Refused	Not to Council	16094.00
				10 Marian Street		Deemed refusal of section 96 modification									
6 Ja	anuary 11, 200	10023/2007	Mirvac Projects Pty I	Killara		application	Phillips Fox	Natalie Richter		11-Dec-07		Consent Orders	N/A	N/A	5173.90
1	anuary 15,			52 Grosvenor Rd		S96 application to amend condition in court									
	008	10837/2004	Pam Grant	Wahroonga	DA0236/03	consent from 3 to 5 years	Philli ps Fox	Selwyn Segal				Consent Orders	N/A	N/A	980.00
				18 Fiddens Wharf		Deemed refusal of additions and alterations to		,	1 & 2 November 2006;			Amended proposal			
8 Ju	uly 12, 2006	10601/2006	Aussie Glo Pty Ltd	Road Killara	DA0265/06	create a long day child care centre	Wilshire Webb	Robyn Pearson	30 November 2006		Murrell	approved	Refusal	Not to Council	7685.00
8														Total Other	160,883.75
Sect	tion 96														
		1			1	Nation 9 C source operations with	1						1	1 1	
				9-25 Tryon Road		Not a L & E court appeal- assistance with submission to Minister for Planning re SEPP 53									
1				Lindfield		ministers site	Phillips Fox								-1856.83
	lovember 27,		Mirvac Projects Pty			Refusal of s96 application to modify approval									
	006	11146/2006	Ltd	Killara		for LEP194 apartment building development	Phillips Fox	Natalie Richter				Discontinued	Refused	Not to Council	5054.40
	anuary 11, 007	10023/2007	Mirvac Projects Pty Ltd	10 Marian Street Killara		Deemed refusal of section 96 modification application	Dhilling Fau	Natalie Richter	May 12 & 13, June 21 2007	16 October 2007	Taylor J Hoffman	Dismissed	Refused	Not to Council	12705.10
3 20	007	10023/2007	Liu	Nildid		application	Phillips Fox	Natalle Richter	2007	16 October 2007	Huiman		Relused	NOL LO COUNCII	12/05.10
												Point of law determined in			
												favour of			
						Refusal of section 96 application to delete						applicant.			
				47 Westbrook Ave		conditions requiring tree & landscape			9 July 2007 (preliminary			Condition deleted			
4 M	larch 26, 2007	10255/07	Charalambous	Wahroonga	DA0836/06/	establishment bond	DLA Phillips Fox	Sandra McCarry	point of law)	6 September 2007	Lloyd J	by consent	Refused	Not to Council	10846.02
				00.00 D					10 11 5 0 0			Small adjustment			
5 M	lay 4, 2007	10392/2007	Tetbury Pty Limited	29-33 Dumaresq Street Gordon	DA0581/05	Deemed refusal of Section 96 application to reduce section 94 contributions	DLA Phillips Fox	Craig Wyse	10, 11, 5 & 6 September 2007	28 November 2007	Lloyd J	re Bedroom count only	Refused	Not to Council	90574.95
5 101	ay 4, 2001	10392/2007		2-6 Clydesdale Place	DA0001/05	Refusal of s96 application to reduce section 94	DEA FIIIIIPS FOX	Graig Wyse		20 NOVEITIDEL 2007	Lioyu J	only	iveinsed		30314.33
6 Ju	uly 18, 2007	10677 of 2007		Pymble	DA1428/05		Phillips Fox	Graham Bolton	12 September 2007	12 September 2007	Hussey	Consent orders	Refused	Not to Council	6832.00
						Deemed refusal of section 96 applciation to					,				
	ugust 17,			35 Holmes Street		modify dual occupance development (modify									
7 20	007	10796 of 2007	Paul Leim	Turramurra	DA1638/02		HWL	Rachel Leung				discontinued	Refused	Not to Council	1128.76
-						Refusal of section 96 application to modify multi									
	october 12, 007	11030 of 2007	Frasers Greencliff Pty Ltd	25A, 27 & 29 Lorne Avenue Killara	MODODOGIO	unit residnetial building in relation to landscaping and right-of-way	Wilshire Webb	Nabila Sarwary	14 December 2007				Pofusod	Not to Council	5754.80
0 20	001	11030 01 2007		108 & 114-118	101000230/0	Determination of Section 96 Application which	wishine webb	INAUIA JAIWAIY	14 December 2007				rverused		5754.00
N	lovember		Meriton Apartments	Killeaton Street, St		sought to delete certain conditions relating to			S34 conference on 26			Resolved by			
	,2007	11130 of 2007		lves	DA0221/05	bonds & infrastructure restoration	DLA Phillips Fox	Rebecca Everleigh		28 February 2008		Consent	N/A	N/A	61834.22
					•	•		. 0					•		

Ν	Date	Appeal #	Appellant	Property	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff	Council	2007/2008
ο	Lodged			Address							ssioner		Rec	decision	Costs \$
	February 19, 2007			49 Westbrook Avenue Wahroonga		Refusal of section 96 application to delete condition requiring landscape establishment bond	DLA Phillips Fox		9 July 2007 (preliminary point of law)			Point of law determined in favour of applicant. Condition deleted by consent	Refused	Not to Council	4097.51
	December 8,		Mirvac Projects Pty	134-138 Eastern Road Wahroonga	DA0480/99 (Section	Deemed Refusal of modification of consent for Section 96			. ,		SC Roseth with	-	Approval		375.60
12	April 2, 2007		Wahroonga Pty	8-12 Ada Avenue & 7 Munderah Street Wahroonga		Refusal of section 96 application seeking to amend condition requiring contribution pursuant to s94	DLA Phillips Fox	Shaun Garland	6 & 7 August 2007			discontinued			-9792.40
13	May 10, 2006	10611/2005		2-8 Milray Street & 10 Havilah Lane Lindfiled		Deemed refusal of section 96 application to reduce s94 contribution		Expert witness: Dan Brindle		August 28, 2006	Jagot J	Condition ammended	Refused	Not to Council	-79.20
	November 13, 2006	11081/2006		33 Burns Road Wahroonga		Deemed refusal of S96 application to modify consent for additions and alterations to heritage listed dwelling	Abbott Tout	Selwyn Segal							29143.00
15	Feb 4, 2008	10092 of 2008	Meriton Apartments	23 Newhaven Place, St Ives		Refusal of Section 96 Application to vary Section 94 Contribution	DLA Phillips Fox	Graham Bolton							10887.95
15													Tota	I Section 96	227,505.88

	Date Lodged	Appeal #	Appellant	Property Address	DA No	Decision Appealed Against	Solicitor	DCO	Hearing Date	Decision Date	Commi-	Result	Staff Rec	Council	2007/2008
	odivision			Address							ssioner		Rec	decision	Costs \$
		1			1	P		-		1	1		1		
	December 14, 2004	11572/2004	Ashley Webb	6 Eastern Arterial Road St Ives	DA0243/04	Appeal in relation to Conditions	Deacons	Geof Bird, Robert Lam	February 17, 2005	February 17, 2005	Hussey	pressed by Council. Council's	N/A	N/A	-141.89
ľ	December 7,		Patrick Griffin &	19 & 21 Duff Street								Approved after significant			
	2006	11178/2006	Katherine Mulcahy	Turramurra		Refusal of subdivision	Wilshire Webb	Robyn Pearson	May 15 2007	May 16 2007	Hoffman	ammendment	Refused	Not to Council	104.80
			Lee Maree Taylor & Philip Thomas	12 King Street		Refusal of subdivision of one lot to create two		Graham Stewart.	29 June 2007 (for binding onsite s34						
31	May 1, 2007		Taylor	Turramurra	DA0275/05	additional lots	Wilshire Webb	Paul Dignam	conference)	June 29 2007	Bly	Dismissed	Refused	Not to Council	5646.81
4 (	October 15, 200	11033 of 2007	Alfred Attard	37 Burns Road, Wahroonga		Refusal of Dual Occupancy (erection of detached two-storey dwelling, alterations and additions to existing dwelling, swimming pool, tennis court and landscaping.	Deacons	Rebecca Everleigh							10910
				37 Burns Road											
5 5	September 12, 2	11046/2005	Joanne Baynie	Wahroonga	DA0004/05	Refusal of subdivision	Deacons	Graham Stewart							9091.1
6	Dec 19, 2007	11201 of 2007	Construct Corp Prop	12 Chase Avenue, Roseville	DA1461/05	Refusal of subdivision, removal of vegetation & provision of carriageway	Wilshire Webb	Robyn Pearson					Refused		5994.6
6	Jec 19, 2007	11291 01 2007	Construct Corp Prop	Roseville	DA 140 1/05	provision of carriageway	Wishine Webb	Robyli Fearson						ubdivisions	31,605.42
•	sidential A	partments											, etal e		01,000142
	January 22,			10 Shinfield Avenue		Refusal of residential flat building comprising 5									
	2007	10052/2007	Ross Williams	St Ives		units and basement car parking	HWL	Graham Bolton	6 June 2007	6 June 2007	Bly		Refused	Not to Council	11517.64
2 F	- Feb 23, 2007	10149/2007	Woniora Estate Pty Ltd	15-21 Woniora Ave Wahroonga		Deemed refusal of existing structures & construction of a residential flat building consisting of 45 units, basement car parking, landscaping and strata subdivision	Deacons	Robyn Pearson				Discontinued 9 November 2007	Refused	Not to Council	16772.91
				15-21 Woniora Ave		Deemed refusal of demolition of existing buildings and construction of a residential									
3 F	ebruary 25, 20	10148/2005	Tony Mehri (c/o Fing		DA1157/04	apartment building	Deacons	Kerrin Lithgow				Discontinued	Approval	Approved	1196.71
3.	June 28, 2007	10600/2007	Kaligem Pty Ltd	1-9 Buckingham Road Killara		Refusal of demolition of 4 existing dwelling houses and construction and strata subdivision of residential flat building of 33 units and associated car parking.	Deacons	David Hoy	12 & 14 November 2007	19 December 2007	Hoffman	Dismissed Resolved by	Refused	Not to Council	49846.64
4	August 3, 2007	10744 of 2007	Gilbert Greich	23 The Chase Road Turramurra	DA1262/06	Refusal of demolition of single storey dwelling and construction of a two storey dwelling	Wilshire Webb	Robyn Pearson				consent at S34 conference	Refused	Not to Council	7579.33
			Tenacity	2-4 Everton Street & 2 Pymble Avenue		Class 3 (Application for order that Easement by			30,31 October, 19 Nov						
5 /	August 7, 2006	30688/2006	Investments	Pymble	N/A	Imposed)	Phillips Fox	N/A	& 3 December 2007	January 31, 2008	Pain J	N/A		Not to Council	20954.57
6 (	October 24, 200	41071 of 2007	Michael William Ingli	10-16 Marian Street Killara	DA1388/04	Class 4 application seeking declarations and orders in relation to consent for LEP194 development	DLA Phillips Fox	Mark Leotta				Discontinued 30 November 2007			5183.2
7 (	October 25, 200	11073 of 2007	N L Gentile Pty Ltd	16-24 Merrwa Street Gordon		Deemed refusal of demolition of existing structures and construction of a residential flat building with basement carparking (LEP194)	HWL		s34 Conference on 14 February 2008						10083.15
	August 21			3-13 Bundarra, 7-10		Deemed refusal of demolition of 7 existing dwellings, amalgamation of lots and			14-18 April & 4 May			Ammended			
	2006	0732/2006		Woniora	DA0478/06	construction of 3 residential flat buildings	Phillips Fox	Shaun Garland	2007	4 May 2007	S C Roseth	scheme approved	Refused	Not to Council	-233.2
	August 20, 2007	10804 of 2007	Bosco Seeto & Associates	102 Rosedale Road St lves	DA0393/07	Deemed Refusal of construction of single dwelling	Wilshire Webb	Rebecca Everleigh	5 & 6 March 2008			discontinued			3565
				12 Woonona Avenue,											44470.00
10 [	Dec 20, 2007	11311 of 2007	Peter Sotirou	Wahroonga	DA0416/07	Refusal of residential flat building	Deacons	Stuart Ratcliff				Total Basi	 dontial /	nnartmarta	14473.88
10 53														Appartments	140,939.83 725,700.00
													Totar L	egal Costs	123,100.00

S04970 15 May 2008

# GOODS & SERVICES TAX -COUNCIL COMPLIANCE REQUIREMENTS

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To provide delegated authority to the General Manager to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax (GST) requirements.		
BACKGROUND:	In June 2005 the Department of Local Government (DLG) advised councils of changes to the requirements for GST compliance. Prior to the changes councils were required to have an independent GST review undertaken and a GST Audit Review Report prepared by the auditor and lodged with the Department each year.		
	A change to this approach for 2004/2005 and beyond is for councils to supply a Certificate of Compliance (copy <b>attached</b> ) to the Department in place of the GST Audit Review Report. It is no longer mandatory for councils to have their auditors undertake a review of their GST systems.		
COMMENTS:	The Certificate of Compliance for the period 1 May 2007 to 30 April 2008 is due to the DLG by 1 June 2008.		
	The Certificate states that Council has paid the voluntary GST, has adequate management arrangements and internal controls in place to comply with GST requirements and that there are no issues raised by the Australian Taxation Office in relation to GST non-compliance.		
RECOMMENDATION:	That this report be received and noted, and the General Manager be delegated authority to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax requirements.		

# PURPOSE OF REPORT

To provide delegated authority to the General Manager to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax (GST) requirements.

# BACKGROUND

In June 2005 the Department of Local Government advised councils of changes to the requirements for GST compliance. Prior to the changes councils were required to have an independent GST review undertaken and a GST Audit Review Report prepared by the auditor and lodged with the Department each year.

A change to this approach for 2004/2005 and beyond is for councils to supply a Certificate of Compliance (copy **attached**) to the Department in place of the GST Audit Review Report. It is no longer mandatory for councils to have their auditors undertake a review of their GST systems.

# COMMENTS

In order to eliminate the need to prepare a report to Council annually, it is proposed that delegated authority be provided to the General Manager to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax requirements. The approved form also requires the signature of the Mayor, one other Councillor and the Responsible Accounting Officer.

The Certificate of Compliance for the period 1 May 2007 to 30 April 2008 is due to the Department of Local Government by 1 June 2008. The Certificate states that Council has paid the voluntary GST, has adequate management arrangements and internal controls in place to comply with GST requirements and that there are no issues raised by the Australian Taxation Office in relation to GST non-compliance. Council's responsibilities extend to developing and maintaining internal controls, which should ensure compliance and reduce the risk of cash flow issues and under/over payment of GST.

By 8 June each year, the Commonwealth seeks from members of the GST Administration Subcommittee (GSTAS) advice on voluntary GST payments by Local Government bodies. The timing of the request is to allow the Commonwealth Commissioner of Taxation to make a determination concerning the amount of GST collected in the financial year in question. The Department provides the advice to the New South Wales Treasury for confirmation with the Commonwealth Commissioner of Taxation.

For the period 1 May 2007 to 30 April 2008, Council has lodged all Business Activity Statements within the required timeframe and there has been no correspondence between Council and the Australian Taxation Office regarding any GST non-compliance or any issues raised by Council's auditors.

### CONSULTATION

Consultation not required.

### FINANCIAL CONSIDERATIONS

This report has no impact on Council budget.

# CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with other Council departments was not required.

### SUMMARY

The Department of Local Government requires councils to submit a Certificate of Compliance in relation to GST legislation. Council's GST management systems and internal controls are such that compliance with the requirements of GST legislation has been achieved.

### RECOMMENDATION

That this report be received and noted, and the General Manager be delegated authority to prepare a Certificate in the approved form on an annual basis, on behalf of the Council certifying its compliance with all Goods and Services Tax requirements.

Tino Caltabiano Manager Finance

John Clark Director Corporate

Attachments: DLG Circular to Councils 05/26 "Goods and Services Tax - Council Compliance Requirements from 2004/05" (including GST Certificate) - 502541



Circular No. 05/26 Date 8 June 2005 Doc ID. 05/0412 Contact Susan Glasson 02 4428 4135 susan.glasson@dlg.nsw.gov.au

### GOODS AND SERVICES TAX – COUNCIL COMPLIANCE REQUIREMENTS FROM 2004/05

The purpose of this circular is to advise councils of changes to the requirements for GST compliance. As you are aware from Circular 01/45, the current approach requires councils to have an independent GST review undertaken and a GST Audit Review Report prepared by an auditor and lodged with the department each year.

The approach for the 2004/2005 financial year and for all future years, is for councils to supply a certificate of confirmation to the department in place of the Audit Review Report. It is no longer mandatory for councils to have their auditors undertake a review of the GST systems, therefore reducing costs to councils. However a council may, at its own discretion, initiate an external review to support the process.

The first certificate will be for the period 1 July 2004 to 30 June 2005 and the due date will be 7 November 2005. For the years thereafter, the certificates will be for the period 1 May to 30 April. The certificate will be due by 1 June each year. The reason for the change in the date of the certificates is to enable the department to provide more accurate and current information to NSW Treasury. Attached to this circular is a certificate that meets these requirements.

The certificate is to be signed by the Mayor, one other Councillor, the General Manager and the Responsible Accounting Officer (if the Responsible Accounting Officer is not the General Manager).

Councils' responsibilities extend to developing and maintaining internal controls, which should ensure compliance and reduce the risk of cash flow issues and under/over payment of GST. Information on GST better practices can be obtained from the Better Practice Guide for Management of GST Administration, the Accompanying Workbook and GST and Grants (ATO NAT Number 7037-04.2004), which are available on the ATO website and the Audit Office website. A health check is provided in the Better Practice Guide and Workbook.

Garry Payne Director General

Department of Local Government 5 O'Keefe Avenue NOWRA NSW 2541 Locked Bag 3015 NOWRA NSW 2541 T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209 E dlg@dlg.nsw.gov.au www.dlg.nsw.gov.au ABN 99 567 863 195

### COUNCIL OF/COUNCIL OF THE CITY OF .....

# GOODS AND SERVICES TAX CERTIFICATE

### Payment of Voluntary GST 1 July 2004 to 30 June 2005

To assist compliance with Section 114 of the Commonwealth Constitution, we certify that:

- Voluntary GST has been paid by (name of Council) for the period 1 July 2004 to 30 June 2005.
- Adequate management arrangements and internal controls were in place to enable the Council to adequately account for its GST liabilities and recoup all GST input tax credits eligible to be claimed.
- No GST non-compliance events by the Council were identified by or raised with the Australian Taxation Office.

Signed in accordance with a resolution of Council made on .....

Mayor's Name MAYOR Councillor's Name COUNCILLOR

General Manager's Name GENERAL MANAGER

Name RESPONSIBLE ACCOUNTING OFFICER

S05273 16 May 2008

# **INVESTMENT REPORT AS AT 30 APRIL 2008**

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To present to Council investment allocations and returns on investments for April 2008.
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 28 August 2007 (Minute No. 319).
COMMENTS:	The Reserve Bank of Australia (RBA) retained the official cash rate at 7.25% in April.
RECOMMENDATION:	That the summary of investments and performance for April be received and noted. That the certificate of the Responsible Accounting Officer be noted and the report adopted.

# **PURPOSE OF REPORT**

To present to Council investment allocations and returns on investments for April 2008.

# 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 28 August 2007 (Minute No. 319).

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 April, Council had a net cash outflow of \$2,311,020 and a net investment (interest and capital gain) of \$695,660. There was no capital loss in this month.

Council's total investment portfolio at the end of April 2008 is \$68,298,980. This compares to an opening balance of \$55,578,000 as at 1 July 2007.

Council's net investment gain in April is a result of our strategy to move from managed funds to investing in high quality interest bearing bank subordinate Floating Rate Notes, in anticipation of global financial markets experiencing further extraordinary levels of volatility with credit markets and credit rated funds performing poorly.

### Implications and recommendations of the Cole report

Council's investment adviser Grove Research & Advisory has now met with the Department of Local Government (DLG) to clarify some of the issues raised by the recommendations. Council officers will be meeting with Grove to seek their advice in relation to the key points of the recommendations that directly affect Council. Once the new Minister's Order has been legislated a revised investment strategy and policy will be developed and reported to Council. At this stage the recommendation from our advisors is to take no action, where possible, in relation to existing investments.

### 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.

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

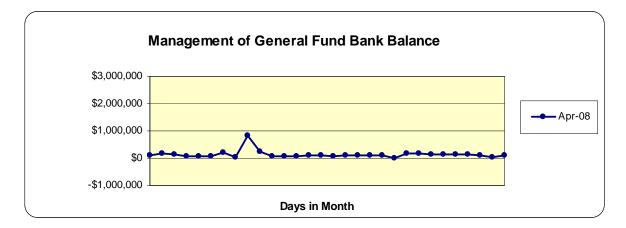
This measures the annualised yield (net of fees and charges) for Council's portfolio. The weighted average return for the total portfolio of funds is compared to the industry benchmark of the UBS Bank Bill Index.

### \* Allocation of Surplus Funds

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

### Management of General Fund Bank Balance

During April Council had a net outflow of funds of \$2,311,020. This was largely due to payments made to Waste Service NSW and increased spending to complete capital works projects.



#### **Investment Portfolio**

Council's investment portfolio consists of the following types of investment:

### 1. Floating Rate Notes (FRN)

FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

The following investments are classified as FRNs

purchased 18/12/07 at premium
purchased 20/12/07 at discount
purchased 17/1/08 at par
purchased 9/11/07 at par
purchased 14/3/08 at par
purchased 22/04/08 at par

These FRNs are all sub-debt which means that they are guaranteed by the bank that issues them but are rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

- 1. Term Deposits
- 2. Senior Debt
- 3. Subordinated Debt
- 4. Hybrids
- 5. Preference shares
- 6. Equity holders

In the case of default, the purchaser of subordinated debt does not get paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.

This type of investment was not owned by Council last financial year, however the intention is to classify them as Held to Maturity and account for them in the same manner as CDO investments.

In terms of reporting, these investments are shown at their purchase price which is then adjusted up or down each month in accordance with the amortisation of the discount or premium. The effect of this is to show the investment at face value at maturity.

### 2. Fixed Interest Notes and Term Deposits

Fixed interest notes and term deposits pay a fixed amount of interest on a regular basis until their maturity date. Council has one fixed interest note:

Westpac Fixed sub-debt AA- purchased 25/02/08 at discount

As with FRNs, this investment is shown at purchase price with the discount amortised over the period to maturity. The purchase price was \$915,000 with a maturity value of \$1,000,000.

Council has one fixed interest deposit:

Bendigo Bank BBB+ purchased 27/02/08 and held at par

### 3. Collateralised Debt Obligations (CDO) and Constant Proportion Debt Obligations (CPDO)

The following investments are classified as CDOs or CPDOs :

Titanium AAA	purchased at a discount
Phoenix Notes AA+	purchased at par
Maple Hill 11 AA	purchased at par
CPDO PP AA-	purchased at par
Oasis Portfolio Note AAA	purchased at par

A CDO is a structured financial product whose returns are linked to the performance of a portfolio of debt obligations. It is split into tranches, whereby the riskiest or lowest tranche, the "equity tranche", receives the highest returns. Higher rated tranches offer protection against the risk of capital loss, but at proportionately diminishing returns.

At the end of 2006/07 Council owned 3 of these products, namely, Titanium, SURF (now CPDO PP ABN Amro Bank) and Oasis Portfolio Note. These were classified as held to maturity investments and therefore measured at amortised cost using the effective interest method in accordance with

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AASB 139: Financial Instruments: Recognition and Measurement. The intention is to continue this methodology at year end when the 2007/08 statements are prepared.

These investments are reported in the same manner as FRNs.

#### 4. Growth Investments

Investments that have been purchased on the basis of an anticipated growth in asset value rather than returns being based on an interest coupon have been classified as Growth Investments. The following investments are included in this category:

Longreach CPWF AAA Longreach STIRM AA-Longreach s26 Property AA Camelot AA KRGC TCorp LTGF unrated

These investments are valued at fair value where the capital gain is credited to the Income Statement and a capital loss is debited to the Income Statement. All of these investments except for the KRGC TCorp LTGF are principal guaranteed. The value shown in the monthly investment report is based on the redeemable Net Asset Value (NAV). The NAV is the total current market value of all securities plus interest or dividends received to date. This is the price or value of the investment at the time of preparing the report. Although the investments are principal guaranteed reports are based on the NAV even when it falls below the par value.

The principal is guaranteed by the investment issuer monitoring the net asset value and selling the investments if the NAV falls below the level where a risk free investment will return the principal at the maturity date. For example, to guarantee the repayment of \$100 in 6 years a bank bill could be purchased at current rates for about \$75. Thus the worst case scenario, provided that the issuer remains solvent, for these investments is that overall return will be returns received to date plus return of principal at maturity date and no further interest payments for the remaining period.

An exception to this is the Longreach CPWF product where the principal is guaranteed as well as a 2% semi annual coupon.

While accounting and reporting for these investments is in accordance with the above, the following information is provided for each:

**Longreach CPWF**: This investment pays a guaranteed 2% coupon semi annually and is principal guaranteed by Rabobank who are rated AAA. Actual returns depend upon growth of the investment. The worst case performance scenario is a 2% coupon and principal returned at maturity. The Net Asset Value increased 4.19% from March month end.

**Longreach STIRM**: This investment pays a fixed coupon of 2.5% and a floating coupon of 125% of the quarterly performance. A cap is applied to the total coupon at BBSW+25bps with any additional income going into the NAV. The worst case performance scenario is no coupon is paid due to 100% of investors' funds being redeemed from the STIRM strategy and invested in a discount security to guarantee principal is returned at maturity.

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**Longreach Global Property**: This investment pays a fixed coupon of 7% pa payable semi annually. This coupon is contingent on 100% of funds being invested in the Global Property basket. The worst case performance scenario is no coupon is paid and 100% is redeemed from the Global Property basket and invested in a discount security to guarantee principal is returned at maturity.

**Camelot:** This is an investment in a fund which invests in \$US foreign exchange rate movements, which have low correlation to other products and asset classes. It is reported at its market value each month. This is the Net Asset Value (NAV) of the fund's assets. Accrued interest is included in the return as it is included in the NAV like the other growth investment products. The fund guarantees the repayment of capital by calculating the "equity gap" each month. This is the surplus of fund assets above the level of assets required to guarantee return of capital at maturity. In April 2008 this equity gap was 17.64% as the fund was valued at \$93.18 per unit and the assets required to return \$100 at maturity were \$75.54 [(93.18-75.54)/100 = 17.64%].

**KRGC TCorp LTGF NSW Treasury Corporation:** This is a fund managed by the NSW Treasury Corporation which invests in a range of Australian shares 30%, international shares 30%, bonds, listed property and cash 40%. The return is based on the fund's unit price at month end supplied by the fund. There is no principal guarantee with this fund and it is unrated. This fund had a 2.24% return for April and -0.40% since purchase. The Long Term Growth facility had outperformed the benchmark in April due to active foreign currency positions.

#### 5. Managed Funds

Council uses a variety of managed funds for liquidity and diversification purposes. These funds are rated from AAA through to A and returns are based on the fund's unit price at month end.

Issuer	Investment Name	Investment Rating	Invested @30 April 2008 \$000's	Period Return (%)	Annualised YTD Return (%)	Performance Since purchase/ inception (%)	% of Total Invested	Valuation M=Mark to Market H=Hold to Maturity	Maturity
Working capital (0-3									
Months)									
Adelaide Bank	AMF Yield Fund	AAA	1,497	0.65	7.12	6.76	2.19	М	0-3 mths
Westpac Bank	Westpac Bank Deposit	AA	1,373	0.59	6.93	6.93	2.01	М	0-3 mths
Short Term (3-12 Months)									
LGFS	Fixed Out Performance Fund	AA-	18,447	0.70	7.90	7.90	27.01	М	0-3 mths
Short -MediumTerm (1-2 Years)									
Bendigo Bank	Fixed Deposit TCB	BBB+	500	0.66	8.25	8.25	0.73	М	1-2 yrs
MediumTerm (2-5 Years)		BBBI	000	0.00	0.20	0.20	0.10		1 2 910
Longreach/Rabobank	Longreach CPWF	AAA	2.820	4.19	-11.31	-3.77	4.13	М	5 yrs +
UBS AG London	LongreachSTIRM	AA-	1,029	0.15	13.07	2.42	1.51	M	5 yrs +
Athena Finance (Westpac)	Camelot	AA	932	0.74	0.09	0.28	1.36	М	5 yrs +
BlackRock Investment	BlackRock Diversified Credit	А	9,590	1.24	-2.20	-2.20	14.04	М	0-3 mths
Select Access Investments	Titanium AAA	AAA	2,000	0.72	8.21	7.31	2.93	H	2-5 yrs
CBA/Helix Capital Jersey	Oasis Portfolio Note	AAA	2,000	0.73	8.14	7.51	2.93	H	5 yrs +
ABN AMRO/Nomura	Pheonix Notes	AA+	2,000	0.83	9.68	9.68	2.93	H	2-5 yrs
ANZ Bank	ANZ Sub FRN	AA-	2,968	0.70	8.31	8.31	4.35	М	5 yrs +
ANZ Bank	ANZ Sub FRN	AA-	2,931	0.73	8.76	8.76	4.29	М	2-5 yrs
ANZ TD	ANZ Sub FRN	AA-	2,000	0.76	9.42	9.42	2.93	М	2-5 yrs
Westpac Bank	Westpac Subdebt	AA-	919	0.79	9.73	9.73	1.35	М	2-5 yrs
Long Term (5 Years+)									
HSBC Bank	Maple Hill 11	AA	3,000	0.84	9.76	9.76	4.39	Н	5 yrs +
Bendigo Bank	Bendigo Bank FRN	BBB	500	0.73	8.78	8.78	0.73	Н	5 yrs +
NSW Treasury Corp	KRGC Tcorp LTGF	UNRATED	1,988	2.24	-2.71	-0.40	2.90	М	5 yrs +
HSBC Australia	HSBC MTN	AA-	4,000	0.85	10.62	10.62	5.86	Н	5 yrs +
Deutsche Bank	Longreach s26 Prop	AA	804	4.52	1.01	-21.60	1.18	М	5 yrs +
ABN AMRO Bank London	CPDO PP	AA-	6,000	0.70	8.70	8.70	8.79	Н	5 yrs +
ANZ Bank	ANZ Subdebt 2018	AA-	1,000	0.72	8.73	8.73	1.46	Н	5 yrs +
TOTAL /WEIGHTED AVERAGE			68,298	1.02	5.43	5.66	100		
Matured/Traded Investmen	Matured/Traded Investments - Weighted YTD Average Return (%)				1.24				
Weighted Average Overall Return Year To Date (%)					4.67				
Benchmark Return: UBSW					7.19				
Denominark Netum. ODSWA Dank Din mütek(%)					1.10				

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

Benchmark Return: UBSWA Bank Bill Index(%) Variance From Benchmark (%)

The weighted average return for the total portfolio year to date was 4.67% compared to the benchmark of the UBS Bank Bill Index of 7.19%.

#### **Income Investments and Growth Investments**

Since Council's investment policy was changed in August 2006, a wider range of investments has been made involving diversification of the portfolio into different investment types, longer maturities and different markets. Council's investments now include several growth investments, where returns are principally derived from growth in the value of capital invested, rather than income payments. These investments can be expected to show higher volatility in price movement on a month to month basis. Council has only purchased growth investments which have a capital protection provided by a bank of at least AA ratings. As these investments are long term and not intended to be traded monthly, volatility is of less concern.

#### **Comments on Individual Investment Performance**

**Longreach CPWF 1-2006**: This investment is in property, infrastructure and utilities and was made on 27 September 2006. From inception to the end of April 2008, the investment has returned -3.77% with a 4.19% increase in net asset value from March 2008. The fund has equal exposure to the price growth of the S&P/ASX 200 Property Trust Index and UBS Australia Infrastructure and Utilities Index. The S&P/ASX Index ended the month up 4.48% and the UBS Australia Infrastructure and Utilities Index was up 4.26%. While fundamentals for the fund's underlying asset classes support medium term price growth, volatility in the broader market may continue to impact negatively on the fund's NAV short term. April was the first positive month since September 2007. General information on the fund in terms of its makeup, value and outlook are included in the monthly unit holder Report (Attachment A).

**Longreach Series 26 Global Property**: This investment was made in June 2007 in a basket of property spread globally across seven geographical areas. The chosen securities provide potential for regular income along with potential capital growth. Returns are based on a contingent semi annual coupon of 7.0% pa and additional return on maturity as capital gain. The current unit price is \$80.41 up from \$76.98 in March and from an issue value at inception of \$97.00 after upfront fees. The current allocation is 69.5% in the property basket and 30.5% in the discount debt security. General information on the fund in terms of its makeup, value and outlook are included in the monthly unit holder Report (Attachment B).

**Note**: The capital protection mechanism for the above three investments has worked to protect the initial capital invested during recent extreme market volatility. At 30 April the series 26 global property has 69.5% allocated to the asset class and 30.5% allocated to the discount debt security. The other two investments remain fully allocated to the asset class.

**Longreach Series 23 STIRM**: This investment is a capital protected note with exposure to a short term interest rate yield enhancement strategy. The redeemable NAV of the notes is \$102.85, whereas last month it was \$102.70. The year to date return on the investment is 13.07% annualised and 2.42% since inception. Following a ratings downgrade of UBS AG by S & P on 1 April, this investment protected by UBS AG has been rated AA- from AA. General information on the fund in terms of its makeup, value and outlook are included in the monthly unit holder Report (Attachment C).

**NSW Treasury Corporation**: The investment was made in October 2006. This is a fund managed by the NSW Treasury Corporation which invests in a range of Australian shares 31%, international shares 31%, bonds, listed property and cash 38%. The fund's annualised return was -2.71% and is -0.40% since purchase.

**<u>Athena Finance (Westpac)/Camelot</u>:** This investment was made at the end of February 2007 in a fund which invests in foreign exchange rate movements with low correlation to other products and asset classes. The fund's annualised return is 0.09% with a return of 0.28% since inception. The fund has continued to maintain a strong capital preservation focus during the volatile markets.

**Blackrock Diversified Credit Fund**: The fund managed \$233 million in assets at the end of April and the running yield fell from 223 basis points to 203 basis points. Following the rescue of Bear Stearns and improved liquidity in the European market, this fund saw an improvement. Although measures are in place to ensure the financial system has access to liquidity, synthetic securities rallied strongly following these solutions. As investment grade credit particularly for financial

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institution issuers began to contract, investors began to react in a less volatile manner. As a consequence the fund returned 1.24% for the month. A summary of the fund's investment portfolio, strategy and outlook is attached to this report (**Attachment D**).

**HSBC Bank Subordinated Note**: During March 2008 Council invested \$4,000,000 in this note callable in March 2018 with a floating coupon of 90 days BBSW, plus 220 bps 6.75% and a trading yield of 10.22%. The logic behind this investment is to maintain stability within the portfolio and receive regular fixed income.

<u>ANZ (Transferable Deposit)</u>: During April 2008 Council invested \$2,000,000 in the floating tranche with maturity April 2013 with a quarterly coupon paying 3mBBSW+128bps. The logic behind this investment is to maintain stability within the portfolio and receive regular fixed income.

#### Allocation of funds

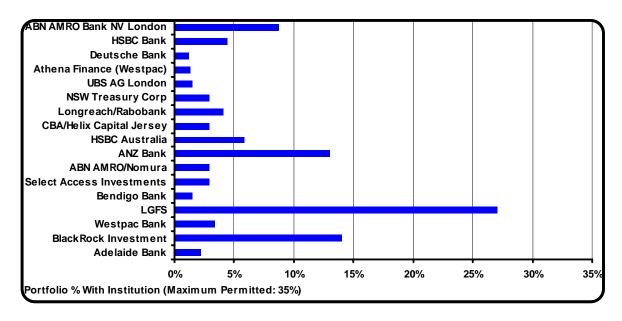
The following charts show the allocations of Council's investment funds by the categories shown:

- .ow/Unrated A- to BBB A+ to A AAA to AA-%0 %0 % 800 8 0% 20% %0% %0 20% 8 Permitted 🛛 Actual
- 1) **Credit Rating:** Actual level of investment compared to proportion permitted by policy.

Investment Rating	Proportion
AAA to AA-	81.60%
A+ to A	14.00%
A- to BBB	1.50%
Less than BBB	2.90%

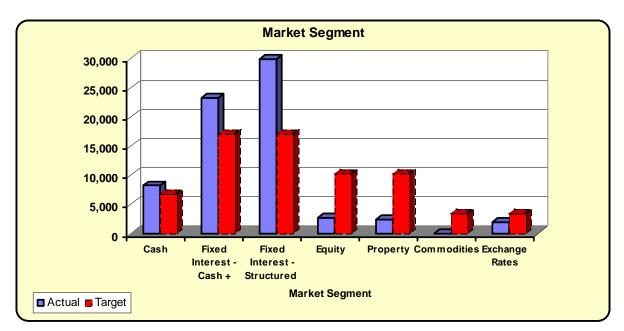
**2) Proportional Split of Investments by Investment Institution**: Actual portion of investments by investment institutions.

Council's Investment Policy requires that the maximum proportion of its portfolio invested with any individual financial institution is 35%.



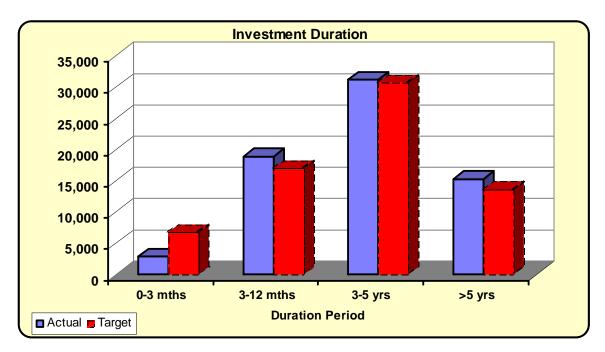
**3) Investment type and YTD return**: Actual proportion of investments by type and year to date return.

	Grov	v th			
	9.1%			F	RN/CDO
	8.3% Term De	posit			
2	.9%				naged Cash Plus Fund
	7.0% Cash At Call				
0.0%	10.0%	20.0%	30.0%	40.0%	50.0%
		Portf	olio Proportio	n 🖪 Y	TD Return



**4) Market Segment:** Strategic allocation of investments by market segment compared to current level.

5) **Duration:** Strategic allocation of investments by duration compared to current level.

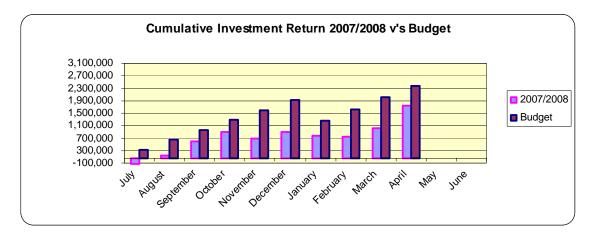


#### **Cumulative Investment Return**

The following table shows Council's total return on investments for April and financial year to date, split into capital and interest components and compared to budget:

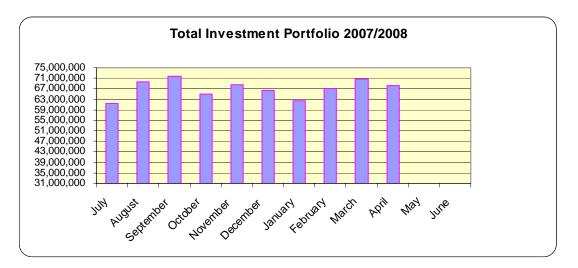
\$000's	Month	Financial YTD
Interest	269	2,967
Cap Gain	426	1,435
Cap Loss	0	-2,680
Net Return	695	1,722
Budget	372	2,379
Variance	323	-657

At the end of April the net return on investments totals \$1,722,000 against a revised year to date budget of \$2,379,160, giving a negative variance of \$657,160. This variation has been caused by the actual earning rates being lower than forecast and the volume of investment funds being lower than budgeted due to the recent outlay of funds to purchase community land and the budget factoring in the sale of the Depot. A further review of the budget for investment income has been undertaken and will be reported as part of the March Quarterly Budget Review Report to Council.



#### **Total Investment Portfolio**

The following chart compares the year to date investment portfolio balances for 2007/2008.



During April 2008 Council's investment portfolio decreased by \$2,311,020. Council's closing investment portfolio after interest and fees of \$68,298,980 is \$12,720,980 higher than the July 2007 opening balance of \$55,578,000.

#### Some key points in relation to investments and associated markets during April are:

- Domestic growth has peaked, with weak retail sales, credit and confidence pointing to a slowdown even before the two rate hikes of February and March.
- The RBA has almost certainly achieved a period of below-trend economic growth which they considered essential to ease the capacity constraints that fuelled inflation pressures in the fourth quarter.
- The domestic economy has reached an inflection point, with large increases in real income (via improving terms of trade) providing a buffer against a slowing global economy and tighter financial conditions.
- The sharp drop in Australian equities returned the market to its lowest valuation level since the start of the current bull market, enabling a strong April result. However, given the pressure on industrial earnings, favourable valuations can quickly deteriorate.
- Expectations for 2008 growth remain subdued up just +2.6% but jumping +25% the following year.
- US data continues to suggest the soft landing few believe possible. While the housing sector remains severely dislocated, the US Federal Reserve's aggressive action to date (including negative real interest rates) will provide stimulus. First quarter saw another anaemic but positive growth quarter.
- The consumer price index came in ahead of consensus, with the headline figure up +1.3% after a more modest +0.9% gain the previous quarter. Automotive fuel, pharmaceuticals, rents, house purchases, other financial services and electricity were the main contributors.

#### S05273 16 May 2008

• The Australian Dollar gained +1.8% against the US dollar, fuelled by interest rate differentials. Since its low in 2001, the domestic rate has appreciated +96% against the US dollar.

#### Interest Rates

The Reserve Bank kept interest rates (7.25%) unchanged at their April meeting, while the accompanying minutes reveal a neutral stance.

# CONSULTATION

Not applicable.

# FINANCIAL CONSIDERATIONS

The revised budgeted interest on investments for 2007/2008 is \$3,123,500. Of this amount approximately \$2,065,600 is restricted for the benefit of future expenditure relating to developers' contributions, \$376,900 transferred to internally restricted depreciation reserves, and the remainder is available for operations. A further review of the budget for investment income has been undertaken and will be reported as part of the March Quarterly Budget Review Report to Council.

At the end of April the net return on investments totals \$1,722,000 against a revised year to date budget of \$2,379,160, giving a negative variance of \$657,160. This variation has been caused by the actual earning rates being lower than forecast and the volume of investment funds being lower than budgeted due to the recent outlay of funds to purchase community land and the budget factoring in the sale of the Depot.

# **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Not applicable.

#### SUMMARY

As at 30 April 2008:

- Council's total investment portfolio is \$68,298,980. This compares to an opening balance of \$55,578,000 as at 1 July 2007, an increase of \$12,720,980.
- Council's year to date net return on investments (interest and capital) totals \$1,722,000. This compares to the year to date revised budget of \$2,379,160. The variation is due to the recent outlay of funds to purchase community land, the budget factoring in the sale of the Depot and lower than anticipated returns on investments based on the global investment sentiment. Due to these unanticipated events the interest on investments budget was reviewed and revised in the December quarterly budget review and will be subject to a further review in the March quarterly budget review.

# RECOMMENDATION

- A. That the summary of investments and performance for April 2008 be received and noted.
- B. That the Certificate of the Responsible Accounting Officer be noted and the report adopted.

#### CERTIFICATE OF RESPONSIBLE ACCOUNTING OFFICER

I hereby certify that the investments listed in the attached report have been made in accordance with Section 625 of the Local Government Act, 1993, Clause 212 of the Local Government Regulation 2005 and Council's Investment Policy minute number 319.

Tino Caltabiano
Manager Finance
<b>Responsible Accounting</b>
Officer

John Clark Director Corporate

Edwin Athaide Accounting Officer

Attachments:Attachment A: Longreach Capital Protected Wholesale Fund 1-2006 Monthly<br/>Unit Holder Report April 2008 - 928638<br/>Attachment B: Longreach Capital Markets Noteholder Performance Report April<br/>2008 Series 26 - 933691<br/>Attachment C: Longreach Capital Markets Noteholder Performance Report April<br/>2008 Series 23 - 928637<br/>Attachment D: Blackrock Diversified Credit Fund April 2008 - 933754

# LONGREACH CAPITAL PROTECTED WHOLESALE FUND 1-2006 PROPERTY, INFRASTRUCTURE AND UTILITIES MONTHLY UNIT HOLDER REPORT April 2008

Longreach Global Capital Pty Limited, as Investment Manager for the Longreach Capital Protected Wholesale Fund, 1-2006 Property, Infrastructure and Utilities, is pleased to provide Unit holders of the Fund with the Monthly Unit holder Report for April 2008.

#### 1. Longreach Capital Protected Wholesale Fund 1-2006 General Information

<b>Type of Fund: Medium Term Growth</b> AAAf rated Capital Protected Growth Fund with equal exposure to the price growth of the S&P/ASX 200 Property Trust Index and UBS Australia Infrastructure and Utilities Index (ASX Index Investments)	Fund Investment Date: 29 September 2006	Buy/Sell Spread: Nil
Investment Objectives: The Fund aims to provide investors with semi-annual distributions of 2% p.a. on their invested amount after ordinary expenses, the opportunity for enhanced participation in any price growth of the ASX Index Investments over the life of the Payment Contract and 100% capital protection of their invested amount at Payment Contract Maturity.	Recommended Investment Timeframe: 5 years	<b>Distributions:</b> 2% p.a. Paid Semi Annually: 30 June 31 December

#### 2. Actual Performance of Fund's ASX Index Investments

Index	Index Value as at Fund Investment Date	Index value at Start of Month	Index value as at Month End	% Change over Month	% Change Since Fund's Investment Date
S&P/ASX 200 Listed Property Trust Index	2,186.0	1,703.5	1,776.1	4.26%	-18.75%
UBS Australia Infrastructure and Utilities Index	2,483.6	2,354.1	2,668.9	13.37%	7.46%
ASX Index Investments*				8.82%	-5.65%

The S&P/ASX 200 Index ended the month up **4.48%** over April, a month which was characterised by continued levels of volatility as investors look for any sign that the bottom of the market has been reached. The S&P/ASX Listed Property Trust Index was up **4.26%**, a positive result given the last 6 months of continued underperformance. The UBS Australian Infrastructure and Utilities Index was up for the reporting period by **13.37%**.

The Fund's ASX Index Investments experienced **an increase in value by 8.82% over the month** of April driven this time by the strong performance of the UBS Australian Infrastructure and Utilities Index. The Manager's expectation for total Fund returns is in the target range of 6% to 8% p.a. over the life of the investment.

ASX Index Investments provide a composite return showing a combination of a 50% weighting in both the UBS Australia Infrastructure and Utilities Index and the S&P/ASX Property Trust Index.

#### 3. Fund Unit Net Asset Value

Fund Unit Price at Fund Investment Date	Unit Net Asset Value at Month End	Growth	2% p.a. Income (Accrued)	Actual % Change in Unit Price Since Fund Inception
\$1.0000	\$0.9400	\$0.9334	\$0.0066	-6.00%

The Fund's Unit NAV at month end provided to the Investment Manager by the Calculation Agent was **\$0.9400**. This NAV represents **a 4.19% increase** from March month end. This valuation represents the price at which a Unit holder could have redeemed Fund Units at month end inclusive of Fund Ordinary Expenses.

For each \$1mm invested an investor could redeem and receive **\$940,000** based on the current unit price within the Fund Payment Contract.

The Fund return to Unit holders at the Payment Contract Maturity is based on the enhanced price growth of the Fund's ASX Index Investments. In accordance with the Fund's Information Memorandum dated 20 September 2006, Unit holders will receive 130% (i.e the Index Participation Multiplier) of the price growth of the Fund's ASX Index Investments.

#### 4. Market Commentary

Global equity markets bounced back strongly during the month of April as investors returned to the market on strengthening views that the worst of the credit crunch may be over. The change in sentiment was driven by the successful efforts of Banks to recapitalise, no further significant sub-prime related write-downs and a general improvement in credit markets (reflected in lower credit spreads). In other markets Bond yields generally increased, while commodity prices continued to reach record highs with Oil reaching as high as \$120 per barrel and rice rising sharply.

In the local market the ASX200 posted a total return of 4.5% over the month, with the best performances coming from the Energy Sector +10.1%, Materials +9.5% and Utilities +8.3%. The Australian Dollar rallied strongly against all major currencies on the strong inflation data (headline CPI reached 4.2%), and the rise in bulk commodity prices.

While fundamentals for the Fund's underlying asset classes support medium term price growth, volatility in the broader market may continue to impact negatively on the Fund's NAV short term.

Detailed independent research on listed property, infrastructure and utilities sectors is available to Unit holders from the Fund's Manager.

Contact:		
Longreach Global Capital Pty Limited	AFSL: 247 015	ABN : 27 080 373 762
Sydney Office: Melbourne Office:	Phone : (02) 8224 9800 Phone : (03) 9670 3033	

Disclaimer: This report has been prepared by Longreach Capital Markets Pty Limited (ABN 93 113 578 804) in its capacity as Sales and Marketing Manager for the Longreach Capital Protected Wholesale Fund 1 – 2006, Property, Infrastructure and Utilities (the "Fund"). Longreach Capital Markets Pty Limited is an Authorised Representative of Longreach Global Capital Pty Limited (ABN 27 080 373 762, AFSL 247015). Full details of the Fund can be found in the Information Memorandum dated 20 September 2006. Terms defined in that Information Memorandum have the same meaning in this report.

The information contained in this report is current as at the close of business on the date indicated and is for the information of wholesale clients within the meaning of section 761G of the Corporations Act 2001 who have invested in the Fund. Performance of the Fund to date is not a guarantee or indicator of Fund performance in future. Similarly, references to the performance of ASX Index Investments do not imply future performance guarantees or returns. To the maximum extent permitted by law, neither Longreach Capital Markets Pty Limited nor Longreach Global Capital Pty Limited will be liable in any way for any loss or damage suffered by you through use or reliance on this information. Our liability for negligence, breach of contract or contravention of any law, which can not be lawfully excluded, is limited, at our option and to the maximum extent permitted by law, to resupplying this information or any part of it to you, or to paying for the resupply of this information or any part of it to you.



# NOTEHOLDER PERFORMANCE REPORT

## **April 2008**

# Longreach Capital Markets Series 26 Secured Limited Recourse Debt Instruments

Series 26 - Capital Protected Note 'Global Property Stocks'				
Type of Note:	Investment Date:	Liquidity:		
Capital Protected Note with exposure to Global Property Stocks	07-Jun-2007	Available Daily		
<b>Investment Objectives:</b> The chosen basket aims to provide both a regular income stream via the fixed semi annual coupon, as well as the potential capital growth within the capital protection framework.	Recommended Investment Timeframe: 7 Years	<b>Distributions:</b> Fixed 7.00% p.a. coupon paid semi-annually.		

#### Underlying Asset Price change (7 June 2007)

The following table sets out the Basket's performance by security:

Security	Industry	%	<b>Buy-In-Price</b>	<b>Closing Price</b>	Change (i)
Bene Stabili	Property	14.3	1.13	0.72	-36.27%
British Land	REIT's	14.3	1,361.80	841.00	-38.24%
City Developments	Property	14.3	17.20	12.10	-29.65%
Mitsubishi Estate	Property	14.3	3,588.00	3,020.00	-15.83%
Simon Property	REIT's	14.3	99.69	99.86	0.17%
Stockland	REIT's	14.3	8.66	7.23	-16.47%
Sun Hung Kai	Property	14.3	89.45	136.50	52.60%
				Average	-11.96%

Note (i) All percentage changes shown are absolute levels and are not calculated on a per annum basis.

#### Net Asset Value (NAV)

The NAV of the Notes is **80.41%** (31-Mar-2008 76.98%). If an investor chose to exit prior to maturity the 'Redeemable NAV' would incorporate the current NAV less the cost of the unwind of the currency protection. The currency hedge ensures buy and hold investors are not exposed to changes in the underlying currency valaues at maturity.

#### Internal Rate of Return (IRR)

The IRR of the Notes is **-17.80% p.a.**. This represents the true annual rate of earnings on an investment. This rate takes into account the movements in the underlying securities as well as compound interest factors (time value of money).

\* IRR is a discounted cashflow method of calculating returns defined mathematically as the rate by which future anticipated net cash flow must be discounted so that their value will be equal to the initial cost of the investment.

#### **Coupon Payments**

Coupon payments are distributed to Note holders on a Semi Annual basis.

Coupon

Coupon Payment Date

Per Annum %

#### **Dynamic Portfolio Allocation**

The current allocations within the Dynamic Portfolio are:

Series 26 Basket	69.50%

Discount Debt Security 30.50%

The current Gap is approximately **18.40** (31-Mar-2008 16.80) compared to the sell trigger of 15 and the buy trigger of 25. Please refer to the Series 26 Discussion Paper for a description of the workings of the capital protection mechanism.

#### **Market Recap for April**

#### > Broader Market Performance

Global equity markets bounced back strongly during the month of April as investors returned to the market on strengthening views that the worst of the credit crunch may be over. Most major equity markets posted returns in the 5 - 8% region over the month with standout performances from Hong Kong, India and Japan - all recording 10%+ returns. The change in sentiment was driven by the successful efforts of Banks to recapitalise, no further significant sub-prime related write-downs and a general improvement in credit markets (reflected in lower credit spreads). The best performing sectors in the commodity alobal recoverv were Resources (benefitting from risina prices), Financials and IT, while Consumer Staples and Healthcare underperformed. In other markets Bond yields generally increased, while commodity prices continued to reach record highs with Oil reaching as high as \$120 per barrel and rice rising sharply.

In the local market the ASX200 posted a total return of 4.5% over the month, with the best performances coming from the Energy Sector +10.1%, Materials +9.5% and Utilities +8.3%. The Australian Dollar rallied strongly against all major currencies on the strong inflation data (headline CPI reached 4.2%), and the rise in bulk commodity prices.

#### > Basket Performance

It was a positive month overall for the Series 26 basket with 5 rising stocks and 3 falling stocks during April. The strong performers were Mitsubishi Estate and Sun Hung Kai - up 24% and 12% respectively. Mitsubishi Estate had traded even higher during the month on expectation of stronger profit results but the performance results announced were below market expectation and forecast numbers were also lower. On the downside British Land and Bene Stabili were weak performers both off more than 8%. British Land suffered as market commentators continued to predict tough market conditions in the UK property sector - particularly office and commercial with pressure to remain on rents, cash flows and prices as "falling economic activity leads to a fall in occupier's space requirements".

			Closing Price March	Closing Price	
Security	Country	%	March	April	Change
Mitsubishi Estate	Japan	14.29	2,420.000	3,020.000	24.79%
Sun Hung Kai	Hong Kong	14.29	121.400	136.500	12.44%
City Developments	Singapore	14.29	11.020	12.100	9.80%
Simon Property	United States	14.29	92.910	99.860	7.48%
Stockland	Australia	14.29	6.990	7.230	3.43%
British Land	Britain	14.29	917.500	841.000	-8.34%
Bene Stabili	Italy	14.29	0.795	0.720	-9.31%

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#### **Important Information**

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# NOTEHOLDER PERFORMANCE REPORT April 2008 Longreach Series 23 Secured Limited Recourse Debt Instruments

LONGREACH CAPITAL MARKETS - THE LEADING EDGE

Series 23 – Capital Protected Notes – 'STIRM'						
Type of Note: Capital Protected Note with exposure to a short term interest rate yield enhancement strategy	Investment Date: 26 February 2007	<b>Liquidity:</b> Available Daily				
<b>Investment Objectives:</b> The short term interest rate yield enhancement strategy provide for both a potentially high regular income via performance based coupon component as well as any potential capital growth within the capital protection mechanism.	Recommended Investment Timeframe: 5 years	<b>Distributions:</b> Distributions paid quarterly.				

# 1. Net Asset Value (NAV)

The NAV of the Notes is **104.74** (last month 104.91). If an investor chose to exit prior to maturity the 'Redeemable NAV' would be **102.85** or **\$1,028,500** per \$1mm invested - calculated as the current NAV less the present value of unpaid LCM fees.

#### 2. Internal Rate of Return (IRR)

The IRR of the Notes is **7.15% p.a.** This represents the true annual rate of earnings on an investment. This rate takes into account the movements in the underlying securities as well as compound interest factors (time value of money).

\* IRR is a discounted cashflow method of calculating returns defined mathematically as the rate by which future anticipated net cash flow must be discounted so that their value will be equal to the initial cost of the investment.

#### 3. Coupon Payments

The coupon will be made up of a Fixed and Floating component as outlined in the Series 23 Discussion document. The **Fixed** component is set at 2.50% p.a. payable quarterly (unless strategy is fully allocated to the UBS cash investment), and the **Floating** component is set at 125% of the strategy's positive intra period performance, with a cap on total coupon of BBSW + 40bps.

Coupon	Coupon Payment Date	Per annum %	BBSW Comparison
Coupon 1	10 May 2007	2.50%	6.42%
Coupon 2	10 Aug 2007	2.50%	6.39%
Coupon 3	12 Nov 2007	2.50%	6.73%
Coupon 4	12 Feb 2008	7.52%	7.12%
Coupon 5	due 10 May 08		

#### 4. Allocation to the Diversified Basket

The current allocations within the Dynamic Portfolio are:

STIRM Strategy100%UBS Discount Debt Security0%

The current NAV would require a fall of approximately 24% to breach the Sell Trigger. Please refer to the Series 23 Discussion Paper for a description of the workings of the capital protection mechanism.

#### 5. Market Recap

In April two central banks took action. On the 10th April the Bank of England lowered the key rate by 25 bp to 5.00%. At month's end the US Federal Reserve also reduced the key rate by 25 bp to 2.00%. Since the bailout of Bear Stearns in March the capital markets have relaxed somewhat. The banks themselves are strengthening their capital base by acquiring fresh money in various formats.

Nevertheless, the interbank market is still coined by a high degree of general uncertainty. Banks continue to place excessive liquidity at the central bank rather than lending to other financial institutions, the proof of which lies in the stubbornly high Libor rates of all relevant currencies.

#### 6. STIRM Strategy Performance

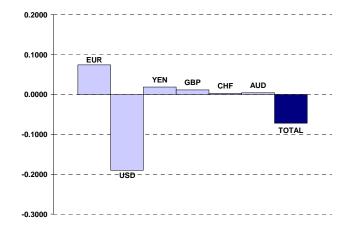


The STIRM Index fell 8 ticks to close the month at 108.60.

\* This chart reflects STIRM performance gross of fees and in EUR terms.

The heavy weighted USD suffered because of receding expectations of further rate cuts in the US.

#### STIRM Monthly Performance by Currency (in ticks)



The average duration of the basket was unchanged at **-0.2**. This is a measure of the weighted, net long or short positions in each of the underlying currencies. A figure of +1 would represent a long position in each of the 6 currencies and a figure of -1 would represent a short position in each of the 6 currencies. So the -0.2 reflects a net short position for the strategy at month end.

The following table summarises the composition and performance of the STIRM strategy over the month:

Futures Currency	Futures Allocation	Futures Position as at Previous Month End	Futures Position as at Current Month End	Performance on Month
USD	40%	Long	Long	Positive
Euro	25%	Long	Long	Positive
Yen	15%	Short	Short	Negative
GBP	10%	Long	Long	Negative
CHF	5%	Long	Long	Negative
AUD	5%	Short	Short	Negative

#### Notes:

#### Contact:

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# BlackRock Diversified Credit Fund

	1 Month	3 Months	6 Months	FYTD	1 Year	2 Years (pa)	3 Years (pa)	Since Inception (6/5/2003) (pa)
Fund	1.21%	-1.36%	-3.66%	-3.22%	-2.12%	2.43%	3.83%	4.95%
Benchmark	0.65%	1.87%	3.67%	5.97%	7.10%	6.71%	6.39%	5.99%
Out- Performance <sup>2</sup>	55 bps	-323 bps	-733 bps	-919 bps	-921 bps	-428 bps	-256 bps	-104 bps

<sup>1</sup> The performance figures assume the reinvestment of all income and are calculated gross of fees and charges.

<sup>2</sup> Out-performance represents the difference between gross return and the return of the benchmark.

Past performance is not a reliable indicator of future performance.

Rounding used in the presentation of returns may result in minor addition errors.

- The Fund managed \$233,534,477 in assets at the end of April.
- The Fund's credit duration dipped to 3.6 years from 3.8 years and the running yield fell to 203 basis points (bps) from 223 bps. The S&P credit score at the end of the quarter was (data not available at present). (The maximum allowable for the Fund is 90).
- Positive momentum in credit indices continued into the month of April, following the rescue of Bear Stearns in March and the considerable number of measures put in place by the US Federal Reserve (the Fed) to stabilise the financial system. Physical bonds followed the rally as investors grew in confidence that a systemic meltdown was less likely. Covering of short positions and a squeeze on availability of bonds saw credit spreads contract through the month.
- First quarter profit results in the US were a mixed bag however the technical short covering squeeze in the market was not impeded by the softer results or evidence of a slowing economy. Profits were down in the financial sector due to further write-downs and rising provisions for credit losses; JP Morgan delivered a net profit down 50% from the previous period, Wells Fargo reported net income down 11%, Sallie Mae reported its third consecutive quarterly loss, Merrill Lynch reported a net loss of \$2.0bn, CIT reported a loss of \$250m, Citigroup reported a net loss of \$5.1bn and Bank of America saw its net profit fall 77% from the previous period.
- Counterbalancing the falling profitability and a positive for the credit quality of financial institutions was the ability of these institutions to raise equity to shore up their balance sheets. More than \$31bn was raised by large US financial institutions in the month of April; Lehmans raised \$4bn of capital, Wachovia bank raised \$7bn, CIT raised \$1.5bn and Citigroup raised \$4.5bn. Even the non- US financial institutions announced the raising capital to bolster their capital positions; RBS announced a GBP12bn rights issue, UBS announced a fully underwritten rights issue of CHF15bn and HBOS announced a rights issue of GBP4bn.
- In a move to improve liquidity in the financial system in the UK, the Bank of England launched a scheme to allow banks to temporarily swap their high quality mortgage-backed and other

securities for UK Treasury Bills. The paper to be swapped must have been on banks' balance sheets at December 31 2007 with the scheme favoring those institutions that had moved early to address their problems.

- In the securitisation market, Standard & Poors downgraded a large proportion of the Australian subordinated RMBS universe from AA to AA- following their downgrade of mortgage insurer PMI. A total of 178 tranches were impacted from a universe of 220 due to their reliance on PMI for their credit quality, and spreads on these notes widened on the news.
- Some liquidity and confidence returned to the credit markets in April as investors began to believe that sufficient measures had been put in place to reduce the threat of a financial system meltdown. Investors reacted in a less volatile manner to poor profitability from financial institutions through the month with the focus turning to the implications for the broader economy and concerns about the cyclical sectors. Whilst we may have seen a contraction in the spreads for investment grade credit, particularly for financial institution issuers, we do expect volatility to continue as the slower economy takes its toll.

S06497 14 May 2008

# PUBLIC NOTICES POLICY

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To consider a draft Public Notices Policy.
BACKGROUND:	The Local Government Act and other legislation require Council to give public notice in certain circumstances.
COMMENTS:	Council is required to determine the approved form of public notice where an approved form is not otherwise prescribed.
RECOMMENDATION:	That the draft Public Notices Policy be adopted and an amendment be made to the General Manager's Delegations.

# **PURPOSE OF REPORT**

To consider a draft Public Notices Policy.

# BACKGROUND

The *Local Government Act 1993* (the Act) and other legislation require Council to give public notice in certain circumstances.

Question 1.59 in the checklist for the Governance Module of the Department of Local Government (DLG) Promoting Better Practice Review deals with the giving of public notices as follows:

Has council determined the manner in which it will give public notices to meet the requirements of section 705?

The verification column of the checklist indicates that the DLG will check that public notices are in the prescribed form and in a manner determined by the Council.

# COMMENTS

Council is required to determine the approved form of public notice where an approved form is not otherwise prescribed.

Section 705 of the Act states:

#### 705 What is public notice?

(1) If the council or another person is required to give public notice under this Act, the notice must state the place at which, the dates on which, and the times during which the matter publicly notified may be inspected by the public.

(2) The notice is to be in the approved form.

(3) The notice is to be given in a manner determined by the council with the object of bringing the matter notified to the attention of as many people in its area as possible.

In the **dictionary** to the Act "approved form" means:

*(a) the form prescribed by the regulations for the purposes of the provision in relation to which the expression is used, or* 

(b) if no such form is prescribed, the form (if any) approved by the Director-General for the purposes of the provision in relation to which the expression is used, or

#### Ordinary Meeting of Council - 27 May 2008

Item 6

#### S06497 14 May 2008

(c) if no such form is prescribed and no form is approved by the Director-General, the form approved by the council for the purposes of the provision in relation to which the expression is used.

There are 24 sections of the Act that have requirements for the giving of public notice. There are also requirements in other Acts for the giving of public notice. In some cases, such as the presentation of the financial reports under section 418 of the Act, an approved form of public notice exists in a circular from the DLG. As there is a very broad range of public notice requirements it is not practical to have just one standard form of public notice.

In discussions with a representative of the DLG it has been determined that it would be appropriate for Council to have a general policy setting out the minimum inclusions for a public notice, with some degree of flexibility remaining for the Council or the General Manager to address particular circumstances.

A draft Public Notices Policy has therefore been prepared and is **attached** to this report.

The Policy establishes the minimum requirements for the giving of public notice. The minimum requirements in this Policy will be used to determine the "approved form" of public notice where a form is not otherwise prescribed or determined by Council.

In effect the Policy documents what is happening in practice and to that extent does not diminish the existing practices for the giving of public notice.

A review of the General Manager's delegations does not reveal any specific reference to determining the approved form of public notice, although that power may be inherent within many of the delegations. To remove any doubt an amendment to the General Manager's delegations should be made to provide for the General Manager to determine the approved form of public notice in accordance with the Public Notices Policy where no approved form is otherwise prescribed or determined by the Council.

# CONSULTATION

A representative of the DLG was consulted in the preparation of this report and the draft Policy. This report and draft Policy were considered at Council's Policy Forum on 12 May 2008.

# FINANCIAL CONSIDERATIONS

There are no specific financial considerations as a consequence of the adoption of this Policy.

# CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The General Manager and Directors have been involved in the preparation of the draft Policy.

#### SUMMARY

The Local Government Act and other legislation require Council to give public notice in certain circumstances. Council is required to determine the approved form of public notice where an approved form is not otherwise prescribed. A draft Public Notice Policy has been prepared. The Policy effectively documents existing practices for the giving of public notice. An amendment to the General Manager's delegations is necessary.

#### RECOMMENDATION

- A. That the draft Public Notices Policy be adopted.
- B. That delegated power be granted to the General Manager to determine an approved form of public notice in accordance with the Public Notices Policy where no approved form is otherwise prescribed or determined by Council.

John Clark Director Corporate

Attachments: Draft Public Notices Policy - 895921

# Ku-ring-gai Council

# Public Notices Policy

# 1. Purpose

The purpose of this policy is to describe the manner in which Ku-ring-gai Council will give public notice under the *Local Government Act 1993* (the Act) or any other Act.

# 2. Objectives

The objectives of this policy are to ensure that:

- minimum requirements are established and met for the giving of public notice
- all statutory requirements for the giving of public notice are met
- public notices are brought to the attention of as many people as possible in the area having regard to the type of notice being given, the particular circumstances and the significance of the matter.

#### 3. Definitions

In this policy:

area means the Ku-ring-gai local government area

*public notice* means any notice required to be given publicly that is so described in the Act or in any other Act.

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History of approved ver	sions				
Version	Effective date	Summary of change	es		
1.0		Original			

# 4. Legislation

Section 705 of the Act states:

#### 705 What is public notice?

(1) If the council or another person is required to give public notice under this Act, the notice must state the place at which, the dates on which, and the times during which the matter publicly notified may be inspected by the public.

(2) The notice is to be in the approved form.

*(3)* The notice is to be given in a manner determined by the council with the object of bringing the matter notified to the attention of as many people in its area as possible.

In the **dictionary** to the Act "approved form" means:

(a) the form prescribed by the regulations for the purposes of the provision in relation to which the expression is used, or

*(b) if no such form is prescribed, the form (if any) approved by the Director-General for the purposes of the provision in relation to which the expression is used, or* 

*(c) if no such form is prescribed and no form is approved by the Director-General, the form approved by the council for the purposes of the provision in relation to which the expression is used.* 

The Act requires public notice to be given in the following circumstances:

Section	Matter requiring public notice
9	Council and committee meetings times and places
32	Proposal to reclassify land dedicated under section 94 of the
	Environmental Planning and Assessment Act 1979 to
	operational land
34	Proposal to classify or reclassify public land
38	Draft plan of management for community land
40	Amended and adopted plan of management for community land
47	Proposed lease/licence of community land, greater than 5 years
47A	Proposed lease/licence of community land, 5 years or less
55	Inviting of tenders
160	Draft local policy for approvals and orders
166	Adoption of local policy for approvals and orders
210A	Proposals to create or amend ward boundaries

216	Ministerial proposal to alter council boundaries
224A	Proposal to reduce number of Councillors
253	Draft Councillors Expenses and Facilities Policy
263	Boundaries Commission enquiries
356	Proposal to provide financial assistance in certain
	circumstances
361	Draft Code of Meeting Practice
384	Ministerial proposal to establish or dissolve a county council
405	Draft management plan
410	Proposal to make alternative use of money raised by special
	rates or charges
418	Presentation of financial reports
610E	Proposal to establish a category for waiving or reducing fees
610F	Proposed fees
675	List of approvals to establish time limit on proceedings
	questioning the validity of approvals

Other Acts, such as the *Environmental Planning and Assessment Act 1979* and the *Roads Act 1993*, also have public notice requirements.

# 5. Giving of Public Notice

Public notice will be given by Council in accordance with this policy whenever there is a requirement to do so under the Act or any other Act.

Council will comply with all public notice requirements as prescribed by the Act, any other Act, by the Director-General of the Department of Local Government or by any other statutory authority.

Where public notice requirements are not prescribed they will be determined by the Council or, where this no determination by the Council, they will be determined by the General Manager. Public notice requirements will be determined in accordance with this policy having regard to the type of notice being given, the particular circumstances and the significance of the matter.

# 6. Approved form of Public Notice

In all circumstances, unless prescribed or otherwise determined by the Council, the following **minimum requirements** will apply to the approved form of public notice:

- 1. A public notice will include:
  - a brief description of the subject of the notice
  - any additional information that is necessary to enable the subject of the notice to be clearly identified
  - details of the notice being given
  - a reference to the relevant legislation
  - details of the place at which, the dates on which and the times during which the matter may be inspected
  - the name and contact details for an enquiry person
  - the period in which submissions are invited
  - the place to which submissions are to be submitted
  - the closing time and date for submissions
- 2. Public notice will be given for twenty eight (28) days
- 3. Public notice will be given by:
  - advertisement in at least one local newspaper
  - inclusion on Council's website
  - copies in Council's customer service centre.

Depending upon the type of notice being given, the particular circumstances and the significance of the matter, these minimum requirements may be enhanced by:

- providing additional information in the notice
- extending the notification period
- providing additional forms of notification.

Additional forms of notification are to be considered having regard to Council's *Community Consultation Policy* and *Community Consultation Guidelines.* This may include:

- letters to affected persons
- targeted distribution of information brochures at selected locations, or by mail, letterbox drop or electronic transmission
- notification in additional publications such as other newspapers, specialist magazines, or the Government Gazette
- promotion in other media
- displays in the customer service centre, libraries or community buildings
- notices on affected land
- public presentations, discussions or meetings.

# 7. Implementation

The implementation of this policy is the responsibility of the General Manager and the Directors.

# 8. Associated documents

#### Codes and Policies

*Community Consultation Policy Community Consultation Guidelines Ku-ring-gai Council Style Guide* 

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S03779 14 May 2008

# POLICY FOR THE PAYMENT OF EXPENSES & PROVISION OF FACILITIES TO COUNCILLORS

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To recommend the exhibition of a revised Policy for the Payment of Expenses and Provision of Facilities to Councillors.
BACKGROUND:	On 27 February 2007 Council adopted a new Policy for the Payment of Expenses and Provision of Facilities to Councillors.
COMMENTS:	The current Policy has been reviewed having regard to updated guidelines and advice issued by the Department of Local Government, together with further input provided by Councillors.
RECOMMENDATION:	That the revised Policy for the Payment of Expenses and Provision of Facilities to Councillors be endorsed for placing on public exhibition.

# **PURPOSE OF REPORT**

To recommend the exhibition of a revised Policy for the Payment of Expenses and Provision of Facilities to Councillors.

# BACKGROUND

On 27 February 2007 Council adopted a new Policy for the Payment of Expenses and Provision of Facilities to Councillors. The Policy was based on guidelines issued by the Department of Local Government (DLG) in September 2006.

# COMMENTS

The current Policy has been reviewed having regard to updated guidelines and advice issued by the DLG, together with further input from Councillors.

A revised Policy was submitted to the Policy Forum on 31 March 2008 and subsequently to the Council Meeting on 29 April 2008. Council resolved that the matter be deferred for a further report to Council.

At the Council meeting Councillors expressed concern about the adequacy of the provisions for spouse/partner expenses, expenses for attendance at functions, personal use of the mobile telephone and the return of certain equipment.

A further review of Council's Policy has now been completed. An amended Policy is attached.

The new changes are summarised as follows:

- Spouse and Partner Expenses (2.3) Addition of examples of relevant functions. These examples are derived from the DLG Guidelines. They include charitable functions. Such functions were not excluded by the previous wording. The wording has now been expanded to also include community service and sporting groups. Inclusion of the examples serves to clarify the provision. In addition the annual limit has been increased from \$205 to \$410 to better reflect the likely costs to be incurred.
- Attendance at Dinners and Other Non-Council Functions (2.5) Clarification of the provisions for attendance by Mayor and Councillors at functions, including functions for charities, community service and sporting groups. The original wording was derived from the DLG Guidelines. The wording has now been revised to provide greater consistency with the wording in the spouse/partner provisions and to clarify the issue with respect to functions conducted by these types of groups. In addition the annual limit has been increased from \$205 to \$410 to better reflect the likely costs to be incurred. There is no limit in respect of the Mayor as the Mayor's attendance at these types of functions is less discretionary.

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- Mobile telephone (2.7) Addition of an allowance for incidental personal calls. This provision now allows a Councillor to make up to \$20 per month of personal calls. There is a consequential rewording of clause 3.2 (Personal Use of Equipment and Facilities) to clarify that the cost of this incidental personal use does not need to be reimbursed by a Councillor.
- Items Not Required to be Returned (3.5) Addition of low cost items that previously were required to be returned. Any Council supplied briefcase, dictaphone, filing cabinet and bookcase will no longer be required to be returned.

The original 2007 Policy was closely based on the DLG Guidelines. Experience with working with the Policy over the past year or so has revealed a need to clarify certain provisions. The above clarifications have now been made and are considered to be reasonable.

# CONSULTATION

The DLG was consulted prior to the original review of the Policy.

This report and draft Policy were considered at Council's Policy Forum on 12 May 2008.

Prior to adoption the revised Policy must be placed on public exhibition inviting submissions for at least 28 days.

# FINANCIAL CONSIDERATIONS

As the monetary limits throughout the Policy have been increased by the CPI and/or to better reflect likely costs there is the potential for a minor increase in costs to Council.

# CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The General Manager has been involved in the preparation of the amended draft Policy.

# SUMMARY

The Policy for the Payment of Expenses and Provision of Facilities to Councillors has been revised having regard to updated guidelines, advice issued by the DLG and feedback from Councillors. Further minor amendments have been made to the Policy for clarification purposes and some monetary limits have been increased to better reflect likely cost. The revised draft must be placed on public exhibition.

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# RECOMMENDATION

That the revised Policy for the Payment of Expenses and Provision of Facilities to Councillors be endorsed for placing on public exhibition.

John Clark Director Corporate

Attachments: Draft Policy for the Payment of Expenses & Provision of Facilities to Councillors May 2008 - 926374



# Ku-ring-gai Council

# Policy for the Payment of Expenses and Provision of Facilities to Councillors

Draft May 2008

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2.1		Annual revision following DLG Circulars 07-22 and 08-03					

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

# Part 1 - INTRODUCTION

# Title and Commencement of the Policy

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

The Policy is effective from XX.

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

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

## Purpose of the Policy

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

#### **Objectives and Coverage of the Policy**

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

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

• **Conduct.** Councillors must act lawfully, honestly and exercise a reasonable degree of care and diligence in carrying out their functions under the *Local Government Act 1993* ("the Act") or any other Act.

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

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

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

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

# Making and Adoption of the Policy

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

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

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

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

# **Reporting Requirements**

1.5 Section 428 of the Act and clause 217 of the Local Government (General) Regulation 2005 ("the Regulation") require Council to include in each Annual Report a copy of this Policy and details of the cost of implementing the Policy. Copies of this legislation are set out in clause 1.6.

# **Legislative Provisions**

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

### Local Government Act 1993

### 252 Payment of expenses and provision of facilities

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

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

- (1) A council must give public notice of its intention to adopt or amend a policy for the payment of expenses or provision of facilities allowing at least 28 days for the making of public submissions.
- *(2)* Before adopting or amending the policy, the council must consider any submissions made within the time allowed for submissions and make any appropriate changes to the draft policy or amendment.

- *(3)* Despite subsections (1) and (2), a council need not give public notice of a proposed amendment to its policy for the payment of expenses or provision of facilities if the council is of the opinion that the proposed amendment is not substantial.
- (4) Within 28 days after adopting a policy or making an amendment to a policy for which public notice is required to be given under this section, a council is to forward to the Director-General:
  (a) a copy of the policy or amendment together with details of all submissions received in accordance with subsection (1), and
  (b) a statement setting out, for each submission, the council's response to the submission and the reasons for the council's response, and

(c) a copy of the notice given under subsection (1).

*(5) A council must comply with this section when proposing to adopt a policy each year in accordance with section 252 (1) even if the council proposes to adopt a policy that is the same as its existing policy.* 

### 254 Decision to be made in open meeting

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

### 428(pt) Annual reports

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

### Local Government (General) Regulation 2005

### 217(pt) Additional information for inclusion in annual reports

(1) For the purposes of section 428(2)(r) of the Act, an annual report of a council is to include the following information:

(a) details (including the purpose) of overseas visits undertaken during the year by councillors, council staff or other persons representing the council (including visits sponsored by other organisations),

(a1) details of the total cost during the year of the payment of the expenses of, and the provision of facilities to, councillors in relation to their civic functions (as paid by the council, reimbursed to the councillor or reconciled with the councillor), including separate details on the total cost of each of the following:

*(i) the provision during the year of dedicated office equipment allocated to councillors on a personal basis, such as laptop computers, mobile telephones and landline telephones and facsimile machines installed in councillors' homes (including equipment and line rental costs and internet access costs but not including call costs),* 

*(ii) telephone calls made by councillors, including calls made from mobile telephones provided by the council and from landline telephones and facsimile services installed in councillors' homes,* 

*(iii) the attendance of councillors at conferences and seminars,* 

*(iv) the training of councillors and the provision of skill development for councillors,* 

(v) interstate visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-ofpocket travelling expenses,

*(vi) overseas visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses,* 

(vii) the expenses of any spouse, partner or other person who accompanied a councillor in the performance of his or her civic functions, being expenses payable in accordance with the Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors for Local Councils in NSW prepared by the Director-General from time to time, (viii) expenses involved in the provision of care for a child of, or an immediate family member of, a councillor, to allow the councillor to undertake his or her civic functions,

**403** S03779/926374 Payment of expenses and provision of facilities

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

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

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

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

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

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

# **Other Government Policy Provisions**

- **1.7** This Policy has been prepared with reference to other Government and Council Policy provisions as follows:
  - Department of Local Government Circular No. 08-03, 18 January 2008, *Findings from Review of Councillor Expenses and Facilities Policies*
  - Department of Local Government Circular No. 07-22, 28 May 2007 Updated Guidelines for the Payment of Expenses and Provision of Facilities to Mayors and Councillors
  - Department of Local Government Circular No. 05/08, 9 March 2005 *Legal* Assistance for Councillors and Council Employees
  - ICAC Publication *No Excuse for Misuse*, November 2002
  - Ku-ring-gai Council *Code of Conduct.*

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# Part 2 - PAYMENT OF EXPENSES

# **GENERAL PROVISIONS**

## Payment of Allowances and Expenses Generally

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

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

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

### Reimbursement and reconciliation of expenses

Claims for reimbursement of expenses shall be submitted no later than 12 months after the expenses were incurred. Claims shall be submitted to the General Manager or delegate in a form and manner acceptable to the General Manager in the circumstances to enable full assessment of the claim. Tax invoices and receipts are to be supplied when available to support claims.

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

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

The rate of calculation of the amount payable for travel in a Councillor's own car shall be the rate payable for claims by staff in the Local Government (State) Award. Where travel out of the Sydney metropolitan area can be undertaken by air, the amount payable for travel in a Councillor's own car shall be no more than the corresponding air fare and taxi fares to and from the airport.

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

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

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

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

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

#### Payment in advance

Councillors may request payment in advance in anticipation of expenses to be incurred in attending conferences, seminars and training courses. Councillors may also request an advance payment for the cost of any other service or facility covered by the policy, where the service or facility is not ordinarily acquired by Council. However, Councillors must fully reconcile all expenses against the cost of the advance. Within one (1) week of incurring the cost and/or returning home the Councillor shall submit the details to the General Manager for verification and pay back to Council any unspent money. The level of the supporting documentation is to be commensurate with the nature of the expenditure. The maximum value of a cash advance is \$512.

## Establishment of Monetary Limits and Standards

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

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

### **Spouse and Partner Expenses**

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

In limited circumstances Council shall meet certain costs incurred by a Councillor on behalf of their spouse, partner or accompanying person that are properly and directly related to the role of the Councillor, such as costs associated with attendance at functions that are of a formal or ceremonial nature when accompanying Councillors within metropolitan Sydney. Examples include, but are not limited to, Australia Day award ceremonies, citizenship ceremonies, civic receptions and functions for charities, community service and sporting groups supported by Council.

Costs and expenses incurred by the Councillor on behalf of their spouse, partner or accompanying person shall be reimbursed if the cost or expense relates specifically to the ticket, meal and/or direct cost of attending the function. Each Councillor is entitled to a maximum of \$410 per year of term for external payments in respect of these types of expenses.

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

Costs associated with spouses, partners or accompanying persons attending other conferences, seminars and training courses shall not be met by Council. Also, Council shall meet limited expenses of spouses, partners or accompanying persons of the Mayor, or a Councillor representing the Mayor, when attending an official function of Council or carrying out an official ceremonial duty while accompanying the Mayor outside Council's area, but within New South Wales. Such circumstances could include charitable functions or award ceremonies to which the Mayor has been invited to attend. These expenses are limited to the ticket, meal and/or direct cost of attending the function.

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

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# EXPENSES FOR COUNCILLORS

# Attendance at Seminars, Conferences and other Training and Educational Expenses

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

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

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

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

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

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

### **Registration fees**

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

### Accommodation

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

### Transportation

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

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

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

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

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

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

Where as a result of attending a conference, seminar or training course a Councillor visits another Council in the course of discharging the functions of civic office or to further knowledge of local government, and the Councillor is travelling in a non Council-owned vehicle, Council shall meet the cost of transfer of the Councillor from the hotel to the Council premises visited and return, such costs not to exceed the cost of taxi fares.

### Meals

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

### **Bar Service**

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

### Other costs

Council shall meet other reasonable out of pocket or incidental expenses associated with attending conferences, seminars or training courses, such as telephone or facsimile calls, refreshments, other meals, internet charges, laundry and dry cleaning, newspapers, taxi fares and parking fees up to a maximum amount of \$51 per day.

# Local Travel Arrangements, Attendance at Dinners and Other Non-Council Functions

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

Council shall meet the cost of parking fees and road tolls but not the cost of traffic or parking fines. Claims for reimbursement under this provision shall be supported with an explanation of the need for the travel in relation to official Council business. Council shall meet the cost of Councillors' attendance at functions that are of a formal or ceremonial nature within metropolitan Sydney, including functions for charities, community service and sporting groups supported by Council or of which Council is a financial member. Council shall also meet the cost of Councillors' attendance at dinners and other non-council functions which provide briefings to Councillors from key members of the community, politicians and business where the function is relevant to Council's interest. Council shall meet the cost of any component of the ticket to the function that is a donation to a registered charity but shall not meet the cost of any component of the ticket that is a donation to a political party, candidate's electoral fund or other private benefit. Each Councillor is entitled to a maximum of \$410 per year of term for external payments in respect of the types of expenses described in this paragraph.

Council will also meet the cost of the Mayor attending a function or carrying out a ceremonial duty when undertaking the role of the Mayor within New South Wales. This includes functions or award ceremonies for charities, community service and sporting groups to which the Mayor has been invited to attend. These expenses are limited to the ticket, meal and/or direct cost of attending the function.

# Travel Outside the Sydney Metropolitan Area including Interstate and Overseas Travel

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

## **Telephone Costs and Expenses**

### 2.7 Telephone/Facsimile

Council shall meet the cost of providing a telephone landline for any telephone/facsimile machine provided under this Policy. Council shall meet the cost of landline rental and all outgoing calls, to a maximum cost of \$102 per month.

### Mobile telephone

Council shall meet the cost of a mobile telephone either:

- A Council provided mobile telephone including vehicle kit to the value of \$1024, for which Council shall pay rental and 100% of metered calls charged against that service, to a limit of \$205 per month for Council business calls and \$20 per month for incidental personal calls, provided that the number is available to be given out for general public information; or
- If the Councillor provides their own mobile telephone and mobile telephone service, Council shall reimburse the cost of rental plus the cost of those calls certified by the Councillor as being Council business calls charged against that service, to a limit of \$205 per month for calls.

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

### Internet

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

# Care and Other Related Expenses

### 2.9 Care of relatives

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

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

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

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

The total amount paid to a Councillor under this provision shall not exceed \$2,048 per year of term.

### Special requirements of Councillors

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

The total amount paid to a Councillor under this provision shall not exceed \$2,048 per year of term.

# **Insurance Expenses and Obligations**

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

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

# Legal Expenses and Obligations

- **2.11** Council shall, if requested, indemnify or reimburse the reasonable legal expenses to a maximum of \$204,800 of:
  - a Councillor defending an action arising from the performance in good faith of a function under the Act; or
  - a Councillor defending an action in defamation provided the statements complained of were made in good faith in the course of exercising a function under the Act; or

• a Councillor for proceedings before the Local Government Pecuniary Interest and Disciplinary Tribunal or an investigative body provided the subject of the proceedings arises from the performance in good faith of a function under the Act and the Tribunal or investigative body makes a finding substantially favourable to the Councillor.

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

Council shall not meet the costs for any legal assistance in respect of legal proceedings initiated by a Councillor in any circumstances.

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

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# ADDITIONAL EXPENSES FOR THE MAYOR

### Allowances and expenses

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

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

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

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# Part 3 - PROVISION OF FACILITIES

# **GENERAL PROVISIONS**

# **Provision of Facilities Generally**

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

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

# Private Use of Equipment and Facilities

**3.2** Councillors shall not generally obtain private benefit from the provision of equipment and facilities. This includes receipt of a travel bonus or other benefit arising from a loyalty scheme. However, incidental personal use of Council equipment and facilities may occur from time to time without requiring reimbursement of the cost by a Councillor. No entitlement under this Policy shall be treated as being a private benefit that requires a reduction in the Mayoral fee or the Councillors fee.

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

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

# EQUIPMENT AND FACILITIES FOR COUNCILLORS

# Equipment and Facilities at the Council Administration Building

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

### Councillors' Room and resources

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

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

#### **Executive Assistant**

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

#### Correspondence Processing

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

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

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

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

### **Meals and Refreshments**

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

### Car Parking

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

# Equipment and Other Items Required to be Returned

- **3.4** Upon election to office Councillors shall be provided with certain equipment and other items that shall be returned when the Councillor ceases to hold office. The following equipment and other items shall be provided under this clause:
  - Facsimile/telephone machine to the maximum cost of \$512
  - Personal computer, peripherals and software to the maximum cost of \$4096
  - Security card to enable entry to Council's administration building
  - Car parking stickers to enable the Councillor to park in any Council car park at any time for an unlimited period when discharging the functions of civic office. A list of Council's car parks shall be supplied also. No time restriction shall be imposed on an identified Councillor's private vehicle whilst parked in a parking space located at the Council administration building and the adjacent car parking area.

# Other Items Not Required to be Returned

- **3.5** Upon election to office and where applicable throughout the term of office Councillors shall be provided with items of a consumable nature or which otherwise are not required to be returned when the Councillor ceases to hold office. The following items shall be provided under this clause:
  - Name badge
  - Minor items of stationery to the maximum cost of \$102 each year of term

• Transport to and from the Council administration building or other sites \$03779/926374

for meetings when the Councillor's own mode of transport is not available

- 100 Christmas cards each year of term
- A copy of clippings (weekly) from the newspapers relating to matters affecting local government in general and Ku-ring-gai in particular
- 500 business cards each year of term
- Corporate attire and presentation gifts for use in connection with civic functions, e.g. tie, scarf, spoon etc.
- Street Directory
- Refreshments/meals when undertaking official Council business (satisfactory explanation of official Council business required to support claims)
- Copies of the most recent Electoral Roll for all Wards
- Facsimile transmission sheets
- A raincoat and one pair of protective footwear for site inspections during inclement weather
- Replacement consumables, such as tapes, inks, and toner (not including paper) for the continued operation of the equipment provided in clause 3.4.
- 5,000 sheets of plain white paper per year of term.
- Printed copy of the current relevant Local Government and Planning Legislation
- Briefcase to the maximum cost of \$205
- Dictaphone (either hand held or desk variety) and cassettes to the maximum cost of \$205
- Filing cabinet for Council Business Papers and other Council correspondence to the maximum cost of \$307
- Bookcase to the maximum cost of \$205

# ADDITIONAL EQUIPMENT AND FACILITIES FOR THE MAYOR

# Equipment and Facilities at the Council Administration Building

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

### Mayoral Office and resources

Council shall provide:

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

### **Executive Assistant**

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

### Car parking

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

## Equipment and Other Items Required to be Returned

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

• Mobile telephone costs additional to that provided under clause 2.7. The call limits referred to in clause 2.7 shall be increased by \$102 per month, making a total of \$307 per month and the data allowance shall be increased by 100 megabytes per month, making a total of 200 megabytes per month.

## Other Items Not Required to be Returned

- **3.8** Upon election to the office and where applicable throughout the term of office the Mayor shall be provided with items of a consumable nature or which otherwise are not required to be returned when the Mayor ceases to hold office. The Mayor shall receive all of the items listed for Councillors under clause 3.5 and the following:
  - Name badge
  - Refreshments/meals when undertaking the role of Mayor (satisfactory explanation of official Mayoral business required to support claims)
  - An additional 100 Christmas cards each year of mayoralty, making a total of 200 cards during each year of mayoralty.
  - An additional 250 Business cards each year of mayoralty, making a total of 750 cards during each year of mayoralty.
  - Additional corporate attire and presentation gifts e.g. Council ties, scarves, spoons, cuff links, etc for own use and presentations as appropriate and gifts suitable for younger persons.

# Part 4 - OTHER MATTERS

# Acquisition and Returning of Facilities and Equipment by Councillors

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

# Status of the Policy

**4.2** This Policy was prepared having regard to Department of Local Government Circular No. 07-22 dated 28 May 2007 "Updated Guidelines for the Payment of Expenses and the Provision of Facilities to Mayors and Councillors". This is the first version of the Policy to be based on Circular No. 07-22. This Policy replaces the previous version of the Policy adopted by Council on 27 February 2007, Minute no. 40.

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

S06203 15 May 2008

# POLL OF ELECTORS

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To consider whether Council wishes to proceed with a Poll of Electors in conjunction with the September 2008 Local Government Election.
BACKGROUND:	Council, at its meeting on 5 February 2008, deferred a Notice of Motion from Councillor E Malicki proposing the conduct of a poll of electors in respect of State Government planning powers.
COMMENTS:	Draft poll questions have been prepared for consideration.
RECOMMENDATION:	Submitted for Council's consideration.

# **PURPOSE OF REPORT**

To consider whether Council wishes to proceed with a poll of electors in conjunction with the September 2008 Local Government Election.

# BACKGROUND

Council, at its meeting on 5 February 2008, deferred a Notice of Motion from Councillor E Malicki proposing the conduct of a poll of electors in respect of State Government planning powers.

This matter and the matter of a proposed constitutional referendum on the election of the Mayor by the electors were considered at the meeting of the Policy Forum held on 31 March 2008 where it was suggested that the matters would be referred to Council with options for consideration.

Subsequently Council, at its meeting on 13 May 2008, resolved to undertake a public consultation process in respect of a possible reduction in the number of Councillors. As the outcome of that process will impact on the wording of the referendum question to be asked, this report deals only with the issue of the poll of electors. A further report will be submitted to Council in due course in respect of the proposed constitutional referendum.

Section 14 of the Local Government Act 1993 states that a Council may take a poll of electors for its information and guidance on any matter. Voting is not compulsory and the result is not binding on the Council.

# COMMENTS

Draft poll questions have been prepared for consideration.

Council, at its meeting on 5 February 2008 deferred the following Notice of Motion for discussion at a workshop:

### Notice of Motion from Councillor E Malicki dated 25 January 2008.

I move:

- "A. That Council hold a poll of electors of Ku-ring-gai at the next Local Government Elections in September, to determine the views of our community on whether or not the State Government and the Minister should have the power to become involved in local planning and, to withdraw planning powers of a democratically elected Council. The question(s) should make particular reference to the appointment of Planning Panels and the Minister's powers under Section 3A of the Act.
- B. That the wording for the poll be set at the next Policy Forum.

#### S06203 15 May 2008

C. That Council approach NSROC for support and also approach the Local Government Association asking them to approach other councils to follow our lead in conducting a poll at the September elections. This would enable the residents of Council areas throughout Sydney and possibly NSW as a whole to democratically express their views on the interference by the State Government and the Minister in the local planning process".

A suggested wording for the Poll question was considered by the Policy Forum on 31 March 2008 as follows:

"Do you oppose the State Government and the Minister for Planning having the power to become involved in local town planning and the determination of development applications, and further being able to withdraw these powers from a democratically elected council?"

The suggested question has been framed such that a "yes" vote will be support for Council's position. At the Policy Forum it was agreed that the above wording may be satisfactory should Council decide to proceed with the asking of a poll question.

If other Councils are going to conduct a poll on this matter it may be preferable, in terms of presenting a strong position to the State Government, that every Council asks exactly the same question. As such agreement on the wording of the poll question might be capable of being coordinated through Local Government and Shires Association (LGSA) if the Association wish to be involved at that level and if timing permits. However, while the LGSA has strong concerns about the Government's planning proposals, there may not be sufficient commitment by the Association and other Councils to question the role of the State Government through this type of poll question and there may be some practical difficulties in achieving the required coordination.

Council should prepare explanatory material for electors on any question to be asked.

Council needs to determine whether it wishes to ask a poll question and, if so, the wording of the question to be asked.

# CONSULTATION

None undertaken or required.

# FINANCIAL CONSIDERATIONS

There will be costs associated with the printing and counting of voting papers for the referendum and poll questions. As voting in the referendum is compulsory and voting in the poll question is optional it is expected that the two questions will need to be put to electors on separate voting papers.

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S06203 15 May 2008

Printing costs are likely to be in the order of \$4000 for the poll question papers and there will be costs associated with counting of the papers. The Electoral Commission has advised Council that its estimated costs for the Ku-ring-gai election, excluding any additional costs for a poll and a referendum, are \$522,700.

There will be additional costs associated with preparing and distributing any information about the question/s to be asked and for generally giving the matter publicity, including the publishing of any statutory notices.

# **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

The General Manager and an external Council lawyer have been involved in the preparation of this report.

Council has been advised by the Electoral Commission that council has until 31 May to confirm whether Council is conducting a referendum and poll and has until nomination day (13 August) to finalise the actual questions to be asked.

## SUMMARY

Council may conduct a poll of electors. Council needs to determine whether it wishes to proceed with the asking of a poll question and if so, what question is to be asked.

# RECOMMENDATION

Submitted for Council's consideration.

John Clark Director Corporate

S05708 6 May 2008

# 2007 TO 2011 MANAGEMENT PLAN -3RD QUARTER UPDATE AS AT 31 MARCH 2008

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To report to Council on progress against the Key Performance Indicators as contained in Council's 2007-2011 Management Plan.
BACKGROUND:	Section 407 of the Local Government Act requires Council to report, within two months after the end of each quarter the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.
COMMENTS:	A progress report for all Objectives, Actions and Key Performance Indicators contained in the 2007-2011 Management Plan is attached.
RECOMMENDATION:	That the 3rd quarter Management Plan review 2007-2011 be received and noted.

# **PURPOSE OF REPORT**

To report to Council on progress against the Key Performance Indicators as contained in Council's 2007-2011 Management Plan.

# BACKGROUND

Section 407 of the Local Government Act requires Council to report, within two months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.

The 2007-2011 Management Plan was adopted by Council on 19 June 2007.

The Management Plan contains six principal activities, namely:

- Civic Leadership and Corporate Services
- Built Environment
- Natural Environment
- Integrated Planning
- Financial Sustainability
- Community Development

Each of the principal activities contain a series of Issues, Objectives, 5 year Actions, Key Performance Indicators (KPI's) and Performance Measures (PM's) which provide detail on how Council plans to achieve desired outcomes and how performance will be measured.

# COMMENTS

The requirements set out in Council's Management Plan provide the foundation for measuring the performance of the organisation at a given point in time.

To ensure that the reporting of performance is both accurate and meaningful the attached report tracks progress using a status code and comments as to the current status of all Key Performance Indicators and Performance Measures. The options available under the heading 'status code' details are as follows:

Status Code Definition	
Completed	KPI/PM has been carried out in accordance with the
	Management Plan.
Achieved to Date	Work has been undertaken in accordance with the project
	plan to ensure that the task will be fully complete by the
	final due date.
Not Yet Due	Timeframe for commencement of the KPI has not been
	reached.
Deferred	KPI/PM has been placed on hold.
Not Achieved	KPI/PM has not been completed as required in the
	Management Plan.

All Key Performance Indicators and Performance Measures are categorised by one of the above five status codes to indicate current performance against the Management Plan

#### ANALYSIS OF RESULTS

The following comments are provided for each principle activity on some of the most significant indicators for the period ended 31 March 2008.

### **Civic Leadership and Corporate Services**

#### **Corporate Planning**

The draft management has been adopted by Council at its meeting of 29 April 2008 for public exhibition. This was prepared with input from staff and involved preliminary consultation with community and reference groups.

The new performance planning system is being developed in conjunction with the management plan. This will ensure staff, Councillors and the public will receive comprehensive feedback for both operational indicators and key performance indicators as reported quarterly to Council and in the annual report.

#### Telecommunications

#### PABX Project

Following protracted negotiations with our suppliers Council's entire telephone system was replaced this quarter with 377 new phones operational in February. There are a number of issues to be resolved, however the system went live successfully and has been fully operation since the go live on 2 February.

Phase 2 of the implementation is scheduled to commence shortly and will see the introduction of an electronic fax gateway across the whole of Council and the implementation of additional software which will provide enhanced functionality for all staff, especially those in the call centre.

#### Human Resources

New Salary and Performance System

The new performance assessment system was agreed to and signed off by the Unions and is currently being implemented. The system allows for all staff to be formally reviewed on an annual basis against work plans that all staff developed during 2007. The system also provides for a more objective appraisal of performance against targets and allows for performance management processes where necessary. The implementation of the system and the development of the workplans also resulted in all position descriptions throughout the organisation being reviewed.

In order to move staff into the new system an analysis of all positions within Council has taken place to fit them into the new banding structure. A weighted scoring system has been developed to assess positions against specific criteria to size them in terms of their relevant salary band. The testing phase for the new job evaluation criteria has been completed and the criteria are now being reviewed.

S05708 6 May 2008

#### Records

The project to upgrade and re-launch Council's electronic document records management system (EDRMS), TRIM is progressing well. Recent works have focused on ways to capture information from Human Resources in the new system, including existing documents that are currently not stored in TRIM. The project has included consultation and discussions with all areas of Council to ensure that the system is designed, configured and implemented in a way that supports the needs of the organisation and provide user friendly access and utilisation of our EDRMS.

Following the consultation process Council officers are now investigating additional integration between TRIM and Proclaim (Council's Property and Rating system). The investigation and possible development of this integration will delay the project slightly, with the go-live date now scheduled for July rather that June.

### **Built Environment**

#### Fleet management

Council's passenger fleet replacement for 2007/08 is now almost complete. It continues to change in a positive direction in terms of both vehicle size and a significant number of 4 cylinders vehicles being fuelled by diesel which has a much better fuel economy than petrol.

#### **Building trades**

Council's Building Maintenance Program for 2007/08 is nearing completion. From a total of 206 activities, seven activities remain related to Trades staff, and works allocated for external contractors are now about 80% complete.

#### Pavement, Footpath, Road Design & Management

A new combined footway/cycleway was completed in Fiddens Wharf Rd. Footpath construction was completed in Brentwood Ave, Turramurra, Cherry St Turramurra and Memorial Ave and St Ives. A new path in Mona Vale Road, St Ives, completed the connection to the Wildflower Garden and included a new accessible bus stop.

#### Waste and Recycling Management & Collection

#### Medium density waste collection

Medium density dwellings have been undergoing changes to their collection services. Collection is changing from old style hand bins and tubs to wheelie bin for waste and recycling. The bin rollout is nearing completion and will see a more efficient means of collection. The new system is necessary to cater for the major increases in new unit developments being experienced in Kuring-gai and occupational health and safety issues for the collection contractors.

#### **Cleanup Australia Day Recycling**

Recycling was collected separately for the first time in the Cleanup Australia Day campaign. Of the recyclables collected 57% were plastic bottles, 22% were glass bottles, other items collected in smaller amounts included aluminium cans and aerosols.

#### Playground Maintenance & Improvements

Playground upgrades at Killara Park, Yarrabung Reserve, Hicks Reserve, Dukes Green and the toddlers' playground at St Ives Showground are now complete.

#### Tennis and Netball Courts

Council has completed repairs and resurfacing works to 13 tennis and netball courts at Canoon Road. Several of the courts were in poor condition, mainly as a result of damage from tree roots. Some areas of the courts were so badly damaged that full re-construction was required before resurfacing could take place.

The work at Canoon Road also included the installation of eight seats and an extension to the asphalt spectator area adjacent to the amenities block. The seats were donated by the Ku-ring-gai Netball Association.

#### Open Space Services

*Park Asset Refurbishment Program:* The refurbishment program continued throughout the quarter with great results and more positive feedback.

The following parks were completed:

- Pee Wee Park, Pymble
- Half Penny Park, Warrawee
- Farthing Park, Warrawee
- Kendall Verge/Phillip Mall, West Pymble
- Darnley Oval, East Gordon
- Yarrabung Reserve, St Ives

#### Sportsfield Maintenance

Sportsfield maintenance staff have completed the annual renovation process for all 46 council ovals. The renovation practices employed by our staff and contractors will give the winter hirers a great turf surface to commence their season.

#### **Development Assessment Services**

#### Legal Costs

The Land and Environment Court costs to the end of March were \$725,700 which is well below the year-to-date budget of \$1,012,500.

#### **Processing times**

There are currently 298 DAs being processed. This is significantly (34%) below the desired threshold of 450 applications.

#### Sustainability

### Natural Environment

### Mapping of Blue Gum High forest and Sydney Turpentine Iron Bark forest Endangered Ecological Communities

Council staff are continuing to work with the Department of Environment and Climate Changes (DECC) to map two of our endangered ecological communities of Blue Gum High forest and Sydney Turpentine Iron Bark forest. A key part of this project is a council wide map of canopy trees. This will assist in understanding connectivity and patterns of vegetation. An agreement has also been reached with DECC that following field validation, location and species information will be provided

for incorporation in their pre-1750 vegetation modelling. Council can then use this modelling to improve our own mapping, thus increasing the quality and compatibility of products.

A trial of the aerial photograph mapping occurred the third quarter around Dalrymple Hay Nature Reserve and surrounding streets. The analysis of vegetation associations, soil types, aerial photography and LiDAR (height) data layers was undertaken. Mapping across the LGA will progress in the fourth quarter.

### Lofberg Creek catchment

Council was awarded a \$250,000 grant from NSW Environmental Trust for sustainable water management project in the Lofberg Quarry Creek catchment. This will involve stormwater harvesting to irrigate Lofberg Oval and to construct various water sensitive urban design features to treat road runoff at the source. A concept design was completed in 2007 and a detailed design is scheduled for completion in the next quarter. This project is identified for construction in 2008/09 as part of the draft capital works program currently on exhibition.

### **Environmental Levy**

A number of projects were commenced or completed this quarter.

• Windsor Place - construction of a small rain garden and armouring of an eroded drainage line.

• The Glade Creek - construction of bed stabilisation features was completed.

• Chilton Ave - construction of creek rehabilitation project, including armouring of eroded creek line.

• Comenarra stormwater harvesting - design of stormwater harvesting system was completed for Comenarra playing field.

• Continuous bush regeneration over 11 ecologically endangered community sites and two high profile sandstone vegetation sites.

• Awarding ten small grant projects to the value of \$40,000.

• Pre- and post fire weeding at AGAL land and Blackbutt Creek was carried out.

### Earth Hour

Council participated in this important global warming education initiative on 29 March by turning off the lights at the Council Chambers, Depot and Libraries. Many residents, businesses, schools and other organisations participated showing that a simple action can make a big difference.

### Sewer mining

The contract for the design and construction of a sewer mining plant for Gordon golf course was signed with Econova Pty Ltd in January 2008. An information session with Council staff and representatives from the golf club was held in February. Community consultation sessions were held in April. Delays in the tendering and contractual process have meant water savings will not commence until early 2009.

### **Integrated Planning**

#### Landuse Planning

### Principal Local Environment Plan

A number of cross-departmental project teams have started work on the Principal Local Environment Plan (LEP), required to be gazetted in 2011. A data audit and gap analysis is now being completed, and some mapping and other studies are underway.

Sydney Adventist Hospital

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The Seventh Day Adventist Hospital site in Wahroonga is the subject of a major project application, to be determined by the Department of Planning. The project seeks expansion of the hospital, 980 dwellings (mostly units), more aged care, a nurses training centre, commercial development and relocation, and an expansion of the school.

An initial outline of the project has been submitted, and Council has provided the Department with comments. A community reference group has been formed and held its first meeting.

### Other

• The planning and sustainability sections of Council are working with the Department of Planning on the subdivision of the former B2 Corridor lands in South Turramurra.

• DLEP 214 was submitted to the NSW Department of Planning.

• A submission was made on the Macquarie Park DCP-Ryde Council.

• Staff attended the Regional Heritage Planning Forum held by the Heritage Branch of the Department of Planning.

• The Ku-ring-gai Hornsby Subregional Employment Study is nearing completion and a presentation to the Councils and the Department of Planning jointly is due in June.

### **Development Contribution Plans**

#### Proposed planning reforms

Staff from Strategy and the Development and Regulation departments made a combined submission on the proposed planning reforms. Council was also represented at the LGSA forum on the proposed planning reforms.

#### Town Centres Development Contributions Plan

Council is preparing and reviewing material to enable the formal exhibition of the Town Centres Development Contributions Plan following a review of the NSW State Government proposed planning reforms.

A voluntary planning agreements policy is also being prepared.

### Public Domain, Traffic and Transport Planning

#### Parking Management Plan

A resident and business workshop was held in February to draw out key parking issues in the Town Centres. The feedback will be considered in the parking management strategies currently being developed.

Current work is focusing on considering the parking layout arrangements in the town centres. Work is also progressing on strategies to manage parking during temporary losses of significant parking areas during redevelopment. The strategies will address the recommendations from the public hearings into the reclassification of Council land.

#### **Town Centre Plans**

#### Ku-ring-gai Planning Panel

The Strategy Department is providing services to the Ku-ring-gai Planning Panel including the process for finalising the Ku-ring-gai Town Centres LEP and new Dual Occupancy provisions. The Town Centre plans will be completed in a staged process. The full implications of servicing the Panel are not yet known.

#### Sports Grounds Generic Plan of Management

The Sports Grounds Generic Plan of Management has now been amended to enable competition sport to be played under floodlights on up to nine Saturday evenings per season at Hassell Park, St Ives.

### Financial Sustainability

100% per cent of statutory financial reports were prepared and submitted to Council within statutory deadlines, namely the Monthly Investment Reports and Quarterly Budget Review Report.

#### Long Term Financial Model/Budgets

The draft budget for 2008/09 has been finalised for inclusion in the draft 2008-2012 Management Plan which was considered by Council on 29 April. Council resolved to place the draft Management Plan on public exhibition for a period of 28 days commencing 9 May.

The draft budget for 2008/09 provides for Council to maintain services and commit \$38 million to capital expenditure and projects. The program includes expenditure on the following categories:

Operating Projects	\$1.430M
Roads & Transport	\$6.090M
Streetscape & Public Domain	\$300K
Parks & Recreation (including open space acquisitions)	\$19.250M
Stormwater Drainage	\$650K
Council Buildings	\$6.390M
Trees & Natural Environment	\$1.970M
Operating Assets	\$1.850M

The 2008/09 budget was developed within the framework of Council's Long Term Financial Model (LTFM). One of the key components of the LTFM was the development of various cases or scenarios for 4 cases being:

- 1. Base Case Current level of service as per the 2007/08 revised budget and includes projects from the 2000 and 2004-2009 S94 Plans,
- 2. Sustainable Assets Case -Base case plus the expenditure required to address the infrastructure assets renewal gap, including both operational and capital costs.
- 3. Special Projects Case Base Case plus Sustainable assets case plus committed/special projects
- 4. Strategic Direction Base case plus Sustainable assets case plus committed/special projects plus total project portfolio, including Draft Town Centres Facility Plan.

Council adopted Case 2 and as a result an additional \$2.571 million has been allocated to infrastructure renewal to attempt to address the infrastructure renewal gap.

#### Investments

Council's investments returns for the first three quarters were below benchmark. While none of Council's investments were directly involved in the US sub-prime mortgage market crisis, the indirect affect across global markets is mainly responsible for the poor result.

The year-to-date return for March was 3.72% against a benchmark rate of 7.08%.

During the March quarter our strategy was to move from managed funds to investing in high quality interest bearing bank subordinate Floating Rate Notes in anticipation of global financial markets experiencing further extraordinary levels of volatility with credit markets and credit rated funds performing poorly. This strategy provides for less volatility as returns of Floating Rate Notes are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. Notes that have recently been purchased are rated at least AA- and are issued by major banks.

Council officers are continually monitoring markets and opportunities for suitable investments to provide for the continued security of Council's portfolio while maximising returns.

#### Community

#### Australia Day 2008

A citizenship ceremony welcomed 86 new citizens at Wahroonga Park on Australia Day. Additionally that evening a crowd of approximately 8,000 gathered to join in the celebrations at Bicentennial Park, West Pymble. The concert was hosted by TV presenter Anna Choy and included spectacular performances by Shrek the Third Show, Rhythm of Polynesia, Reel Matilda Bush Band, Hot Aussie Rock Show, the Brent St Performers, and the String Angels.

Mayor Ebbeck joined Australia Day Ambassador Jono Coleman and Phil Williams from St Ives Woolworths to present the local citizen of the year awards.

#### Intranet

Council engaged consultants, OBS, to help implement the first stage of the new intranet using Microsoft Office Sharepoint Server. The project commenced in mid-March and is anticipated to be completed by June 2008.

#### **Parenting seminars**

The first of our free parenting seminars for 2008 was held on February 19. The seminars, which were presented in conjunction with the Youth Development Service (KYDS) addressed the major challenges in raising teenagers.

Our first seminar, Empowering Parents with Challenging Teens, was very popular and with over 55 parents attending. All the feedback received was extremely positive, and it was a great beginning to the series.

#### International Women's Day

Councils inaugural International Women's Day Luncheon on March 10 and was attended by over 80. Our celebration included the successful 'Gems of Ku-ring-gai program' which recognisee's

women who continuingly serve our community. Over 40 nominations were received and all our Gems were given thanks and praise on the day of the luncheon.

#### January School Holiday Program

January 2008 program attracted 1,413 attendees compared to 1,308 during the same period last year – the highest recorded attendance for the summer program to date. The January program integrated five special needs children across the three programs and utilised over thirty casual school holiday assistants.

Highlights included excursions to Clifton Gardens, Manly Waterworks, the Pure Gelato Ice Cream Factory, Kids Dig at the Rocks Discovery Museum, plus horse riding, learn to surf and canoeing at Sydney Regatta Centre. The program also provided an interactive Aboriginal performance, reptile display, African drumming workshop and karaoke.

#### **Resolutions and Questions Without Notice**

The General Manager and Directors are in the process of conducting an audit of all Council resolutions of the past 3 years to ensure that all aspects of the resolutions have been acted on. This is a major undertaking and will therefore take some time to complete.

At the time of writing this report, the General Manager and Directors had compiled a list of resolutions for each of their departments and had commenced the review process.

It is anticipated that the review will be completed by June and the outcome will be reported separately to Councillors by way of memorandum.

For the Operations Department, the resolutions still outstanding are related to the depot negotiations which are still ongoing and also some finalisation of easements. With the easements, Council is awaiting final legal documents from applications to complete.

# CONSULTATION

Not applicable.

# FINANCIAL CONSIDERATIONS

The requirements outlined in the Management Plan 2007-2011 are funded in Council's budget.

# CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments have provided the status and comments on the progress of Key Performance Indicators and Performance Measures in the attached report.

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# SUMMARY

Comments on the status of the third quarter report on the Management Plan have been included in the attached document. This also includes comments on the status on key performance indicators and performance measures that are currently in progress and not yet due.

# RECOMMENDATION

That the report on the progress of the Key Performance Indicators contained in the 2007-2011 Management Plan for the 3rd quarter of the Plan be received and noted.

Andrew Watson Director Strategy John McKee General Manager

Attachments: Principal Activity progress report for the quarter ended 31 March 2008 - 935763

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
		ip and Corporate Ser		
		<u> </u>		
Priority 1 Key Performance Indicators				
Percentage of management plan key performance				To be completed at the end of the 4th quarter with progress
indicators completed		General Manager Quarterly	Ongoing	shown guarterly in the report.
•		<b>0</b> ,		To be completed at the end of the 4th quarter with progress
	80 per cent of indicators achieved	All Directors Quarterly	Ongoing	shown quarterly in the report.
	100 per cent of statutory reports completed	Director Corporate Ongoing	Ongoing	100% of reports due to date have been completed. The statutory reports include the monthly investment reports and the 3rd quarterly management plan and budget review reports.
Number of programs and policies that have involved consultation in their development or review		Director Strategy Quarterly	Ongoing	A review of community consultation has been reported to Council in April 2008. The revised policy will build on current residents feedback register, town centres register and other community consultation processes.
Teview		Manager Corporate Planning	Ongoing	community consultation processes.
	Resident Feedback Register used more than two times per year	and Sustainability 4th Quarter	Not Yet Due	RFR used for a Parking study in December and will undertake a review of the participant list in the 4th quarter.
	80 per cent community satisfaction of engagement in the planning process	Manager Urban Planning 4th Quarter	Not Yet Due	Survey to be carried out in the 4th quarter as part of a Council wide satisfaction survey.
	Number of community members providing input into planning and policy projects	Director Strategy Ongoing	Ongoing	Ongoing consultation and community involvement in Reference groups and other forums.
	80 per cent participation in the staff climate survey	Manager Human Resources 4th Quarter	Complete	Climate survey undertaken in 2007. 93% participation rate. Results were collated, analysed and reported in December 2007.
Priority 2 Key Performance Indicators				
Percentage of Council resolutions implemented		General Manager 4th Quarter	Ongoing	Approximately year to date 90%. Results will be reported ir the 4th quarter
	85 per cent of Council resolutions implemented	General Manager and Directors 4th Quarter	Ongoing	Directors currently reviewing all resolutions for the past 3 years Feedback in this exercise will be reported to Councillors shortly
Number of completing or the set		Comorel Many res Owers	0	Six complaints were received during the period with 80% o
Number of complaints actioned		General Manager Quarterly Internal Ombudsman	Ongoing	these resolved Six complaints were received during the period with 100% of
	80 per cent of complaints resolved	Quarterly	Ongoing	these resolved
	100 per cent of corruption allegations investigated and actioned	Internal Ombudsman Ongoing		No corruption allegations were received during the period, therefore no action required.
		Manager Human		There were 13 resignations during the quarter from a total of 430 staff (excluding casuals), giving an employee turnover rate of 3% for the quarter. The annualised rate as at 31 March is
Total number and employee turnover rate		Resources Quarterly	Ongoing	14.8%.

Key Performance Indicator	Performance Measures	<b>Responsible Officer/Timing</b>	Status	Comments
				Delays in implementing the new Payroll/HR system
				have delayed statistical reporting. Once the new system is
				operating, reports will be developed to reflect statistical
		Manager Human Resources		information on all relevant aspects of Human Resources
	Total workforce by employment type	4th Quarter	Not Yet Due	Management.
				Delays in implementing the new Payroll/HR system have
				delayed statistical reporting. Once the new system is
				operating, reports will be developed to reflect statistical
	Average hours of training per year per	Manager Human Resources		information on all relevant aspects of human resources
	employee by employee category	4th Quarter	Ongoing	management.
	Rates of incident/accident including			
	'near misses' reported in	Manager Human Resources		There were 60 reported incidents or accidents for the quarter, 8
	Incident/Accident Database	Ongoing	Ongoing	resulted in lost time injuries representing 13% of the total. 10,329 requests received in the 3rd guarter. An increase of
				1,222 from the previous guarter. 681 requests are yet to be
Number of outstanding Customer Requests as		Director Community		finalised. 94% of requests were processed above targets
<b>.</b> .			Omeraine	set of 80%
reported by Council's CRS		Quarterly	Ongoing	94% of requests were processed within service standards for
	80 per cent of CRS processed within	Manager Customer Services	Achieved to	the quarter. This is stable compared to the previous quarter of
	service standard	Quarterly	Date	95%
		Quarterly	Date	84% of requests were actioned within service standards for the
	75 per cent of CRS actioned within	Manager Customer Services	Achieved to	guarter. This is an increase of 2% compared to the previous
	service standard	Quarterly	Date	quarter.
			Dato	
Number of requests for access to Council's				
information and records through legislative		Director Corporate 4th		
requests		Quarter	Ongoing	See figures below.
	70 per cent of requests to access		JJ	
	publicly available information under			
	Section 12 of the Local Government			
	Act 1993 are actioned within 10	Director Corporate 4th	Achieved to	
	working days	Quarter	Date	268 requests were received. 100% actioned within timeframe
	100 per cent of Freedom of Information	)		
	requests processed within legislative	Director Corporate 4th	Achieved to	There was 1 FOI request received and it was actioned within
	timeframe	Quarter	Date	legislative timeframe.
	Respond to 100 per cent of Section	Manager Land Information	Achieved to	There were 812 certificates received and processed within
	149 Planning Certificate requests	4th Quarter	Date	agreed timeframe.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
Driarity 2 Kay Darformanas Indiastora				
Priority 3 Key Performance Indicators		Director Corporate		Council policies continued to be reviewed as per the
Number of Council policies reviewed		Quarterly	Ongoing	Promoting Better Practice Review Action Plan
	10 Council policy documents	Internal Ombudsman 4th	geg	Council policies continued to be reviewed as per the Promoting
	developed, reviewed or modified	Quarter	Ongoing	Better Practice Review Action Plan
				A customer satisfaction survey is currently being drafted.
Level of satisfaction with Council's		Director Community		The survey will be conducted in the fourth quarter with
communications		Ongoing	Ongoing	results to be presented in the fourth quarter update
				Satisfaction survey to be held in the 4th quarter. Activities
				undertaken to date include posters, brochures, banners,
				advertising, media and website/enews were produced for the
				following programs: Australia Day Citizenship and Concert,
				School Holiday Programs, Twilight Concert in the Park, Seniors
	70 per cent level community			Week, Youth Week, Parenting Seminars, Colour Your Canine
	satisfaction with Council's	Communications Co-		for a Cure, Active Ku-ring-gai and Heritage Week. Community
	communications	ordinator 4th Quarter	Not Yet Due	survey to be conducted in the fourth quarter
				There was an improvement of 16% over the 2006 results on
	15 per cent increase in satisfaction of			organisation direction. Major projects helping to achieve these
	communication across Council's	Manager Human Resources		results include the Lunchtime seminars program and intranet
	sections	4th Quarter	Completed	project
	70 per cent of media stories present a		Achieved to	48 media releases this quarter with 89% presenting a positive
	positive image of Council	General Manager Quarterly	Date	image.
	85 per cent satisfaction with Council's	Manager Customer Service		Survey will be conducted on the 4th quarter to assess the
	customer service	4th Quarter	Not Yet Due	customer service satisfaction.
Number of decuments continued in TD194 areas and		Director Corporate 4th	Onesin	440 007 de sum ante continued in TDIM (en the first 0 montes
Number of documents captured in TRIM per year	00 per cent of correspondence	Quarter	Ongoing	119,267 documents captured in TRIM for the first 3 quarters
	90 per cent of correspondence completed within specified standard	General Manager & Directors	Achieved to	98% of incoming documents were scanned and registered as
	timeframe	U		required with 90% filing of completed works as per schedule.
		Ongoing	Date	99% of systems were available during the 3rd quarter.
		Director Corporate		There were no major problems associated with information
Availability of the information technology systems		Ongoing	Ongoing	technology systems.
realizing of the mornation teemology systems			Singoing	99% of systems were available during the 3rd quarter. There
	98% availability of information	Manager Information	Achieved to	were no major problems associated with information technology
	technology systems	Technology Ongoing	Date	systems.
	toomoogy oyotomo		Date	eyeteme.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
	Bui	It Environment		
Priority 1 Key Performance Indicators		Director Operations 4th		Capital works program adopted by Council. See third
Annual capital works expenditure (\$)		Quarter	Ongoing	quarter budget review
	80 per cent of Capital Works Program completed	Manager, Design and Projects 4th Quarter	Achieved to Date	Budget report for the 3rd quarter provides an indication of the current status of each project under the capital works program. A number of projects are delayed due to higher than anticipate wet weather periods. The program is expected to be completed by the end of May 2008 with the exception of works on Boomerang Street Turramurra due to further consultation and a report to Council on the proposed tree removal and replacement program associated with the roadwork's. All carry forward projects are now complete. All designs have been completed and the majority of projects are expected to be
	Two kilometres of new footpaths and cycleways constructed	Manager, Design and Projects 4th Quarter	Complete	completed by the end of June 2008. Recent projects completed included Brentwood Avenue, Cherry Street, Fiddens Wharf Road and Mona Vale Road for connection to the Wildflower Gardens. The majority of works are expected to be completed by May
	15 kilometres of roads are reconstructed	Pavements & Assets Engineer 4th Quarter	Achieved to Date	2008. Some projects were delayed due to higher than anticipated wet weather periods.
	Three sports fields rehabilitated	Director Operations 4th Quarter	Achieved to Date	Works are nearing completion on Tryon Oval. Canoon netball and tennis courts have been completed.
	Five new playgrounds completed	Director Operations 4th Quarter	Achieved to Date	Program underway with new playgrounds at Yarrabung and Killara parks completed. Roseville Park, St Ives Show Ground, Hicks Avenue and Dukes Green have been added to the list and due for installation in June 2008.
	80 per cent of approved drainage program completed	Manager, Design and Projects 4th Quarter	Achieved to Date	Designs currently being prepared and carry forward projects an now complete. Most of the minor drainage projects are now complete. Works in Stanley Street and Cook Street Killara are now complete and designs are being finalised for Provincial Road and Chelmsford Avenue works.
Percentage of Infrastructure Levy program completed (\$1.9 mil)		Director Operations 4th Quarter	Ongoing	Program has been adopted by Council and majority of works have been completed. All works are expected to be completed by end of May 2008. See third quarter budget review report for figures.
· · ·	8.9 kilometres of roads re-sheeted or reconstructed	Pavements & Assets Engineer 4th Quarter	Achieved to Date	70% of roadwork's were completed by March 2008. Majority w be completed by May 2008.
	90 per cent of adopted Infrastructure Levy program completed	Pavements & Assets Engineer 4th Quarter	Achieved to Date	80% of the levy roadwork's were completed by March 2008. Remaining works scheduled to be complete by end of April.
Percentage of Environmental Levy program completed (\$1.8mil)		Director Strategy 4th Quarter	Ongoing	Council approved the capital works program in August 2007 and the budget report provides an indication of the current status of the projects under the capital works program. Expenditure to date is \$1,904,766

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
				The program is nearing 75% completion, in line with works
				program. Major projects and status include:
				* Edenborough Oval - stormwater harvesting completed
				September 2007
				* Bush regeneration program across nine sites, programming
	75 per cent of adopted Environmental	Manager Corporate Planning	Achieved to	according to estimated timetable
	Levy program completed	and Sustainability	Date	* Creek restoration at The Glade completed
	Undertake 50 Environmental Levy			
	projects within the adopted program	Manager Corporate Planning	Achieved to	48 project areas commenced under the Levy including
	areas	and Sustainability	Date	Bushcare support and catchment based drainage works
Percentage of asset classes with current capital		Director Strategy 1st		
works programs		Quarter	Complete	
	100 per cent consistency of capital			
	works program with our 10 year			100% of capital works programs are consistent with our 10 year
	financial model and adopted budget	Director Strategy 1st Quarter	Complete	financial model
	100 per cent of asset classes have		•	100 % of asset classes now have current capital works
	current capital works programs	Director Strategy 1st Quarter	Complete	programs as resolved by Council
	· · · ·			Current median processing time is 44 days for
				development applications. This figure excludes s.96 and
		Director Development and		s.82A statistics as per current Department of Planning
Median Development Application processing time		Regulation Quarterly	Ongoing	statistic gathering methodology.
i <u>    i     i                     </u>	Median processing times for all			
	applications is 60 days with 70 per	Manager Development		Median processing time for 100% of applications was below 50
	cent of applications having a	Assessment Services	Achieved to	days. All Express DA's were determined within the standard
	processing time of 50 days	Ongoing	Date	timeframe of 32 days.
Priority 2 Key Performance Indicators				
				Building Maintenance programmed activity is virtually
				completed. Large Contractor based works are programmed
				in May and June. All plant replacement has been actioned.
				Majority replaced, some waiting for results of
		Director Operations 4th		feedback/consultation. Detailed annual maintenance
Annual maintenance expenditure		Quarter	Ongoing	expenditure is contained in the 3rd quarter budget review.
				* 87% completed overall for Building Maintenance Program. Of
				206 jobs, 7 remain Trade and 18 in Contractor
				* 95% of Passenger Fleet Replacement Program completed.
				Of 42 Cars, 39 cars are replaced. 3 cars remain on hold.
				* 80% Operational Fleet Replacement Program completed. Of
	85 per cent maintenance work program	Manager Engineering	Achieved to	39 plant, 28 replaced.
	completed	Services Ongoing	Date	* 70% Road & Footpath Maintenance Program completed.
			Date	7070 Road & Footpath Maintenance Frogram completed.
		Director Development and		
Land and Environment Court costs (\$)		Regulation Quarterly	Ongoing	
Land and Livironment Court Costs (\$)		Manager Development	Ongoing	Land and Environment Court year to date costs to the March
	Land and Environment Court costs do	Assessment Services 4th	Achieved to	guarter were \$775,700. This is \$236,800 below the year to date
		Quarter		
	not exceed budget	Director Development and	Date	quarterly budget of \$1,012,500. There are currently 298 DA's being processed. This is well
Current Development Application purchase		-	Ongoine	
Current Development Application numbers	l	Regulation Ongoing	Ongoing	within the 450 limit in place.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
		Manager Development		As at March 2008, the number of outstanding applications
	Number of undetermined development	Assessment Services	Achieved to	(DA's, S96 and S82A reviews) was 298 which is significantly
	applications less than 450	Ongoing	Date	(33%) below the desired threshold of 450 applications.
		Chigoing	Date	A draft survey has been designed and will be
Community satisfaction with local roads, drainage		Director Operations		communicated with residents in May 2008. Results to be
ootpaths and traffic (weighted average)		Ongoing	Ongoing	provided by the 4th guarter.
ootpaths and traine (weighted average)	50 per cent community satisfaction	ongoing	ongoing	provided by the 4th quarter.
	with local roads, drainage, footpaths	Director Operations 4th		A satisfaction survey has been designed and will be reported in
	and traffic (weighted average)	Quarter	Not vet due	the 4th quarter
Community satisfaction with local parks,				
playgrounds, sporting and recreation facilities and		Director Operations 4th		This will be included in the community consultation process to
natural areas		Quarter	Not yet due	be undertaken in the 4th guarter.
	80 per cent community satisfaction			
	with the provision of parks,			
	playgrounds, sporting and recreation			
	facilities, natural areas and public	Director Operations 4th		This will be included in the community consultation process to
	domain	Quarter	Not yet due	be undertaken in the 4th guarter.
		Director Operations 4th		
Percentage of recycling to total waste generation		Quarter	Not vet due	To be reported in the 4th quarter review
		Manager Waste, Drainage &		
	60 per cent diversion of waste from	Cleansing Services 4th	Achieved to	
	landfill	Quarter	Date	Council current diversion rates trends are over 60% diversion
	Below 4 per cent contamination by	Manager Waste, Drainage &		
	weight for dry recyclables and green	Cleansing Services 4th	Achieved to	Recent green waste audit reports 0.85% by weight
	waste	Quarter	Date	contamination level
	Increase by 5 per cent the proportion			Recent contracts for council generated waste secured for
	of recycled materials used in	Manager Designs and		recycling, allowing more accurate figures to be reported in the
	construction and maintenance	Projects 4th Quarter	Not yet due	4th quarter.
Priority 3 Key Performance Indicators				
				50 speed and volume counts are to be completed during
				2007/08. To 31 March, 42 counts have been completed. O
		Director Operations		target to complete the required work.
Average speed on local roads		Ongoing	Ongoing	
				Consultant has been engaged to undertake the study and
	Five per cent reduction in recorded	Manager, Traffic and		report has been made available. The matter will be reported to
	accidents on local roads	Transport 4th Quarter	Not yet due	Council in April 2008.
				Parking study currently being carried out. Outcomes to be
	80 per cent utilisation of Council's town	Manager, Traffic and		reported next quarter. Briefing sessions held at Planning Forun
	centre car parks	Transport 4th Quarter	Not yet due	on 20 May.
Number of operations that involve emergency		Director Operations 4th		Awaiting advice from SES and RFS. Figures to be reported
response		Quarter	Ongoing	in the 4th quarter.
	85 per cent of emergencies responded	Manager Engineering	Achieved to	Two bushfire threats in October 2007, with both emergencies
	to within 24 hours	Services Ongoing	Date	responded to within 24 hours.
Total number and monetary value of fines and		Director Development and		
total number of non-monetary		Regulation Quarterly	Ongoing	

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
				As at end of March.
				Number of Orders and Infringements issued for unauthorised
				development work were 67 at a value of \$36,340 Pollution offences were 8 at \$9,000
				Number of Clean-up notices issued were 7
				Number of premises receiving Orders for Noxious Weeds were
				Parking offences were 1613 at \$178,248
				Number of abandoned vehicle infringements issued were 3 at
	Dollar value and number of fines			\$440
	issued against relevant laws and	Manager Regulation and		Number of animals impounded were 59.
	regulations	Compliance Ongoing	Ongoing	
			<u></u>	The work of the Building Unit remains on track, however the
				shift in work to private certifiers in the Ku-ring-gai area
				continues. In the reporting period Council received, 61
				applications for Construction Certificates, whilst the private
		Director Development and		sector processed 193. Based on figures for the year to date,
Current construction certificates		Regulation Ongoing	Ongoing	Council maintains only 21% of the market share.
				1st quarter 96%, 2nd quarter 100% and 3rd quarter 80% of
	90 per cent of construction certificates	Manager Regulation and		certificates were processed within 14 days. To date the
	processed within 14 days	Compliance Ongoing	Date	average is 92%.
	80 per cent of buildings comply with	Manager Regulation and		48% of buildings complied with fire safety standards for the
	fire safety standards	Compliance Ongoing	Not achieved	December period
				An audit of completed developments was completed in March
Completed developments comply with Council's		Director Development and		2008. The audit checked for compliance with development consent from a representative sample of developments
		Regulation Ongoing		completed within the last 12 months.
planning objectives	Number and type of typical non-		Ongoing	
	compliances found per representative			
	sample of typical development at time	Manager Regulation and		A report on the findings will be prepared for presentation to
	of completion	Compliance Ongoing		Council prior to June 2008.
		Complative Origoning	i tot yot ude	

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
	Natu	ral Environment		
Priority 1 Key Performance Indicators				
Number of hectares burnt as part of the annual Hornsby/Ku-ring-gai hazard reduction program		Director Strategy 4th Quarter	Ongoing	A total of 29.2 ha have been burnt by NSW Rural Fire Service: Camden Gardens, Stanhope Road and Kokoda Avenue, Tobruk Road and Rofe Park. All of these burns were fully completed.
	30 per cent of the hazard reduction burn program completed against the Hornsby/Ku-ring-gai district bushfire management plan	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	Wet weather has resulted in a reduction in the program for the 07/08 season. Final results to be reported at the end of the 4th quarter. Five burns have been completed totalling 25% of the program.
	Assess and respond to 100 per cent of bushfire hazard complaints on private/crown lands	Manager Corporate Planning and Sustainability Ongoing	Achieved to Date	Council received 20 complaints or requests. Each were responded to within the timeframe agreed for complaints. A decrease in complaints has been noted as a result of cooler wet weather.
Identification and description of significant impacts of activities, products and services on biodiversity in protected areas and areas of high biodiversity values outside protected areas		Director Strategy 4th Quarter	Ongoing	The State of Environment report was prepared for the 2006/07 financial year in conjunction with the Northern Sydney Regional Organisation of Councils. Details on key environmental issues were also included in council's own annual report. Biodiversity training has been conducted with relevant operational and technical staff.
	Five per cent improvement in the health of natural areas measured through combined weed mapping, fauna diversity and macro-invertebrate monitoring programs	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	Vegetation mapping data under review. Data collection also includes collaboration with Macquarie University on terrestrial macro-invertebrates. A review of the weed mapping data has commenced and will be reported to the advisory committee in 2008
	33,000 locally native plants propagated by Council's community nursery	Operations 4th Quarter	Achieved to Date	25,360 plants propagated to date.
	Number of Voluntary Conservation Agreements	Manager Corporate Planning and Sustainability 4th Quarter	Achieved to Date	No new voluntary conservation agreements signed.
	20 per cent reduction in customer requests relating to bushland interface dumping	Manager Corporate Planning and Sustainability 31/05/2008	Not yet due	There were 257 CRSs generated during the 3rd quarter. Further analysis will be undertaken in the 4th quarter
	100 per cent of Council's activities and development applications consider endangered ecological communities and are consistent with relevant environmental legislation, recovery and threat abatement plans		Not yet due	Mapping Blue Gum and Sydney Turpentine Iron bark Forest adopted by Council in December 2007. Aerial photography interpolation commenced and reported to Bushland Reference Group. Training for development assessment staff on the 7-part test for endangered species and threatened ecological communities will be undertaken in the 4th quarter. 13 Development Application referrals to specialised staff in strategy
Priority 2 Key Performance Indicators				Reference group.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
Area (ha) of bushland under regeneration, restoration or rehabilitation		Director Strategy Quarterly	Ongoing	During October, November and December the Regeneration Team has worked on 16 sites covering an estimated area of 11029m2 as well as maintenance and CRS requests. As part of the Environmental Levy the total area covered was 411,674sq m, consisting of 16 regeneration sites, pre or post fire weeding on 5 sites and 4 riparian sites
	10 per cent improvement "category four weeds" at sites under regeneration programs managed by Council's operational staff			A review of weed mapping data and methodology commenced in February and will be reported to the Bushland Catchments and Natural Areas Reference Group throughout 2008
	10 per cent improvement "category four" weeds at sites under regeneration programs funded by the Environmental Levy and other sites under contract	and Sustainability 4th Quarter	Not yet due	As part of the Environmental Levy the total area under regeneration, weeding and riparian was 411 674sq m, consisting of 16 regeneration sites, pre or post fire weeding on 5 sites and 4 riparian sites
	Implement eight actions each year against the Biodiversity Strategy	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	Reporting on this imitative is scheduled through the Bushland Reference Group in the 4th quarter.
Total water use by Council by source (kL/yr) (potable, stormwater and recycled sewerage)		Director Strategy 4th Quarter	Ongoing	2007/2008 has seen unforseen complications in assessing the tender for the Gordon golf Course sewer mining project. The assessment process took longer than anticipated by six months. In addition to this, Killara golf course pulled out of the partnership causing Council lost time in rewriting the specifications and re-evaluating the project to address this change. The aim is to have the project operational by April 2009. This project once completed should show a reduction of approximately 10% of Council's overall potable water use.
	10 per cent reduction in potable water use by council	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	This information will be updated when Sydney Water statement is received at the end of the financial year. Savings will be generated by the implementation of Energy and Water Conservation contract, water restrictions and eventually success of sewer mining and stormwater harvesting projects.
	15 per cent increase in non-potable water use by council	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	Contract for the sewer mining project for Gordon golf course signed January 2008. Stormwater harvesting at Edenborough oval completed. Design for future sites linked to forward capital works program. Water reuse figures will be provided at the end of the financial year.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
Total energy consumption across council sites (kW/h/year)		Director Strategy 4th Quarter	Not yet due	Council has entered into an Energy Performance Contract with Energy Conservation Systems P/L. Due to the complex nature of addressing multiple sites, there have been delays in developing a final program of works. However, energy conservation works are being undertaken at ten Council sites which will not be operational until Mid June 2008. Due to this delay, Council will not meet the KPI for energy reduction.
	Reduction of five per cent per annum in energy consumption derived from non-renewable resources by June 08	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	This initiative will be reported following the implementation of the Energy and Water Performance Contract in the 4th quarter.
	Five per cent reduction in greenhouse gas emission from council facilities	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	Information to be provided in the 4th quarter. Performance will relate to the timing of the implementation of the Energy Performance Contract.
Compliance with landfill environmental management plan		Director Operations Ongoing	Ongoing	
	95 per cent compliance with landfill environmental management plan	Manager Waste, Drainage and Cleansing Services 4th Quarter	Achieved to Date	Environmental monitoring continuing for waste, gas, leachate & site stability with 100% of Council waste operations complying with the landfill environmental management plan. Periods of increased leachate have occurred at both St Ives and North Turramurra due to increased rainfall activity.
Priority 3 Key Performance Indicators Area of catchments in the LGA protected by water quality or catchment remediation projects		Director Strategy 4th Quarter	Not yet due	This information will form part of the Integrated Water Management Strategy scheduled for reporting to Council in June.
	Increase capture of stormwater pollutants by five per cent per year	Manager Waste, Drainage and Cleansing Services 4th Quarter		Drainage maintenance program provides data on the collection of pollutants from gross pollutant traps that is reported annually.
	Design and construct three catchment remediation projects	Manager Corporate Planning and Sustainability 4th Quarter	Not yet due	Project development for a major catchment remediation project for the Lofberg Creek catchment in the area surrounding Bicentennial Park is underway. Detail design awarded and one grant received for \$250,000, with one grant still awaiting determination. Other sites under consideration as part of catchment program include Lindfield Soldiers Memorial Oval (to be completed 4th quarter), Comenarra Oval scheduled to commence in the 4th quarter, Sir David Martin Reserve, Cliff Oval and Allan Small Oval.
Number of Aboriginal archaeological sites recorded and reported by the Metropolitan Local Aboriginal Land Council		Director Strategy 4th Quarter	Ongoing	Work on this project has now commenced in partnership with the Metropolitan Aboriginal Lands Council.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
				Ongoing work with the Aboriginal Health Office to promote and
				research known and potential aboriginal heritage sites. The
	100 per cent of Council's operational			information has been made available to all staff. Before any
	activities assess their impact on known	Manager Corporate Planning	Achieved to	activities are commenced, staff assess the potential impact on
	Aboriginal sites	and Sustainability Ongoing	Date	known sites or report any new sites found.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
	Integ	grated Planning		·
Priority 1 Key Performance Indicators				
Percentage of progress against the completion of				
the adopted program for development of the		Director Strategy 4th	<b>.</b> .	
comprehensive LEP and DCP	25 per cent of the adopted four year	Quarter	Ongoing	
	program for development of			
	Comprehensive LEP and DCP	Manager Urban Planning 4th		Revised work program and timetable adopted by the Planning
	completed	Quarter	Not yet due	Panel.
	Completed		Not yet due	
Number of programs towards comprehensive				
Asset Management Strategy complete		Director Strategy Ongoing	Ongoing	Draft work program for 2008/09 under development
	Number of milestones completed			
	against adopted program	Director Strategy Ongoing		Asset Strategy work program under development
Priority 2 Key Performance Indicators				
				Consultation on the first phase of the Sustainability Plan
Percentage of community agreement with		Director Strategy 4th		has been completed. Draft visions and values are now on
Council's vision for a sustainable Ku-ring-gai		Quarter	Ongoing	public exhibition
		Manager Corporate Planning		Draft vision developed as part of the sustainability plan and
	80 per cent community agreement with	and Sustainability 4th		reported to Council. Consultation is now underway in
	the Council's vision	Quarter	Not yet due	conjunction with development of action plan.
		Manager Compareto Diagnian		The response in the 2006 Climate Survey was 28% awareness
	10 per cent increase in staff	Manager Corporate Planning and Sustainability 4th		of Councils vision. This increased to 41% in the 2007 survey. Ongoing consultation on the vision developed from the
	awareness of Council's vision	Quarter	Completed	Sustainability Plan to follow.
		Director Corporate 4th	Completed	Council's commercial portfolio is fully leased providing
Total value of Council's property portfolio		Quarter	Not yet due	market rental returns.
Total value of obtaining property portiono	25 per cent of council property portfolio	Commercial Services Co-	Not yet due	Ongoing review of portfolio conducted in line with current S94
	reviewed	ordinator 4th Quarter		and development of Town Centre S94 Plans.
				Sustainability reporting team has been established to
Number of policies and plans consistent with the				assist in the identification and review of policies as
principles of Ecological Sustainable Development		Director Strategy 4th		appropriate. This action will also link to Council's general
(ESD)		Quarter	Ongoing	policy review process
		Manager Corporate Planning		
	100 per cent of new policies and plans	and Sustainability 4th		A sustainability reporting template for council reports is in
	based on principles of ESD	Quarter	Not yet due	development
				Two landscape master plans have included sustainability
				as part of their core criteria, including: Sir David Martin
				Reserve and Swain Gardens. Other projects in preparation
				include: Turramurra Memorial Park and Karuah Park, North
Number of projects that demonstrate sustainable		Director Strategy 4th		Turramurra Recreation Area and the Open Space
design		Quarter	Ongoing	Acquisition Strategy.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
				During the third quarter, the Strategy Department has
				contributed to the development of future designs for the Town
	100 per cent of future design projects			centre projects and provided input into specific site plans using
	are based on sustainable design	Manager Urban Planning		the principles of ESD as guidelines , including master plans an
	principles	Ongoing	Date	the urban design referral service
Priority 3 key performance indicators				
				Representations made on the further NSW planning
				reforms, and the northern region planners (NSROC)
				forums, SAN hospital community reference group and
Number of representations by Council relating to		Director Strategy 4th		Heritage Act review. A submission was made on the
regional, State and Federal policies and programs		Quarter	Ongoing	Macquarie Park DCP-Ryde Council.
	Council makes representation and			
	participates in at least five regional			Representations made on the NSW planning reforms, Planning
	matters concerning environmental,			Institute of Australia and the northern region planners (NSROC)
	infrastructure, transport, economic and	Manager Urban Planning	Achieved to	forums, the North sub regional strategy, SAN hospital and
	social polices and plans	Ongoing	Date	Heritage Act review
				Council has progressed the following community infrastructure projects , North Turramurra Recreation Area concept plan,
				West Pymble indoor pool. A draft S94 plan has been finalised
				so that the planning for the town centres can be included within
Number of projects completed in the planning of				a review of Council's Long Term Financial Model. Open space
community infrastructure delivery and renewal		Director Strategy 4th Quarter	Ongoing	acquisition strategy will be reported to Council in April.
		Diroctor Citatogy in Quartor	ongoing	Draft prepared of the new town centres facilities plan,
				developer contributions strategy and section 94 plans for
	100 per cent of projects progressing	Manager Urban Planning	Achieved to	exhibition . Town centre planning has been on schedule as per
	according to adopted timelines	Ongoing	Date	adopted timelines including stage 1 June 2008
Number of stages completed of the development		Director Strategy 4th		Scoping review prepared for further discussion and
of the integrated transport and access plan		Quarter	Not yet due	comment, in 4th quarter
	Complete 100 per cent of milestones			Scoping review prepared for further discussion and
	on time	Director Strategy 4th Quarter	Not yet due	comment, in 4th quarter
				Finalisation of the new town centres facilities plan,
Number of town centre program components		Director Strategy 4th		developer contributions strategy and section 94 plan. 3D
finalised		Quarter	Ongoing	modelling for key sites within all centres
				3D modelling for the key sites in all centres Turramurra, St Ives
				and Lindfield town centres is now completed. Final LEP and
	Town centre planning finalised for	Manager Urban Planning 4th		DCP amendments were made for the Turramurra and Roseville
	three centres	Quarter	Date	town centres
Number of cultural planning projects developed		Director Community 4th		
and implemented		Quarter	Ongoing	
		vuai tel	Ungoing	<u> </u>

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
		Manager Leisure and Cultural Development 4th Quarter		Of most significance is the commencement of the feasibility study into the future of the Marion Street Theatre. Projects currently in progress include the Historic Houses project, Strategic Plan for Tulkiyan, links with Heritage Advisory Committee and a review of the financial assistance program.

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments			
		cial Sustainability	Olulus	Comments			
Priority 1 Key Performance Indicators							
		Director Corporate 4th					
Available working capital		quarter	Not yet due				
	Working capital is increased to \$1million by 2012/13	Manager Finance 4th Quarter	Not yet due	Available Working Capital as at 30 June was \$1.108 million, although as reported to Council when the 2006/07 Annual Financial Statements were presented to Council, these funds may be required to repay tree and landscape bonds and, as such, should not be committed.			
	100 per cent of statutory financial reports prepared and submitted	Manager Finance Ongoing	Achieved to Date	period and have been completed within the statutory timeframe			
	Council's debt reduced to \$9.6 million	Manager Finance 4th Quarter	Not yet due	Repayments are being made in accordance with Council's loan schedules			
	\$1.9 million committed to works of 'direct community benefit'	Manager Finance 4th Quarter	Not yet due	The completion of Council's projects and capital works will result in \$2.377M (including \$448,000 carry-overs) of the funding being provided through works of direct community benefit. \$835,000 spent as at 31 March 2008, comments on project status provided March Quarterly Budget Review			
	15 per cent of Council's depreciation liability allocated to depreciation reserves	Manager Finance 4th Quarter	Not yet due	Transfers will be completed by year's end. A new reporting system has being developed that provides for these transfers during the year and will allow for monthly reporting on the balance of Council's reserves which include the 15% of the depreciation liability.			
	100 per cent of interest earned on infrastructure, roads, footpaths and buildings' depreciation and property reserves is restricted to those reserves	Manager Finance 4th Quarter	Not yet due	Transfers will be completed by year's end. A new reporting system has being developed that provides for these transfers during the year and will allow for monthly reporting on the balance of Council's reserves which includes the 100 % of interest earned on infrastructure, roads, footpaths and buildings' depreciation and property reserves is restricted to those reserves			
	Budget balanced to long term financial model	Manager Finance 4th Quarter		In accordance with councils long term financial model the draft 2008/09 budget has been finalised for incorporation in draft Management Plan 2008-2012, which was presented to Council on 29 April 2008.			
	Achieve a saving of 10 per cent of Kw/h on 2005/06 electricity consumption costs to internal Council assets (GRI EC2)	Director Strategy 4th Quarter		Further details to be provided in the 4th quarter.			
		Director Corporate 2nd					
Amount (\$) allocated to asset management	Amount (\$) allocated according to each asset category	Quarter Director Corporate 2nd Quarter	Complete Complete	Allocations were reviewed as part of the development of the Long Term Financial model and draft 2008/09 budget with an additional \$2.571M allocated to infrastructure renewal.			
Council's investments meet or exceed the benchmark rate		Director Corporate 4th Quarter	Not yet due				

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Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
				Mainly as a result of the US sub-prime mortgage market crisis,
				Council's investments returns for the first 3 quarters were below
				benchmark. Although none of Council's investments were
				directly involved in that market, there has been indirect effect
	80 per cent of Council's investments			across global markets. The YTD return for March was 3.72%
	meet or exceed the benchmark rate	Manager Finance 4th Quarter	Not yet due	against a benchmark rate of 7.08%

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments		
Community Development						
Priority 2 Key Performance Indicators						
		Director Community 4th				
Number of community services implemented		Quarter	Ongoing	The second will be the factor to the second second of FOV. The		
	Achieve 90 per cent utilisation levels in			The overall utilisation for both services was 91.5%. The utilisation at Thomas Carlyle was 93% for the quarter. The		
	Family Day Care and Thomas Carlyle	Manager Community	Achieved to	utilisation level for the Ku-ring-gai Family Day Care Service wa		
	Children's Centre	Development	Date	90%.		
				Total participants at youth service activities is currently 4,289		
				for the year. This number is primarily made up of Youth centre		
				visits, special events and workshops. Not included are		
	Achieve over 5,000 participants in	Manager Community		workshops in schools, community forums or our outreach		
	Youth Services activities	Development 4th Quarter	Date	statistics.		
	Achieve 90 per cent conscitu			Attendance across the three school holiday programs reached		
	Achieve 80 per cent capacity at vacation care centres and school	Manager Cultural Services	Achieved to	90% capacity for the quarter. Specialised staff have been recruited to provide additional support to children with special		
	holiday programs	Ongoing	Date	needs.		
	Deliver 12 immunisation clinics	Manager Community	Achieved to	18 immunisation clinics have been conducted to date, with 477		
	annually	Development Ongoing	Date	children in attendance		
				Eight citizenship ceremonies have been conducted in the first 3		
				quarters with a total of 625 new Australian citizens. The		
		Communications Co-	Achieved to	January ceremony was held on Australia Day at Wahroonga		
	Conduct 11 citizenship ceremonies	ordinator Ongoing	Date	Park, with over 400 guests attending		
		Director Community 4th	0			
Number of community programs delivered		Quarter	Ongoing			
				A customer satisfaction survey to be undertaken in the fourth		
				quarter. Programs undertaken include the International		
	85 per cent community satisfaction	Director Community 4th		Women's Day Luncheon, Gems of Ku-ring-gai project and		
	with community programs	Quarter	Not yet due	Empowering Parents with Challenging Teens seminar.		
				Sponsorship arrangements are currently being negotiated with		
				the Northside Courier for the Concerts in the Park Series and		
	Number and dollar value of	Communications Co-				
	sponsorships per year	ordinator 4th Quarter Director Community 4th	Date	sponsorship for the 2008 Festival on the Green.		
Utilisation of Council's community facilities		Quarter	Ongoing			
			ongoing			
	70 per cent utilisation of Council's	Manager Community		Utilisation levels for community facilities will be calculated at		
	community facilities during core hours	Development 4th Quarter	Not yet due	the end of the 4th quarter.		
	90 per cent of leases or licence			Community leases currently under negotiation include St lves		
	agreements executed that fall due per	Manager Community	Network	Occasional Childcare Centre, Bradfield Park Children's Centre,		
	year	Development 4th Quarter Director Community 4th	Not yet due	Scouts Leases, and new licences for the St Ives Showground.		
Number of volunteers participating in Ku ring or		Quarter	Ongoing			
Number of volunteers participating in Ku-ring-ga		wuditei	Ungoing			

Key Performance Indicator	Performance Measures	Responsible Officer/Timing	Status	Comments
	Total number of volunteers (including gender and age) and a description of their programs (by program)	Director Community 4th Quarter	Achieved to Date	Approximately 1370 volunteers engaged in a range of environmental community programs throughout the quarter. These included Bushcare (750 working on over 160 Bushcare sites); Streetcare (over 90 volunteers working on 16 Streetcare sites); Tree Nurturers (200 volunteers caring for 300 trees that are part of Council's Canopy Replenishment Program); WildThings (over 200 participants utilising their backyards as a biodiversity initiative for wildlife); and Parkcare (24 volunteers). At the Library, 15 volunteers, including Duke of Edinburgh and work experience students, were engaged in assisting.
Priority 2 Kay Parformance Indiactors				
Priority 3 Key Performance Indicators Number of participants in community education		Director Community 4th		
programs		Quarter	Ongoing	
	85 per cent community satisfaction with community education programs	Director Community 4th Quarter	Not yet due	A customer satisfaction survey to be undertaken in the fourth quarter. During the month of March the Bushland Education Centre hosted 13 educational programs.
Library Service Customer Satisfaction Rating		Director Community 4th Quarter	Not yet due	
	85 per cent satisfaction in library services	Manager Library Services 4th Quarter		The library customer satisfaction survey has been drafted and will be conducted during the 4th quarter. Results will be reported by the 4th quarter following collation and analysis. Since the launch of eZone in July 2007, the use of IT facilities has increased by up to 200% across all branches.

S05396 5 May 2008

# SUSTAINABILITY REFERENCE GROUP MINUTES OF MEETING OF MONDAY, 7 APRIL 2008

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To bring to the attention of Council the proceedings from the Sustainability Reference Group Meeting held on Monday, 7 April 2008.
BACKGROUND:	The role of the Sustainability Reference Group (SRG) is to provide community, stakeholder and industry advice and feedback to Council on matters relevant to sustainability.
COMMENTS:	At the meeting of Monday, 7 April 2008, five items were discussed including membership and the Charter of the Sustainability Reference Group, the draft Sustainability Vision Report, the Mayor's Eco-Ambassador program, the West Pymble Sustainability Project and the implications for Councils on climate change.
RECOMMENDATION:	That the Minutes of the Sustainability Reference Group meeting held on Monday, 7 April 2008 and attachments be received and noted and that the draft Charter be adopted, incorporating the changes to the role of the Group and inclusion of an Aboriginal representative.

# PURPOSE OF REPORT

To bring to the attention of Council the proceedings from the Sustainability Reference Group Meeting held on Monday, 7 April 2008.

# BACKGROUND

The SRG will provide community, stakeholder and industry advice and feedback to Council on matters relevant to sustainability. This was the first meeting for the group.

# COMMENTS

There were five items for general business discussion in the meeting of Monday, 7 April 2008. Minutes of the meeting are included as Attachment 1 to this report:

- 1. *Membership and Charter of the Sustainability Reference Group.* At the meeting it was proposed that membership be expanded to 16 to allow for an Aboriginal representative and the role of the Charter (Attachment 2) was modified to emphasise the principles of ecologically sustainable development.
- Ku-ring-gai's Sustainability Vision Report. Comments received on this document were noted and discussed. The Report has been placed on public exhibition as of 8 April 2008. A working party will be established at the next SRG meeting to work on the Report and review submissions received from the community.
- 3. *Eco-Ambassador Program.* The Mayor provided a working draft of the program (Attachment 3). The viability of the program was discussed and endorsed by the SRG.
- 4. The West Pymble Project Sustainability Project. Sharyn Gale (Macquarie University Masters student) and Steven Holland (local resident and SRG member) informed the SRG of the project being undertaken at West Pymble. The findings of the project will be presented to the SRG at their June meeting.
- 5. Climate Change. In response to the SRG's request for more information on climate change before agreeing to emissions targets at the previous meeting, a series of presentations on climate change were made by Dr Andy Pitman on the science of climate change, David Newhouse on carbon trading, legislation and taxation and Jenny Scott (Council's Sustainability Program Leader) on Ku-ring-gai Council's risk management, cost-benefit approach.

# CONSULTATION

The Sustainability Reference Group is itself a consultative forum, representing the interests of residents, user groups and industry experts. David Newhouse (climate change/environmental law expert and local resident) was invited to the meeting as a guest speaker to address the SRG on the risks posed by future climate change. Sharyn Gale (Macquarie University Masters student) briefed the SRG on the West Pymble Sustainability Project.

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# 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 Sustainability Reference Group considered five items of business at its meeting of Monday, 7 April 2008. The Sustainability Reference Group discussed membership and Charter for the group, the draft Sustainability Vision Report, the Mayor's Eco-Ambassador program, the West Pymble Sustainability Project and Climate Change.

# RECOMMENDATION

- A. That the Minutes of the Sustainability Reference Group meeting of Monday, 7 April 2008 and attachments be received and noted.
- B. That the draft Charter (as Attachment 2) be adopted for the Sustainability Reference Group.

Peter Davies Manager Corporate Planning & Sustainability Andrew Watson Director Strategy

Attachments:

- 1. Minutes of meeting of 7 April 2008 922275 2. Draft Sustainability Reference Group Charter - 922132
  - 3. Working Draft Eco Ambassador Program 927577

# Sustainability Reference Group

# Monday, 7 April 2008 Level 3 Council Chambers 7.00pm – 9.00pm

#### Attendees:

Members	Councillors	Staff
Cecil Blumenthal	Clr Nick Ebbeck, Mayor	Peter Davies,
Janet Harwood	Clr Elaine Malicki	Manager Corporate Planning & Sustainability
Steven Holland	Clr Michael Lane	Kirsten Davies,
Caspar Lewis		Sustainability Program Leader
Jenny Middleton		Jenny Scott,
Bernadette Pinnell		Sustainability Program Leader
Ron Rapee		Andrew Joyce,
Angela Rozali		Trainee Sustainability Officer
Andrew Daff		
Andy Pitman		
Giles Tabuteau		
Mark Taylor		
David Newhouse		
(guest speaker)		

#### Apologies:

Members	Councillors	Staff
Jacqueline Harvey		John McKee, General Manager
John Balint		Andrew Watson, Director Strategy
Elijah Swift		

Meeting opened 7.05 pm

#### General Business:

#### Confirmation of Minutes

Minutes of meeting of 25 February 2008 were accepted without alteration.

#### a) Street lighting

Councillor Lane discussed the issue of low energy street lighting and its implications. The benefits of energy saving by reducing the time and intensity of lighting has several negative implications. Energy Australia are concerned about liability issues and the cost of re-wiring every street. Councillor Malicki commented that there are standards of luminosity that street lighting must adhere to.

#### b) Biodiversity

Janet Harwood raised the issue of biodiversity and how this concept could be better promoted in the community. The Mayor noted this issue and offered to bring the issue of biodiversity back as a future item.

## SRG 5 – Draft Charter

The Mayor asked the Group if they had any concerns regarding the charter and the issue of membership. He explained that there are currently 15 members and that any change to the membership of the Group may require re-advertising.

Some issues regarding the wording of the Charter were raised, including:-

- To place further emphasis on the environment. Discussion on this matter turned to how individuals sought to define sustainability and how it encompasses the triple bottom line environment, economy and society.
- Mark Taylor suggested that sustainability has elements internal and external to Ku-ring-gai, and that it would be pertinent for the SRG to focus on the internal 'think globally, act locally'.
- There was general agreement that while the environmental elements of sustainability were crucial, the other elements of society and economy should not be ignored.
- Related to this, Bernadette Pinnell highlighted that the findings from the Vision Report did not all concern 'green' issues, and that before jumping to solutions the influences of 'localisation' and the social environment must be considered. Giles Tabuteau suggested that paragraph two of the charter should be given more prominence, with ecological sustainability being the overarching concept. All activities in Ku-ring-gai should be benchmarked against the principles of ecologically sustainable development.

Angela Rozali proposed that Ku-ring-gai's indigenous population be represented on the SRG and that the charter be amended so that an Aboriginal resident be included in the group. The Mayor was concerned that this would involve re-advertising positions, though, as it was a draft the change would be possible when Council formally reconsidered it. Andrew Daff suggested a member of the Sydney Metro Land Council be approached to represent Aboriginal interests in Ku-ring-gai.

**Action** – The SRG charter be amended to include one indigenous representative with a minor modification to the wording of the objectives of the group (as per Attachment 1) and that this formally be put to Council for consideration.

- Following amendment of the charter, the Mayor invite an Aboriginal representative to join the SRG

## SRG 6 – Draft Sustainability Vision Report

Council's Sustainability Program Leader briefed the SRG on the Vision Report. The report to be formally tabled at the next Council meeting. If approved by Council, it would then be placed on public exhibition for 2 months. SRG members were thanked for providing feedback and their comments have been tabled. It was recommended that a sub-committee be formed to discuss comments received on the report during the exhibition period. Bernadette Pinnell, Janet Harwood, Angela Rozali and Jenny Middleton expressed interest in becoming part of this sub-committee.

Action – Vision Report sub-committee to be appointed at next meeting.

The Sustainability Program Leader also invited SRG members to become involved in the upcoming Sustainability Action Planning Forums by attending and/or promoting these events via their social and professional networks.

Council was asked how it is promoting the Sustainability Forums. The Sustainability Program Leader responded that residents who had previously been involved in the process were re-invited, media releases had been issued, advertisements were placed in the Mayoral newsletter, the website and in local shopping centres and schools had been contacted.

The Mayor thanked staff for their involvement in a wonderful project.

# SRG 7 – Eco-Ambassador Update

A working draft of the potential project was distributed to members (Attachment 2).

The Mayor brought to the SRG's attention that Ku-ring-gai is one of the wettest areas in New South Wales, yet in 36,000 dwellings; very few water tanks have been installed. He stated that residents need more incentives to implement practices for sustainable dwellings.

The Mayor introduced the concept of the Eco-Ambassador:

- The program will focus on:-
  - 1. Residential homes
  - 2. Medium-density developments, using the work of Michael Mobbs as a model for sustainable dwellings.
- It would have a holistic approach, establishing Ku-ring-gai as a model and to empower and reward residents. Some possible inclusions are the development of 100 point checklist and low interest loans over 5 years.
- Other ideas include:
  - An education program
  - A preferred suppliers program
  - o Sustainability audit of homes
  - Council co-ordinated sustainable events and open days
- Potential funding sources are:
  - o The Environmental Levy.
  - o Grants
  - Private sources, such as establishing a foundation. This is an affluent area which has the capacity to support such a program – but sustainability is not top priority.
  - Reduction of rates by 10%. This does present some challenges as the LGA does not allow it.

Comments received included:-

- The project would consume a lot of staff time and effort.
- Are there better ways to achieve sustainable outcomes?
- The relative merits and emphasis of water saving initiatives and solar power were discussed.
- The grassroots approach was widely supported.

- A big problem is that new buildings are only constructed to last 30 years. We need to make them last 100 years! This short term longevity results in phenomenal costs. Buildings should be 100% sustainable.
- Local government cannot enforce higher standards than what is required by BASIX, however can persuade and encourage people to adopt sustainable practices.
- Environmentally sensitive design in development is crucial. The program must include the 10,000 new residential units which are being built in Ku-ring-gai.
- Nice, easy guides should be provided to people.
- Lack of money is not an issue for most Ku-ring-gai residents; it is more about their priorities.
- Discussions regarding resources were premature.
- Change is driven by individuals a positivist view, creating change without force, is desirable.
- Money and time are two major barriers to sustainable behaviour

The Mayor left the meeting at 8.15pm. Councillor Malicki was appointed to chair the remainder of the meeting.

Action – The Eco-Ambassador program was formally endorsed by the SRG.

# SRG 8 – West Pymble Project

The Sustainability Program Leader introduced Sharyn Gale, a master's student from Macquarie University who is working on this project together with fellow student Melisa Arboleda, SRG member Steven Holland and the West Pymble community. The students are currently entering and analysing the data collected from a survey conducted through the local shopping centre and will write a Draft Sustainability Strategy for West Pymble. They expect to complete the project by June and will present their findings to the SRG.

Steven Holland discussed West Pymble projects to date such as the web site, eco garden at the primary school and the walking bus. He commented on how much knowledge staff in Council have and that the Council is an important resource. Steven also mentioned that all shops have had the opportunity to be involved, although some thought it was more a beautification project as apposed to a sustainability project.

## SRG 9 – Climate Change

Three presentations were given in response to a request for more information at the last meeting regarding climate change and how it will impact on the community.

• Andy Pitman provided information on the science of climate change and the likely impacts facing Ku-ring-gai.

In summary:-

- the science of climate change is now conclusive. The debate is no longer about the science but about risk management planning.
- the extreme scenario would see the average temperature in Ku-ring-gai increase by up to 4-5°C.
- Ku-ring-gai's vulnerability is limited. There are no predicted extra risks of flood, drought or extreme temperatures.

- Ku-ring-gai is vulnerable to storms, but there is no evidence that they will intensify. Bushfire risks due to increased temperatures will be more extreme. A risk prevention measure would be to minimise development into the bushland.
- Generally strategic planning for climate change has been limited and he urged the group to exert pressure on the state government into action and to write submissions to the 2020 forums regarding climate change.
- Vegetation Canopy cover paradox it is important to maintain the canopy as it recycles rainfall and keeps environment cool, thus reducing bushfire risk and also provides protection from storm events. However, trees also present a major hazard as their presence increases the risk of bushfire and they are prone to causing damage to homes during storms.
- New houses should not be built in the bushland.
- High-rise living is in fact more sustainable than expanding our footprint
- It is anticipated in Western Sydney temperatures will increase by 5-7° in the extreme scenario. Expanding housing areas in these locations will have catastrophic impacts.
- David Newhouse gave a presentation on carbon trading, relevant legislation and the introduction of a carbon tax system. Council's Sustainability Program Leader gave a presentation on Ku-ring-gai's climate change strategy.

Some general comments on the presentations:-

- Current and past politicians have not acted in a timely manner.
- David Newhouse likened the proposed carbon tax as another GST which will conservatively cost each household \$1,000 per year. Low income families will be the most exposed.

#### General Business

Councillor Malicki moved that matters of general business be deferred to the next meeting as the meeting had already run over its scheduled closing time. The SRG agreed.

#### Next Meeting

The next meeting has been scheduled for Monday 12 May 2008 at 7.00pm in Council Chambers.

Meeting Closed at 9.40 pm.

## Attachments

- 1. Draft Sustainability Reference Group Charter
- 2. Eco-Ambassador Working Draft

# Draft - Charter Sustainability Reference Group

# **Reference Group Objectives and Role**

The overarching objective of the Sustainability Reference Group (SRG) will be to support the aim of sustainability which is to conserve a quality of life and natural environment for present and future generations of the Ku-ring-gai local government area (LGA).

Underlying sustainability are the principles of ecologically sustainable development (ESD) which Councils are now required to adhere to under the *Local Government Act* 1993.

The four principles of ESD are:

- intergenerational equity
- the precautionary approach
- biodiversity conservation
- improved valuation, pricing and incentive measures to protect the environment

These principles aim to protect eco-systems while societies are continuing to develop.

The role of the SRG is to support and assist residents, businesses, Council and others to engage in sustainability and to assist in maintaining a healthy diverse community and environment which is founded on local culture, heritage, ethical practices and a stable economy.

The SRG will provide community, stakeholder and industry advice and feedback to Council on matters relevant to sustainability.

Those matters relate to:

- Future planning and policy development
- Strategic program review
- Community input into the development of Council's Management Plan
- Facilitation of partnerships, community participation and volunteer programs relating to sustainability
- Providing support to specific project working groups established by Council from time to time (e.g. Climate Change)
- Community engagement with sustainability programs
- Human consumption patterns and the use of non-renewable resources (e.g. purchasing and waste management).

# **Meeting Focus**

SRG meetings shall focus on LGA wide issues and corporate policy matters. Local issues of a mainly personal interest are best raised with the relevant Council staff outside the meeting forum. Complaints are dealt with through established, standard processes outside of meetings. Individual development application issues are dealt with through the normal notification and submission processes and are not for consideration by the SRG.

# **SRG Membership**

SRG membership is 16 people or more, plus Councillors and will consist of the following persons or positions:

- Chairperson (a Councillor appointed by Council)
- Deputy Chairperson (a Councillor appointed by Council)
- ➢ Key local community groups
- Industry experts (as required)
- General community representatives
- All interested Councillors
- One Aboriginal representative

Council will invite applications for membership from the community. Council will consider all applications and determine the membership of the SRG. The SRG will seek assistance in addressing specific issues via expert advice and the formation of sub-committees.

## **SRG Support**

Technical and strategic advice will be provided primarily by the Director Strategy or nominee. Administrative support is limited to the preparation and distribution of each agenda and taking and distribution of meeting minutes.

## **Meeting Procedure**

A quorum shall consist of at least one Councillor (Chairperson or nominee) in addition to half the current community members plus one. Normally recommendations are made on the basis of consensus. At the discretion of the Chairperson formal voting may be called on for significant items. Minutes of meetings shall be kept in accordance with Council Meeting Procedures.

Meetings of the SRG are open and members of the community are encouraged to attend as observers. Members of the community or industry specialists may be invited to present to the SRG from time to time at the discretion of the Chairperson or to participate in working parties on specific projects. The establishment of a working party, including membership and tasks, will be subject to approval by Council resolution.

### **SRG Status**

The SRG is constituted under the provisions of section 355(b) of the Local Government Act 1993.

The SRG does not have any delegated authority under Section 377 of the Local Government Act 1993.

#### **Term of Membership**

Appointments to the SRG will be for two years from the date of appointment. During a two year term, a person taking the place of a previous member will be appointed for the balance of the original member's term. Council may extend the appointment of a member for further terms by resolution.

## **Meeting Attendance**

Appointments to the SRG will be subject to regular attendance and recognising apologies for inability to attend. When a member appointed to the SRG is absent from three consecutive meetings without an apology to the Chairperson, their appointment will lapse and they shall be notified accordingly. Members representing key local community groups may, with the approval of the Chairperson, have an alternative delegate attend in their absence.

#### **Member Obligations**

Members of the SRG agree to:

- Attend meetings and participate in discussions
- Report their views and where known those of the Ku-ring-gai community
- Give feedback from meetings to the wider community where possible
- Allow all members to present their views and opinions
- Suggest agenda items
- Make suggestions regarding improvements to advisory and consultative committees
- Work within the timeframe of the Charter and structure
- Clearly declare any conflict of interest regarding any issue under discussion

# **Council Obligation**

In constituting the SRG, Council agrees to:

- Give due and proper consideration to all recommendations and suggestions put forward
- Give members feedback on how their recommendations have been used
- Encourage member participation and meeting attendance
- Respond within a reasonable timeframe to requests for relevant information
- Provide administrative resources to assist in the smooth operation of the SRG
- Accurately record and represent the views of the members

## **Reporting Relationships**

The SRG shall make recommendations to the Council or a Committee of the Council on all relevant business put before it. Recommendations of the SRG will be presented to the Council or Committee in written form accompanied by comment from relevant Council Officers. Matters determined by the General Manager as purely or substantially "operational" in nature will be dealt with by the relevant Director and any action or lack there of reported to the SRG on a regular basis.

# **Meeting Schedule**

The SRG is to meet on a monthly basis or as required. No meeting is to be held in December or January. The Chairperson has the discretion to call meetings at other times on a needs basis provided sufficient notice is given to allow for such meetings to be advertised. Minimum number of meetings per year shall be 5.

# Eco ambassador and sustainable building program

# What is it?

The aims of the program are to:

1. Empower and reward our residents, businesses and developers to become leaders in sustainability.

2. Foster an interest sustainability issues and sustainability solutions that embody a socially responsible attitude to environmental stewardship.

3. Break down the barriers to sustainable behaviour through removing cost and time inhibitors

# What is the focus?

The program seeks to achieve a number of environmental, social and financial outcomes at a local, neighbourhood and regional level.

Participants in the *Eco Ambassador* program would be measured by a point score system determined against each of the criteria below

#### Environmental

- Energy
- Water
- Waste
- Land management
- Transport
- Other pollution

#### Social

- Volunteering
- Engagement with local organisations
- Supporting local community
- Emergency response preparedness

#### Financial

- Purchasing local or Australian
- Product choice
- Support for responsible businesses

A similar scheme would be used for the *Promoting Sustainable Buildings* program with a focus on expanding beyond BASIX requirements and look at:

• integrated water cycle management perspective (to incorporate stormwater reuse, grey water and sewerage recycling and pollution control)

- energy conservation and generation, material use
- waste and recycling (during construction and occupation)
- use of technology and innovation
- protection of remnant vegetation and providing greater habitat opportunities
- providing opportunities for "open house" days to showcase and promote leading practice and design.

# How would it work?

The *Eco Ambassador* program would acknowledge the efforts of households and business that have implemented a range of sustainability initiatives. This would take the form of three reward and recognition schemes, the latter two rewards being subject to a minimum point score with the Champion also subject to an independent review.

	<b>ECO</b> Participant	ECOAmbassador	<b>ECO</b> Champion
Categories	<ul> <li>Household (unlimited)</li> <li>Business (unlimited)</li> <li>Other* (unlimited)</li> </ul>	<ul> <li>Household (5)</li> <li>Business (3)</li> <li>Other* (3)</li> </ul>	<ul> <li>Household (1)</li> <li>Business (1)</li> <li>Other* (1)</li> </ul>
Requirements	<ul> <li>Join incentive program</li> </ul>	<ul> <li>Join incentive program</li> <li>Undertake self audit with min 70/100 point rating</li> </ul>	<ul> <li>Join incentive program</li> <li>Undertake verified audit</li> <li>min 90/100 point rating</li> </ul>
Rewards	<ul> <li>Recognition in Council web/newsletters/newspapers</li> </ul>	<ul> <li>Recognition in Council web/newsletters/newspapers</li> </ul>	<ul> <li>Recognition in Council web/newsletters/newspapers</li> </ul>
	Free Residential audit	Free Residential audit	Free Residential audit
	<ul> <li>Access to incentives**</li> </ul>	<ul> <li>Access to incentives**</li> </ul>	<ul> <li>Access to incentives**</li> </ul>
		<ul> <li>Copy of 'Your Home' technical manual</li> </ul>	<ul> <li>Copy of 'Your Home' technical manual</li> </ul>
		Philanthropic donation***	Philanthropic donation***
		<ul> <li>Water fix program OR</li> <li>Love your Garden program</li> </ul>	<ul> <li>Water fix program OR</li> <li>Love your Garden program</li> </ul>
		<ul> <li>Recognition at Australia</li> <li>Day festival</li> </ul>	<ul> <li>Recognition at Australia</li> <li>Day festival</li> </ul>
Ţ			<ul> <li>Financial reward (similar to S94 reduction for developer OR bonus payment)</li> </ul>
			<ul> <li>Recognition at Australia</li> <li>Day festival</li> </ul>

\* Schools/churches/community groups

\*\* Incentives would be determined to supplement current State and Federal Government programs and to be provided where there are gaps in the incentives schemes and that would make a positive difference

\*\*\*Philanthropic donation by Council to an organisation/s selected via Council process

The *Promoting Sustainable Building* program could incorporate aspects such as: faster development assessment times; reduction in fees; investigating options for flexibility in new section94 contributions plans; use of bank guarantees for section 94 contributions as a mechanism to delay payments up until the sustainable elements are installed; providing greater marketing opportunities through larger site promotional signs; and providing carbon credits to Council to offset its emissions.

In terms of recognitions, best practice initiative could be: promoted though DA kit; providing a best practice case studies on Council's web page; promotions via a sustainable building open house scheme; and undertaking ratings of the buildings via the Green Star initiative and other programs.

Eligibility would take a similar form to a scoring system to Eco Ambassador.

# **Financial implications**

#### Rates

It is not possible to give a rate rebate under the *Local Government Act* ("the Act") However, Section 577 does allow for giving an extension for payment of rates to eligible pensioners.

#### Rewards

Council is eligible to give a donation or reward as in a competition such as proposed.

#### Rebates

Rebates for products and services would be allowed. These have been used in other council areas to supplement water tank rebates among others.

Example of current rebates include:

- Rain water tank
- Grey water system
- Solar hot water system
- · Solar panels
- Insulation
- · Window glazing
- Sydney Water Water Fix
- Sydney Water Love Your Garden
- Fridge Buyback

#### Interest free loans

Interest free or reduced loans could be provided through Council to allow residents to install high-cost fixtures, including solar hot water systems, insulation, water tanks or solar panels without requiring the upfront lump sum to undertake the installation. This may incur a cost to Council through funding the interest on the loans, however there may be potential for a grant application through the NSW Climate Change fund to assist in undertaking this initiative. It may be possible to bill through existing rate notices.

### Budget

Note the implications for this program have not been included in the development of the 2008/09 budget. Options exist for partial funding through the existing Environmental Levy and the proposed stormwater charge. Further examination would be necessary along with agreement by Council and possibly the Department of Local Government.

### Philanthropic donation

An innovative element to this program would be the introduction of a philanthropic donation scheme. This would apply where residents or businesses would forgo some personal financial gain such as a council rebate to be donated to a selected organisation with a sound sustainable track record. The selection criteria are yet to be developed. By electing this option the global return on invested dollar by Ku-ring-gai residents would have a multiplier effect in terms of buffering against climate change.

For the case of example, a non-government organisation program that may be relevant include **Rainforest Rescue** (<u>http://www.rainforestrescue.org.au/index.html</u>) which purchase and protect 5sq meters of Daintree rainforest for \$25. The rescued rainforest receives lifelong protection from rural, residential and commercial development. A "Plant a Rainforest Tree" Gift Card indicates how many rainforest trees you have planted for the recipient. The trees will be planted and cared for by Rainforest Rescue.

**Oxfam** run a range of international programs such as providing reliable vegetable seeds to ensure farmers in East Timor can improve the yield of their crops and help keep families healthy through improved nutrition. Cost \$10. In China local farmers can be provided with a sheep that gives them the opportunity to earn a living selling wool. Cost \$74.

### Associated programs

Council currently has a grant from the NSW Government to promote urban sustainability. Its aim is to engage persons and households to improve their environmental performance and behaviours. As part of the program, two sustainability advisors be appointed will work with interested residents in the Ku-ring-gai, Hornsby and Willoughby Council areas. These advisors will work with residents to lessen their environmental footprint and improve local biodiversity.

### Education

### Local information

A series of local events or mini festivals could be used to raise interest in the project and raise awareness of the benefits of various sustainable goods and services that may be of benefit to the residents and business of Ku-ring-gai.

### Web portal

Council currently has a web page dedicated to the dissemination of information to assist Ku-ring-gai residents in fostering more sustainable lifestyles. The page, located within the Natural Areas section of the Council web page, provides residents with online programs to measure their footprint, 'green' directories to locate services and products to reduce their footprint, an extensive selection of fact sheets on a variety of sustainable products and initiatives, and a continuously updated section listing current grants and rebates available to residents. However, this site currently is not highly advertised within the community.

### **Preferred suppliers**

As part of the current NSW Government project a preferred contractor list of sustainable business providers is being developed. This will cover both goods and services. Application to the list will be used via an expressions of interest process in line with Council's purchasing policy.

### Services

A free residential audit can be provided to residents. Several companies already provide this service to Ku-ring-gai residents however Council does not endorse any particular company due to anecdotal suggestions that the service quality may be below standard. However this can be overcome through undertaking an Expression of Interest process and ensuring the preferred tenderer adheres to a service quality agreement. The contractor will be funded through existing programs such as the Renewable Energy Certificates, with no cost to Council or the resident.

The above programs do not as yet, extend to businesses or schools, however there may be potential for Council to assist in providing this service. This may incur some cost depending on the administration of the Renewable Energy Certificate scheme.

Working draft for Eco Ambassador and Promoting Sustainable Building Program

### **Examples of similar awards**

### Northwest Business Environment Awards 2008 - UK

http://www.merseybasin.org.uk/page.asp?id=3004

The Northwest Business Environment Awards are a great way to let customers and staff hear about your hard work. Winning an award can help raise your profile and boost your reputation, as well as gaining recognition from the high-profile media and marketing campaign. Previous finalists have all cited the awards as a great opportunity to demonstrate their green credentials.

# Kitchener Council - Ontario Canada - Environmental Award <u>http://www.kitchener.ca/award\_prog/cb\_res.html</u>

With the reality of water conservation and pesticide by-laws some residents question how it's possible to have a beautiful garden and still follow the Region's watering restrictions. The committee is working on developing educational tools to help residents keep their yards beautiful and be environmentally conscious.

In 2005 we introduced the Environmental Award. The award recognizes the use of drought resistant plant material, native plant species, compliance with watering restrictions and pesticide free lawns and gardens.

Also have business awards

#### The Consensus Environmental Challenge

#### http://www.newsontheblock.com/articles/20080220

Vincent Tchenguiz, Chairman of Consensus Business Group is pleased to announce that: "As one of the most substantial managers of residential properties and owners of residential freeholds in the UK, and as one of the largest private investors in environmentally friendly projects and technologies, I am delighted to join with News on the Block to support the Consensus Environmental Challenge."

The Environmental Challenge is divided into two categories:

- The Consensus Inspirational Environmental Award
- The Consensus Entrepreneurial Environmental Award

The built environment is responsible for a vast proportion of the UK's energy consumption and greenhouse gas emissions throughout the lifecycle of a property. We are seeking ways to make residential properties more environmentally friendly in all areas from construction and maintenance to servicing (heating, lighting, etc) and recycling. We invite suggestions in any and all residential property related fields including: design and construction; retrofitting; landscaping; alternative energy; services (lighting, sewage, etc.); insulation; recycling; and behavioural change – to name but a few.

#### **Environment Awards for Kent Business**

http://www.environmentawards.net/details.asp?cid=12504

Sponsored by the local council for large and small businesses.

#### **Bromley's Environment Awards**

www.bromley.gov.uk/environmentawards

#### Ku-ring-gai Council Sustainability Reference Group 7 April 2008

Bromley's Environment Awards are open to anyone living or working in the London Borough of Bromley. The awards recognise and reward examples of sustainable development from school projects to built environment schemes. There are various categories including, preschool, schools, business, group, community, household, citizen. Built environment has the sub-categories of Housing, Public Realm, Commerce, Built Heritage and Environmental Improvement.

#### Durham County Council Environment Award - The Built Environment

#### http://www.environmentawards.net/details.asp?cid=14

For example; new buildings, or extensions and conversions that enhance the townscape of an area or paving schemes that improve the quality of the street scene. projects that demonstrate sustainable development include energy conservation of buildings, alternative and renewable energy, the minimal use of scarce resources or other enhancement of the local environment. In addition to good physical design in all aspects of the environment, the Environment Award Scheme criteria will now include: The reduction of dependence upon private transport eg. relationship to public transport services, reducing the need to travel to shops, social and leisure facilities by car. Safer and more attractive environments, including traffic calming schemes and crime prevention schemes. Organisations attempting good sustainable practices including waste management eg. recycling and anti-pollution schemes. Seeking to reduce demands on natural resources by encouraging biodiversity and creating habitats etc. Minimising energy use or employing renwable energy sources eg. solar, wind and water power, biofuels and energy saving in buildings. Safeguarding the County's rich architectural and natural heritage for the enjoyment of future generations which includes the retention and restoration of historic buildings, stonewalls and hedgerows. Advancing the understanding of environmental issues by creating educational programmes and producing publicity leaflets.

#### Philadelphia Sustainability Award

http://www.philadelphiasustainabilityawards.org/

#### Sustainable Community Outstanding Leadership Awards

#### http://www.sustainableseattle.org/Programs/SustainabilityAwards/

Sustainable Seattle has launched an annual Sustainable Community Outstanding Leadership Awards to recognize the sustainability achievements of organizations in our community. These awards are presented to organizations, individuals, businesses and government

Working draft for Eco Ambassador and Promoting Sustainable Building Program

S06665 16 May 2008

# CONSERVATION MANAGEMENT PLANS FOR COUNCIL-OWNED HERITAGE BUILDINGS

### **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To present to Council estimated costs, a priority list and timetable for the preparation and review of Conservation Management Plans for Council owned heritage buildings.
BACKGROUND:	At the Councillor Planning Workshop held in February 2008 the status of Conservation Management Plans, priorities and costings was discussed and it was agreed to prepare a timetable for preparing the Plans.
COMMENTS:	This report sets out the list of Council owned buildings, status of the Conservation Management Plans, a priority list and an estimate of costs for preparing the plans.
<b>RECOMMENDATION:</b>	That the program for preparing Conservation Management Plans for Council owned heritage buildings as set out in this report be adopted.

### PURPOSE OF REPORT

To present to Council estimated costs, a priority list and timetable for the preparation and review of Conservation Management Plans for Council owned heritage buildings.

### BACKGROUND

At the Councillor Planning Workshop held in February 2008 the status of Conservation Management Plans (CMPs) for Council owned buildings was discussed. It was agreed to prepare a report to identify which buildings would need CMPs, the priorities and costings.

### COMMENTS

A CMP states the conservation policy and the statement of significance and looks in more detail at achieving the future viability of the item and retaining the maximum heritage significance in future development proposals. CMPs are usually prepared by professional heritage consultants.

There are 12 Council owned building heritage items in Ku-ring-gai as set out in the table below:-

No	Heritage Property Name & Address List by priority	Heritage Listing – State or Local	Conservation Management Plan	Conservation Management Plan Estimated Cost	Comments
1	818 Pacific Highway, Gordon – <b>Council Chambers</b> (2008/09)	Local	No existing CMP.	\$ 25,000	Estimated CMP cost includes heritage research component and updated SHI form. CMP would inform the overall Council/Dumaresq park- Master plan.
2	707 Pacific Highway, Gordon – <b>Tulkiyan</b> (2008/09)	State	June 1998	\$10,000	Maintenance Schedule 1999. Proposed desktop review of existing CMP including interpretation and management of Tulkiyan
3	Rohini Street <b>Gates</b> , Turramurra (2009/10)	Local	No existing CMP.	\$1,000	Wrought Iron gates c.1890
4	Garden Square <b>gates</b> at end of street. – Garden Square Street, Gordon (2009/10)	Local	No existing CMP.	\$1,000	C.1920 gateway part timber
5	1186 Pacific Highway, Pymble - <b>Town Hall</b> (2009/10)	Local	No existing CMP.	\$20,000	CMP would be jointly prepared with adjoining Presbytery. Some previous research has been undertaken

### Table 1

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No.	Heritage Property Name & Address List by priority	Heritage Listing – State or Local	Conservation Management Plan	Conservation Management Plan Estimated Cost	Comments
6	1188 Pacific Highway, Pymble – <b>Presbytery</b> (2009/10)	Local	No existing CMP.	See above	See above
7	60A Clanville Road, Roseville - <b>Firs Estate Cottage</b> (2010/11)	Local	January 1999	\$3,000- \$5,000	Lower priority - site is subject to 5 year lease - no significant changes pending
8	205-207 Mona Vale Road, St Ives - Old Headmasters & Old School Building (2010/11)	Local	No existing CMP.	\$5,000- \$7,000	Lower priority - site is subject to 5 year lease - no significant changes pending
9	799 Pacific Highway, Gordon – <b>Old School Building</b> (2010/11)	State	1994	\$10,000	Later 1999 report HIS. Lower priority - primarily maintenance matters
10	<b>57 Merrivale Road,</b> Pymble (2010/11)	Local	No existing CMP.	\$10,000	Currently used as childcare centre, lower priority
11	<b>2a Park Street</b> Gordon (2010/11)	Draft	No existing CMP.	\$8,000-\$15,000	Lease to childcare centre low priority
12	Lot 8 DP 230332 West <b>Pymble Quarry/</b> Bicentennial Park (not a built item)	Local	No existing CMP.	n/a	Landscape item rather than a building CMP.

The former NSW Heritage Office prepared a brochure - *Conservation Management Documents - Guidelines on CMPs* and other management documents (**Attachment 1**) – an extract is provided below:-

*In preparing the conservation management plan the objectives are to:* 

- Understand the heritage item through investigation of its historical and geographical context, its history, fabric, research potential, and importance to the community.
- Prepare a statement of significance the plan will analyse documentary and physical evidence to determine the nature, extent and degree of significance of the heritage item.
- Develop a conservation policy, arising out of the statement of heritage significance, to guide current and future owners of the item on the development potential of the item and its ongoing maintenance.
- Constraints and opportunities are to be examined.
- Consider current proposals for re-use or development, and how they can best be achieved in accordance with the conservation policy. Where proposals may have an adverse impact on the heritage significance of the item, the need for such work must be justified. Where development proposals have not been finalised, several likely options are to be discussed.

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• Recommend how the heritage item can best be managed bearing in mind those responsible and interested in its ongoing conservation. It is to include proposals to review the conservation management plan and the item's maintenance.

The priorities for CMP preparation in Table 1 have been put forward with a priority listing over the next period 2008/09 – 2010/11 commencing with the Council Chambers site at 818 Pacific Highway, Gordon, as this is consistent with Council's resolution of 29 April 2008 for the preparation of a Gordon Civic and Community Facilities Precinct Masterplan.

The preparation of the CMP for this site is a prerequisite to guiding the management of Council Chambers in the overall masterplanning for the precinct. It is estimated that \$25,000 (excluding GST) will be needed to prepare the Plan.

The remaining CMPs would be undertaken in the priority by year, as set out in Table 1. Some of the heritage items are subject to leases with options and not subject to major works or alterations, therefore the priority is lower. The heritage item Tulkiyan at 707 Pacific Highway, Gordon, has an existing CMP (and a range of supporting heritage documents). The CMP needs to be updated to take into account its listing as a State heritage item as per the Council resolution of 28 August 2007.

### CONSULTATION

In preparing this report there was input from external heritage consultants to assist in providing an estimate of the cost of preparing the conservation management plans.

### FINANCIAL CONSIDERATIONS

At this stage the 2008/09 Strategy planning budget has made no allocation of the preparation of CMPs. Therefore if Stage 1 of the program (Council Chambers and Tulkiyan) is to be realised then an allocation of funding would need to be made from operational savings in the Strategy budget - the amount would need to be \$35,000.

There may be some limited funding available from the NSW Department of Planning (Heritage section) towards the preparation of CMPs for the State Heritage listed items, which may be up to \$4,000.

### CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

In preparation of this report consultation has been undertaken with the Operations and Development & Regulations Departments (including Council's Heritage Advisor) of Council.

### SUMMARY

At the Councillor's Planning Workshop held in February 2008, the status of Conservation Management Plans for Council owned buildings was raised. It was agreed to prepare a report to identify which buildings would need Conservation Management Plans, priorities and costings. This

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report sets out the list of Council owned buildings, status of the Conservation Management Plans, a priority list and an estimate of costs for preparing the plans.

### RECOMMENDATION

- A. That Conservation Management Plans be prepared or reviewed for Council owned properties in the timetable by year, as shown in Table 1 of this report.
- B. That an allocation of \$35,000 be made from operational savings in the Strategy budget for the preparation of a Conservation Management Plan for Council Chambers, 818 Pacific Highway, Gordon and Tulkiyan, 707 Pacific Highway, Gordon.

Antony Fabbro Manager Urban Planning Andrew Watson Director Strategy

Attachments: Conservation Management Documents - Guidelines - 934394

# Conservation Management Documents

Guidelines on Conservation Management Plans and Other Management Documents . . . . . . . . . . . . . . . . .

These guidelines introduce owners and managers of heritage items<sup>(1)</sup> and approval authorities to some of the ways of conserving and properly managing heritage assets. They answer some common questions asked about preparing documents such as:

- · statements of heritage significance
- conservation policies
- · conservation management plans
- statements of heritage impact.

Retaining the value of a heritage asset presents certain constraints and opportunities on development but should not be seen as a block to future development. If heritage significance is fully understood, then works can be proposed that achieve the item's continuing use, including new development. Adaptation and development may in fact be inspired by and enhance heritage significance, or at least minimise negative impacts.

There are now many heritage specialists who can advise owners on why an item is significant and how its value can be conserved while ensuring future viability. To assist those who wish to engage a consultant a model brief is included at the end of this document which can be adapted to suit the particular circumstances.

The advice in these guidelines is based on the three step NSW Heritage Management System — investigate significance, assess significance and manage significance.

<sup>(1)</sup> Heritage items can be buildings, structures, places, relics or other works of historical, aesthetic, social, technical/research or natural heritage significance. 'Places' include conservation areas, sites, precincts, gardens, landscapes and areas of archaeological potential.



#### WHY PREPARE CONSERVATION MANAGEMENT DOCUMENTS?

In November 1995, the Heritage Council of NSW adopted the policy Altering Heritage Assets. The policy recognizes that development proposals should consider the overall significance of an item, and its value to the community.

Decisions affecting a heritage item therefore need to be based on:

- · a careful analysis of why the item is significant
- policies that have been developed to retain that significance
- conservation strategies to achieve the long term viability of the item or area.

# WHAT IS A STATEMENT OF HERITAGE SIGNIFICANCE?

Heritage significance means an item is of value to the community. It may relate to our cultural history, our sense of identity, be of scenic or creative quality, or have the potential to inform us about the past.

A statement of heritage significance summarises why an item is valued by the community, based on sound research and analysis.

WHY PREPARE A STATEMENT OF SIGNIFICANCE? A statement of heritage significance enables all those involved to fully understand the heritage item and why it is of value for present and future generations. The conservation of the item and any new works can then be tailored to have the least impact on its heritage significance. The statement allows managers to consider opportunities for using heritage significance in a positive way, as well as making them aware of constraints or inappropriate development of the item.

In most instances, the heritage significance of an item will have been assessed — by a local council, the National Trust or by the Australian Heritage Commission — and a statement of significance will have been prepared as part of the process. Though such assessments 'flag' to the community that an item is significant, they are not intended to give guidance on how to minimise the impact of proposed work, or how to manage an item's future use.

#### HOW CAN A PROFESSIONAL HELP IN INVESTIGATING SIGNIFICANCE AND CONTEXT?

Although it is possible for owners and managers to carry out some research, it is more efficient if the research is guided by experienced professionals. Historians are skilled at interpreting historical documents and placing an item in its historical and contemporary social context. Archaeologists are expert at looking at what a heritage item can tell us about the past from the layers of potential and known physical evidence. Architects, landscape architects, engineers and others with design and construction expertise can quickly assess a heritage item and summarise what its fabric and setting tell us about its significance.

When engaging consultants to research and assess heritage, make sure you clearly state what is required, and that you want a concise summary of evidence in their particular field of expertise that will help in assessing the item's significance. You should also consider engaging them to assist in the analysis, or in reviewing it and the statement of significance.<sup>(1)</sup>

#### HOW IS A STATEMENT OF SIGNIFICANCE PREPARED?

A statement of heritage significance is based on an orderly process: firstly, facts gathered about an item from physical and documentary research are summarised; then analysed — with regard to the historical context in which the item was created and used, and the item's social value.

This process is described in Assessing Heritage Significance. This document explains how the seven State Heritage Register criteria are used to assess the nature and degree of an item's significance — arriving at a definitive set of conclusions about its overall heritage significance.

In preparing a statement of significance the wording of the assessment criteria should only be used as a guide. If any matter is unresolved or uncertain, this should be stated. The principal statement should be concise and accessible to the general reader.

 See also History and Heritage, Investigating Fabric and Heritage Curtilages, 1996, published by the Heritage Office



# WHAT IS A HIERARCHY OF HERITAGE SIGNIFICANCE?

To understand the heritage significance of an item it is usually necessary to analyse the significance of each part as well as the whole. For example, a large hospital site may consist of several precincts as well as individual structures; an industrial site might include a machinery collection warranting a statement of significance separate from that of the site as a whole.

To assess a complex or large site, it is often helpful to categorise or zone the item. A hierarchy of significance can then be established by specifying a degree of significance for each of these zones or for particular elements. This method is useful as a basis for formulating a conservation policy. For example, parts of a site might have already been compromised by development, therefore substantial alterations or adaptation can be justified; however, other parts might be of exceptional significance, and extensive intervention would not be appropriate.

Categories of significance that are frequently used are:

- exceptional
- considerable
- some
- little
- intrusive.

If a heritage ranking system is used, the assessor must indicate how the ranking has been determined and applied.

# WHAT ARE THE DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES?

Once determined, the fabric, spaces and relationships which demonstrate an item's significance need to be conserved and properly managed. This does not prohibit future development such as appropriate adaptive reuse. Constraints and opportunities on the future development and use of an item need to be considered. Some points to to look at are:

- the level of management for the item local or State
- the short and long term aspirations that owners might have for the item
- structural integrity

- planning controls and guidelines
- land use and zoning
- building regulations
- health and fire safety regulations
- opportunities for heritage significance to be interpreted for the community, and its tourism potential
- contribution of the item to the identity of the community
- community perceptions and aspirations for the item and its surrounding area
- heritage incentives available (e.g. funding through the local council or Heritage Incentives Program)
- changes that can be tolerated without major impact on significance
- appropriateness of original uses, existing uses and other possible compatible uses
- ability to be adapted for new uses with modern services
- · adjacent development
- the appropriate physical context for the item and its curtilage
- the conservation processes described in Articles 11 to 22 of the Australia ICOMOS Burra Charter, including preservation, restoration, reconstruction and adaptation
- the possible existence of hidden relics which require investigation, and excavation permits.

#### WHAT IS A CONSERVATION POLICY?

A conservation policy explains the principles to be followed to retain or reveal an item's significance. The aim is to show how the heritage significance of the item can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The policy should be a positive set of guidelines for enhancing a heritage asset and its significance — not a set of restrictive rules. Heritage items that are restrained by inappropriate policies are in danger of having no viable use and are therefore likely to be neglected, falling into disrepair.

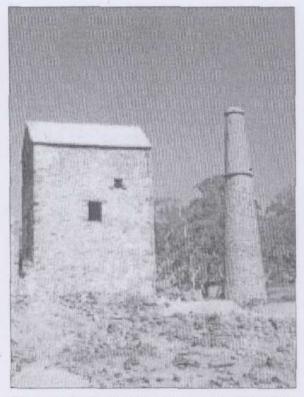
The policy should be closely-related and crossreferenced to the statement of significance and to the significance of various elements of the item Some parts of a heritage item, for example, might be more adaptable to a new use; or it may be essential to retain and enhance some views to, and from, the heritage item.



The appended model brief (see page 7) for a conservation management plan includes the requirements of a conservation policy and can be adapted to this stage in the management process. A policy should be concise, and acceptable to all the parties involved in managing the item's future.

#### WHAT ABOUT PHYSICAL CONDITION?

The physical condition of a heritage item does not affect its significance unless it has been so altered, by extensive structural changes or lack of maintenance, that heritage significance cannot be understood by the community without considerable reconstruction. This mainly applies to aesthetic



The Cadia Engine House is listed on the State Heritage Register. It is the only surviving example of this kind of Cornish beam engine which drove the winding and pumping machinery for the mine as well as the stone breakers and crushers used for the extraction of the copper ore. The Engine House and the surrounding mining landscape have been the subject of a conservation management plan endorsed by the Heritage Council. This site is conserved and managed by Newcrest Mines who operate Australia's largest open cut gold mine. Photo: Tracey Ireland.

significance values. If an item is of historical or social significance as, for example, the home of a prominent Australian, then the changes that this historical figure made to the item will be of heritage significance, even if they impact negatively on aesthetic significance values.

When preparing a conservation policy, it is important that there is a reasonable knowledge of the condition and structural integrity of the item. If substantial restoration, reconstruction or adaptation is required the impact of these works needs to be appraised in relation to the maintenance of its heritage significance.

Note: When inspecting the fabric of an item, any urgent repair or stabilisation work required should be reported to the owner or appropriate agent.

#### WHAT ABOUT BUILDING REGULATIONS?

In some cases, the layout of an existing item may not satisfy the requirements of current regulations and ordinances (for safety, fire and related risks of new structures). There are opportunities to negotiate designs that will meet the performance standards of these codes while preventing possible negative impacts on heritage significance.

#### WHAT ARE THE MANAGEMENT ISSUES?

The implications of a conservation policy to other factors affecting the value of a place or item need to be assessed and stated. These factors may include:

- necessary emergency works
- security and maintenance
- conservation of the item's setting, where this is part of its significance
- financial resources
- management resources and issues
- the need for signs (directional, interpretive, advertising) and how they should be designed and placed
- · interpretation of heritage significance
- · community access to the item.

(See also the list of constraints and opportunities previously addressed.)



WHAT IS A CONSERVATION MANAGEMENT PLAN?

A conservation management plan states the conservation policy and the statement of significance and looks *in more detail* at achieving the future viability of the item and retaining the maximum heritage significance in future development proposals.

The appended model brief explains what is contained in such plans.

Note: The terms conservation management plan and conservation plan are both used by heritage managers and consultants. Both the Heritage Office and the Heritage Council prefer the term conservation management plan because of its greater emphasis on *managing* the heritage asset.

WHAT IS A STATEMENT OF HERITAGE IMPACT?

A statement of heritage impact analyses and justifies the impact of any proposal to alter a heritage item (which includes carrying out work within a heritage conservation area). It is prepared with reference to a conservation management plan, a conservation policy and/or a statement of heritage significance for the item. Where the proposed work departs from stated policies, or the impact is detrimental to the heritage significance of the item, a statement of heritage impact must clearly argue why such work is required for the item's long term viability.

Ideally, the impact would be such that the significance of the heritage item is not compromised, but rather enhanced by, for example, its stabilisation or repair and, where appropriate, restoration, reconstruction, adaptive re-use or sympathetic new development.

A statement may be required to accompany a building or development application. It should be succinct. Pertinent documents, such as physical condition reports, can be attached. Evidence may be included as to why alternative solutions are not viable.

Statements of Heritage Impact lists, for various types of development proposals, some of the questions which should be answered in a statement of heritage impact and the supporting information required.

#### WHEN IS A STATEMENT OF HERITAGE IMPACT REQUIRED?

The Heritage Council now requests that every development proposal that comes before it be accompanied by a statement of heritage impact, in line with other development control bodies, such as the Sydney City Council.

The statement of heritage impact for items of local significance, or for development proposals which entail only minor works, can be based on a conservation policy and statement of significance only. However, for complex proposals affecting items of State heritage significance, the statement must be supported by a conservation management plan.

The Heritage Council encourages all development approval authorities to require a statement of heritage impact before considering any proposal to alter a heritage item. Also, such proposals should be accompanied by full documentation prepared in accordance with the *Heritage Approvals guideline*.

For items of **local** heritage significance or **minor** works to items of State significance For major works to items of State heritage significance

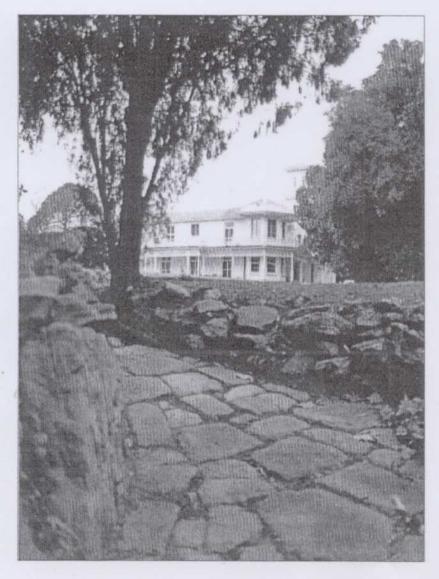
A statement of heritage impact regarding a particular development proposal should be accompanied by

a conservation policy and/or statement of heritage significance a conservation management plan



#### DO I NEED A CONSULTANT?

For simple development proposals affecting items of local significance, the statement of heritage significance and statement of heritage impact can be prepared by the building owner or manager. The assistance of local council planners, heritage advisors and the Heritage Office can be sought where necessary. A conservation policy, conservation management plan and statement of heritage impact for a complex proposal which affects an item of State heritage significance should be prepared by a consultant experienced in heritage conservation matters. The Heritage Office can advise on suitable consultants.



Dame Eadith Walker Estate, Concord, a complex of 19th century buildings in an essentially rural setting, is an exceptionally rare example of a large Edwardian private residential estate in Australia. The property is listed on the State Heritage Register and managed by the Central Sydney Area Health Service. In 1993. the main building on the estate. 'Yarala', was conserved and adapted for use as a renal dialysis centre.

The conservation management plan includes detailed conservation policy for key elements on the estate and an open space mangement plan for parkland. The demolition of a number of buildings and structures during the past thirty years and the gradual decline in the overall condition of the gardens and landscape has resulted in diminution of the heritage importance of the property. It is extremely important that further deterioration should be prevented, with emphasis being placed on sympathetic uses associated with the dialysis centre for vacant buildings on the estate. Photo: Lindy Kerr.

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# 4 TO 6 DROVERS WAY, LINDFIELD -RELOCATION OF STORMWATER PIPELINE & EASEMENT

### **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the subject properties.
BACKGROUND:	The sites are currently zoned 2(d3). The drainage easement is located approximately through the centre of the two properties. The relocation of the pipe would allow a development to be constructed centrally on the site in accordance with the setbacks required by Council's DCP 55.
	Council's approval is required for the relocation of the drainage easement on the titles of the lots.
COMMENTS:	Works involve the realignment of the trunk drainage system, which is partly piped and partly contained in a lined channel. A new 750mm diameter pipe and the requisite pits would be installed. The existing easement would be extinguished and a new easement created.
RECOMMENDATION:	That Council grants approval for the relocation of the stormwater pipeline and easement subject to the terms and conditions of this report.

### PURPOSE OF REPORT

For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the subject properties.

### BACKGROUND

The sites are currently zoned 2(d3). The drainage system is located approximately through the centre of the two properties. The relocation of the pipe would allow a development to be constructed centrally on the site in accordance with the setbacks required by Council's DCP 55.

Council's approval is required for the realignment of the stormwater system and the relocation of the drainage easement on the titles of the lots.

The applicant, Staldone Developments, has submitted a design for the trunk drainage realignment, Acor Appleyard Forrest Drawings 382716/ P1 to P7, all Issue 2, accompanied by advice from the applicant's arborist, Landscape Matrix.

### COMMENTS

### **Current situation**

A plan of the site and surrounds is given at **Attachment 1**. The catchment is relatively small and the design flow in the system is less than 1 cubic metre per second.

An existing 600mm diameter pipe takes runoff from Drovers Way and a relatively small upstream catchment across the front of Number 6. After a bend, the pipe discharges into a concrete lined open channel, some 12 metres long. The runoff enters a pipe at another bend, crossing the boundary into Number 4, and after some 10 metres again discharges into a brick-lined channel, which meanders outside the easement, rejoining the easement at the downstream property boundary.

### Proposal

A new 750mm diameter pipe is proposed, starting at the upstream boundary of Number 6, and generally following the line of the southern boundaries of the two properties before approximately bisecting Number 4. The requisite pits would be installed at the junction and four bends.

Two sections of the new pipe are to be installed by thrust boring, as recommended by the project arborist (**Attachment 2**). The locations of the trenches required for the equipment are shown on the design drawings, as requested by Council's Landscape Development Officer.

The existing easement would be extinguished and a new easement created. The proposed location of the drainage system and easement is shown in **Attachment 3**.

The redundant pipeline will be removed in conjunction with a future development of the site. Floor levels and landscaping of a future development will also have to be designed to cater for the overland flow associated with the system, as required by Chapter 7 of Council's DCP 47 Water Management. No additional design works are considered necessary at this stage.

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Council's Drainage Engineer has recommended that the easement not be extinguished until such time as a Construction Certificate has been issued for the redevelopment of the site, so that an overland flowpath will be retained until that time.

### CONSULTATION

Consultation has been held with the applicant, the designing engineer and the applicant's arborist.

### FINANCIAL CONSIDERATIONS

All construction, survey and legal costs associated with the relocation of the trunk drainage system are to be borne by the applicant, Staldone Developments, who would benefit from this work. A letter of agreement has been received from the applicant.

The creation of a new easement and extinguishment of the existing easement will be of mutual benefit to Council and the applicant upon completion of the physical works, and upon issue of a Construction Certificate for the new development. Therefore it is not considered that compensation should be paid by the applicant.

### **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

The Engineering Assessment Team has consulted with Council's Landscape Development Officer, in relation to significant trees on the site, and Drainage Engineer, in relation to the technical aspects of the proposal.

Council's Landscape Development Officer advised "subject to adequate tree protection being undertaken and works being undertaken as per the consulting Arborists recommendations, the application can be supported by Landscape Services".

Council's Drainage Engineer has recommended that the easement not be extinguished until such time as a Construction Certificate has been issued for the redevelopment of the site, so that an overland flowpath will be retained until that time.

### SUMMARY

It is proposed to relocate the existing Council stormwater drainage system and easement by installing a 750mm diameter pipe to the south of the existing alignment. A number of pits will be required at bends along the new line.

The Stormwater Plan by Acor Appleyard Forrest is considered satisfactory.

It is considered of mutual benefit that the extinguishment of the easement and creation of a new easement be undertaken pursuant to Section 88B of the Conveyancing Act 1919.

Following completion of the works, the applicant should undertake an inspection of the new pipeline by CCTV.

### RECOMMENDATION

- A. That Council grants approval for the extinguishment of the existing easement and creation of a new drainage easement 2.44 metres wide over the new pipeline.
- B. That authority be given to affix the Common Seal of the Council to the Instrument for release and creation of new easements.
- C. That the cost of altering the terms of the easement for drainage including extinguishment and creation and Council's legal costs and disbursements be borne by the applicant.
- D. That the existing easement be extinguished upon issue of a Construction Certificate for the redevelopment of the site, in order to maintain an overland flowpath through the site until that time.
- E. That Council approve the proposal to modify the stormwater system in accordance with the Acor Appleyard Forrest Drawings 382716/ P1 to P7, all Issue 2, and the recommendations of Landscape Matrix, subject to the following conditions:
  - a. The applicant providing documentary evidence of the consent of the owners of the subject properties to the works prior to the commencement of any physical works on the site.
  - b. The applicant carrying out all drainage works in accordance with the plans and specifications approved by Council at no cost to Council.
  - c. The works are subject to inspections. The applicant or his engineer is to give Council at least 24 hours' notice (to allow inspection) at the following stages:
    - i after completion of excavation and prior to pipelaying commencing;
    - ii after completion of pipelaying prior to backfilling; and,
    - iii on completion of pipe installation.
- F. That after the works are completed, an inspection of the pipeline by CCTV or suitable alternative be undertaken by the applicant to verify the structural integrity of the pipe at no cost to Council.
- G. That after the works are completed, a Works-as-Executed plan be prepared by the applicant's registered surveyor and provided to Council, together with the engineer's certification of the works and the arborist's certification that the works have been carried out in accordance with the recommendations of Landscape Matrix. All these documents are to be prepared by the applicant at his cost.
- H. Landscape Conditions

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- a. No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.
- b. All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.
- c. Approval is given for the following works to be undertaken to trees on the site:

Schedule Tree location Liquidambar styraciflua (Sweet Gum) Dead Within Proposed Pit 2 location

- Approved tree works Removal
- d. Removal or pruning of any other tree on the site is not approved.
- e. If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly by hand, by an experienced arborist/horticulturist with a minimum qualification of horticulture certificate or tree surgery certificate
- f. No tree roots of 30mm or greater in diameter located within the specified radius of the trunk(s) of the following, tree(s) shall be severed or injured in the process of any works during the construction period.

Any tree protected by Council's Tree preservation Order	Schedule Tree/location		
	•	•	cil's Tree

**Radius from trunk** Beneath canopy drip line

g. All excavation within the specified radius of the trunk(s) of the following tree(s) shall be hand dug:

Schedule Tree/location	Radius from trunk
Cedrus deodar (Himalayan Cedar) Adjacent to trunk drainage line	Beneath the canopy drip line
Franklinia axillaris (Gordonia) x 3 Adjacent to trunk drainage line	
Pinus patula (Mexican Pine) x 2 Adjacent to trunk drainage line	
Phoenix canariensis (Canary Island Date Palm) x Adjacent to trunk drainage line	2 "
Platanus x hybrida (London Plane Tree) Adjacent to trunk drainage line	"
Liquidambar styraciflua (Sweet Gum) Adjacent to trunk drainage line	
Acer negundo (Box Elder) Adjacent to trunk drainage line	"

• • • • • • • • •

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- h. Excavation for the installation of any services/drainage lines beneath the canopy drip lines of any tree protected by Council's tree Preservation Order (TPO) shall utilise the thrust boring method. Thrust boring shall be carried out at least 1000mm beneath natural ground level to minimise damage to tree(s) root system
- i. To preserve the following tree/s, no work shall commence until the area beneath their canopy is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

<b>Schedule Tree/location</b> Cedrus deodar (Himalayan Cedar) Adjacent to trunk drainage line	Radius in metres 4.0m
Franklinia axillaris (Gordonia) x 3 Adjacent to trunk drainage line	3.0m
Pinus patula (Mexican Pine) x 2 Adjacent to trunk drainage line	3.0m
Phoenix canariensis (Canary Island Date Palm) x 2 Adjacent to trunk drainage line	3.0m
Platanus x hybrida (London Plane Tree) Adjacent to trunk drainage line	3.0m
Liquidambar styraciflua (Sweet Gum) Adjacent to trunk drainage line	4.0m
Acer negundo (Box Elder) Adjacent to trunk drainage line	3.0m

- j. The tree protection fencing shall be constructed of galvanised pipe at 2.4 metre spacing and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres in height prior to work commencing.
- Prior to works commencing, tree protection signage is to be attached to each tree protection zone, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:
  - \* tree protection zone
  - \* this fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted

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- \* any encroachment not previously approved within the tree protection zone shall be the subject of an arborist's report
- \* the arborist's report shall provide proof that no other alternative is available
- \* the arborist's report shall be submitted to the Principal Certifying Authority for further consultation with Council
- \* the name, address, and telephone number of the developer.
- I. To preserve the following tree/s and avoid soil compaction, no work shall commence until temporary measures to avoid soil compaction (eg rumble boards) beneath the canopy of the following tree/s is/are installed where vehicular or repeated pedestrian access is required:

#### Schedule

#### **Tree/Location**

Beneath the canopy dripline of any tree protected by Council's tree preservation order

m. Upon installation of the required tree protection measures, an inspection of the site by the Principal Certifying Authority is required to verify that tree protection measures comply with all relevant conditions.

Kathy Hawken Team Leader - Engineering Assessment Team Greg Piconi Director Operations

Attachments:1. Site Plan and Location of Existing Easement - 9214702. Letter from project aborist (Landscape Matrix) - 9214733. Proposed location of new pipeline and easement - 921475





Landscape Matrix ABN 53 110 564 102 40 Timbarra Rd, St Ives 2075

[p] 9943 6510 • [f] 9943 6510 • [m] 0425 342 051 [e] landscapematrix@optusnet.com.au

6 March 2008

FILE No:

LETTER No

Steve Donnellan Principal Staldone Developments staldone@mpx.com.au

Dear Mr. Donnellan,

# Re: Proposed Drainage Pipeline - 4 and 6 Drovers Way Lindfield.

I refer to the proposed location of drainage pipelines within the above property as depicted in the attached drainage plan prepared by Appleyard Forrest Pty Ltd.

It is noted the proposed route of the stormwater pipeline is within the root zones of a number of trees and in some cases is within the critical root zones of the trees. If the installation of the pipeline was via open trench installation it would be likely to have a significant impact on the root systems of a number the trees.

However, it is understood the pipeline is to be located 1 metre under the existing ground level and is to be installed using thrust boring (trenchless) techniques. If the pipeline is installed via thrust boring with a depth of 1 metre from the existing ground levels to the bore then there will be minimal impact (if any) on the trees' root zones.

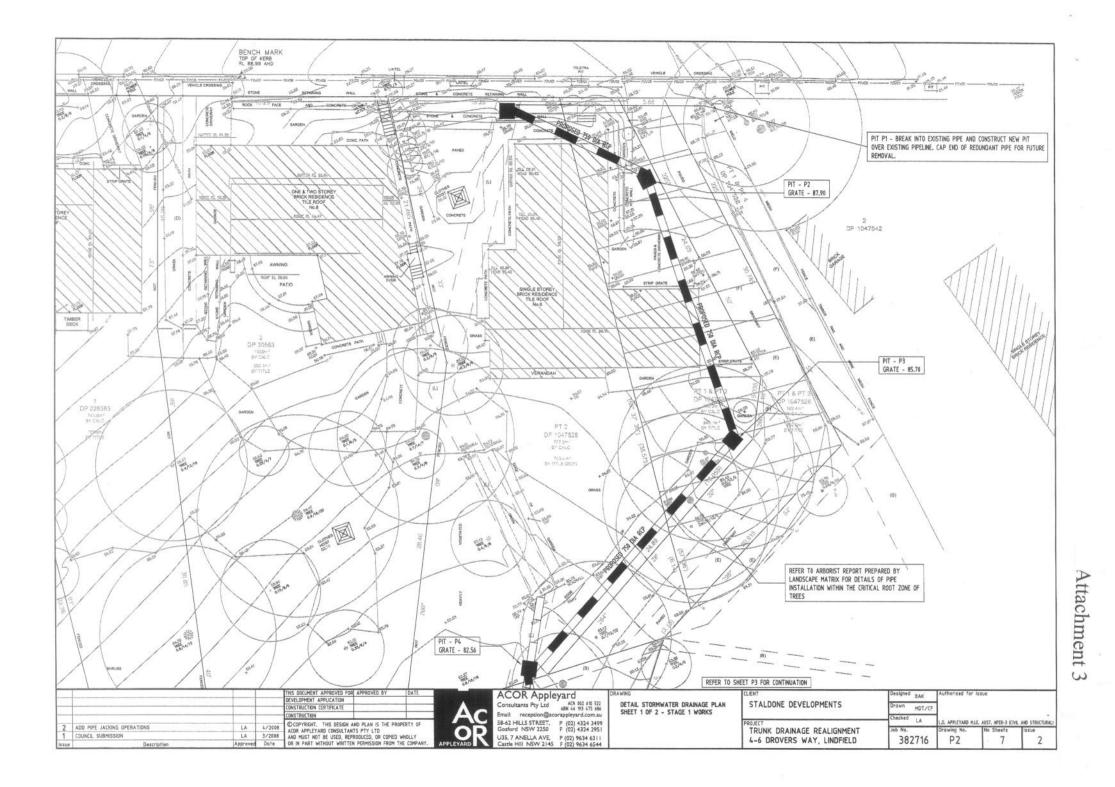
In this regard it is noted the British Standard for protection of trees on construction sites (BS 5837:2005) recommends a depth of not less than 750mm when tunnelling directly under trees.

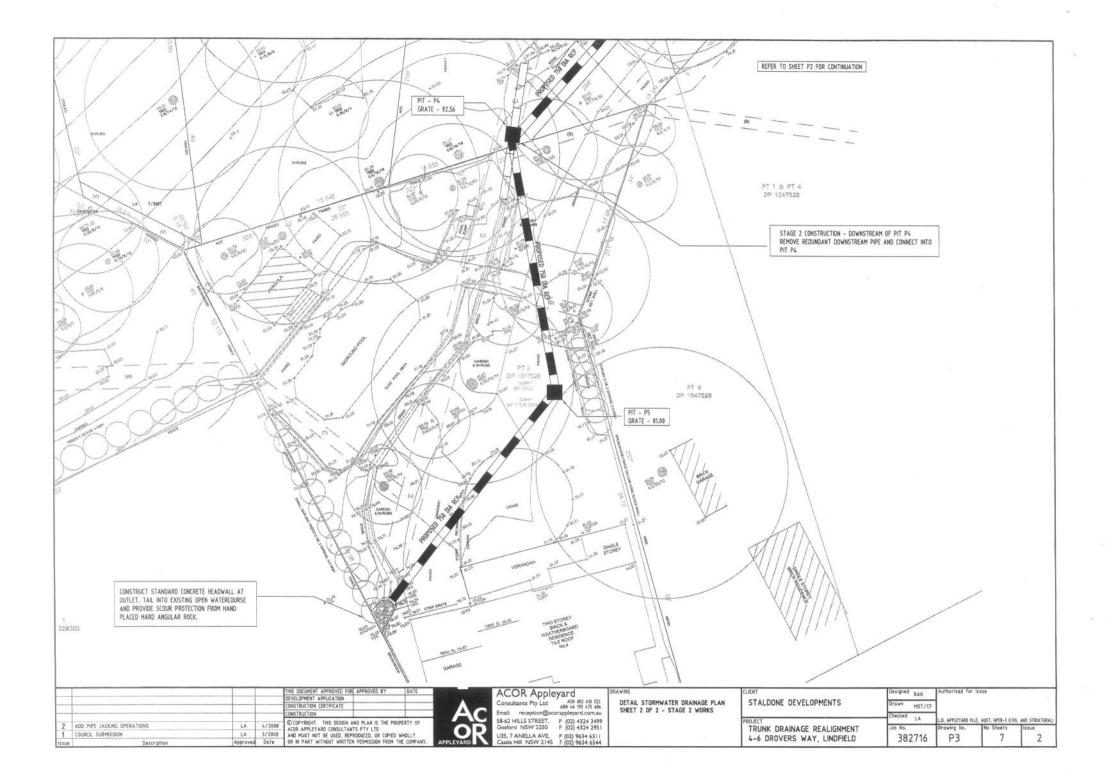
I trust the above is of assistance - don't hesitate to contact me if you wish to discuss any aspect of this advice.

Yours sincerely

Grugt

Guy Paroissien MAIH, MIACA M Env. Mgt. & Restor., Hort. Cert., Tree Care Cert. Director Landscape Matrix Pty Ltd





SO3211 13 May 2008

# **ROAD NAMING RAINFOREST CLOSE, WAHROONGA**

Ward: Comenarra

### **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To report on the renaming of 'Bogan Place' to 'Rainforest Close' Wahroonga.
BACKGROUND:	A request was made from the residents of 'Bogan Place' to rename the street 'Rainforest Close'.
COMMENTS:	The street name has been suggested by the residents of the street.
RECOMMENDATION:	That Council renames 'Bogan Place' to 'Rainforest Close' and that notices be published in a local newspaper and the NSW Government Gazette.

### **PURPOSE OF REPORT**

To report on the renaming of 'Bogan Place' to 'Rainforest Close' Wahroonga.

### BACKGROUND

A petition was received by Council from the residents of 'Bogan Place' to rename their street 'Rainforest Close' because of their concerns about the derogatory references to the name Bogan. Following receipt of the petition, Council staff contacted the Geographical Names Board and other agencies to determine whether there were any objections to the renaming of the street to Rainforest Close as suggested by the residents.

Also, the renaming was advertised in the local papers to determine whether there were any objections from other residents or residents within the street that did not sign the petition. All residents were notified of the exhibition period which closed on 28 April 2008.

### COMMENTS

The reason given for this request is a perceived negative connotation of the name "Bogan". Since Bogan Place was originally named, the word has become a derogatory slang word for a particular section of the working class demographic

Those not in favour believe the above reasons are trivial and spurious and any comments or jokes about the name are good natured. They are concerned about the personal cost and problems associated with changing personal, land title and business records, contacts, utilities, financial institutions, etc.

Following advertising, no objections to the renaming of Bogan Place to Rainforest Close were received by Council.

Under Section 162.1 of the Roads Act 1993, Council is the road naming authority. If Council resolves to adopt the name suggested, 'Rainforest Close', Section 162.1 of the Roads Act 1993 requires publication of the new name in a local newspaper and in the NSW Government Gazette. Council is also required to advise Australia Post, the Registrar General, the Surveyor General and the Geographical Names Board.

The proposed street name does not conflict with any other existing road name in the Ku-ring-gai area. It is therefore considered appropriate to name 'Rainforest Close'.

If approved by Council, and following gazettal, Council's records will need to be changed and all relevant agencies will be advised of the street name change.

### CONSULTATION

Council has written to all residents of Bogan Place seeking comment.

#### Ordinary Meeting of Council - 27 May 2008

#### Item 13

#### SO3211 13 May 2008

Of the fourteen properties in Bogan Place, residents of eleven are strongly in favour, two are strongly against and one is ambivalent about the proposal.

Council has consulted with Australia Post, the Registrar General, Surveyor General, Geographical Names Board and advertised the proposed street name in the Public Notices section of the North Shore Times.

No objections have been received to the naming of 'Rainforest Close' following the advertising.

Following Council resolution, the adopted street name needs advertising in a local newspaper and the NSW Government Gazette.

### FINANCIAL CONSIDERATIONS

Minor costs are associated with this request such as the provision of a street sign and administration work. Council will be required to fund the installation of the new street sign. Also, Council's records and systems will need to be changed.

### **CONSULTATION WITH OTHER COUNCIL DEPARTMENTS**

Council's Strategy and Corporate Departments have been consulted in this process.

### SUMMARY

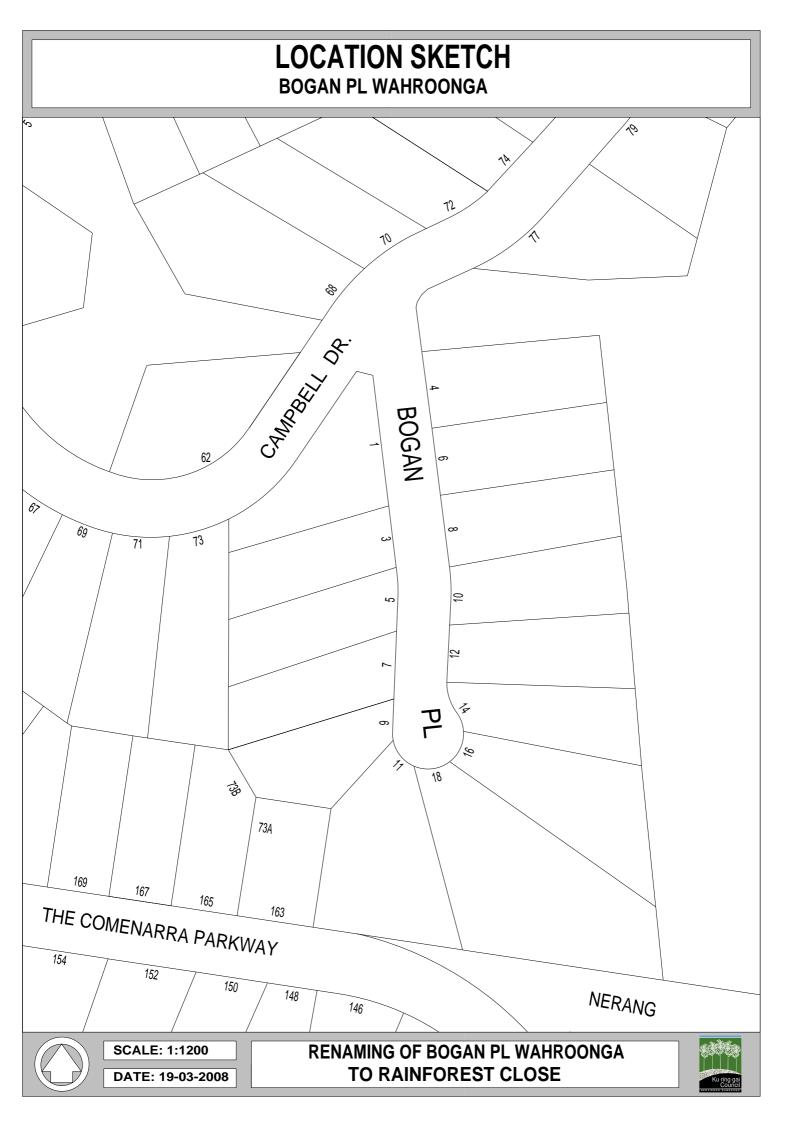
Council has received a petition from the residents of Bogan Place, Wahroonga to rename their street to Rainforest Close. No objections have been received from Australia Post, the Registrar General, Surveyor General, Graphical Names Board and the public.

### RECOMMENDATION

- A. That Council renames 'Bogan Place' to 'Rainforest Close,' Wahroonga.
- B. That a notice to rename the street be published in a local newspaper and the NSW Government Gazette.
- C. That Council informs Australia Post, the Registrar General, Surveyor General and the Geographical Names Board of the new street name.

Robert HappRoger GuerinGreg PiconiTechnical Support OfficerManager Design & ProjectsDirector Operations

Attachments: Location Plan - 909547



DA0761/07 15 May 2008

## 228 TO 232 MONA VALE ROAD & 3 STURT PLACE, ST IVES - RELOCATION OF STORMWATER PIPELINE AND EASEMENT

### **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the proposed development site.
BACKGROUND:	On 12 March 2008, the Ku-ring-gai Planning Panel granted deferred commencement consent for Development Application 761/07 subject to conditions in Schedule A.
COMMENTS:	Works involve realignment of the existing 375mm trunk drainage line and relocating the existing drainage easement.
RECOMMENDATION:	That Council grants approval for the relocation of the stormwater pipeline and easement subject to the terms and conditions of this report.

### **PURPOSE OF REPORT**

For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the proposed development site.

### BACKGROUND

A deferred commencement consent was granted by the Ku-Ring-Gai Planning Panel on 12 March 2008 to the applicant, Trieste Property Group, for DA761/07, which will result in a residential development of 50 units on the subject site.

Granting of the consent was subject to the following condition in Schedule A.

1. In order to activate the consent, the applicant shall obtain a resolution from Ku-ringgai Council that it will consent to the extinguishment of the existing Council easement(s) for drainage which currently burden the subject property and the creation, of a new easement for drainage. A detailed hydraulic design is to accompany the request. Councils Development Engineer will be responsible for preparing the necessary report to Council regarding the extinguishment and creation of easements, subject to payment of the adopted fee for the preparation of such reports.

**Reason:** To ensure that Council's assets are protected.

Engineering plans for the proposed Diversion of Stormwater Pipeline have been submitted (WaterPlan Pty Ltd SMON-1 and SMON-2 dated April 2008).

### COMMENTS

An existing 375mm diameter Council pipeline, located in a 1.83 metre wide easement, traverses the development site. A site layout plan is given at **Attachment 1**.

Overland flow for the system will be minimal and the landscaping for the development is designed to allow an overland flowpath. The conditions of consent require the engineer to certify that habitable rooms are clear of overland flow prior to issue of the Occupation Certificate for the building.

Proposed modifications to the Council drainage system comprise:

- i. Relocate the existing 375mm diameter pipe over a distance of approximately 45 metres.
- ii. Relocate the easement clear of the proposed building.

There are no trees affected by the works.

The proposed locations of the drainage system and easement are shown at Attachment 2.

### CONSULTATION

Council has consulted with the applicant, Trieste Property Group, and the designing engineer, John Lawrence of WaterPlan Pty Ltd. No other external consultation was necessary.

### FINANCIAL CONSIDERATIONS

All construction, survey and legal costs associated with the relocation are to be borne by the applicants, who benefit from this work. A letter of agreement has been received from the applicant agrees to meet all construction, survey and legal costs associated with the relocation.

The extinguishment of the existing easement and creation of a new easement will be of mutual benefit to Council and the applicant upon completion of the physical works. Therefore it is not considered that compensation should be paid by the applicant.

### CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Development and Regulation has consulted with Council's Operations Department in this matter.

### SUMMARY

A deferred commencement consent was granted by the Ku-Ring-Gai Planning Panel on 12 March 2008 to the applicant, Trieste Property Group, for DA761/07, which will result in a 50 unit residential building on the subject site.

Engineering plans for the proposed Diversion of Stormwater Pipeline have been submitted (WaterPlan Pty Ltd SMON-1 and SMON-2 dated April 2008), and are considered satisfactory.

It is considered of mutual benefit that extinguishment of the existing and creation of a new easement be undertaken pursuant to Section 88B of the Conveyancing Act 1919.

All necessary documentation must be carried out prior to issue of the Occupation Certificate.

Following completion of the building construction, the applicant should undertake an inspection of the pipeline by CCTV, with a copy supplied to Council, prior to issue of the Occupation Certificate.

### RECOMMENDATION

- A. That Council grants approval for the extinguishment of the existing easement and creation of a new drainage easement 1.83 metres wide over the new pipeline.
- B. That authority be given to affix the Common Seal of the Council to the instrument for release and creation of new easements.

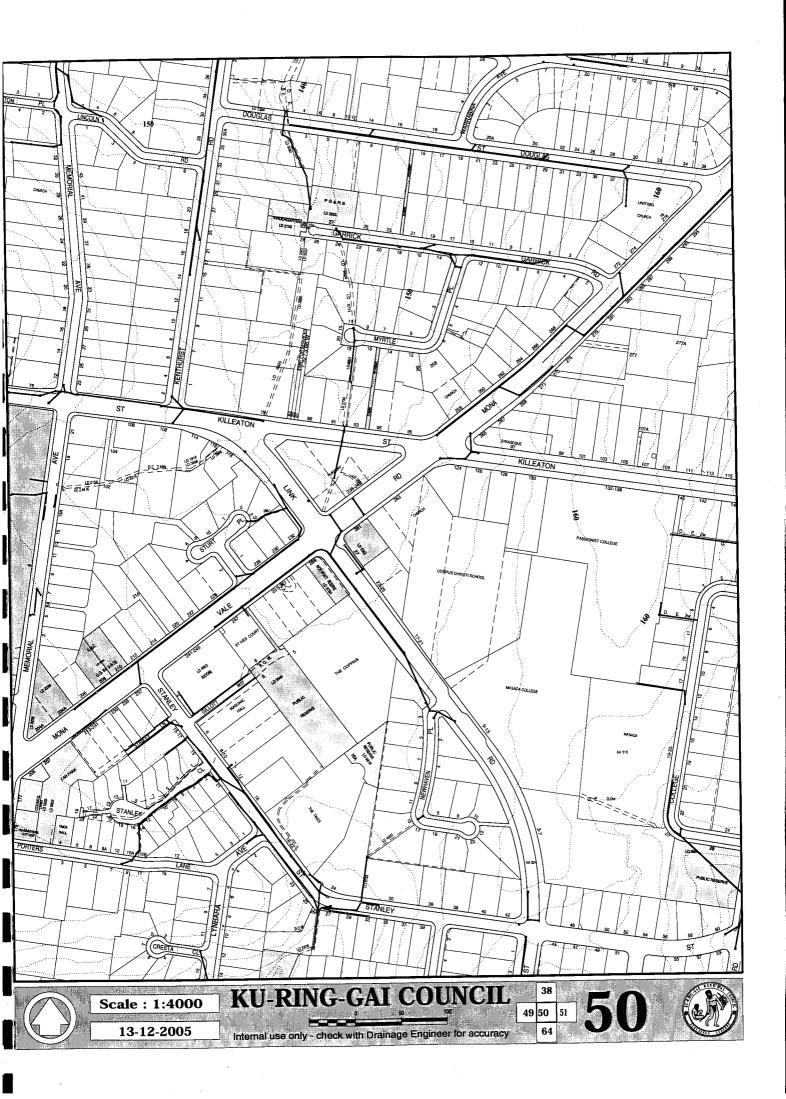
#### DA0761/07 15 May 2008

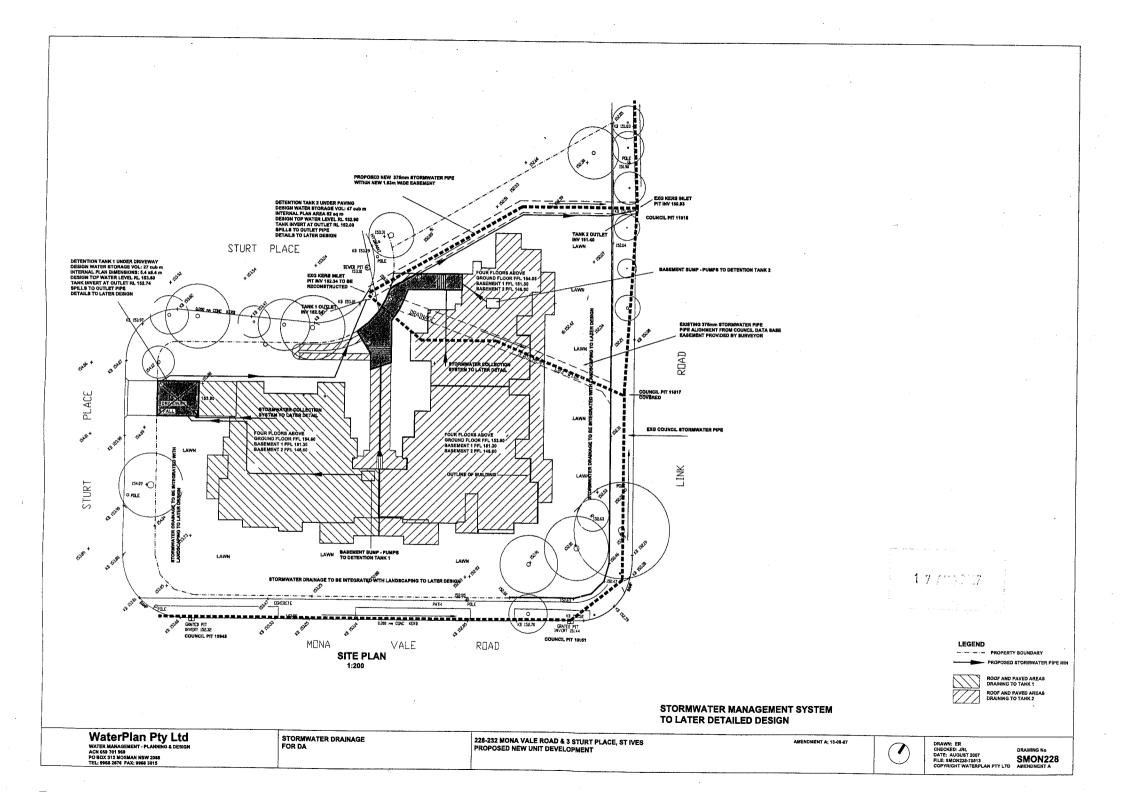
- C. That the cost of altering the terms of the said easement for drainage including release and creation and Council's legal costs and disbursements be borne by the applicant.
- D. That Council approves the proposal to modify the stormwater pipelines in accordance with WaterPlan Pty Ltd Drawings SMON-1 and SMON-2 dated April 2008, subject to the following conditions:
  - a. The applicant carrying out all drainage works in accordance with the plans and specifications approved by Council at no cost to Council.
  - b. The redundant section of pipe is to be backfilled or removed upon completion of the new pipeline.
  - c. The works are to be subject to inspections. The applicant or his engineer is to give Council at leat 24 hours' notice (to allow inspection) at the following stages:
    - i. After completion of excavation and prior to pipelaying commencing.
    - ii. After completion of pipelaying prior to backfilling.
    - iii. On completion of the pipeline installation.
- E. That prior to construction of the buildings, fencing or a suitable alternative be installed around the easement perimeter, at no cost to Council, to prevent loading by heavy construction machinery on the area directly above the pipeline.
- F. That after the buildings are completed, an inspection of the pipeline by closed circuit television (CCTV) or a suitable alternative be undertaken to verify the structural integrity of the pipeline by the applicant at no cost to Council, prior to issue of the Occupation Certificate.

Kathy Hawken Team Leader Engineering Assessment Team Greg Piconi Director Operations

Attachments:

Site Plan and Location of existing drainage easement - 935779
 Proposed location of new pipeline and easement - 935782





S06583 14 May 2008

# **TENDER FOR CLEANING SERVICES**

# **EXECUTIVE SUMMARY**

PURPOSE OF REPORT:	To advise Council of the outcome of the tender for cleaning services of a number of Council facilities and to seek adoption of the preferred tender for the services.
BACKGROUND:	Council currently has a number of contractors and staff cleaning Council's facilities. With the Council restructure, the management and supervision of these services is now under the control of the Operations Department.
COMMENTS:	Tender documents and specifications were prepared earlier this year and tenders were called in March and April 2008 and closed on 8 April 2008. At the close of tenders, 21 companies submitted a tender for the cleaning services of Council facilities.
	A tender evaluation committee was established to assess the tenders against the criteria established in the tender documents. A copy of the tender evaluation report and pricing is included in the confidential attachments. The attachments are determined to be confidential in accordance with Section 10A (2) (c) in that it is information that would, if disclosed, confer a commercial advantage on a person or company with whom Council is conducting (or proposes to conduct) business.
RECOMMENDATION:	That Council accepts the tender from Cama Corp Pty Ltd for the cleaning of Council facilities for three (3) years and that the Mayor and General Manager be delegated authority to sign the tender documents under the seal of Council.

# **PURPOSE OF REPORT**

To advise Council of the outcome of the tender for cleaning services of a number of Council facilities and to seek adoption of the preferred tender for the services.

# BACKGROUND

Council currently has a number of contractors and staff cleaning Council's facilities. With the Council restructure, the management and supervision of these services is now under the control of the Operations Department.

Also, several staff has since resigned from Council and therefore, short term quotations were obtained to undertake these services until a tender could be prepared and called to have these services performed under one contract. Whilst there are contractors covered under the State Government Service contract provisions, it was determined that it was better for one contract and associated specifications to be prepared to ensure service levels meet Council requirements and achieve better communication with one contractor.

# COMMENTS

Tender documents and specifications were prepared earlier this year and tenders were called in March and April 2008 and closed on 8 April 2008. At the close of tenders, 21 companies submitted a tender for the cleaning services of Council facilities.

A tender evaluation committee was established to assess the tenders against the criteria established in the tender documents. A copy of the tender evaluation report and pricing is included in the confidential attachment. The attachment is determined to be confidential in accordance with Section 10A (2) (c) in that it is information that would, if disclosed, confer a commercial advantage on a person or company with whom Council is conducting (or proposes to conduct) business.

The evaluation committee examined all contractors in accordance with the criteria specified in the tender documents. Following evaluation eight (8) of the 21 contractors that submitted a tender were assessed as submitting a non conforming tender and as such were then eliminated form further consideration. Each of the other tenders were then scored and rated against the criteria. The top six (6) ranking companies that were considered to offer the best value rating were then referenced checked. While the committee have recommended a company that did not submit the lowest priced tender, their recommendation is based on the other criteria, reference checks and considerations relating to estimates for the service to be provided.

Council staff have had a number of concerns with the current providers with regard to undertaking the services in accordance with the requirements and in some cases, only broad criteria has been provided to the contractors regarding the scope of work. With the new specifications and tenders, staff will be able to assess the contractor against the specifications and it will be the contractor's responsibility to complete the work in accordance with the specifications otherwise payment will not be made and ultimately lead to termination of the contract. Also, having one contractor for all centres will enable better communication and understanding of Council's requirements.

S06583 14 May 2008

# CONSULTATION

Consultation has taken place with the users of various facilities and current providers of the cleaning services. Council is in receipt of a letter from the part time cleaners of the Lindfield Senior Citizens Centre and the Community Centre who have requested consideration by Council on maintaining their services. **Attached** is a copy of their letter that was forwarded to Council.

# FINANCIAL CONSIDERATIONS

Below is a table showing details of the current budget and information on the services provided to date:

Location	Current Budget	Current Provider	Length of Service		
Council Chambers	\$77000*	Quad Services	12 months		
Gordon Library	\$48600	Quad Services	3 years		
Lindfield Library	\$11500	Quad Services	3 years		
St Ives Library	\$11500	Quad Services	3 years		
Turramurra Library	\$14900	Quad Services	3 years		
Roseville Art Centre	\$20000	Austgreen	Over 4 years		
Senior Centres	\$19000	Max Lindsay	Longer than 3		
			years		
Council Depot	\$38000*	R & ST Co	2 years		
SES	\$2000	R & ST Co	12 months		
Thomas Carlyle Children's Centre	\$19500	Commercial	3 years		
		Cleaning Group			
Family Day Care Centre	\$9600	Commercial	3 years		
		Cleaning Group			
Bus shelters (Council built)	\$25000	Porter Group	Over 4 years		
TOTAL	\$296600				

\* The cleaning of the Council Chambers was previously carried out by staff and with recent resignations, contractors have been engaged to carry out the service. Funding for the cleaning service will be made available from the provisions for wages as it is not proposed to fill the vacancies for this area.

# CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from Council's Community Department and Corporate Department has been consulted in the preparation of the tender documents and the evaluation of the tenders received.

# SUMMARY

Tenders were called for the provision of cleaning services for a number of Council facilities for a period of three (3) years. Tenders closed on 8 April 2008 and 21 tenders were received for the cleaning of Council's facilities.

Following assessment of the tenders by the evaluation committee, eight (8) tenders were considered to be non conforming. The remaining tenders were then assessed against the criteria specified in the tender documents. The best six (6) tenders were then referenced checked and the evaluation committee has recommended a company that has met all the criteria, provided a realistic price for the services and very good reference checking.

Based on the contract price and Council's current budget allowances, there are more than sufficient funds available to engage the preferred contractor in accordance with the tender and specification provisions. The use of the preferred contractor will result in a reasonable saving for this service and adjustments to the budget will be made after the 1<sup>st</sup> quarter budget review for 2008/09.

## RECOMMENDATION

- A. That Council accepts the tender from Cama Corp Pty Ltd for the cleaning of Council facilities for three (3) years from 1 July 2008.
- B. That the Mayor and General Manager be delegated authority to sign the tender documents under the seal of Council.
- C. That Mr Lindsay be advised that based on the tenders received, that Council will no longer require his services for the cleaning of the seniors centres from 1 July 2008.

Greg Piconi Director Operations

Attachments: 1. Letter from current cleaning provider for Lindfield Community Centre and Senior Citizens Centre - 921702 2. Memorandum from Tender Evaluation Committee - Confidential

M.J. LINDSAY

Dear Sir/chadam. Re cleaning Soniar Citezen Centres Zurranurra & Sindfield & Human Recourses Contres I wish to bring to your attention our plight. We are too senior - pensioners we have been working for Ku Ring lia cauncit as subcontractors at these contres for 35 years. We are very defendant on this income to sustain out income, over the nesst few years. We are hoping you will take all this into consideration in allowing up to remain at these centres. yours Sincerely

# Ku-ring-gai Town Centres Development Contributions Plan



Prepared by



# Urban Planning Solutions

ABN 16 113 272 705 Member of the Planning Institute of Australia

Phone: 0419 257 177 E-mail: greg@newplan.com.au Web: www.newplan.com.au

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# Appendices

- Appendix A Background information to this Plan
- Appendix B Apportionment worksheet for traffic signals and intersections works

# **1.** Part A – Introduction and Summary Schedules

# **1.1** Overview of this Plan

Section 94 of the *Environmental Planning and Assessment Act* 1979 (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under section 94 of the EPA Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan enables Ku-ring-gai Council (Council) to levy section 94 contributions for certain public amenities and services where new development will or is likely to increase the demand for these facilities.

Council, with the involvement of the Ku-ring-gai community, has in recent years undertaken a comprehensive master planning exercise for the following town centres:

- Gordon
- Lindfield
- Pymble
- Roseville
- St lves
- Turramurra

The centres are referred to throughout this Plan as the 'Ku-ring-gai town centres'.

The plans that have been prepared for the Ku-ring-gai town centres<sup>1</sup> envisage that much of the land located within each town centre will be redeveloped. Assuming that all development potential under the plans was to be achieved, there would be an additional:

- 10,000 dwellings;
- 17,500 residents; and
- 85,000 square metres of retail and commercial floor space,

in the town centres.

Development expected to be approved under the plans will generate requirements for new public amenities and services (or infrastructure) such as traffic management and car parking facilities, streetscape facilities, open space and community facilities. Indeed, the

<sup>&</sup>lt;sup>1</sup> Draft Ku-ring-gai Local Environmental Plan 2008 (Town Centres) and Ku-ring-gai Town Centres Development Control Plan

planning vision for each centre cannot be achieved without investment in this infrastructure.

A list of required infrastructure is contained in Council's Town Centres Facilities Plan.

The total cost of infrastructure included in the Facilities Plan is significant. Council has determined that the cost cannot be met through ordinary rate income and that development approved in the centres should make a reasonable contribution toward the provision of the works.

The specific public amenities and services, their costs and program for delivery, and maps showing their location are contained in Section 4 of this Plan.

This Plan has been prepared having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 26(1) of the *Environmental Planning and* Assessment Regulation 2000 (EPA Regulation).

This Plan sets out:

- the relationship between the expected future development in the Ku-ring-gai town centres and the public amenities and services required to meet the demands of that development;
- the formulas to be used for determining the contributions required for different categories of public amenities and services;
- the contribution rates for the anticipated types of development in the Ku-ring-gai town centres;
- maps showing the location of the public amenities and services proposed to be provided by the Council supported by a works schedule setting out an estimate of their cost; and
- the administrative and accounting arrangements applying to section 94 contributions that are required by this Plan.

Background information to this Plan is contained within the references included in Section 5 of this Plan.

# **1.2** Summary of works and contribution rates

#### Contributions Schedule for Houses, Seniors Living Dwellings, Business/Retail GFA and Off Site Car Parking

	Total cost of				Contribution (\$)														
Contribution Area and Facility Type	tribution Area and Facility Type apportioned to development Per person bedroon		Per bedsit or 1 bedroom Iwelling house	Per 2 bedroom dwelling house dwelling house			Per 4 bedroom dwelling house		r 5 bedroom relling house	Per seniors living dwelling		Per 100m <sup>2</sup> of retail GFA	Per 100m <sup>2</sup> of business GFA		Per	car parking space			
Occupancy rate			1.0		1.58	1.91		2.62		3.25		3.85	1.30						
Gordon				_															
Access and Transport Facilities*	\$	5,974,125	\$ 639	) \$	5 1,010	\$ 1,221	\$	1,675	\$	2,078	\$	2,462	\$ 831	1	\$ 11,709	\$	3,969	\$	22,056
Community Facilities	\$	-	\$	- \$	- 5	\$-	\$	-	\$	-	\$	-	\$-	-					
Streetscape and Public Domain Facilities	\$	12,015,700	\$ 2,628	3 \$	6 4,151	\$ 5,019	\$	6,884	\$	8,539	\$	10,116	\$ 3,416	6					
Other	\$	30,242	\$ 7	7 \$	5 10	\$ 13	\$	17	\$	21	\$	25	\$ 9	9					
Total	\$	18,020,067	\$ 3,274	ı \$	5,172	\$ 6,252	\$	8,577	\$	10,639	\$	12,603	\$ 4,256	5 5	\$ 11,709	\$	3,969	\$	22,056
Lindfield																			
Access and Transport Facilities*	\$	2,434,315	\$ 330	) \$	5522	\$ 631	\$	866	\$	1,074	\$	1,272	\$ 429	9 3	\$ 5,745	\$	1,947	\$	42,000
Community Facilities	\$	2,803,178	\$ 811	\$ ا	5 1,282	\$ 1,550	\$	2,126	\$	2,637	\$	3,124	\$ 1,055	5					
Streetscape and Public Domain Facilities	\$	9,036,714	\$ 2,616	3 \$	6 4,133	\$ 4,996	\$	6,853	\$	8,501	\$	10,070	\$ 3,400	)					
Other	\$	25,839	\$ 7	7 \$	5 12	\$ 14	\$	20	\$	24	\$	29	\$ 10	)					
Total	\$	14,300,046	\$ 3,765	5 \$	5,948	\$ 7,191	\$	9,864	\$	12,235	\$	14,494	\$ 4,894	L :	\$ 5,745	\$	1,947	\$	42,000
Pymble																			
Access and Transport Facilities*	\$	2,055,690	\$ 637	7 \$	5 1,006	\$ 1,217	\$	1,669	\$	2,070	\$	2,452	\$ 828	3 ;	\$ 11,343	\$	3,845	\$	16,163
Community Facilities	\$	300,000	\$ 251	ı \$	397	\$ 479	\$	658	\$	816	\$	967	\$ 326	3					
Streetscape and Public Domain Facilities	\$	4,315,062	\$ 3,611	ı \$	5,705	\$ 6,897	\$	9,461	\$	11,736	\$	13,902	\$ 4,694	L I					
Other	\$	23,929	\$ 20	) \$	32	\$ 38	\$	52	\$	65	\$	77	\$ 26	3					
Total	\$	6,694,681	\$ 4,519	) \$	5 7,140	\$ 8,631	\$	11,840	\$	14,687	\$	17,398	\$ 5,875	; ;	\$ 11,343	\$	3,845	\$	16,163
Roseville							•				•								
Access and Transport Facilities*	\$	2,406,550	\$ 1,611	\$ ا	2,545	\$ 3,077	\$	4,221	\$	5,236	\$	6,202	\$ 2,094	L :	\$ 13,230	\$	4,485	\$	31,401
Community Facilities	\$	574,757	\$ 377	7 \$	595	\$ 719	\$	986	\$	1,224	\$	1,450	\$ 489	•					
Streetscape and Public Domain Facilities	\$	4,897,809	\$ 4,453	3 \$	5 7,035	\$ 8,504	\$	11,666	\$	14,471	\$	17,142	\$ 5,788	3					
Other	\$	24,679	\$ 22	2 \$	35	\$ 43	\$	59	\$	73	\$	86	\$ 29						
Total	\$	7,903,795	\$ 6,463	3 \$	5 10,211	\$ 12,343	\$	16,932	\$	21,003	\$	24,881	\$ 8,401		\$ 13,230	\$	4,485	\$	31,401
St lves			· · · · · ·	_		· · · ·							· · · ·	-					
Access and Transport Facilities*	\$	2,384,230	\$ 413	3 \$	653	\$ 789	\$	1,083	\$	1,343	\$	1,591	\$ 537	· [ ;	\$ 2,954	\$	-	\$	20,657
Community Facilities	\$	1,839,891	\$ 525	5 \$	830	\$ 1,003	\$	1,377	\$	1,707	\$	2,023	\$ 683	3					
Streetscape and Public Domain Facilities	\$	21,923,763	\$ 6,260	) \$		\$ 11,957	\$	16,402	\$		\$	24,102	\$ 8,138	3					
Other	\$	43,675	\$ 12			\$ 24	\$	33	\$		\$	48	\$ 16						
Total	\$	26,191,560	\$ 7,211			\$ 13,774	\$	18,894	ŝ	23,437	s	27,764	\$ 9,375	; ;	\$ 2,954	\$	-	\$	20,657
Turramurra		-, - ,,	. ,– .	1.4	,	,		.,		.,		,			. ,,			† ·	-,
Access and Transport Facilities*	\$	5,497,170	\$ 1,377	7 \$	2,175	\$ 2,629	\$	3,607	\$	4,474	\$	5,300	\$ 1,790	) !	\$ 23,569	\$	7,990	\$	21,104
Community Facilities	\$	1,469,196	\$ 487		-	\$ 931	\$	1,277	\$		\$	1,877	\$ 634		,500		.,250	Ľ	,
Streetscape and Public Domain Facilities	\$	12.222.441	\$ 4.055			\$ 7,745		10,625			\$	15,613	\$ 5,272						
Other	\$	33,665	\$ 11			\$ 21	\$	29	\$	- ,	ŝ	43	\$ 15						
Total	\$	19,222,472	\$ 5,931		-	\$ 11,327		15,538	· ·		ŝ	22,833	\$ 7,710		\$ 23,569	\$	7,990	\$	21,104
10101	Ψ	13,222,472	ψ 3,931	•   •	, 3,370	ψ 11,327	Ψ	15,550	Ψ	13,214	Ψ	22,033	ψ 1,710		ψ 20,009	ų	1,330	Ψ	21,104

\* Access and Transport Facilities net contribution including discount - refer to clause 2.8 of this Plan for details

# **Contributions Schedule for Medium Density Dwellings**

	Total cost of					Contribu	ution (\$)			
Contribution Area and Facility Type	facilities in Plan apportioned to development (\$)	Per person		Per bedsit dwelling		Per 1 bedroom dwelling	Per 2 bedroom dwelling	Per 3 bedroom dwelling		Per 4+ bedroom dwelling
Occupancy rate		1.0		1.0		1.17	1.66	2.07		3.29
Gordon										
Access and Transport Facilities*	\$ 5,974,125	\$ 63	39 \$	\$ 639	\$	748	\$ 1,061	\$ 1,32	4 5	\$ 2,104
Community Facilities	\$-	\$	- \$	β -	\$	-	\$-	\$	- 5	Б –
Streetscape and Public Domain Facilities	\$ 12,015,700	\$ 2,62	28 5	\$ 2,628	\$	3,074	\$ 4,362	\$ 5,43	9 8	\$ 8,645
Other	\$ 30,242	\$	7 5	\$7	\$	8	\$ 11	\$ 1·	4 \$	\$ 22
Total	\$ 18,020,067	\$ 3,27	74 \$	\$ 3,274	\$	3,830	\$ 5,434	\$ 6,77	6 \$	\$ 10,770
Lindfield										
Access and Transport Facilities*	\$ 2,434,315	\$ 33	30 \$	\$ 330	\$	387	\$ 548	\$ 68	4 5	\$ 1,087
Community Facilities	\$ 2,803,178	\$ 8	11 5	\$ 811	\$	949	\$ 1,347	\$ 1,67	э :	\$ 2,669
Streetscape and Public Domain Facilities	\$ 9,036,714	\$ 2,67	16 \$	\$ 2,616	\$	3,060	\$ 4,342	\$ 5,41	4 \$	\$ 8,605
Other	\$ 25,839	\$	7 5	\$7	\$	9	\$ 12	\$ 1	5 5	\$ 25
Total	\$ 14,300,046	\$ 3,76	55 5	\$ 3,765	\$	4,405	\$ 6,249	\$ 7,79	3 5	\$ 12,386
Pymble										
Access and Transport Facilities*	\$ 2,055,690	\$ 63	37 \$	\$ 637	\$	745	\$ 1,057	\$ 1,31	9 5	\$ 2,096
Community Facilities	\$ 300,000	\$ 25	51 5	\$ 251	\$	294	\$ 417	\$ 52	o s	\$ 826
Streetscape and Public Domain Facilities	\$ 4,315,062	\$ 3,67	11 \$	\$ 3,611	\$	4,225	\$ 5,994	\$ 7,47	5 5	\$ 11,880
Other	\$ 23,929	\$ 2	20 5	\$ 20	\$	23	\$ 33	\$ 4	1 5	\$ 66
Total	\$ 6,694,681	\$ 4,51	9 9	\$ 4,519	\$	5,287	\$ 7,502	\$ 9,35	4 9	\$ 14,867
Roseville										
Access and Transport Facilities*	\$ 2,406,550	\$ 1,67	11 5	\$ 1,611	\$	1,885	\$ 2,674	\$ 3,33	5 5	\$ 5,300
Community Facilities	\$ 574,757	\$ 37	77 8	\$ 377	\$	441	\$ 625	\$ 77	э :	\$ 1,239
Streetscape and Public Domain Facilities	\$ 4,897,809	\$ 4,45	53 5	\$ 4,453	\$	5,209	\$ 7,391	\$ 9,21	7 5	\$ 14,649
Other	\$ 24,679	\$ 2	22 8	\$ 22	\$	26	\$ 37	\$ 4	6 5	\$ 74
Total	\$ 7,903,795	\$ 6,46	53 5	\$ 6,463	\$	7,561	\$ 10,728	\$ 13,37	7 9	\$ 21,262
St Ives								•		
Access and Transport Facilities*	\$ 2,384,230	\$ 47	3 5	\$ 413	\$	483	\$ 686	\$ 85	5 5	\$ 1,359
Community Facilities	\$ 1,839,891	\$ 52	25 \$	\$ 525	\$	615	\$ 872	\$ 1,08	в	\$ 1,729
Streetscape and Public Domain Facilities	\$ 21,923,763	\$ 6,26	50 5	\$ 6,260	\$	7,325	\$ 10,392	\$ 12,95	9 8	\$ 20,597
Other	\$ 43,675	\$	12 8	\$ 12	\$	15	\$ 21	\$ 2	6 5	\$ 41
Total	\$ 26,191,560	\$ 7,21	11	\$ 7,211	\$	8,437	\$ 11,971	\$ 14,92	в	\$ 23,725
Turramurra	-	-						-		
Access and Transport Facilities*	\$ 5,497,170	\$ 1,37	77 5	\$ 1,377	\$	1,611	\$ 2,285	\$ 2,85	0	\$ 4,529
Community Facilities	\$ 1,469,196	\$ 48	37 5	\$ 487	\$	570	\$ 809	\$ 1,00	9 8	\$ 1,604
Streetscape and Public Domain Facilities	\$ 12,222,441	\$ 4,05	55 8	\$ 4,055	\$	4,745	\$ 6,732	\$ 8,39	4 5	\$ 13,342
Other	\$ 33,665	\$	11 5	§ 11	\$	13	\$ 19	\$ 2	3 3	\$ 37
Total	\$ 19,222,472	\$ 5,93	31 9	\$ 5,931	\$	6,939	\$ 9,845	\$ 12,27	6 9	\$ 19,511

\* Access and Transport Facilities net contribution including discount - refer to clause 2.8 of this Plan for details

# **Contributions Schedule for High Density Dwellings**

	Total cost of						Contribu	utio	n (\$)				
Contribution Area and Facility Type	facilities in Plan apportioned to development (\$)	Pe	Per person		Per bedsit dwelling		Per 1 bedroom dwelling		Per 2 bedroom dwelling		Per 3 bedroom dwelling		4+ bedroom dwelling
Occupancy rate			1.0		1.04		1.22		1.72		2.06		2.88
Gordon													
Access and Transport Facilities*	\$ 5,974,125	\$	639	\$	665	\$	780	\$	1,100	\$	1,317	\$	1,841
Community Facilities	\$-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Streetscape and Public Domain Facilities	\$ 12,015,700	\$	2,628	\$	2,733	\$	3,206	\$	4,519	\$	5,413	\$	7,567
Other	\$ 30,242	\$	7	\$	7	\$	8	\$	11	\$	14	\$	19
Total	\$ 18,020,067	\$	3,274	\$	3,404	\$	3,994	\$	5,631	\$	6,744	\$	9,428
Lindfield													
Access and Transport Facilities*	\$ 2,434,315	\$	330	\$	344	\$	403	\$	568	\$	681	\$	951
Community Facilities	\$ 2,803,178	\$	811	\$	844	\$	990	\$	1,396	\$	1,671	\$	2,337
Streetscape and Public Domain Facilities	\$ 9,036,714	\$	2,616	\$	2,720	\$	3,191	\$	4,499	\$	5,388	\$	7,533
Other	\$ 25,839	\$	7	\$	8	\$	9	\$	13	\$	15	\$	22
Total	\$ 14,300,046	\$	3,765	\$	3,915	\$	4,593	\$	6,475	\$	7,755	\$	10,842
Pymble													
Access and Transport Facilities*	\$ 2,055,690	\$	637	\$	662	\$	777	\$	1,096	\$	1,312	\$	1,835
Community Facilities	\$ 300,000	\$	251	\$	261	\$	306	\$	432	\$	517	\$	723
Streetscape and Public Domain Facilities	\$ 4,315,062	\$	3,611	\$	3,755	\$	4,405	\$	6,211	\$	7,439	\$	10,399
Other	\$ 23,929	\$	20	\$	21	\$	24	\$	34	\$	41	\$	58
Total	\$ 6,694,681	\$	4,519	\$	4,700	\$	5,513	\$	7,773	\$	9,309	\$	13,015
Roseville													
Access and Transport Facilities*	\$ 2,406,550	\$	1,611	\$	1,675	\$	1,965	\$	2,771	\$	3,319	\$	4,640
Community Facilities	\$ 574,757	\$	377	\$	392	\$	459	\$	648	\$	776	\$	1,084
Streetscape and Public Domain Facilities	\$ 4,897,809	\$	4,453	\$	4,631	\$	5,432	\$	7,658	\$	9,172	\$	12,823
Other	\$ 24,679	\$	22	\$	23	\$	27	\$	39	\$	46	\$	65
Total	\$ 7,903,795	\$	6,463	\$	6,721	\$	7,884	\$	11,116	\$	13,313	\$	18,612
St Ives	•	•											
Access and Transport Facilities*	\$ 2,384,230	\$	413	\$	430	\$	504	\$	711	\$	851	\$	1,190
Community Facilities	\$ 1,839,891	\$	525	\$	546	\$	641	\$	904	\$	1,082	\$	1,513
Streetscape and Public Domain Facilities	\$ 21,923,763	\$	6,260	\$	6,511	\$	7,638	\$	10,768	\$	12,896	\$	18,030
Other	\$ 43,675	\$	12	\$	13	\$	15	\$	21	\$	26	\$	36
Total	\$ 26,191,560	\$	7,211	\$	7,500	\$	8,798	\$	12,404	\$	14,855	\$	20,769
Turramurra													
Access and Transport Facilities*	\$ 5,497,170	\$	1,377	\$	1,432	\$	1,680	\$	2,368	\$	2,836	\$	3,965
Community Facilities	\$ 1,469,196	\$	487	\$	507	\$	595	\$	838	\$	1,004	\$	1,404
Streetscape and Public Domain Facilities	\$ 12,222,441	\$	4,055	\$	4,217	\$	4,947	\$	6,975	\$	8,354	\$	11,679
Other	\$ 33,665	\$	11	\$	12	\$	14	\$	19	\$	23	\$	32
Total	\$ 19,222,472	\$	5,931	\$	6,168	\$	7,235	\$	10,201	\$	12,217	\$	17,080

\* Access and Transport Facilities net contribution including discount - refer to clause 2.8 of this Plan for details

# 2. Part B - Administration and operation of this Plan

## **2.1** What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EPA Act.

Contributions may be in the form of money, dedication of land or some other material public benefit (or a combination of these) directed:

- in the case of contributions made under Section 94 of the EPA Act toward the provision or improvement of public amenities or services (or the recouping of the cost of provision or improvement of public amenities or services); or
- in the case of contributions made under a planning agreement prepared in accordance with Sections 93F to 93L of the EPA Act – toward public purposes.

#### 2.1.1 Section 94 contributions

Section 94 of the EPA Act enables councils to seek contributions from developers where development increases the demand for public facilities. Section 94 contributions are levied at the time of development consent.

The EPA Act establishes that a council can only require a section 94 contribution if:

- it is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area;
- it has adopted a contributions plan justifying the contribution; and
- the contribution is reasonable.

The power to levy a section 94 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenity or service for which the levy is required.

Generally, contributions can only be made towards:

- capital costs including land acquisition costs;
- public facilities which a council has a responsibility to provide; and
- public facilities which are needed as a consequence of new development.

#### 2.1.2 Planning agreement contributions

The EPA Act allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes.

Public purposes are defined in the EPA Act as (without limitation):

- the provision of (or the recoupment of the cost of providing) public amenities or public services;
- the provision of (or the recoupment of the cost of providing) affordable housing;
- the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land;
- the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- the monitoring of the planning impacts of development; and
- the conservation or enhancement of the natural environment.

Ku-ring-gai Council (Council) may seek to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the section 94 contributions required under this Plan.

A planning agreement negotiated and made under this Plan shall be subject to any provisions of or Ministerial directions made under the EPA Act or Regulation relating to planning agreements.

## 2.2 Development contributions strategy

Prior to preparing this Plan, Council considered the facility planning task for each of the Kuring-gai town centres and funding implications via the preparation of the *Ku-ring-gai Town Centres Development Contributions Strategy* (the **Strategy**).

The main purpose of the Strategy was to consider the range of issues related to infrastructure funding and delivery in the town centres through the prism of the contributions mechanisms available to Council, as shown in Figure 2.1.

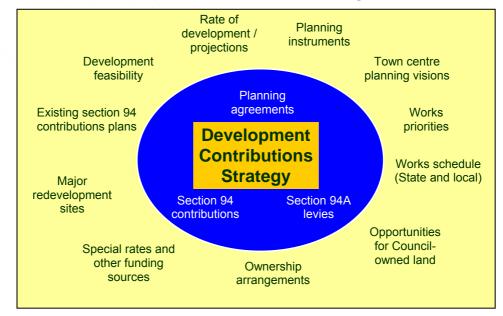


Figure 2.1 Ku-ring-gai town centres contributions issues

The Strategy recommended the following:

- That Council pursue a development contributions system underpinned by a Ku-ring-gai town centres section 94 contributions plans (this Plan), to be complemented by the use of other development conditions of consent and negotiated planning agreements to fund/deliver town centre facilities.
- Direct developer provision of infrastructure via section 80A(1)(f) conditions of consent will be appropriate where the particular work is entirely generated by an individual development.
- Voluntary planning agreements will be appropriate wherever a land owner/developer agrees to participate in an arrangement to provide works, dedicate land and/or make monetary contributions. In practice this will likely be confined to the larger single developments in the town centres and the developments which involve Council lands. The negotiation and administrative arrangements in relation to planning agreements will be contained in a policies and procedures document.

A diagram showing the Strategy framework is shown in Figure 2.2.

## **2.3** Name of this Plan

This Plan is called *Ku-ring-gai Town Centres Development Contributions Plan* (the **Plan**).

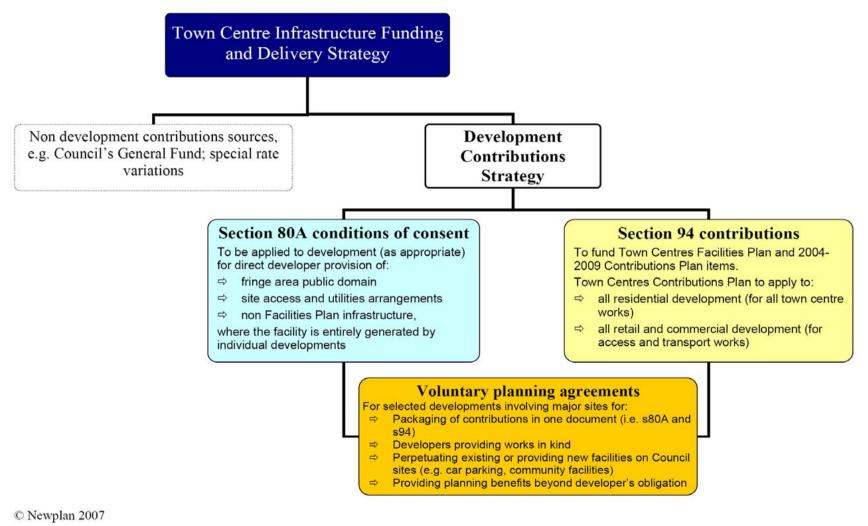
## 2.4 **Purposes of this Plan**

The purpose of this Plan is to enable Council to levy section 94 development contributions for the provision of public amenities and services (or public facilities) that are required as a consequence of development on land to which this Plan applies.

Other purposes of this Plan are:

- provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions for facilities required to meet the demands from Ku-ring-gai town centre development;
- provide an administrative framework under which public facilities strategies in the Kuring-gai town centres may be implemented and coordinated;
- ensure that adequate public facilities are provided for as part of any new development in the Ku-ring-gai town centres;
- to authorise Council to impose conditions under section 94 of the EPA Act when granting consent to development on land to which this Plan applies;
- ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- enable Council to be both publicly and financially accountable in its assessment and administration of this Plan.

#### RECOMMENDED DEVELOPMENT CONTRIBUTIONS SYSTEM KU-RING-GAI TOWN CENTRES





# 2.5 Commencement of this Plan

This Plan has been prepared:

- pursuant to the provisions of Division 6 of Part 4 of the EPA Act and Part 4 of the EPA Regulation; and
- having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 26(1) of the EPA Regulation.

The Plan came into effect on X.

This Plan will apply to all development applications determined on or after that date.

## **2.6** Land to which this Plan applies

This Plan applies to land within the respective Ku-ring-gai town centre precincts shown in Figures 2.3 to 2.8.

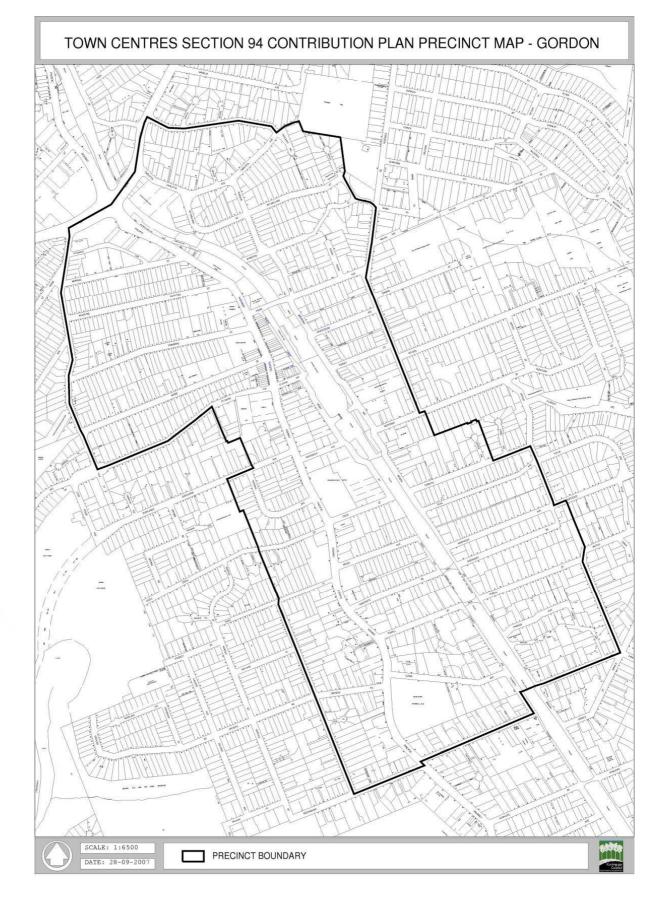
The planning for the facilities included in this Plan has largely been based on the anticipated demands generated by expected development in these precincts.

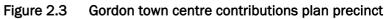
Precincts addressed by this Plan have been delineated on the basis of the potential for the land to be further developed for higher intensity land uses that, prima facie, will or are likely to require the provision of, or increase the demand for, public amenities and public services within the area.

This includes development of areas envisaged under the following environmental planning instruments:

- Ku-ring-gai Local Environmental Plan 2008 (Town Centres)
- Ku-ring-gai Local Environmental Plan 194
- Ku-ring-gai Local Environmental Plan 200

More information on facility demands and the areas of land affected by this Plan is contained in clause 3 of this Plan.





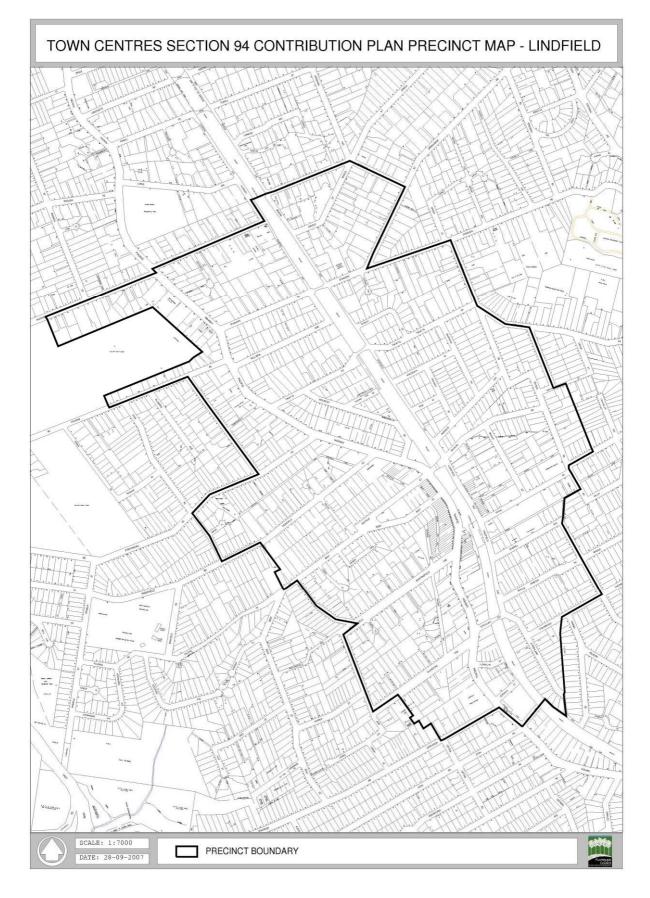


Figure 2.4 Lindfield town centre contributions plan precinct

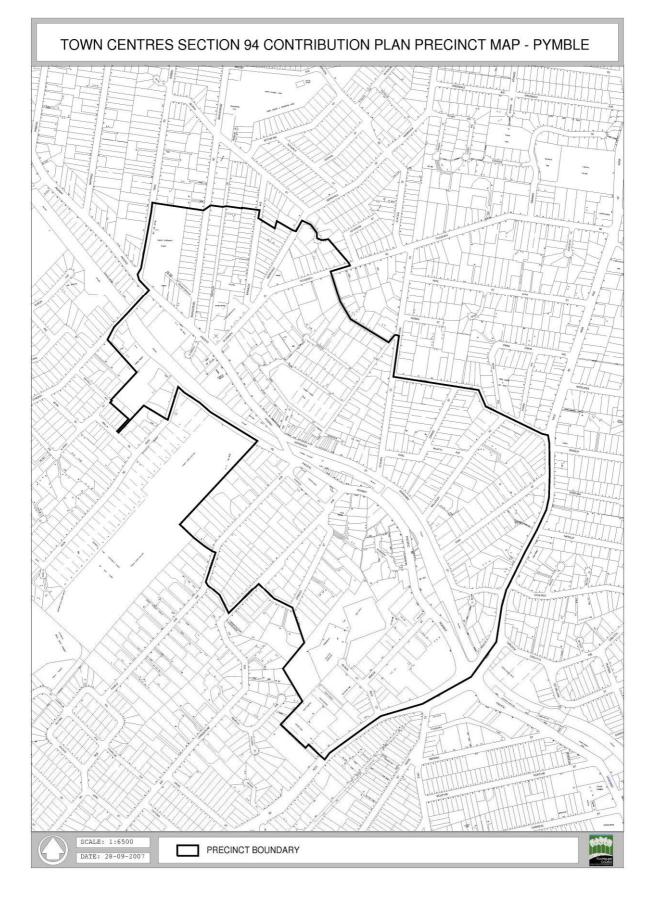
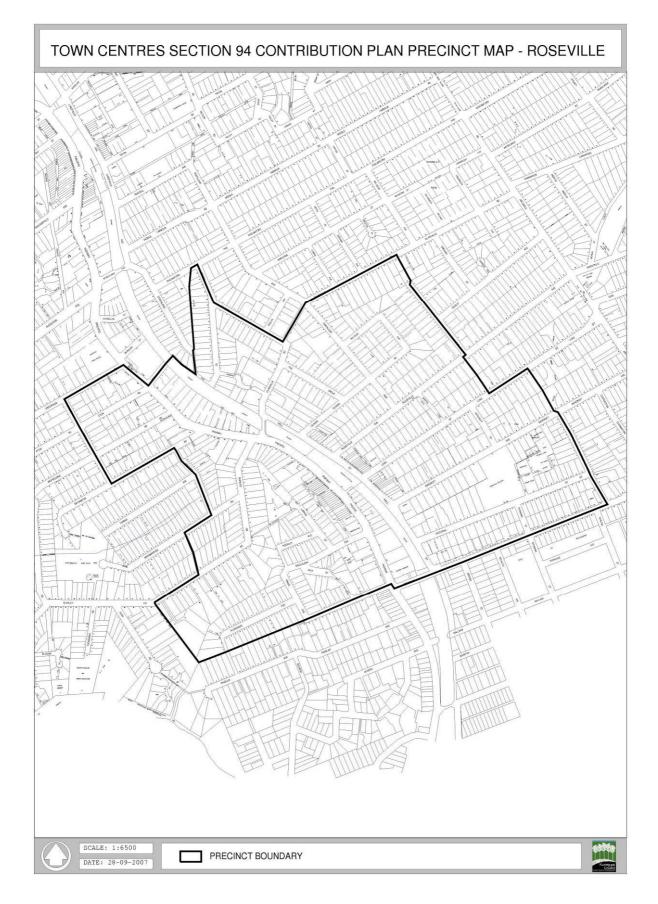


Figure 2.5 Pymble town centre contributions plan precinct





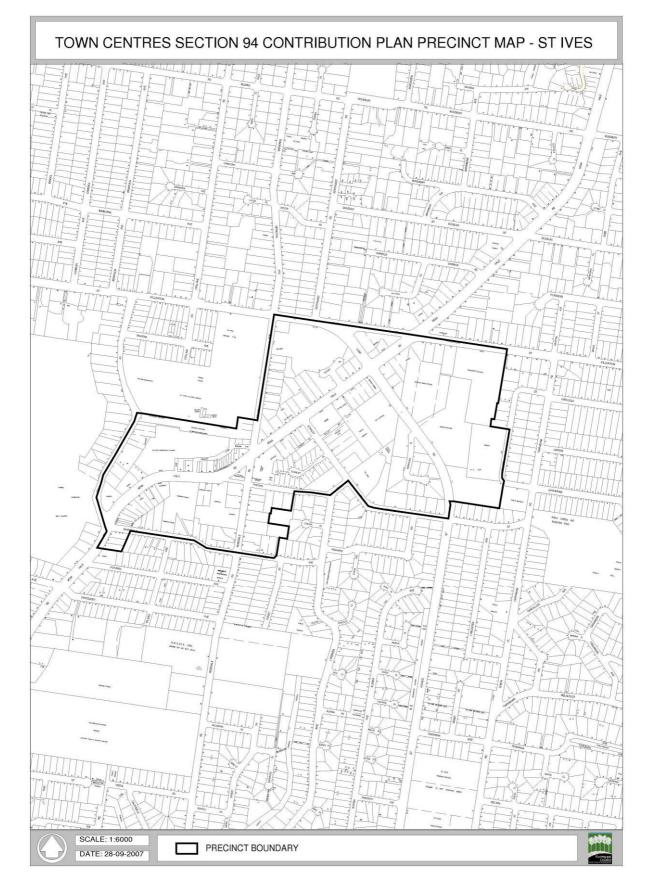


Figure 2.7 St lves town centre contributions plan precinct

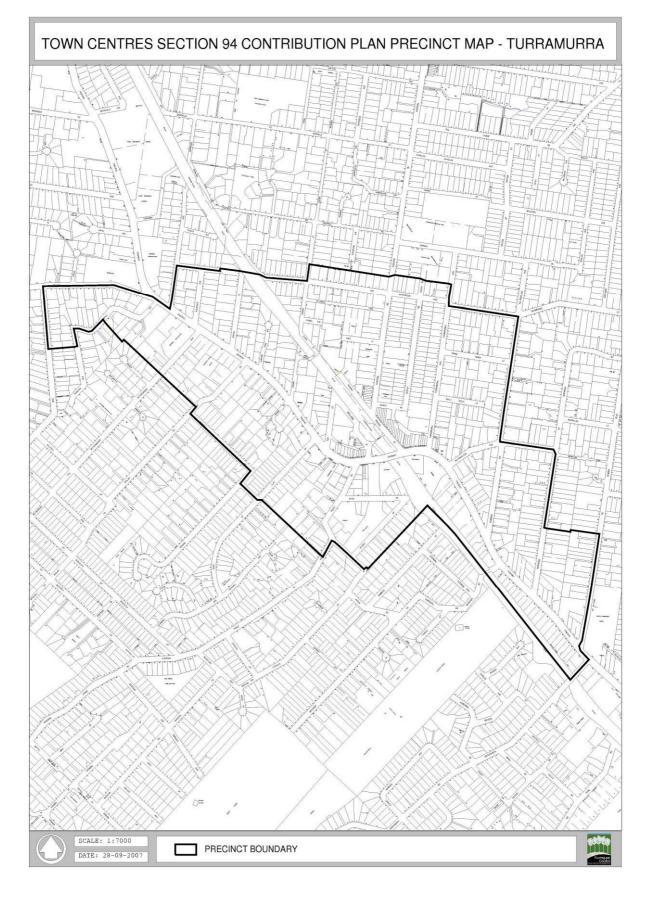


Figure 2.8 Turrumurra town centre contributions plan precinct

## **2.7** Development to which this Plan applies

Council may impose a contribution under section 94 of the EPA Act on consents issued for different types of development approved under this Plan. The type and quantum of the contribution will relate to the form of the development proposed, that is:

- contributions for facilities identified in Sections 3.2 to 3.4 may be required from development for residential purposes; and
- contributions for facilities identified in Section 3.2 may be required from development for retail and business purposes.

Council may require contributions from other types of development where such development is assessed as being likely to require the provision of, or increase the demand for, public facilities identified in this Plan. The contribution to be imposed on such development will be determined having regard to the existing and projected future demands of the development on the facilities identified in this Plan.

However, this Plan shall not apply to development:

- for the sole purpose of affordable housing;
- for the sole purpose of the adaptive reuse of an item of environmental heritage;
- for the purposes of roads, public transport, drainage, utility, open space, recreation, education, health, emergency services or community facilities to be provided by or on behalf of State Government or the Council;
- for the purposes of infrastructure identified under this Plan or another contributions plan prepared under section 94 of the EPA Act;
- for facilities provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider; or
- that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

For the purpose of this clause, 'affordable housing' has the same meaning as the definition contained in the EPA Act.

## **2.8** Relationship to other contributions plans

Council's *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (*Amendment No. 1*) addresses the facility needs associated with expected development throughout the Ku-ring-gai LGA, including the Ku-ring-gai town centres.

Council considers it reasonable to impose contributions under both *Ku-ring-gai* Section 94 *Contributions Plan* 2004-2009 – *Residential Development* (*Amendment No.* 1) and this Plan to future town centre development as both contributions plans, to an overwhelming degree, address separate and distinct facility needs generated by expected development.

An exception is the transport and traffic contributions levied under each contributions plan. The access and transport facilities works schedule prepared for each town centre under this Plan potentially supersede the facilities identified under *Ku-ring-gai* Section 94

*Contributions Plan 2004-2009 – Residential Development (Amendment No. 1)* insofar as they relate to demands generated by town centre development.

Therefore the monetary contributions for access and transport facilities under this Plan incorporate a contribution discount equivalent to the contribution for similar facilities levied under *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1). This contributions discount is reasonable as it avoids any perception of 'double dipping'.

The contributions under *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1) that are the subject of a contributions discount under this Plan are shown in Table 2.1.

Facility category	Contribution type	Per person contribution amount in adopted plan (i.e. amount as at October 2007)
Traffic and Transport		
Traffic Management And Road Safety Improvements	Traffic management and road safety works	\$7.04
Pedestrian Network Improvements	Pedestrian works	\$17.57
Cycle Network Improvements	Cycle works	\$7.82
Public Domain Improvements	Shopping centre improvement program	\$9.04
	Roadway lighting at centres	\$19.54
	Street tree program	\$5.86
	Public domain study	\$53.47
Traffic Studies	Undertake traffic studies	\$1.88
Total		\$122.22

# Table 2.1Contributions in Ku-ring-gai Section 94 Contributions Plan 2004-2009 –<br/>Residential Development (Amendment No. 1) that are reflected in a<br/>contributions discount under this Plan

This Plan does not affect the operation of any other contributions plans adopted by Council.

# 2.9 Definitions

In this Plan, the following words and phrases have the following meanings:

Attributable cost means the estimated cost for each item in the works schedules set out in Section 4 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

**Consumer Price Index** means the *Consumer Price Index* (*All Groups Index*) for Sydney as published by the Australian Statistician.

**Contribution** means the dedication of land or the making of a monetary contribution, as referred to in section 94 of the EPA Act.

Council means Ku-ring-gai Council.

**DCP** means the *Ku-ring-gai Town* Centres Development Control Plan.

EPA Act means the Environmental Planning and Assessment Act 1979.

EPA Regulation means the Environmental Planning and Assessment Regulation 2000.

GFA means gross floor area.

High density dwelling means a dwelling within a residential flat building.

**Housing Price Index** means the *Housing Price Index – Established House Prices* (Sydney) as published by the Australian Statistician.

LGA means local government area.

**Medium density dwelling** means a dwelling that is not a dwelling house or that is not within a residential flat building or senior housing development.

**Planning agreement** means a voluntary agreement referred to in section 93F of the EPA Act.

**RTA** means Roads and Traffic Authority of NSW.

State road means a classified road as defined in the Roads Act 1993.

**Works in kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

**Works schedule** means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected development, the collection of development contributions and the availability of funds from supplementary sources, as set out in clause 4 of this Plan.

## 2.10 Facility costs

For the purposes of calculating the contribution rates in this Plan, the following facility cost components have been included:

- the capital costs of the proposed works;
- the costs of such master planning, detailed design and studies as are required for the proposed works; and
- the cost of acquiring land at current average market prices, discounted where appropriate to account for the transfer of development rights that is provided for under the DCP.

For the purposes of calculating the contribution rates in this Plan, the following components have been excluded:

- the capital and land acquisition costs associated with the share of any proposed facilities and services which are intended to serve the existing population or to make up for an existing deficiency of provision;
- any tied grants, subsidies or funding from other sources which may be available to Council in respect of any nominated work;
- any recoverable funding which has been provided for works which may have otherwise been provided under section 94;
- costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses, other than where these are required as part of a contract to provide a program or service; and
- any facilities or services which may be required as a consequence of the expected development, which another organisation or government agency is responsible for providing.

# **2.11 Operation of this Plan**

#### **2.11.1** Plan authorises imposition of section 94 conditions on consents and certificates

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

Monetary contributions will be determined according to:

- in the case of access and transport facilities identified in this Plan the net increase in PM peak hour vehicle trips attributable to a particular development;
- in the case of all other facilities identified in this Plan the net increase in population attributable to a particular development.

Net increase in facility demand will be determined by the assumed development occupancy and peak hour trip rates contained in Tables 2.2 and 2.3. A credit equivalent to the contribution attributable to any existing development on the site of a proposed new development will be allowed for in the calculation of the contributions. Where the credit is attributable to a type of development not addressed in Tables 2.2 and 2.3 Council will determine the credit based on the circumstances of the case.

Development type	Occupancy rate (persons per dwelling)
Houses	
Bedsit or 1 bedroom dwelling	1.58
2 bedroom dwelling	1.91
3 bedroom dwelling	2.62
4 bedroom dwelling	3.25
5 bedroom dwelling	3.85
Seniors living dwellings	1.3
Medium density dwellings	
Bedsit dwelling	1.0
1 bedroom dwelling	1.17
2 bedroom dwelling	1.66
3 bedroom dwelling	2.07
4+ bedroom dwelling	3.29
High density dwellings	
Bedsit dwelling	1.04
1 bedroom dwelling	1.22
2 bedroom dwelling	1.72
3 bedroom dwelling	2.06
4+ bedroom dwelling	2.88

### Table 2.2Assumed population by development type

#### Table 2.3 Assumed peak hour vehicle trips by development type

Development type	Trip rate (peak hour vehicle trips per hour)
Bedsit or 1 bedroom dwelling	0.40
2 bedroom dwelling	0.50
3 bedroom dwelling	0.65
4 bedroom dwelling	0.85
5 bedroom dwelling	0.85
Seniors living dwelling	0.45
Retail development (per 100m <sup>2</sup> GFA)	5.9
Business or commercial development (per 100m <sup>2</sup> GFA)	2.0

#### 2.11.2 Obligations of accredited certifiers

It is the responsibility of the principal certifying authority to accurately calculate and apply the section 94 contribution conditions to complying development certificates where applicable. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Likewise, it is the responsibility of any person issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. The certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EPA Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and/or deferred payment arrangement has been agreed by the consent authority. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

#### 2.11.3 Consent or planning agreement to address dedication of land free of cost

Council may, by imposition of a condition of development consent, require a developer of certain land to dedicate part of the development site free of cost to the Council for the provision of public amenities and services demanded by expected town centre development.

Alternatively, a developer may offer the dedication of land through a planning agreement prepared under section 93F of the EPA Act.

The land to be dedicated free of cost is specified in the report entitled Valuation / Consultancy Report - Ku-ring-gai Commercial Centres – Provision of Estimated Acquisition Costs for Targeted Land within the Draft Contributions Plan prepared by BEM Property Consultants Pty Ltd. A list of the required land is contained in clause 4.1 of this Plan.

The land to be dedicated is to be used for the provision of access and transport, and streetscape and public domain facilities identified in this Plan.

The dedication of such land free of cost is reasonable as the value of that land will be retained by the owner of the land through the transfer of development rights from the dedicated portion to residual (or development) portion of the site.

## **2.12** Indexation of contribution rates under this Plan

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

The contribution rate will be reviewed on the following basis:

- for all costs other than land acquisition costs by reference to the *Consumer Price Index* (*All Groups*) for Sydney published by the ABS, reviewed at least quarterly; and
- for land acquisition costs by reference to the *Housing Price Index Established House Prices* (*Sydney*) also published by the ABS, reviewed at least half-yearly.

In accordance with clause 32(3)(b) of the EPA Regulation, the contribution rates for works schedule items would be indexed in accordance with the following formulas:

#### Contribution rates for all works schedule items (other than land acquisition items)

\$CA	\$C <sub>A</sub> X (Current Index – Base Index)	
	- Base Index	
Where:		
\$C <sub>A</sub>	is the contribution rate for works schedule items (other than land to be acquired) at the time of adoption of the Plan expressed in dollars	
Current Index	is the <i>Consumer Price Index (All Groups Index) for Sydney</i> as published by the Australian Statistician at the time of the review of the contribution rate	
Base Index	is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the date of adoption of this Plan	

Note: In the event that the current index is less than the previous index, the current index shall be taken as not less than the previous index in each case.

#### **Contribution rates for land acquisition items**

¢0	\$C <sub>LV</sub> X (Current Index – Base Index)
\$CLV	+ Base Index
Where:	
\$C <sub>LV</sub>	is the land values within the Plan at the time of adoption of the Plan expressed in dollars
Current Index	is the Housing Price Index – Established House Prices (Sydney) as published by the Council at the time of the review of the contribution rate
Base Index	is the Housing Price Index – Established House Prices (Sydney) as published by the Council at the date of adoption of this Plan

Note: The contribution rate for land acquisition will not be less than the contribution rate specified at the date of the adoption of this Plan.

# **2.13** Indexation of contributions required by a condition imposed under this Plan

The contributions stated in a consent are calculated on the basis of the section 94 contribution rates determined in accordance with this Plan, as adjusted under the terms of clause 2.12.

If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

 $C_{P} = C_{DC} + \frac{[C_{DC} X (C_{Q} - C_{C})]}{C_{C}}$ 

Where:

 $C_P$  is the amount of the contribution calculated at the time of payment

\$CDC is the amount of the original contribution as set out in the development consent

 $C_Q$  is the contribution rate applicable at the time of payment

\$C<sub>c</sub> is the contribution rate applicable at the time of the original consent

The current contributions are published by Council and are available from Council offices. Should the Council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

# 2.14 Timing of payment of monetary contributions required under this Plan

A contribution is payable in full as follows:

- in the case of development applications involving subdivision before the release of the construction certificate related to the subdivision works or the release of the linen plan/subdivision certificate, whichever occurs first;
- in the case of development applications involving building work before the release of the construction certificate;
- in the case of development applications involving both subdivision and building work before the release of the construction certificate or the release of the linen plan/subdivision certificate, whichever occurs first; and
- in the case of development applications where no construction certificate is required at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

Where (as discussed above) payment is required prior to the release of a construction certificate, and the development is a staged development or otherwise involves the issue of

more than one construction certificate, payment in full is required prior to the issue of the first construction certificate for the development.

# **2.15 Policy on deferred or periodic payments**

Deferred payment generally will not be accepted by Council. However Council may accept a deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies Council that:

- compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case; and
- non-compliance with the terms of clause 2.14 will not increase the cost or prejudice the timing or the manner of providing the facility or service for which the contribution was required as outlined in the works schedule.

The decision to accept a deferred or periodic payment is at the sole discretion of Council.

Council may, if it decides to accept the deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the contribution or the outstanding balance on condition that:

- the guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing, not earlier than six months (or a term determined by Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates;
- the guarantee prohibits the bank from:
  - ⇒ having recourse to the applicant or other person entitled to act upon the consent before paying the guaranteed amount;
  - ⇒ having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount;
- the bank's obligations under the guarantee are discharged:
  - ⇒ when payment is made to the consent authority according to the terms of the bank guarantee;
  - $\Rightarrow$  if the related consent lapses;
  - ⇒ if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required; and
- the applicant pays interest to Council on the contribution or the outstanding amount at the overdraft rate on and from the date when the contribution would have been otherwise payable in accordance with clause 2.14 of this Plan.

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

# 2.16 Works in kind and other material public benefits offered in part or full satisfaction of contributions

A person may make an offer to the Council to carry out work or provide another kind of material public benefit in lieu of making a contribution in accordance with a section 94 condition imposed under this Plan, in the terms described below.

The Council may accept an offer by the applicant to make a contribution by way of works in kind (defined as an item in the works schedule to this Plan) or material public benefit for works or the dedication of land (defined as an item that is not included in the works schedule to this Plan).

The decision will be at the sole discretion of Council.

# 2.16.1 Matters to be considered by the Council in determining offers of material public benefits

Factors that Council will take into consideration in making its decision will include the following:

- The value of the works and/or dedication of land is at least equal to the value of the contribution that would otherwise be required under this Plan.
- The standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction.
- Whether the acceptance of the works and/or dedication of land will prejudice the timing or the manner of the provision of public facilities included in the works program of this Plan.
- The extent to which the works and/or dedication of land satisfies the purpose for which the contribution was sought.
- The conditions applying to the transfer of the asset to the Council are to Council's satisfaction.
- The financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether Council would need to make up for any shortfall in contributions by its acceptance of the offer).
- The overall benefit of the proposal.

#### 2.16.2 Works in kind and material public benefit agreements

Council will require the applicant to enter into a written agreement for the provision of works in kind or a material public benefit prior to the commencement of the development.

Works in kind and material public benefit agreements shall be made between the Council, any person entitled to act upon the consent and the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and the contribution plan, and the program for delivering the works.

Where an offer is made prior to the issue of development consent, the offer should be in the form of a planning agreement. If the offer is made by way of a draft planning agreement under section 93F of the EPA Act, Council will require the agreement to be entered into and performed via a condition in the development consent. Planning agreements shall address the matters included in the EPA Act and EPA Regulation.

#### **2.16.3** Valuation of offers of works-in-kind and material public benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

# **2.17 Pooling of contributions**

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary section 94 contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary section 94 contributions under this Plan are the priorities for works as set out in the works schedule in Section 4, where possible. However changing rates of development in different areas may alter those priorities.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

# 2.18 The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EPA Act is exempt from the Goods and Services Tax (GST).

Items in the works schedule of this Plan have been calculated without any GST component.

## **2.19** Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 94 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EPA Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at Council, on provision of reasonable notice.

## 2.20 Review of Plan

This Plan with supporting information will be subject to review by Council, so as to:

- monitor development trends and income received by the Plan;
- ensure that contributions rates reflect actual costs incurred by the Plan; and
- enable alteration to the works schedule if development rates differ from original expectations (refer Section 3.3.1).

Contribution rates may be revised by a review of the Plan and adjustment to the assumptions within the Plan. Any material change in the Plan, with the exception of limited adjustments permitted under clause 32(3) of the EPA Regulation, will require the Plan to be amended, including public exhibition of the amendments and consideration of any public submissions received.

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections or amendments to rates resulting from changes in the Consumer Price Index or Housing Price Index (see Section 2.12).

## **2.21** Savings and transitional arrangements

A development that has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the contributions plans that apply at the date of determination of the application.

## **3.** Part C - Facility demands and strategy plans

## **3.1** Facility needs associated with the expected development

## **3.1.1** Facility planning overview

The planning of each town centre was predicated on a planning vision statement, which was in turn prepared with the involvement of the Ku-ring-gai community. Each vision statement refers to opportunities and constraints upon developable land, supported by infrastructure strategies and measures required to sustain the planned growth.

Provision of new and augmented public facilities is integral to achieving the planning vision for each centre, for example:

St lves centre will become more accessible particularly for pedestrians, pram walkers, people with disabilities, cyclists and public transport users. Vehicle access to the centre will be improved and more parking, with better access, will be provided (excerpt from St lves town centre planning vision included in the DCP)

New public spaces will be located in centrally accessible locations together with a range of community facilities such as a library, seniors' resource centre and youth space, and leisure-based activities such as cafes and restaurants. New and upgraded public connections that are accessible for all users will be provided to encourage a walkable community (excerpt from Lindfield town centre planning vision included in the DCP)

Traffic improvements will be made to the Highway, streets and lanes in the centre which are currently facing traffic problems such as bottlenecks or conflicts with pedestrians. Improvements such as new pedestrian crossings, new streets, traffic signals and one way streets will be provided. Public parking areas will be retained and improved in terms of location, design, quantity and safety (excerpt from Gordon town centre planning vision included in the DCP)

The DCP, in addition to containing controls relating to the development of private land in each centre, translates each planning vision into an outline of upgraded or new infrastructure that will be required including:

- parks and open space facilities;
- streetscape and public domain facilities;
- water management facilities;
- community services and facilities;
- pedestrian/cycle access and circulation facilities;
- public transport facilities;
- vehicle access and circulation facilities; and

• car parking facilities

As part of the preparation of the DCP, Council commissioned studies and other work to provide greater specificity and justification for these facilities as well as other work to support the future provision of facilities. This work included preparation of the following:

- traffic and parking studies for each town centre;
- a riparian policy for the entire LGA;
- a open space acquisition strategy for the entire LGA;
- holding of public hearings into the reclassification of Council-owned land in several of the town centres; and
- a public domain strategy and manual (in progress at the time this Plan was prepared).

A list of references is included in Appendix A.

This research translated into the preparation of a Facilities Plan for the Ku-ring-gai town centres.

## **3.1.2** Current and expected future development and population

#### Town centre precincts

Figures 2.3 to 2.8 show the boundaries of each Ku-ring-gai town centre precinct for the purposes of contributions collected and applied under this Plan.

Precincts addressed by this Plan have been delineated on the basis of the potential for the land to be further developed for higher intensity land uses that, prima facie, will or are likely to require the provision of, or increase the demand for, public amenities and public services within the area.

Generally, the lands included in the precincts are those that have been rezoned under the following environmental planning instruments:

- Ku-ring-gai Local Environmental Plan 2008 (Town Centres)
- Ku-ring-gai Local Environmental Plan 194
- Ku-ring-gai Local Environmental Plan 200

Planning provisions relating to areas affected by LEPs 194 and 200 are described as Stage 1 of the Ku-ring-gai Residential Development Strategy. These are areas generally on the periphery of the town centres. Stage 2 of the Strategy addresses the core of the centres (that is, *Ku-ring-gai Local Environmental Plan 2006 (Town Centres)*).

This Plan, in conjunction with *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – *Residential Development (Amendment No. 1)*, accounts for the consolidated demand for public services and public amenities attributable to the development envisaged under these three environmental planning instruments.

## Current and approved development

The precincts exhibit a range of development types including:

- retail and commercial land uses associated with each centre;
- institutional and special uses including schools, churches and community facilities and services; and
- detached housing on relatively large allotments.

The environmental planning instruments listed above are designed to promote more significant residential and non residential redevelopment at the core of the precincts (such as apartments - or high density dwellings - and offices), and more limited opportunities for the construction of additional dwellings (such as dual occupancy dwellings and other forms of medium density dwellings) are available towards the periphery of the precincts.

Table 3.1 shows estimates of current (2007) and approved development and resident population in each of the Ku-ring-gai town centres.

				EXISTING + APPROVED 2007 + approved DAs				
			2007 + approved DAS					
Town centre	Dwellings	Population	Business GFA(m2)	Retail GFA(m2)	Dwellings	Population	Business GFA (m2)	Retail GFA(m2)
Gordon	1,840	4,652	66,543	32,524	2,566	5,904	66,543	32,524
Lindfield	1,608	4,051	23,302	14,328	1,991	4,711	23,302	14,328
Pymble	717	1,889	88,543	19,230	985	2,322	88,543	19,230
Roseville	1,352	3,171	10,377	7,151	1,400	3,252	10,377	7,151
St Ives	305	728	16,572	30,550	1,049	2,035	16,572	30,550
Turramurra	1,346	3,146	15,695	13,017	1,802	3,934	15,695	13,017
Totals	7,168	17,637	221,032	116,800	9,793	22,158	221,032	116,800

## Table 3.1Estimates of current and approved development and population in the Ku-ring-gai town centre precents

Table 3.1 shows that there is a significant amount of residential development (i.e. a total 2,625 dwellings) that, at the time this Plan was prepared, had been approved and was either under construction, or yet to be constructed in all of the Ku-ring-gai town centre precincts. Although these developments (if their consents are acted upon) are likely to increase the demand for the facilities identified in this Plan, they cannot retrospectively be levied a contribution under this Plan.

Generally, development consents for these residential developments would contain conditions requiring the payment of section 94 contributions under *Ku-ring-gai Section* 94

*Contributions Plan 2004-2009 – Residential Development (Amendment No. 1)* and this will be the only opportunity for Council to mitigate the facility impacts of these developments.

This factor alone means that there will be a cash shortfall in providing all of the facilities identified in this Plan. For some facilities there was always going to be a cash shortfall because of the reasonable apportionment of costs of different facilities to the expected development (for example, proposed libraries have a nexus with a wider population than those residing in town centre precincts).

Council will therefore need to source funds from complementary sources to deliver the facilities included in this Plan and, to this end, will prepare a long term financial strategy to enable the full funding obligations identified in this Plan to be met.

## Expected future development and population

A detailed analysis of the expected location and timing of development in the Ku-ring-gai town centre precincts is contained in the report entitled *Ku-ring-gai Development and Demographic Forecasts* prepared by SGS Economics and Planning Pty Ltd (the **SGS report**).

The results contained in the SGS report are integral to the assumptions used to calculate development contributions in this Plan. Copies of the SGS report can be obtained by Council's administration centre or by accessing Council's website.

The SGS report, inter alia:

- provided the development and demographic projections upon which this Plan is based;
- identified factors affecting existing and future housing supply in Ku-ring-gai and likely future development take-up rates particularly in relation to mixed use shop top housing types likely to be constructed in the town centres; and
- considered changing demographic characteristics of the occupants of the expected new dwellings that will affect type and size of future dwelling stock.

The SGS report went beyond published population projection data by understanding the town centre development context on a site-by-site, block-by-block basis. A site constraint sieving and development capability rating methodology was applied to determine:

- which sites in the town centre precincts would likely develop and those which would likely never develop;
- in what manner (i.e. land use mix) and at what density would those sites develop; and
- in approximately what year they would develop (according to nominated site 'attractiveness' criteria included in the model)

This approach has led to production of robust, centre-specific development projections out to 2031.

Key features of the output produced by the analysis contained in the SGS report are discussed below.

The current (i.e. 2006) population of Ku-ring-gai is characterised by the following:

- Large numbers of children and middle-aged adults and a relative dearth of adults in the early working-age brackets.
- Consistent with broader trends the population of Ku-ring-gai LGA has aged over the past 10 years, with greater numbers of elderly, and fewer numbers of younger working-age people being recorded between 2001 and 2006.
- Population age structure is reflected in the composition of household types i.e. Kuring-gai LGA is dominated by couple families with children – they comprised close to half of all households in 2006.
- Consistent with the large share of families with children in Ku-ring-gai LGA, most households live in detached houses, which constitute 86 percent of the total dwelling stock in the area. Couple families with no children – dominated by persons in early retirement age – also tend to continue to live in separate dwellings after their children have left home.
- Medium and high density residential dwellings tend to be concentrated around the key transport nodes – along the train line and near the commercial precinct in St lves. These areas tend to be occupied by persons in young working age groups (particularly around the commercial precinct in Gordon), by elderly persons and by people in lone person households.

The future development and population of Ku-ring-gai is characterised by the following:

- Utilising the additional development potential afforded through the town centres precincts' environmental planning instruments, unsurprisingly, a strong increase in apartments and medium-density dwellings is anticipated. The number of separate dwellings is expected to decline (as they are demolished to make room for higher density development).
- The Ku-ring-gai town centres are likely to accommodate a total of 17,229 dwellings when all of the 'development-capable' sites in all of the town centre precincts are developed. This is predicted to occur sometime in the 2030s. The estimated resident population of this development is predicted to be 35,144 persons. This represents a net increase of 17,507 persons over the existing (2007) population. This net increase in population includes persons residing in development already approved but not yet constructed and is the basis for determining contribution rates for residential development under this Plan.
- The composition of household types in Ku-ring-gai LGA is also expected to evolve in line with the changing nature of the dwelling stock. Lone person households and couple families without children are expected to increase markedly, reflecting a greater supply of high density dwellings. The number of group households is also projected to increase, albeit marginally. Only moderate growth in the number of couple families with children is anticipated.
- Reflecting both the changing nature of the dwellings stock and population aging more generally, the share of the population in the elderly age-groups is expected to increase most significantly, with a commensurate decline in the share of the population who are under 15 years of age and in the prime working-age groups.
- There will be different average occupancy rates associated with the expected future residential development, according to the type of dwelling and the number of bedrooms

it contains. Occupancy rates for the different dwelling types have been estimated for each Census year from 2006 to 2031. At the time this Plan commenced the SGS report's 2011 occupancy rates projections were applied in calculating contribution rates under this Plan. These rates are shown in Table 3.2.

Development type	Occupancy rate (persons per dwelling)
Houses	
Bedsit or 1 bedroom dwelling	1.58
2 bedroom dwelling	1.91
3 bedroom dwelling	2.62
4 bedroom dwelling	3.25
5 bedroom dwelling	3.85
Seniors living dwellings	1.3
Medium density dwellings	
Bedsit dwelling	1.0
1 bedroom dwelling	1.17
2 bedroom dwelling	1.66
3 bedroom dwelling	2.07
4+ bedroom dwelling	3.29
High density dwellings	
Bedsit dwelling	1.04
1 bedroom dwelling	1.22
2 bedroom dwelling	1.72
3 bedroom dwelling	2.06
4+ bedroom dwelling	2.88

Table 3.2Occupancy rates by development type

Graphs and tables showing dwelling, employment floor space, population and resident age structure projections for each of the Ku-ring-gai town centres are shown in the SGS report.

Summary projections of expected future development and resident population in the area to which this Plan applies shown in Table 3.3.

	FULL D	DEVELOP	MENT SCE	NARIO	D NET ADDITIONAL				
		Full development under Town Centres LEP and LEP 194/200				Full development - existing development			
Town centre	Dwellings	Population	Business GFA(m2)	Retail GFA(m2)	Dwellings	Population	Business GFA (m2)	Retail GFA(m2)	
Gordon	4,482	9,172	70,288	53,243	2,642	4,520	3,745	20,719	
Lindfield	3,706	7,543	29,496	26,691	2,098	3,492	6,194	12,363	
Pymble	1,445	3,102	89,162	29,283	728	1,213	619	10,053	
Roseville	2,013	4,238	11,209	10,772	661	1,067	832	3,621	
St Ives	2,524	4,923	27,132	40,218	2,219	4,195	10,560	9,668	
Turramurra	3,059	6,166	19,598	16,094	1,713	3,020	3,903	3,077	
Totals	17,229	35,144	246,885	176,301	10,061	17,507	25,853	59,501	

## Table 3.3Projections of current and approved development and population in the Ku-<br/>ring-gai town centre precincts

## **3.1.3 Facility demands**

Existing infrastructure has been essentially designed to accommodate the current population living and working in the Ku-ring-gai town centres. Expected future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public services and amenities.

Impacts of future development in the Ku-ring-gai town centres on public services and public amenities will include the following:

- increased demand for access and transport management facilities that will support safe and convenient access to, from and within the Ku-ring-gai town centres, such as new streets, upgraded intersections, and public transport, walking and cycling facilities;
- increased demand for spaces that will foster community life and the development of social capital in the town centres and LGA as a whole, such as community centres and libraries;
- increased demand for recreation facilities, such as local and district parks, playing fields and indoor and aquatic recreation facilities; and
- a new (in the Ku-ring-gai context) demand for 'urban' or civic public spaces and public domain, such as new and/or wider footpaths to meet the greater intensity of pedestrian activity, street tree planting, street furniture, and civic spaces and squares.

A range of public services and amenities have been identified as being required to address the anticipated demands of the expected development. More detail on:

the demand for these services and amenities;

- the relationship between the services and amenities and the expected development; and
- the strategies for delivering the services and amenities,

is contained in Sections 4.1 to 4.3 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 4 of this Plan.

A summary of the required facilities (by centre) is shown in Table 3.4.

Maps showing the location of the required facilities are shown following the works schedules in Section 4.

			Town ce	ntre precinct		
Facility category	Gordon	Lindfield	Pymble	Roseville	St Ives	Turramurra
Access and transport facilities						
Traffic signals and intersections						
- works	~	✓	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Road widening and/or modifications						
- land acquisition/dedication				✓	$\checkmark$	$\checkmark$
- works	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
New streets and lanes						
- land acquisition/dedication	1	~	$\checkmark$	$\checkmark$		$\checkmark$
- works	~	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Transport	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Car parking	~	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Community facilities						
- works		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Streetscape, open space and p	ublic domair	n facilities				
Streetscape improvements	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Urban / civic space						
- land acquisition/dedication	$\checkmark$				$\checkmark$	$\checkmark$
- works	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Through-block connections						
- land acquisition/dedication		$\checkmark$	$\checkmark$	$\checkmark$		$\checkmark$
- works	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$		$\checkmark$
Open space						
- works (embellishment)	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Water cycle management	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$

This Plan includes works in the facility categories shown in Table 3.3.

Additionally, there are other facility demands likely to be generated by expected Ku-ring-gai town centre development. These demands are addressed by *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1).* Applicants for development of land in the town centre precincts should refer to both contributions plans to determine the total contributions that apply.

## **3.2** Access and transport facilities

# **3.2.1** What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Ku-ring-gai town centres will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including rail infrastructure and services, bus infrastructure services and other transport services; and
- facilities for walking and cycling.

The existing transport network has generally been planned and developed to serve existing and approved developments in the area, and not necessarily future development in the Kuring-gai town centres.

There are deficiencies in the performance or level of service of the road network serving the town centres. Expected development will create additional trips that will, in turn, have a cumulative adverse effect on the performance of components of the network, whether those components' are currently performing satisfactorily or unsatisfactorily.

This is particularly the case with intersections serving the town centres. With the exception of St Ives, all of the centres rely heavily on the Pacific Highway for access. In St Ives' case, access is heavily reliant on the performance of Mona Vale Road. Some of these intersections are currently performing poorly at peak use times.

Strategies to facilitate the extra trips arising from new development that have been formulated as part of the town centre master planning process include upgrading of intersections, providing new streets and alternative access routes around centres, and facilitating multiple occupancy of vehicles and non-private vehicle modes of travel.

The access and transport strategies for the Ku-ring-gai town centres<sup>2</sup> have identified a number of transport infrastructure upgrades that will be required to mitigate the impacts of the expected town centre development and maintain current levels of service. The classes of improvements include the following:

- Upgrading of existing intersections, including new or relocated traffic and pedestrian signals and new or augmented turning lanes.
- Widening and/or realignment of existing roads and streets.
- Local area traffic management facilities and strategies, such as redirection of traffic flows, roundabouts, kerb blisters and the like.
- New streets, primarily to facilitate intra-centre vehicle access as well providing a release valve to better distribute the additional vehicular traffic generated by town centre developments. New streets and extensions/widening of existing streets also have a

<sup>&</sup>lt;sup>2</sup> Refer to Appendix A for a full list of studies and strategies used to determine the demand for access and transport facilities included in this Plan.

broader role in improving pedestrian permeability and streetscape amenity in the town centres.

- New cycleways (both on and off road) and cycle parking/storage facilities.
- New or upgraded public transport facilities, including kiss and ride, taxi and bus passenger facilities.
- New public car parking facilities, both as a response to the additional parking demands generated by centre development or required as a consequence of existing car parking facilities proposed to be displaced by centre development.

Details of the need for most of the access and transport facilities attributable to the expected development of the Ku-ring-gai town centres are contained in both the transport strategies and assessments for each centre<sup>3</sup> and the DCP.

Intersection works have been planned and specified to achieve a performance goal for all turning movements at all intersections of Level of Service D or better.<sup>4</sup>

Where, because of excessive cost and/or State Government responsibility, this standard cannot be assured, facilities that allow existing conditions to be maintained at current performance levels (that is, at Level of Service E or F) have been specified and included in this Plan. Such facilities are warranted so that future development does not worsen existing conditions.

Improvements to town centre pedestrian facilities area are also proposed, including new streets, new though-block links and footpath widenings. These facilities however integrate with the quality of public spaces and the public domain of each centre. The demands for new streets – considered foremost an access and transport strategy - are addressed in this section (Section 3.2) while the demands for though-block links and footpath widenings – which are considered to relate more to streetscape and public domain strategies - are addressed in Section 3.3.

## 3.2.2 What is the strategy for delivering facilities?

The planning for the access and transport facilities to serve the Ku-ring-gai town centres was undertaken with the wider Ku-ring-gai community as part of the preparation of the town centres LEP and DCP.

Planning objectives and strategies for the various types of access and transport are contained in the DCP.

Table 3.5 lists the DCP references for the different access and transport objectives and strategies for the respective Ku-ring-gai town centres.

<sup>&</sup>lt;sup>3</sup> Refer Appendix A for list of strategies and assessments

<sup>&</sup>lt;sup>4</sup> Refer to Table 4.2 of Guide to Traffic Generating Developments, Roads and Traffic Authority of NSW, Version 2.2, October 2002 for more information on intersection performance and planning criteria

		Ku-ring-gai To	own Centres Developn	nent Control Plan sect	ion references						
Facility category	Gordon	Lindfield	Pymble	Roseville	St Ives	Turramurra					
Traffic signals and intersections	G2.2.9 Vehicle Access and Circulation	L2.2.14 Vehicle Access and Circulation	P2.2.13 Vehicle and Service Access and Carparking	R2.2.14 Vehicle Access and Circulation	S2.2.12 Vehicle Access and Circulation	T2.2.13 Vehicle and Service Access					
Road widening and/or modifications	G2.2.9 Vehicle Access and Circulation	L2.2.14 Vehicle Access and Circulation	P2.2.13 Vehicle and Service Access and Carparking	R2.2.14 Vehicle Access and Circulation	S2.2.12 Vehicle Access and Circulation	T2.2.13 Vehicle and Service Access					
New streets and lanes	G2.2.9 Vehicle Access and Circulation	L2.2.14 Vehicle Access and Circulation	P2.2.13 Vehicle and Service Access and Carparking	R2.2.14 Vehicle Access and Circulation	S2.2.12 Vehicle Access and Circulation	T2.2.13 Vehicle and Service Access					
Public transport, pedestrian and cycle access	G2.2.7 Pedestrian / Cycle Access and Circulation; G2.2.8 Public Transport	L2.2.11 Pedestrian — Access and Circulation; L2.2.12 Bicycle Access and Circulation; L2.2.13 Public Transport; L2.2.16 Permeability	P2.2.10 Pedestrian Access and Circulation; P2.2.11 Bicycle Access and Circulation; P2.2.12 Public Transport	R2.2.11 Pedestrian Access and Circulation; R2.2.12 Bicycle Access and Circulation; R2.2.13 Public Transport; R2.2.16 Permeability	S2.2.9 Pedestrian Access and Circulation; S2.2.10 Cycle Access and Circulation	T2.2.10 Pedestrian Access and Circulation; T2.2.11 Bicycle Access and Circulation; T2.2.12 Public Transport					
Car parking	G2.2.10 Carparking and Access	L2.2.15 Car Parking and Servicing	P2.2.13 Vehicle and Service Access and Carparking	R2.2.15 Car Parking and Servicing	S2.2.13 Car Parking and Servicing	T2.2.13 Vehicle and Service Access					

## Table 3.5 Town Centre DCP facility strategy references

Source: Ku-ring-gai Town Centres Development Control Plan

Council will collect contributions from Ku-ring-gai town centre development and apply those contributions to the categories of facilities identified in Table 3.4.

The maximum development contribution to be applied to any individual work will be dependent on the total cost that is assumed to be apportioned to expected development in the town centres (refer Section 3.2.3). Contributions will be secured from a range of sources to ensure all works identified in this Plan are delivered.

The costs of, and program for the delivery of, individual works are included in the works schedule in Section 4. The costs include land acquisition and capital costs, together with the costs of studies and investigations that resulted in the preparation of this Plan.

The location of these works is shown on maps included in Section 4.

The proposed works will be staged to match the expected sequence of development over an anticipated development timeframe of up to 25 years. Works have been assigned the following timing descriptors:

- 'S' short term or less than 5 years from the date on which this Plan commenced.
- 'M' medium term or between 5 and 10 years from the date on which this Plan commenced.
- 'L' long term or more than 10 years from the date on which this Plan commenced.

The timeframe will vary from centre to centre and the works schedule staging will be reviewed and adjusted as clearer information on the rate of development in each centre is gathered.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

The scope of the access and transport facilities included in this Plan is based on strategic information. It is likely that, as the planning process for the different town centres proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

## State and Local government responsibilities

Council will require contributions from developers under this Plan toward provision of certain access and transport facilities. However this Plan only addresses those facilities and services which are at least partly the responsibility of Council to provide.

Transport infrastructure is the responsibility of both State and Local government. For example, most roads are the responsibility of Local government to provide and maintain, others have a shared responsibility between State and Local government, while higher order roads ('classified' roads, arterial roads) are the sole responsibility of State government. Public transport facilities mainly fall within the province of State Government with Local government having some role in providing passenger amenities (bus shelters, taxi stands).

The level of contribution (that is, apportionment factor) for individual access and transport facilities included in this Plan has been determined with regard to both:

- whether Council or the State Government has a responsibility to provide the facility;
- the level of demand generated by the expected development in each town centre.

More information on the methodology for determining the level of contribution for individual works is included in Section 3.2.3.

#### Facilities required to be provided by the developer by conditions of consent

A range of access and transport facilities (not addressed by this Plan) may be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EPA Act - the demand for which is considered to be generated entirely by individual developments in the Ku-ring-gai town centres.

Such facilities may include:

- access driveways, local roads, footpaths and street tree planting not addressed by this Plan and located within or in close proximity to proposed developments; and
- traffic management devices and treatments on local roads not addressed by this Plan (both temporary and permanent) required to provide safe and convenient access to the development.

## **3.2.3** How is cost apportionment determined?

The apportionment of costs of facilities to expected Ku-ring-gai town centres development is included in the works schedule (refer to 'apportionment factor' column in Section 4). These apportionment factors reflect the level of demand for those facilities anticipated to be generated by expected Ku-ring-gai town centres development.

#### **Contributions for intersection upgrades and associated works**

Cost apportionment for these types of access and transport facilities have been determined with regard to traffic modelling and assessment carried out for each of the Ku-ring-gai town centres. References used for this purpose are cited in Appendix A to this Plan.

The following apportionment approaches have been applied:

- 1. Where the traffic attributable to the expected Ku-ring-gai town centre development identified in Table 3.3 is likely (without further work) to result in a reduction in the performance of the intersection and the Level of Service of that intersection is currently satisfactory (that is, Level of Service D or better), then the cost of any work designed to restore or maintain the Level of Service of that intersection shall be fully apportioned to expected development.
- 2. Where there is an existing performance deficiency in the operation of an existing intersection (i.e. Level of Service E or F), and intersection or other road works are required to cater for the net additional traffic attributable to the expected Ku-ring-gai town centre development identified in Table 3.3, then the cost of such works shall be apportioned to the expected development in each town centre on the basis of the expected development's share of the projected AM or PM peak hour traffic flow

(whichever is the greater) on the critical movement(s) through the relevant intersection (in vehicles per peak hour).

A table showing traffic flows on the critical movements at intersections and Levels of Service with and without town centre development is shown in Appendix B to this Plan.

The application of these approaches to each proposed work results in an 'apportionment factor' of either 100 percent (in the case of apportionment type 1.), or of between 0 and 100 percent (in the case of apportionment type 2.) being applied to each work. Respective apportionment factors are shown in Section 4.

## Contributions for new streets and road modifications

New streets and/or road modifications are proposed in each of the town centres to facilitate access to the centre by local traffic.

These works are principally required as a result of the performance limitations and limited affordable improvement opportunities associated with the current road network.

Several local road intersections with the main road serving each centre (that is, the Pacific Highway or Mona Vale Road) operate unsatisfactorily. Where intersections can be improved with little impact on surrounding properties, these works have been included in this Plan. In many cases, however, implementation of these works will only allow existing Levels of Service to not deteriorate further and will not improve the existing unsatisfactory performance. More expensive upgrade options (such as grade-separated intersections) are not considered feasible not only due to their cost but also that the physical impacts of these works would be incompatible with the village planning visions that have been prepared for each town centre (refer to Section 3.1.1).

Council will therefore apply the strategies of:

- converting streets to one way flow; and
- creating new or extending existing local road connections that connect to or run parallel with the main road network,

as measures to help address the traffic circulation impacts of town centre development.

The access objectives of these strategies are threefold:

- to provide multiple opportunities for development-generated vehicles to access to the main road network (that is, share traffic movements over a number of local road/main road intersections);
- to facilitate local trips for vehicles not needing to access the main road; and
- to provide a more permeable pedestrian and cycle network which will help promote noncar modes of travel within the town centres.

These works will also complement the streetscape and public domain network strategies for the town centres (refer Section 3.4) and so will address both access and amenity demands generated by town centres development.

A major issue highlighted by the Ku-ring-gai community in the master planning for the town centres was the existing unsatisfactory traffic conditions and the concern that extra development would exacerbate existing problems. The works derived from the above strategies were an outcome of the consultation process for the preparation of the town centre planning visions and the DCP. Both Council and the Ku-ring-gai community consider the works fundamental to the functioning of the future town centres.

Given the above, it is considered reasonable that the full cost of the works should be met by expected town centre development.

## **Contributions for public transport and cycling facilities**

The need for these types of access and transport facilities was determined as part of the master planning process for each town centre.

The facilities are required to create a more balanced transport strategy for the occupants of expected development. The creation of compact higher density urban environments in the town centres creates the opportunity for residents to utilise non-car modes of access within and beyond the town centre precincts. The opportunity is to be fostered by provision of facilities to support public transport and cycling as a viable mode of transport for residents of town centre development.

As the facilities have been designed to create a more sustainable transport system for town centre residents the cost of these facilities has therefore been apportioned entirely to expected residential development in each town centre.

The facilities included in this Plan do not address any extra demand for rail passenger transport facilities arising from town centre development, as responsibility for these facilities lies with the State Government.

#### **Contributions for car parking facilities**

Council currently provides a level of publicly available off-street car parking in all of the Kuring-gai town centres. This parking is generally provided as both on-street car parking spaces and off-street, at-grade or decked public car parks. The latter spaces are provided as stand alone facilities or in conjunction with the provision of other Council-provided facilities such as libraries, community centres and parks.

Implementation of the town centre planning visions will result in a re-organisation, reconfiguration and some augmentation of existing car parking facilities. In some cases the proposals involve, due to the provision of other public facilities identified in this Plan, the displacement of existing facilities from one site to another nearby site.

Council will collect monetary contributions from development in the following circumstances:

(a) Where a proposed car parking facility is part of the development of an integrated Council facility that will serve the residents of expected town centre development (such as a new urban/civic space or town square), Council will collect a contribution from all expected residential development. As the need for the works has been generated (in part) by the need to provide the integrated facility to serve the increased local population, the total cost of these facilities will be apportioned to expected town centre residential development in the same manner as the integrated facility.

(b) For proposed car parking facilities that do not fit into category (a) (that is, stand alone car parks) Council will collect a contribution from development that does not provide sufficient on-site car parking to meet its anticipated demands. The parking demand for any individual development is to be determined in accordance with the car parking rates in Section 5.14 of the DCP. The level of the contribution will be equivalent to the number of spaces that cannot be provided on-site multiplied by the average cost (as identified in this Plan) of providing the stand-alone public car parks in the town centre within which the proposed development is situated.

This Section only addresses contributions for category (b) facilities. Contributions for category (a) facilities are addressed in both Sections 3.3 and 3.4 of this Plan.

## 3.2.4 How are the contributions calculated?

Contributions for access and transport facilities are determined on:

- a peak hour vehicle trip basis (for intersection upgrades, road modifications and new streets); and
- a per person basis (for public transport and cycling facilities); and
- a per deficient on-site parking space basis (for car parking facilities).

The total contribution payable is the sum of all these contributions as they apply to the individual development.

Note that a contribution for public car parking required under this Section of the Plan will only apply where a development does not provide sufficient on-site spaces to meet its parking demand.

+

Contribution for access and transport facilities Contribution for intersection upgrades, road modifications and new streets

=

Contribution for public transport and cycling facilities

Contribution for public car parking

+

The components of this general formula are discussed below.

## Contributions for intersection upgrades, road modifications and new streets

Contribution (\$) = 
$$\sum \left( \frac{C \times AF \times T_{\% Res} \times P_{Dev}}{P_{Total}} \right) + \sum \left( \frac{C \times AF \times T_{\% Retail} \times GFA_{Dev Retail}}{GFA_{Retail}} \right)$$
  
+  $\sum \left( \frac{C \times AF \times T_{\% Business} \times GFA_{Dev Business}}{GFA_{Business}} \right)$ 

Where:

Except where indicated, the values for each of the variables are shown in the respective town centre works schedules in Section 4.

## Contributions for public transport and cycling facilities

Contribution (\$) = 
$$\sum \left( \frac{C \times AF \times P_{Dev}}{P_{Total}} \right)$$

Where:

- C = the estimated cost (including land and capital cost) of providing each of the public transport and cycling facilities in the relevant town centre, expressed in dollars (refer to works schedules for each town centre – Section 4)
- AF = the apportionment factor, being the proportion of the cost of each facility in the relevant town centre that is reasonable to attribute to the expected development (refer to works schedules for each town centre Section 4)
- P<sub>Dev</sub> = the resident population that is anticipated will occupy the proposed development (refer Table 2.2)
- P<sub>Total</sub> = the resident population that is anticipated will occupy all of the expected development in the relevant town centre (refer Table 3.3)

## Contributions for car parking facilities

Contribution per space (\$) = 
$$\left(\frac{C}{S}\right)$$

Where:

- C = the estimated cost of providing all of the public parking facilities in the relevant town centre, expressed in dollars
- S = the total number of public car parking spaces provided in the proposed parking facilities in the relevant town centre included in this Plan

## 3.3 **Community facilities**

# **3.3.1** What is the relationship between the expected types of development and the demand for additional public facilities?

The planning visions for each of the Ku-ring-gai town centres acknowledge the need to foster community development and social capital as part of the redevelopment process.

Additionally, a theme of the planning visions for these new 'urban' communities is to create a 'village' feel for the incoming residents. The village feel will, in part, be fostered by the provision of new and augmented community facilities.

The community facilities objectives, strategies and concept plans for the Ku-ring-gai town centres are contained in the DCP. The classes of facilities include the following:

- New libraries at Turramurra, St Ives and Lindfield and expansion of the Gordon Library.
- New specific and multi-purpose community and neighbourhood centres, incorporating facilities such as meeting rooms and services for youth and for senior citizens.
- Reconfiguration, retro-fitting, relocation and consolidation of existing community facilities located in and near the town centres.

## Libraries

The scope of the library facilities included in this Plan is based on a strategic review of library facilities prepared in 2004.<sup>5</sup> While the review predated the planning of the Ku-ringgai town centres, its results are still useful as it assessed need related to a projected growth in resident population of over 16,000 between 2004 and 2026 across the LGA. Population attributable to expected town centre development will contribute to the overall LGA projected growth.

The review of future space needs considered both library demands on a suburb catchment basis and contemporary standards in library space provision, as shown in Table 3.6.

Catchment	Suburbs in catchment	Projected 2006 population	Relevant floor space standard (m <sup>2</sup> GFA)
Northern	Wahroonga, part Turramurra	36,351	42.0m <sup>2</sup> per 1,000 population <sup>1</sup>
St lves	St Ives, part Turramurra	24,971	46.8m <sup>2</sup> per 1,000 population <sup>2</sup>
Central	Gordon, Killara, Pymble	39,633	42.0m <sup>2</sup> per 1,000 population <sup>1</sup>
Southern	Roseville, Lindfield	25,227	46.8m <sup>2</sup> per 1,000 population <sup>2</sup>

## Table 3.6Library facilities catchments, planning populations and floor spacestandards

Source: Ku-ring-gai Library Facilities Study, Building and Planning Advisory Service State Library of NSW, July 2004, pages 17, 18

1 This floor space standard is a 'population-based benchmark' applying to a catchment comprising between 35,001 and 65,000 persons

2 This floor space standard is a 'population-based benchmark' applying to a catchment comprising between 20,001 and 35,000 persons

<sup>&</sup>lt;sup>5</sup> Ku-ring-gai Library Facilities Study, Building and Planning Advisory Service State Library of NSW, July 2004

Key findings of the review (relevant to future demands for library facilities) were:

- A facility strategy involving larger branch libraries. This will provide more convenient access to library services for all residents of the LGA, and alleviating pressure on the central library at Gordon.
- Extension and remodelling the existing branch library at Turramurra.
- Construction of a new library preferably as part of a consolidated community facilities building in the St Ives town centre.
- Construction of a new library preferably as part of a consolidated community facilities building in the Lindfield town centre.

The recommended strategies are generally reflected in the community facilities strategies for each town centre contained in the DCP (refer Section 3.3.2 of this Plan) and in the scope of the works schedule included in this Plan. However, an outcome of the master planning for the Turramurra centre was that overall community facilities objectives are best achieved by provision of a new library (rather than expansion of the existing facility).

Contributions for library facilities are calculated using the relevant floor space standards shown in Table 3.6.

## Multi-purpose community and neighbourhood centres

A place of some kind for the community to meet is considered a basic prerequisite for community development. A sense of identification with an area and seeing it as 'our community' is encouraged in a number of ways, an important one being shared activities carried out in the locality. A local community facility such as a community centre, hall or meeting room both provides a home for existing groups, encourages the formation of new groups and provides a place for both to meet and integrate. Locality based groups are some of the building blocks of community cohesion and often the focus of effective neighbourhoods.

Council manages and maintains various facilities designed to assist in community development. Many of these are located in the Ku-ring-gai town centre precincts and it is these facilities that are increasingly well utilised.

As part of planning of each of the town centres the following has been undertaken:

- Review of the adequacy of the existing facilities against their individual service goals.
- Consideration of whether it would be possible to achieve cost efficiencies by consolidating facilities into fewer buildings.
- Assessment of the need for meeting rooms and other community development facilities and services for the anticipated town centre populations.

This exercise found that, although well utilised, many of the facilities are old and do not currently meet contemporary standards (for example, no air conditioning or access for people with disabilities).

It is likely that in the future there will be an even greater demand for these types of facilities in the town centres. Most of the incoming resident population will be apartment dwellers with little private open space. Although living close to each other, apartment dwellers may be more anonymous to their neighbours than say residents in detached dwelling house neighbourhoods. The need to meet others and integrate into the social life of the community however remains a basic need and it is envisaged that community centres in the town centres will play an important role in responding to this need.

The strategy will therefore be:

- to upgrade and consolidate facilities in centres where appropriate; and
- to provide consolidated and multi-purpose community buildings to respond to the social needs of the community, particularly youth and the elderly.

Specification of the new facilities will be based on the floor space standards that Council has traditionally applied for these types of facilities.<sup>6</sup>

## Demands not addressed by this Plan

This Plan does not address all of the community facility needs anticipated to be generated by the expected development in the Ku-ring-gai town centres.

Ku-ring-gai town centre development will also contribute to the total population growth of the Ku-ring-gai LGA. LGA-wide community facility demands are addressed in *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1).

## 3.3.2 What is the strategy for delivering facilities?

Council's community facilities strategy will address facility demands arising from both the expected development in the town centres, expected development outside of the town centres and existing development (including existing facility shortfalls).

Council will require monetary contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. The total amount of development contributions will be proportional to the overall need for the different categories of community facilities that is attributable to expected future development.

Table 3.7 summarises the strategy for the planning and delivery of the different categories of community facilities in the Ku-ring-gai town centres.

#### Table 3.7Community facilities strategy summary

Town centre (DCP reference)	Community facilities objectives and strategies
Gordon (G2.2.6)	Objectives:
	<ul> <li>To provide a range of facilities to serve the needs of the community.</li> </ul>
	To co-locate facilities within close proximity to rail station and Council Chambers.
	Enhance the role and prominence of the civic precinct.

<sup>&</sup>lt;sup>6</sup> *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1) uses a standard of one community centre of 750-1000 square metres on a site of 3500-4000 square metres for 10,000-20,000 people. This standard has been rounded to 50 square metres per 1,000 residents for multi-purpose community and neighbourhood centre works identified in this Plan.

Town centre (DCP reference)	Community facilities objectives and strategies						
	Strategies include:						
	<ul> <li>Relocate Life Line to multi-purpose community facilities building within the civic precinct.</li> </ul>						
	<ul> <li>Potential for Old School building to accommodate increased community and civic facilities.</li> </ul>						
	<ul> <li>Retain Council Chambers heritage building for community uses and provide new cultural centre at the rear.</li> </ul>						
	Encourage retention of Police Station in Gordon.						
	Retain Gordon Pre-School in current location.						
	Retain Council administration offices within the civic precinct.						
Lindfield (L2.2.10)	Objectives:						
	<ul> <li>To provide a range of community facilities to serve the needs of existing and future residents.</li> </ul>						
	Strategies include:						
	<ul> <li>Relocate and consolidate community services at new centrally accessible locations within the retail core and around new public spaces.</li> </ul>						
	Provide a larger, centrally located library adjoining the new town square in Tryon Road						
	<ul> <li>Provide a visually appealing and functional multi-purpose community centre on Woodford Lane incorporating a youth space, seniors citizen centre and a residential component which could help to fund the project.</li> </ul>						
	<ul> <li>Rebuild the existing Arunga units in their present location.</li> </ul>						
Pymble (P2.2.9)	Objectives:						
	<ul> <li>To provide a range of facilities to serve the needs of the community.</li> </ul>						
	Strategies include:						
	<ul> <li>Provide an additional community space in a new centrally accessible position, overlooking Robert Pymble Park and with optimum access to the Railway Station.</li> </ul>						
	<ul> <li>To support the future use of the Ku-ring-gai Town Hall through the provision of additional car parking and open space.</li> </ul>						
Roseville (R2.2.10)	Objectives:						
	<ul> <li>To provide a range of community facilities to serve the needs of existing and future residents.</li> </ul>						
	Strategies include:						
	Co-ordinate provision of Roseville's community facilities with other Centre strategies.						
	<ul> <li>Investigate the changing needs of the community and revise the provision of community facilities accordingly.</li> </ul>						
	<ul> <li>Retain and upgrade the Ku-ring-gai Arts Centre in Victoria Street.</li> </ul>						
St Ives (S2.2.8)	Objectives:						
	<ul> <li>To provide a range of facilities to serve the needs of the community.</li> <li>Strategies include:</li> </ul>						
	<ul> <li>Relocate and consolidate community services at new locations within close proximity</li> </ul>						

- Relocate and consolidate community services at new locations within close proximity to the retail core and the Village Green.
- Provide a new library of approximately 1500m<sup>2</sup>. The library will be centrally located

Town centre (DCP reference)	Community facilities objectives and strategies					
	<ul> <li>Provide a new Neighbourhood Centre co-located with the new library.</li> </ul>					
	<ul> <li>Consolidate existing child care and Council's health facilities in the area into a new multi-purpose children's centre in or near the retail core in the vicinity of Cowan Road.</li> </ul>					
	<ul> <li>Relocate the existing Scout Hall and Girl Guides building on the Village Green to more appropriate locations following consultation.</li> </ul>					
	<ul> <li>Consolidate youth activities and other community facilities within a new multi-purpose Youth Centre on the Village Green near Memorial Avenue.</li> </ul>					
	<ul> <li>Retain the existing Ku-ring-gai Community Groups Centre building and refit to meet current access standards.</li> </ul>					
Turramurra	Objectives:					
(T2.2.9)	<ul> <li>To provide a range of facilities to serve the needs of the community.</li> </ul>					
	To consolidate facilities into a central location.					
	To retain and expand existing services.					
	Strategies include:					
	<ul> <li>Relocate and consolidate existing community services, to a new centrally accessible position, overlooking William Square and with optimum access to the Railway Station</li> </ul>					
	<ul> <li>Provide a larger library and relocate the following existing community services from Gilroy Lane, within new development on William Square: Home and Community Care Centre (HACC), Senior Citizens Centre, Meals on Wheels, and Lifestart.</li> </ul>					
	<ul> <li>The new consolidated community facility is to be accessed and signified by a visually prominent entry off William Square.</li> </ul>					
	<ul> <li>Provide a new library of area 1500sqm (net) integrated with other community services. New facility should orientate towards the square and have a visible 'shop front' presence. The architecture should integrate with the surrounding retail but provide a strong public presence.</li> </ul>					

Source: Ku-ring-gai Town Centres Development Control Plan

Council will collect contributions from Ku-ring-gai town centre development and apply those contributions to works that meet the objectives and that execute the strategies identified in Table 3.7.

Contributions to be collected under this Plan only address the demands anticipated to be generated by the expected development. Existing backlogs in service provision will be addressed using funds from non section 94 sources.

The costs of, and program for the delivery of, individual works are included in the works schedule in Section 4. The costs include land acquisition and capital costs, together with the costs of studies and investigations that resulted in the preparation of this Plan.

The location of these works is shown on maps included in Section 4.

The proposed works will be staged to match the expected sequence of development over an anticipated development timeframe of up to 25 years. Works have been assigned the following timing descriptors:

• 'S' - short term or less than 5 years from the date on which this Plan commenced.

- 'M' medium term or between 5 and 10 years from the date on which this Plan commenced.
- 'L' long term or more than 10 years from the date on which this Plan commenced.

The timeframe will vary from centre to centre and the works schedule staging will be reviewed and adjusted as clearer information on the rate of development in each centre is gathered.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

The scope of the community facilities included in this Plan is based on strategic information. It is likely that, as the planning process for the different town centres proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

## **3.3.3** How is cost apportionment determined?

## **Contributions for libraries**

The specification for the proposed library buildings has been based on the floor space standards in Table 3.6. These standards relate to the library needs of the expected residential population on a library catchment basis and consider expected development and population within and beyond the town centre precincts. It is therefore appropriate under this Plan to apportion the cost of the facilities based on the proportion of total demand generated by town centre residential development.

The total contribution is determined by calculating the per square metre cost of providing the facility on a catchment basis multiplied by the library floor space demanded by incoming population in the respective town centre.

This contribution for library facilities in each town centre, as a proportion of the total library works costs, is the apportionment factor identified in the works schedule in Section 4.

In the case of the proposed Lindfield library works, the total contribution from expected development assumes both Roseville and Lindfield incoming populations will contribute to the demand for the works (as both of these areas are located in the library service's Southern Catchment).

#### **Contributions for community and neighbourhood centres**

Council provides a range of these facilities, many of which are located in the town centre precincts. Although located in these areas, they generally serve a much wider population catchment. It will therefore be appropriate under this Plan to apportion the cost of the facilities based on the proportion of total demand generated by town centre residential development.

The specification for the proposed community and neighbourhood centre works has been based on Council's traditional standard of 50 square metres per 1,000 residents.<sup>7</sup>

In most cases, the total contribution is determined by calculating the per square metre cost of providing the facility multiplied by the community and neighbourhood centre floor space demanded by incoming population in the respective town centre.

In the case of Pymble town centre, the proposed meeting rooms are designed to meet the needs of the incoming population only. There is therefore full apportionment of these costs to the expected residential development in the Pymble town centre.

This contribution for community and neighbourhood centre floor space in each town centre, as a proportion of the total works costs, is the apportionment factor identified in the works schedule in Section 4.

In the case of the proposed Lindfield multi-purpose community centre works, the total contribution from expected development assumes both Roseville and Lindfield incoming populations will contribute to the demand for the works.

## **Contributions for other works**

Implementation of the town centre planning visions for St lves and Turramurra necessitates the relocation of existing small-scale community facilities in those centres. As the redevelopment of each centre generates the need for the work, it is considered that the full cost of these works be met by expected residential development in those centres.

It is also proposed to upgrade an existing community groups building in St Ives. The need for this facility is assumed to be attributable to the wider St Ives suburb or planning precinct.<sup>8</sup> The development contribution for this facility is determined by calculating the proportion of expected St Ives town centre population to the projected population of the St Ives planning precinct in 2026 – that is, 20,939. This proportion, or the apportionment factor – is shown in the works schedule in Section 4.

## 3.3.4 How are the contributions calculated?

The development contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility that can reasonably be apportioned to the expected development in each town centre by the contribution catchment (in persons) applicable to each facility. This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the town centres.

The monetary contribution per person is calculated as follows:

 <sup>&</sup>lt;sup>7</sup> The standard is at the lower end of the benchmark of one community centre of 750-1,000 square metres for 10,000-20,000 people contained in *Ku-ring-gai* Section 94 Contributions Plan 2000 – Residential Development. The standard was subsequently incorporated into *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1), page 43, and is considered reasonable to apply to the planning of the Ku-ring-gai town centres.
 <sup>8</sup> The *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1) identifies a range of planning precincts applying to the determination of local open space and recreation needs in the Ku-ring-gai LGA, including a St lves precinct. The precinct geographic unit is considered an appropriate geographic unit to apply in the calculation of contributions for this community facility.

Contribution (\$) = 
$$\sum \left( \frac{C \times AF \times P_{Dev}}{P_{Total}} \right)$$

Where:

- C = the estimated cost (including land and capital cost) of providing each of the community facilities in the relevant town centre, expressed in dollars (refer to works schedules for each town centre – Section 4)
- AF = the apportionment factor, being the proportion of the cost of each facility in the relevant town centre that is reasonable to attribute to the expected development (refer to works schedules for each town centre Section 4)
- P<sub>Dev</sub> = the resident population that is anticipated will occupy the proposed development (refer Table 2.2)
- P<sub>Total</sub> = the resident population that is anticipated will occupy all of the expected development in the relevant town centre (refer Table 3.3)

## 3.4 **Streetscape and public domain facilities**

# **3.4.1** What is the relationship between the expected types of development and the demand for additional public facilities?

A key component of the planning vision for each of the Ku-ring-gai town centres is the development of housing and retail/business services at 'urban' densities.

Housing in the town centres will predominantly be in apartment form – either stand alone or shop top developments – up to 5 storeys in height.

Residential development of this intensity is a relatively recent phenomenon for the Ku-ringgai LGA. Save for some areas of two and three storey development along the highway/railway corridor, living styles in Ku-ring-gai have hitherto been characterised by detached dwellings on relatively large and generously landscaped allotments of land.

The residents of the new developments will therefore not enjoy the same type or extent of private open space that most Ku-ring-gai residents enjoy. Council's strategy to counter this situation is to provide high quality public spaces and street environments for these residents.

Additionally, a theme of the planning visions for these new 'urban' communities is to create a 'village' feel for the incoming residents. The village feel will be fostered by the provision of outdoor meeting and activity spaces with an urban character, such as widened footpaths with street furniture and street trees, new squares and parks. The public pedestrian network will therefore perform a dual role of community gathering place and as the principal means for the community to conveniently access each centre's local services.

The creation of a seamless interface between the town centre precincts and the adjoining detached residential neighbourhoods will also be a priority. This will be done by sensitive design of built form on the fringe but also through provision of footpaths and street trees on streets that form the precinct boundary.

The streetscape and public domain objectives, strategies and concept plans for the Ku-ringgai town centres are contained in the DCP. The classes of improvements include the following:

- New parks and town / civic squares in central locations that provide community focal points for informal gatherings and formal events.
- Enlarged existing parks with high quality embellishments that are well located to the residents of town centre developments.
- Public space that provide opportunities for passive recreation for those that have limited private open space, including children's playgrounds, dog walking, informal games, cycling etc.
- New and wider footpaths and through-block links, complemented by street furniture and lighting, that provide walking opportunities and outdoor dining space for apartment dwellers and that effectively link town centre facilities and services.

- Features in the design and operation of public spaces that protect and enhance biodiversity values and result in sustainable energy and water use.
- Pedestrian priority measures on local streets, such as pedestrian crossings, kerb blisters and pedestrian refuges.
- New and upgrade pedestrian linkages near transport nodes, such as railway stations, bus stops and taxi /kiss and ride stands.

#### Demands not addressed by this Plan or addressed by other plans

This Plan does not address all of the public domain (and recreation) facility needs anticipated to be generated by the expected development in the Ku-ring-gai town centres.

Ku-ring-gai town centre development will also contribute to the total population growth of the surrounding suburbs and Ku-ring-gai LGA as a whole. Suburban and LGA-wide recreation facility demands are addressed in *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1).* 

Similarly, there are facilities contained in *Ku-ring-gai* Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1), the town centre population demands for which are superseded by the facilities included in this Plan. A contributions discount in respect to such facilities (shown in Table 2.1 of this Plan) has been incorporated into the calculation of contributions under this Plan.

## 3.4.2 What is the strategy for delivering facilities?

The planning for the streetscape and public domain facilities to serve the Ku-ring-gai town centres was undertaken with the wider Ku-ring-gai community as part of the preparation of the town centres LEP and DCP.

Planning objectives, strategies and concept plans for the various types of access and transport are contained in the DCP.

Table 3.8 lists the DCP references for the different streetscape and public domain objectives, strategies and concept plans for the respective Ku-ring-gai town centres.

		Ku-ring-gai To	own Centres Developme	ent Control Plan sectior	n references	
Facility category	Gordon	Lindfield	Pymble	Roseville	St Ives	Turramurra
Streetscape works	G3.1 Public Domain Master Plan; G3.2 Rail Station Precinct Concept Plan; G3.3 Civic Precinct Concept Plan; G3.4 Street and Public Access	L2.2.4 Street Character; L3.1.3 Tryon Place and Pacific Highway; L3.2 Streets and Public Access	P2.2.3 Street Character; P3.1 Public Domain Masterplan; P3.2.2 Post Office Street Precinct; P3.2.3 Grandview Lane; P3.3 Streets and Public Access	R2.2.4 Street Character; R3.1.1 Larkin Lane Car Park and Memorial Park; R3.2 Streets and Public Access	S2.2.3 Street Character; S3.2 Streets and Public Access	T2.2.4 Street Character; T3.1 Public Domain Masterplan; T3.3 Streets and Public Access
Urban/civic spaces	G2.2.4 Parks and Open Space; G3.1 Public Domain Master Plan; G3.2 Rails Station Precinct Concept Plan; G3.3 Civic Precinct Concept Plan; G3.4 Street and Public Access	L2.2.7 Parks and Open Space; L3.1.1 Tryon Road Town Square; L3.1.2 Woodford Lane Village Green; L3.1.4 Tryon Place and Lindfield Station	P2.2.6 Parks and Open Space; P3.1 Public Domain Masterplan	R2.2.7 Parks and Open Space; R3.1.2 Roseville Station Concourse and Lord Street Village Green; R3.1.3 Lord Street Village Green; R3.1.4 Roseville Station Entry and Concourse	S2.2.5 Parks and Open Space; S3.1 Public Open Space	T2.2.3 Parks and Open Space; T3.1 Public Domain Masterplan; T3.2 Public Open Space and Urban Spaces
Pedestrian through-block connections	G2.2.4 Parks and Open Space; G2.2.7 Pedestrian / Cycle Access and Circulation	L2.2.11 Pedestrian Access and Circulation; L2.2.16 Permeability	P2.2.10 Pedestrian Access and Circulation; P3.2.2 Post Office Street Precinct	R2.2.11 Pedestrian Access and Circulation; R2.2.16 Permeability; R3.1.1	S2.2.9 Pedestrian Access and Circulation	T2.2.10 Pedestrian Access and Circulation; T3.2.2 William Square; T3.2.6 Church Square
Embellishment of existing parks for local passive recreation	G2.2.4 Parks and Open Space	L2.2.7 Parks and Open Space	P2.2.6 Parks and Open Space; P3.2.1 Robert Pymble Park; P3.2.4 Ku-ring-gai Town Hall; P3.2.5 Creswell O'Reilly Lookout	R2.2.7; R3.1.1 Larkin Lane Car Park and Memorial Park	S2.2.5 Parks and Open Space; S3.1.3 Village Green, S3.1.4 Rotary Park	T2.2.3 Parks and Open Space; T3.2.1 Cameron Park; T3.2.5 Queens Park
Biodiversity and water management design in public domain	G2.2.5 Biodiversity and Water Management	L2.2.8 Biodiversity; L2.2.9 Water Management	P2.2.8 Biodiversity; P2.2.9 Water Management	R2.2.8 Biodiversity; R2.2.9 Water Management	S2.2.6 Biodiversity; S2.2.7 Water Management	T2.2.7 Biodiversity; T2.2.8 Water Management

## Table 3.8 Town Centre DCP facility strategy references

Source: Ku-ring-gai Town Centres Development Control Plan

Council will collect contributions from Ku-ring-gai town centre development and apply those contributions to the types of facilities identified in Table 3.8.

The costs of, and program for the delivery of, individual works are included in the works schedule in Section 4. The costs include land acquisition and capital costs, together with the costs of studies and investigations that resulted in the preparation of this Plan.

The location of these works is shown on maps included in Section 4.

The proposed works will be staged to match the expected sequence of development over an anticipated development timeframe of up to 25 years. Works have been assigned the following timing descriptors:

- 'S' short term or less than 5 years from the date on which this Plan commenced.
- 'M' medium term or between 5 and 10 years from the date on which this Plan commenced.
- 'L' long term or more than 10 years from the date on which this Plan commenced.

The timeframe will vary from centre to centre and the works schedule staging will be reviewed and adjusted as clearer information on the rate of development in each centre is gathered.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

The scope of the streetscape and public domain facilities included in this Plan is based on strategic information. It is likely that, as the planning process for the different town centres proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

## Facilities required to be provided by the developer by conditions of consent

A range of access and transport facilities (not addressed by this Plan) may be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EPA Act - the demand for which is considered to be generated entirely by individual developments in the Ku-ring-gai town centres.

Such facilities may include:

- tree planting and footpath works not specified in the works schedule. These will generally be works situated within the relevant town centre precinct but located beyond the locations specified in the works schedule (Section 4).
- public art installation within the development site.

## **3.4.3** How is cost apportionment determined?

The specification of the streetscape and public domain facilities included in this Plan has been undertaken in response to the demand for those facilities likely to be generated by the occupants of expected residential development in each of the town centres. Given that:

- the planning vision for each centre, which seeks to create a 'village' feel in what is a 'urban' living style that is new in Ku-ring-gai;
- the lack of private open space that will be available to apartment dwellers in the town centres and the need to meet passive recreation demands by providing equivalent facilities at ground level;
- the proposed facilities will be able to readily accessed by the town centre resident populations; and
- the reason for the works is to provide extra capacity for the additional population and to mitigate the impact of the new development and more people in the town centres,

it is reasonable that the full cost of the facilities will be met by expected residential development in each of the town centres.

While the town centres will accommodate some growth in non residential floor space, this development will largely be occasioned by the increased local resident population of each centre. Therefore the overwhelming majority of any demand for the streetscape and public domain facilities is likely to be generated originally by the additionally town centre residents. As a result, this Plan does not levy non residential development for streetscape and public domain facilities.

## **3.4.4** How are the contributions calculated?

The development contribution for each of the facilities identified in this Plan is calculated by dividing the total cost of the facility that can reasonably be apportioned to the expected development (in this case, the full cost) by the contribution catchment (in persons) applicable to each facility.

The monetary contribution per person is calculated as follows:

Contribution (\$) = 
$$\sum \left( \frac{C \times AF \times P_{Dev}}{P_{Total}} \right)$$

Where:

С

- the estimated cost (including land and capital cost) of providing each of the streetscape and public domain facilities in the relevant town centre, expressed in dollars (refer to works schedules for each town centre – Section 4)
- AF = the apportionment factor, being the proportion of the cost of each facility in the relevant town centre that is reasonable to attribute to the expected development (refer to works schedules for each town centre Section 4)
- P<sub>Dev</sub> = the resident population that is anticipated will occupy the proposed development (refer Table 2.2)

P<sub>Total</sub> = the resident population that is anticipated will occupy all of the expected development in the relevant town centre (refer Table 3.3)

## 4. Schedules

## 4.1 Land to be acquired or dedicated under this Plan

Valuation Report Facility Item Reference	No	Street	Lot No	DP number	Total Site Area	Area to be dedicated
		Gordo	n			
	28	Mc Intyre	1	348677		
	30	Mc Intyre	С	348677		
	32	Mc Intyre	D	348677		
	34	Mc Intyre	1	119608		
	36	Mc Intyre	1	518757		
G9	38	Mc Intyre	2	518757		
	35	Dumaresq	1	136683		
	37	Dumaresq	D	355865		
	39	Dumaresq	С	355865		
	41	Dumaresq	В	355865		
	43	Dumaresq	Α	355865	11,953m <sup>2</sup>	1,690m <sup>2</sup>
	29	Moree	1	846768		
	29a	Moree	2	846768		
	31	Moree	2	212930		
	33	Moree	13	666504		
	35	Moree		304466		
G11	24	Dumaresq	А	364390		
	26	Dumaresq	В	364390		
	28	Dumaresq	1	961448		
	30	Dumaresq	1	103163		
	32	Dumaresq	1	949218		
	34	Dumaresq	1	940138	10,731m <sup>2</sup>	1,950m <sup>2</sup>
	2	Moree	4	3965		
	4	Moree	5	3965		
	4a		6	3965		
	6	Moree	7	3965		
	8	Moree	8	3965		
010	10	Moree	9	3965		
G12	12	Moree	10	3965		
	21	St Johns Ave	8	17973		
	23	St Johns Ave	9	17973		
	25	St Johns Ave	8	1078945		
	27	St Johns Ave	44	1078996		
	29	St Johns Ave	43	6395	7,544m <sup>2</sup>	960m <sup>2</sup>

## Gordon - Loss of FSR

Q1b	28	Mc Intyre	1	348677
	30	Mc Intyre	С	348677
	32	Mc Intyre	D	348677

Ku-ring-gai Town	Centres Development Contributions Plan
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Valuation Report Facility Item Reference	No	Street	Lot No	DP number	Total Site Area	Area to be dedicated
	34	Mc Intyre	1	119608		
	36	Mc Intyre	1	518757		
	38	Mc Intyre	2	518757		
	35	Dumaresq	35	136683		
	37	Dumaresq	D	358865		
	39	Dumaresq	С	358865		
	41	Dumaresq	В	358865		
	43	Dumaresq	A	358865	5,129m <sup>2</sup>	1,690m <sup>2</sup>
	29	Moree	1	846768		
	29a	Moree	2	846768		
	31	Moree	2	212930		
	33	Moree	13	666504		
<b>D</b> ( <b>D</b>	35	Moree		304466		
R1B	26	Dumaresq	В	364390		
	28	Dumaresq	1	961448		
	30	Dumaresq	1	103163		
	32	Dumaresq	1	949218		
	34	Dumaresq	1	940138	4,705m <sup>2</sup>	1,950m <sup>2</sup>
		Lindfiel	d			
	2	Bent	9	1090427		
L5	4	Bent	10	1090427		
	6	Bent	3	1090427		
	8	Bent	1	724823		
	10	Bent	1	980108		
	12	Bent	5	666521	4,838m <sup>2</sup>	632m <sup>2</sup>
	17-21	Bent	1	1019266		
	9 to 15	Bent	1	1014100		
	1	Bent	10	305356		
L6	3	Bent	2	10126		
	5	Bent	3	10126		
	7	Bent	4	10126	8,959m <sup>2</sup>	750m <sup>2</sup>
L8	259	Pacific Highway	1,2,3	212617		
20	265-271	Pacific Highway	1,2,3 8	660564		
		Pacific Highway	1	446105		
	283	Pacific Highway	1	560036		
	295-303	Pacific Highway	1	630035		
	295-305 305	Pacific Highway	11	747009		
	305 307	Pacific Highway	12	747009		
	307	Pacific Highway	f	23974		
	309	Pacific Highway	e	23974 23974		
	315	Pacific Highway	e d	23974 23974		
	315	Pacific Highway		23974 23974		
	317	Pacific Highway	C b	23974 23974		
	319		b			
	201	Dacific Highword	•	22074		
	321 323	Pacific Highway Pacific Highway	а 7,8,9	23974 23974		

Ku-ring-gai Town	Centres	Development	Contributions	Plan
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Valuation Report Facility Item Reference	No	Street	Lot No	DP number	Total Site Area	Area to be dedicated
Vererence	1 to 5	Tryon	2,3,4	117464	13,550m <sup>2</sup>	403m <sup>2</sup>
			_,0, .			
	10	Milray	6	1099891		
	12	Milray	1	933328		
L48	14	Milray	1	101097	4,612m <sup>2</sup>	420m <sup>2</sup>
	2a	Drovers Way	2	1047542		
	2	Drovers Way	4	1047528		
	4	Drovers Way	3	1047528		
	6	Drovers Way	2	30563		
	8	Drovers Way	2	30563		
	8a	Drovers Way	7	226383		
	10	Drovers Way	8	226383		
L49	5	Gladestone	3	1047542		
L49	5a	Gladestone	11	1048182		
	7	Gladestone	10	1048182		
	4	Beaconsfield	В	342546		
	4a	Beaconsfield	А	342546		
	6	Beaconsfield	1	342546		
	6A	Beaconsfield	2	342546		
	8	Beaconsfield	3	221962		
_	10	Beaconsfield	8	226383	20,373m <sup>2</sup>	1,450m <sup>2</sup>
L49A	10A	Beaconsfield	D	385269	1,720m <sup>2</sup>	1,720m <sup>2</sup>
		Pymble				
	85	Grandview St	1	387741		
	87	Grandview St	2	387741		
	89	Grandview St	В	327220		
	91	Grandview St	1	784564		
	93	Grandview St		951860		
	95	Grandview St	1	210016		
P3	97	Grandview St	2	210016		
	99	Grandview St	b	334625		
	101	Grandview St	a	334625		
	103	Grandview St	1	582963		
	107	Grandview St	1	34572		
	2	Park Crescent	2	210016		
_	4	Park Crescent	4	315780	3,788m <sup>2</sup>	880m <sup>2</sup>
	10	Park Crescent	26	7427		
	10	Park Crescent	272	850541		
P4	12 12a	Park Crescent	272	850541		
_	14	Park Crescent	28	850541	3,297m <sup>2</sup>	180m <sup>2</sup>
	5	Telegraph	7,8,9	132850		
P28	5	Telegraph	7,8,9 A	407864	4,858m <sup>2</sup>	425m <sup>2</sup>
000	05	One mail start Of	4	007744		
P29	85 87	Grandview St Grandview St	1 2	387741 387741		

Valuation Report Facility Item Reference	No	Street	Lot No	DP number	Total Site Area	Area to be dedicated
	89	Grandview St	В	327220		
	91	Grandview St	1	784564		
	93	Grandview St		951860		
	95	Grandview St	1	210016		
	2	Park Cresent	2	210016		
	4	Park Cresent	4	315780	2,293m <sup>2</sup>	280m <sup>2</sup>
		Roseville				
	118-122	Pacific Highway	1	1043056		
	124-134	Pacific Highway	2	206204		
	132	Pacific Highway	1	206204		
	134	Pacific Highway	b	408747		
	136	Pacific Highway		925818		
	142	Pacific Highway	1	952523		
50	148	Pacific Highway	2	952523		
R3	154	Pacific Highway	3	952523		
	170	Pacific Highway	4	952523		
	170	Pacific Highway	5	522430		
	174	Pacific Highway	1	522430		
	1	Six Mile Lane	7	957307		
	3	Six Mile Lane	6	957307		
	5	Six Mile Lane	1	785223	8,505m <sup>2</sup>	1,300m <sup>2</sup>
	37	Hill Street	3	225030		
R5	39	Hill Street	7	593277		
	41	Hill Street	6	593277	3,400m <sup>2</sup>	90m <sup>2</sup>
	5	Hill Street	2	1046914		
	7	Hill Street	b	417870		
	9	Hill Street	a	417870		
	11 to 17	Hill Street	3	583308		
	19	Hill Street	1	565293		
R8	21	Hill Street	1	596571		
	23	Hill Street	3	584371		
	25	Hill Street	2	510682		
	27	Hill Street	1	510682		
	29	Hill Street	B	403639		
	31-35	Hill Street	a,b,c	411707	5,049m <sup>2</sup>	440m <sup>2</sup>
500	4	Roseville Ave	4	1046734		
R29	5	Oliver Rd	4	11475	6,632m <sup>2</sup>	800m <sup>2</sup>
		St Ives				
S7	213	Mona	1	444972		
0,	213	Mona	1	105355		
	214	Mona	E	396576		
	231	Mona	D	385084		
	200	Mona		205004		

В

385084

235 Mona

Valuation Report Facility Item Reference	No	Street	Lot No	DP number	Total Site Area	Area to be dedicated
	237	Mona	1	810793	6,186m <sup>2</sup>	864m <sup>2</sup>
630	400 470	Mana	100	000000		0002
S39	166-172	Mona	100	838008	48,589m <sup>2</sup>	800m <sup>2</sup>
		Turramurra				
	1293	Pacific Highway	6	666961		
	1295	Pacific Highway	5	1005690		
	1297-9	Pacific Highway	4	1005690		
	1301	Pacific Highway	3	455665		
	1305	Pacific Highway	2	455665		
Τ7	1307	Pacific Highway	12	590479		
17	1311	Pacific Highway	С	397027		
	1315	Pacific Highway	1	115368		
	1319	Pacific Highway	5	668838		
	1323	Pacific Highway	1	1005725		
	1333	Pacific Highway	С	388773		
	1555	Pacific Highway	b	435389	4,644m <sup>2</sup>	490m <sup>2</sup>
	15	Gilroy rd	1	983832		
	17	Gilroy rd	1	972069		
T5	19	Gilroy rd	1	901014		
	12	Turramurra Ave	2	983832		
	14	Turramurra Ave	2	1005214	3,793m <sup>2</sup>	1,402m <sup>2</sup>
				1000211	0,100111	1,102.11
	2	Duff Street	1	176913		
	1408	Pacific Highway	1	807765		
	1364	Pacific Highway	1	656233		
	1370-	Facilie Flighway		050255		
	1378 1380-	Pacific Highway	1	500077		
	1388	Pacific Highway	101	714988		
	1390	Pacific Highway	1	550866		
Т6	1392	Pacific Highway	2	16463		
	1396	Pacific Highway	1	629520		
	1000	Kissing Point		520020		
	1a	Rd	2	500761		
		Kissing Point	-			
	1	Rd	1	500761		
		Kissing Point			~	-
	3	Rd	b	435272	10,359m <sup>2</sup>	465m <sup>2</sup>
					2	2
Т9	1	Ray Street	1	221290	3,712m <sup>2</sup>	1,200m <sup>2</sup>
<b>T</b> 40	<b>-</b>	<b>_</b>	-			
T42	2 to 4	Boyd	2	596228		
	6	Boyd	6	26828		
	12	Boyd	8	214733		
	16	Boyd	2	26828		
	18	Boyd	1	26828		
	_	Kissing Point	-			
	2	Rd	1	1045712		
	4 to 6	Kissing Point	1	1045712		

Ku-ring-gai Town Centres Development C	contributions	Plan
DRAFT VERSION REV F		

/aluation Report Facility Item Reference	No	Street	Lot No	DP number	Total Site Area	Area to be dedicated
		Rd				
		Kissing Point				
	8	Rd	1	743998		
	1362	Pacific Highway	1	84448		
	1360	Pacific Highway	2	937816		
	1358	Pacific Highway	4	132873		
	1356	Pacific Highway	5	132873		
	1334	Pacific Highway	7	214733		
_	1340	Pacific Highway	6	26828	9,978m <sup>2</sup>	160m <sup>2</sup>
	2	Gilroy Rd	71	6494		
TAF	4	Gilroy Rd	70	6494		
T45	6	Gilroy Rd	69	6494		
	8	Gilroy Rd	68	6494	2,620m <sup>2</sup>	132m <sup>2</sup>
	37	Gilroy Rd	2	33033		
	39	Gilroy Rd	1	33033		
T46	30	Turramurra Ave	5	11993		
_	32	Turramurra Ave	6	11993	3,039m <sup>2</sup>	425m <sup>2</sup>
		Turramurra - I	_oss c	of FSR		
	15	Gilroy Rd	1	983832		
	17	Gilroy Rd	1	972069		
T1	19	Gilroy Rd	1	901014		
	12	Turramurra Ave	2	983832		
	14	Turramurra Ave	2	1005214	2,937m <sup>2</sup>	1,402m <sup>2</sup>
	15	Gilroy Rd	1	983832		
	17	Gilroy Rd	1	972069		
T2	19	Gilroy Rd	1	901014		
	12	Turramurra Ave	2	983832		

### 4.2 Works schedules and maps

#### Gordon Centre Works

									DE	VELOPMEN	OPMENT CONTRIBUTION		
em Description of Work lo.		Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfal
								4,573	20,409	2,558		3,321	
Access and Transport Facilities								persons 1413.0 peak trips 53.0%	square metres 1204.1 peak trips 45.1%	square metres 51.2 peak trips 1.9%		persons	
TRAFFIC SIGNALS AND INTERSECTIONS													
Modification to traffic signals to suit one way flow	Intersection of Pacific Highway and St Johns	\$0	\$230,000	\$230,000	57%	\$131,100	М	\$15	\$290	\$98		\$112,093	\$117,907
2 New traffic signals	Avenue Intersection of Pacific Highway and Moree	\$0	\$386,000	\$386,000	57%	\$220,020	М	\$25	\$486	\$165		\$188,121	\$197,879
3 Removal of traffic signals	Street Intersection of Pacific Highway and Dumaresq	\$0	\$100,000	\$100,000	100%	\$100,000	М	\$12	\$221	\$75		\$85,502	\$14,498
4 New traffic signals	Street Intersection of Pacific Highway and Ravenswood Avenue	\$0	\$350,000	\$350,000	100%	\$350,000	S	\$41	\$774	\$262		\$299,256	\$50,744
5 New pedestrian activated signals	Intersection of Pacific Highway and Park Avenue	\$0	\$375,000	\$375,000	100%	\$375,000	М	\$43	\$829	\$281		\$320,632	\$54,368
6 New roundabout	Intersection of Vale Street and Dumaresq Street	\$0	\$45,000	\$45,000	100%	\$45,000	М	\$5	\$100	\$34		\$38,476	\$6,524
7 New roundabout	Intersection of Park Avenue, Pearson Avenue and Werona Avenue	\$0	\$48,000	\$48,000	100%	\$48,000	Μ	\$6	\$106	\$36		\$41,041	\$6,959
8 New roundabout	Intersection of Henry Street and railway underpass	\$0	\$45,000	\$45,000	100%	\$45,000	S	\$5	\$100	\$34		\$38,476	\$6,524
NEW STREETS													
9 New 13m wide street, two way traffic, no on-street parking (land to be dedicated or to be negotiated a part of site redevelopment)		\$900,000	\$488,200	\$1,388,200	100%	\$1,388,200	М	\$161	\$3,070	\$1,041		\$1,186,937	\$201,263
<ul> <li>New 13m wide street, two way traffic, no on-street parking (land to be dedicated or to be negotiated a part of site redevelopment)</li> </ul>		\$0	\$454,200	\$454,200	100%	\$454,200	L	\$53	\$1,004	\$340		\$388,349	\$65,851
S11 New 13m wide street, two way traffic, no on-street parking (land to be dedicated or to be negotiated a part of site redevelopment)		\$540,000	\$361,110	\$901,110	100%	\$901,110	Μ	\$104	\$1,992	\$675		\$770,466	\$130,644
S12 New 16m wide street, two way traffic, with on-stree parking (land to be dedicated or to be negotiated a part of site redevelopment)		\$0	\$268,370	\$268,370	100%	\$268,370	Μ	\$31	\$593	\$201		\$229,461	\$38,909
ROAD MODIFICATIONS													
<ul><li>One way traffic and road narrowing</li><li>Widen laneway with footpaths</li></ul>	Park Avenue Wade Lane	\$0 \$0	\$46,200	\$46,200 \$576,500	100% 100%	\$46,200 \$576,500	M L	\$5	\$102	\$35		\$39,502	\$6,698
Modifications for new bus route	Henry Street and Ravenswood Avenue	\$0	\$576,500 \$60,000	\$60,000	100%	\$60,000	S	\$67 \$7	\$1,275 \$133	\$432 \$45		\$492,918 \$51,301	\$83,582 \$8,699
20 One way traffic and other modifications	St Johns Avenue (east and west)	\$0	\$286,750	\$286,750	100%	\$286,750	Μ	\$33	\$634	\$215		\$245,177	\$41,573
TRANSPORT		<b>A0</b>	<b>A</b> = 10 0==	<b>A</b> = 10 075	1000/	<b>A</b> = 10 075		• • • •				<b></b>	
21 Construction of new bus interchange (on Rail Corp land)	-	\$0	\$542,275	\$542,275	100%	\$542,275	S	\$119				\$393,810	\$148,465
Construction of new bicycle ways - on road Construction of new bicycle ways - off road	as per Town Centre DCP strategy as per Town Centre DCP strategy	\$0 \$0	\$9,400 \$25,000	\$9,400 \$25,000	100% 100%	\$9,400 \$25,000	S M	\$2 \$5				\$6,826 \$18,155	\$2,574 \$6,845
22 Provision of bike parking	as per Town Centre DCP strategy	\$0 \$0	\$12,000	\$12,000	100%	\$23,000	S	\$3				\$8,715	\$0,045 \$3,285
25 new bus stops	Pacific Highway	\$0	\$45,000	\$45,000	100%	\$45,000	S	\$10				\$32,680	\$12,320
upgrade existing bus stops	Pacific Highway	\$0	\$45,000	\$45,000	100%	\$45,000		\$10				\$32,680	\$12,320
PUBLIC CAR PARKING													
S26 New 340-space public car park as above ground structure (part of site redevelopment)	Wade Lane car park	\$0	\$7,883,920	\$7,883,920			L				\$22,056		\$7,883,920



										DE	VELOPMEN		TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall
									4,573	20,409	2,558		3,321	
G27	New 25-space public underground car park (part of	f Moree Street	\$0	\$1,077,000	\$1,077,000			м	persons	square metres	square metres	\$22,056	persons	\$1,077,000
G28	site redevelopment) Relocation of 50 surface commuter car parking to	From Henry Street to Werona Avenue (as per	\$0	\$192,500	\$192,500			S				\$22,056		\$192,500
	existing Rail Corp commuter parking areas TRANSPORT CONTRIBUTION CREDIT FROM	Town Centre DCP Part 3)							-\$122				-\$405,893	
	2004-2009 PLAN													
Sub	Total		\$1,440,000	<mark>\$13,952,425</mark>	\$15,392,425		\$5,974,125		\$639	\$11,709	\$3,969		<mark>\$4,614,681</mark>	\$10,371,851
Pu	blic Domain and Streetscape Fac	ilities												
	STREETSCAPE IMPROVEMENTS Commercial Streets													
G32		Pacific Highway (Mona Vale Road to	\$0	\$1,405,000	\$1,405,000	100%	\$1,405,000	L	\$307				\$1,020,338	\$384,662
G33	streets (refer Town Centre DCP Part 3) Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Ravenswood Avenue) Merriwa Street (part)	\$0	\$168,920	\$168,920	100%	\$168,920	М	\$37				\$122,673	\$46,247
G34	Streets (refer Town Centre DCF Fait 3) Streets (refer Town Centre DCP Part 3)	McIntyre Street (part)	\$0	\$226,000	\$226,000	100%	\$226,000	L	\$49				\$164,126	\$61,874
G35	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Dumaresq Street (part)	\$0	\$130,500	\$130,500	100%	\$130,500	S	\$29				\$94,772	\$35,728
G36	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Moree Street (part)	\$0	\$198,000	\$198,000	100%	\$198,000	М	\$43				\$143,791	\$54,209
G37	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	St Johns Avenue - east	\$0	\$135,320	\$135,320	100%	\$135,320	S	\$30				\$98,272	\$37,048
G38	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	St Johns Avenue - west (part)	\$0	\$122,820	\$122,820	100%	\$122,820	М	\$27				\$89,194	\$33,626
G39		Park Avenue (part)	\$0	\$122,820	\$122,820	100%	\$122,820	S	\$27				\$89,194	\$33,626
G40	,	Wade Lane and Henry Street	\$0	\$614,000	\$614,000	100%	\$614,000	M-L	\$134				\$445,899	\$168,101
G41	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Clipsham Lane	\$0	\$108,500	\$108,500	100%	\$108,500	L	\$24				\$78,795	\$29,705
G42	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Churchill Lane	\$0	\$128,500	\$128,500	100%	\$128,500	L	\$28				\$93,319	\$35,181
	Residential Streets													
G43	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Merriwa Street (part)	\$0	\$226,100	\$226,100	100%	\$226,100	L	\$49				\$164,198	\$61,902
G44	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Fitzsimons Lane	\$0	\$206,500	\$206,500	100%	\$206,500	M-L	\$45				\$149,964	\$56,536
G45	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	McIntyre Street (part)	\$0	\$186,900	\$186,900	100%	\$186,900	S	\$41				\$135,730	\$51,170
G46	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Dumaresq Street (part)	\$0	\$143,500	\$143,500	100%	\$143,500	S	\$31				\$104,212	\$39,288
G47	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Moree Street (part)	\$0	\$144,200	\$144,200	100%	\$144,200	S	\$32				\$104,721	\$39,479
G48	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Werona Avenue and Pearson Avenue	\$0	\$655,200	\$655,200	100%	\$655,200	L	\$143				\$475,819	\$179,381
G49	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Henry Street and Ravenswood Avenue	\$0	\$403,200	\$403,200	100%	\$403,200	М	\$88				\$292,812	\$110,388
G50	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Bushlands Avenue	\$0	\$77,000	\$77,000	100%	\$77,000	М	\$17				\$55,919	\$21,081
	EMBELLISHMENT OF NEW URBAN/CIVIC SPACES													
G51	Embellishment of new town square (1200sqm)*	Location to be confirmed	\$2,808,000	\$634,695	\$3,442,695	100%	\$3,442,695	М	\$753				\$2,500,151	\$942,544
G52	Embellishment of new railway square* (900sqm)	corner St Johns Avenue and Wade Lane	\$1,202,400	\$243,284	\$1,445,684	100%	\$1,445,684	м	\$316				\$1,049,883	\$395,801



									DE	EVELOPMEN		TIONS	
Item Description of Work No.	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfal
								4,573	20,409	2,558		3,321	
G53 Improvements to existing Civic Square	Corner of Pacific Highway and Park Avenue	\$0	\$382,041	\$382,041	100%	\$382,041	S	persons <b>\$84</b>	square metres	square metres		persons <b>\$277,445</b>	\$104,596
G54 Construction and embellishment of urban park (1000sqm) (Council owned land)	(adjoining Gordon library) Corner Park Avenue and Werona Avenue	\$0	\$219,220	\$219,220	100%	\$219,220	L	\$48				\$159,202	\$60,018
THROUGH BLOCK CONNECTIONS													
G57 Modifications to existing rail bridge for wider footpaths	Park Avenue	\$0	\$186,000	\$186,000	100%	\$186,000	М	\$41				\$135,077	\$50,923
G58 Improvements to existing pedestrian way (Council owned land)	Between Dumaresq Street and MacIntyre Street behind Council Chambers	\$0	\$70,740	\$70,740	100%	\$70,740	S	\$15				\$51,373	\$19,367
OPEN SPACE IMPROVEMENTS													
<ul><li>G61 Embellishment works to existing park</li><li>G62 Embellishment works to existing park</li></ul>	Gordon Recreation Grounds, Werona Avenue Heritage Square, St Johns Avenue	\$0 \$0	\$629,410 \$66,930	\$629,410 \$66,930	100% 100%	\$629,410 \$66,930	S S	\$138 \$15				\$457,090 \$48,606	\$172,320 \$18,324
WATER CYCLE MANAGEMENT													
G66 Stormwater Harvesting - new interface streets (western side), open space (Bushlands Avenue)	western side	\$0	\$170,000	\$170,000	100%	\$170,000	М	\$37				\$123,457	\$46,543
Sub Total		\$4,010,400	\$8,005,300	\$12,015,700		\$12,015,700		\$2,628				\$8,726,031	\$3,289,669
Other													
STUDIES/CONSULTANTS FEES													
Traffic Study		\$0	\$16,577	\$16,577	100%	\$16,577		\$4				\$12,039	\$4,538
Contributions Plan Quantity Surveyor		\$0 \$0	\$10,565 \$3,100	\$10,565 \$3,100	100% 100%	\$10,565 \$3,100		\$2 \$1				\$7,673 \$2,251	\$2,892 \$849
Sub Total		\$0	\$30,242	\$30,242		\$30,242		\$7				\$21,962	\$8,280
Totals		\$5,450,400	\$21,987,967	\$27,438,367		\$18,020,067		\$3,274	\$11,709	\$3,969		\$13,362,675	\$13,669,800

Notes: \*

Land acquisition and embellishment costs for these items are met by contributions imposed under both this plan and Ku-ring-gai Section 94 Contributions Plan 2004-2009 (Amendment No. 1). Under the 2004-2009 plan local open space contributions are imposed on all residential development for the acquisition of new local open space in residential areas; and the cost of this acquisition is assessed in that plan as \$1660 per square metre in Gordon. However, the cost of land acquisition for items G51 and G52, which essentially represent new local open space, ranges between \$4000 and \$5000 per square metre.

Similarly, the 2004-2009 provides for \$140 per square metre of embellishment cost and so this allowance is taken off the assessed cost of embellishing these spaces.

This plan therefore levies only the difference between the 2004-2009 plan acquisition and embellishment costs and the full acquisition and embellishment costs identified in this plan.



#### Lindfield Centre Works

										DE	VELOPMEN	IT CONTRIBU	TIONS	
tem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortf
Acc	cess and Transport Facilities								3,455 persons 1067.6 peak trips 54.4%	13,850 square metres 817.2 peak trips 41.7%	3,851 square metres 77.0 peak trips 3.9%		2,795 persons	
	TRAFFIC SIGNALS AND INTERSECTIONS													
L1	Remove existing pedestrian signals and install new traffic signals	Intersection of Tryon Road and Lindfield Avenue	\$0	\$400,000	\$400,000	44%	\$176,000	S	\$28	\$529	\$179		\$157,704	\$242,296
.2	Modifications to the intersection to suit one way flow east bound	<ul> <li>Intersection of Lindfield Avenue and Havilah</li> <li>Road at railway underpass</li> </ul>	\$0	\$70,000	\$70,000	100%	\$70,000	М	\$11	\$211	\$71		\$62,723	\$7,277
_3	Extend right turn bay	On Pacific Highway and Balfour Street/Havilah	\$0	\$32,000	\$32,000	27%	\$8,640	S	\$1	\$26	\$9		\$7,742	\$24,258
_4	New Traffic Signals	Road intersection Intersection of Strickland Avenue and Pacific Highway	\$0	\$350,000	\$350,000	48%	\$168,000	S	\$26	\$505	\$171		\$150,535	\$199,465
_5	NEW STREETS Construction of new civic street (land to be dedicated or to be negotiated as part of site redevelopment)	Between Beaconsfield Parade and Bent Street	\$0	\$548,800	\$548,800	100%	\$548,800	S	\$86	\$1,651	\$560		\$491,749	\$57,051
_6	Construction of new road (land to be dedicated or to be negotiated as part of site redevelopment)	Between Bent Street and Balfour Street	\$0	\$287,775	\$287,775	100%	\$287,775	L	\$45	\$865	\$293		\$257,859	\$29,916
_8	Construction of new road near Tryon Place (land to be dedicated or to be negotiated as part of site redevelopment)	Between the Pacific Highway, Tryon Place, and Strickland Avenue	\$0	\$211,800	\$211,800	100%	\$211,800	S-M	\$33	\$637	\$216		\$189,782	\$22,018
L12	Construction of new road (land to be dedicated or to be negotiated as part of site redevelopment)	From Treatts Road to Wolseley Road	\$0	\$439,200	\$439,200	100%	\$439,200	М	\$69	\$1,321	\$448		\$393,543	\$45,657
	TRANSPORT													
_17	New kiss-and-ride zone and taxi ranks	Pacific Highway and Lindfield Avenue	\$0	\$47,600	\$47,600	100%	\$47,600	S	\$14				\$38,507	\$9,093
.18	New bicycle way (on road)	Beaconsfield Parade, Lindfield Avenue and Tryon Place	\$0	\$8,750	\$8,750	100%	\$8,750	S	\$3				\$7,079	\$1,671
_19	New bicycle way (off-road)	Beaconsfield Parade	\$0	\$371,750	\$371,750	100%	\$371,750	М	\$108				\$300,736	\$71,014
	Upgrade existing bus stops	Pacific Highway and Lindfield Avenue	\$0	\$90,000	\$90,000	100%	\$90,000	S	\$26				\$72,808	\$17,192
.21	Bicycle parking CAR PARKING	Pacific Highway and Lindfield Avenue	\$0	\$6,000	\$6,000	100%	\$6,000	S	\$2				\$4,854	\$1,146
L24	New 25-space underground public car park (constructed as part of site redevelopment)	Havilah Lane	\$0	\$1,050,000	\$1,050,000			M-L				\$42,000		\$1,050,00
	TRANSPORT CONTRIBUTION CREDIT FROM 2004-2009 PLAN								-\$122				-\$341,605	
Sub 1	Fotal		\$0	\$3,913,675	\$3,913,675		\$2,434,315		\$330	\$5,745	\$1,947		\$1,794,015	\$1,778,05
Со	mmunity Facilities													
	COMMUNITY FACILITIES													
		Adiaining a set form a surger an Tarray David	¢٥	<b>\$0,404,000</b>	<b>AA</b> 4 <b>A</b> 4 <b>A A</b>									
L25	New library (1200m2)	Adjoining new town square on Tryon Road	\$0	\$2,424,000	\$2,424,000	13%	\$326,622	М	\$95				\$264,228	\$2,063,440



										DE	EVELOPME		TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall
									3,455	13,850	3,851		2,795	
									persons	square metres	square metres		persons	
L22	New 135-space underground public car park (constructed as part of site redevelopment)	Tryon Road car park area	\$0	\$5,670,000	\$5,670,000	13%	\$764,004	М	\$221				\$618,058	\$4,826,610
L23	New 72-space underground public car park (constructed as part of site redevelopment)	Woodford Lane	\$0	\$3,024,000	\$3,024,000	33%	\$997,920	L	\$289				\$807,290	\$2,216,710
L27	Multi purpose community centre (1500m2) incorporating a senior citizens centre and youth centre	Woodford Lane	\$0	\$4,380,000	\$4,380,000	12%	\$504,430	L	\$146				\$408,070	\$3,823,156
Sub 1	Fotal		\$0	\$17,058,000	\$17,058,000		\$2,803,178		\$811				\$2,267,694	\$14,257,872
Stro	eetscape and Public Domain Fac STREETSCAPE IMPROVEMENTS Main Retail/commercial streets	ilities												
L28	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Pacific Highway (between Strickland Avenue and Treatts Road)	\$0	\$1,517,000	\$1,517,000	100%	\$1,517,000	M-L	\$439				\$1,227,211	\$289,789
L29	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Lindfield Avenue (between Strickland Avenue and Havilah Road)	\$0	\$635,900	\$635,900	100%	\$635,900	S-M	\$184				\$514,426	\$121,474
L30	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Balfour Street (part)	\$0	\$86,100	\$86,100	100%	\$86,100	М	\$25				\$69,653	\$16,447
L31	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Chapman Lane and Kochia Lane	\$0	\$180,000	\$180,000	100%	\$180,000	S-M	\$52				\$145,615	\$34,385
L32	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Bent Street (part) and Bent Lane	\$0	\$204,650	\$204,650	100%	\$204,650	M-L	\$59				\$165,556	\$39,094
L33	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Tryon Road (part)	\$0	\$178,400	\$178,400	100%	\$178,400	S-M	\$52				\$144,321	\$34,079
L34	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Beaconsfield Parade (part)	\$0	\$132,500	\$132,500	100%	\$132,500	Μ	\$38				\$107,189	\$25,311
L35	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3 <b>Residential Streets</b>	Woodford Lane and Drovers Way (part)	\$0	\$280,800	\$280,800	100%	\$280,800	M-L	\$81				\$227,159	\$53,641
L36	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Milray Street	\$0	\$264,000	\$264,000	100%	\$264,000	S-M	\$76				\$213,569	\$50,431
L37	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Tryon Road (part)	\$0	\$200,900	\$200,900	100%	\$200,900	S-M	\$58				\$162,523	\$38,377
L38	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Drovers Way (part)	\$0	\$306,900	\$306,900	100%	\$306,900	M-L	\$89				\$248,274	\$58,626
L39	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Gladstone Parade (part)	\$0	\$102,300	\$102,300	100%	\$102,300	M-L	\$30				\$82,758	\$19,542
L40	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Bent Street (part)	\$0	\$262,600	\$262,600	100%	\$262,600	M-L	\$76				\$212,436	\$50,164
L41	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Balfour Street (part)	\$0	\$262,600	\$262,600	100%	\$262,600	M-L	\$76				\$212,436	\$50,164
L42	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Nelson Road (part)	\$0	\$187,600	\$187,600	100%	\$187,600	Μ	\$54				\$151,763	\$35,837
L43	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Havilah Road	\$0	\$472,100	\$472,100	100%	\$472,100	М	\$137				\$381,916	\$90,184



									DEVELOPMENT CON						
lterr No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall	
L44	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Havilah Lane	\$0	\$125,250	\$125,250	100%	\$125,250	М	3,455 persons <b>\$36</b>	13,850 square metres	3,851 square metres		2,795 persons <b>\$101,324</b>	\$23,926	
	URBAN/CIVIC SPACES														
L45	New town square (Council-owned land)	Tryon Road car park	\$0	\$1,097,230	\$1,097,230	100%	\$1,097,230	М	\$318				\$887,629	\$209,601	
L46	New village green (Council-owned land)	Woodford Lane car park	\$0	\$1,018,582	\$1,018,582	100%	\$1,018,582	L	\$295				\$824,005	\$194,577	
L47	New public space (road reserve and Rail Corp land)	Tryon Place	\$0	\$346,402	\$346,402	100%	\$346,402	M-L	\$100				\$280,230	\$66,172	
	THROUGH BLOCK CONNECTIONS														
L48	New pedestrian and cycleway - 6m wide corridor (land to be dedicated or to be negotiated as part of site redevelopment)	Havilah Lane to Milray Street	\$0	\$147,500	\$147,500	100%	\$147,500	М	\$43				\$119,323	\$28,177	
L50	New pedestrian access way (land to be dedicated or to be negotiated as part of site redevelopment)	Beaconsfield Parade to Gladstone Parade	\$0	\$163,900	\$163,900	100%	\$163,900	S-M	\$47				\$132,591	\$31,309	
L53	OPEN SPACE IMPROVEMENTS Upgrading and expansion of existing park (acquisition of land by Council)	Ibbotson Park	\$0	\$773,500	\$773,500	100%	\$773,500	М	\$224				\$625,740	\$147,760	
	WATER CYCLE MANAGEMENT														
L55	Stormwater Harvesting	Tryon Road Town Square, Woodford Lane	\$0	\$90,000	\$90,000	100%	\$90,000	S-M	\$26				\$72,808	\$17,192	
Sub	Total		\$0	\$9,036,714	\$9,036,714		\$9,036,714		\$2,616				\$7,310,453	\$1,726,261	
Ot	her														
	STUDIES/CONSULTANTS FEES Traffic Study Contributions Plan Quantity Surveyor		\$0 \$0 \$0	\$12,174 \$10,565 \$3,100	\$12,174 \$10,565 \$3,100	100% 100% 100%	\$12,174 \$10,565 \$3,100		\$4 \$3 \$1				\$9,848 \$8,547 \$2,508	\$2,326 \$2,018 \$592	
Sub	Total		\$0	\$25,839	\$25,839		\$25,839		\$7				\$20,903	\$4,936	
То	tals		\$0	\$30,034,228	\$30,034,228		\$14,300,046		\$3,765	\$5,745	\$1,947		\$11,393,065	\$18,641,163	



### Pymble Centre Works

									DI	EVELOPMEN	IT CONTRIBU	TIONS	
tion of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds short
								1,195 persons 369.2 peak trips 38.2%	9,986 square metres 589.2 peak trips 61.0%	408 square metres 8.2 peak trips 0.8%		762 persons	
nd Transport Facilities													
C SIGNALS AND INTERSECTIONS													
slip lane (by negotiation with Sydney	intersection of Telegraph Road and Pacific Highway	\$0	\$290,000	\$290,000	100%	\$290,000	L	\$93	\$1,770	\$600		\$249,859	\$40,141
REETS													
e way (8 metres wide) ( <i>land to be dedicated</i> negotiated as part of site redevelopment)	d From Post Office Street to Alma Street	\$0	\$308,945	\$308,945	100%	\$308,945	М	\$99	\$1,886	\$639		\$266,181	\$42,764
n of existing lane (7 metres wide) (land to ated or to be negotiated as part of site pment)	From Post Office Lane to Park Crescent	\$0	\$122,100	\$122,100	100%	\$122,100	М	\$39	\$745	\$253		\$105,199	\$16,901
IODIFICATIONS													
d on-street parking improve pedestrian	d Grandview Street between Pacific Highway and Alma Street	\$0	\$727,200	\$727,200	100%	\$727,200	S	\$232	\$4,439	\$1,505		\$626,542	\$100,658
ns tions to existing road to reduce road width rove streetscape	Post Office Street	\$0	\$217,095	\$217,095	100%	\$217,095	S	\$69	\$1,325	\$449		\$187,045	\$30,050
ad works to improve access s to traffic flow	Everton Street/Avon Street Post Office Street, Park Crescent, Alma Street and Grandview Street	\$0 \$0	\$173,000 \$20,000	\$173,000 \$20,000	100% 100%	\$173,000 \$20,000	S M	\$55 \$6	\$1,056 \$122	\$358 \$41		\$149,054 \$17,232	\$23,946 \$2,768
PORT													
ycle path (off-road) 3 metres wide ycle way (on-road) ycle path (off-road) 3 metres wide king facilities s and ride and taxi facilities s stop and facilities	From Telegraph Road to Park Crescent Along Park Crescent to Grandview Lane From Alma Street to Station Street Grandview Street Grandview Street Grandview Street	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$136,450 \$7,000 included in New Streets \$3,000 \$20,900 \$30,000	\$136,450 \$7,000 \$\$0 \$3,000 \$20,900 \$30,000	100% 100% 100% 100% 100% 100%	\$136,450 \$7,000 \$0 \$3,000 \$20,900 \$30,000	M M S S S	\$114 \$6 \$0 \$3 \$17 \$25				\$87,008 \$4,464 \$0 \$1,913 \$13,327 \$19,130	\$49,442 \$2,536 \$0 \$1,087 \$7,573 \$10,870
RKING													
14-space public car park relocated to P18	Alma Street	\$0	\$0	\$0			М				\$16,163		\$0
space surface car park	Grandview Lane	\$900,000	\$393,000	\$1,293,000			М				\$16,163		\$1,293,000
PORT CONTRIBUTION CREDIT FROM 09 PLAN								-\$122				-\$93,132	
		\$900,000	\$2,448,690	\$3,348,690		\$2,055,690		\$637	\$11,343	\$3,845		\$1,633,821	\$1,621,737
ity Facilities													
INITY FACILITIES Inmunity meeting rooms (constructed as pail Use development)	rt corner of Alma Street and Park Crescent	\$0	\$300,000	\$300,000	100%	\$300,000	М	\$251				\$191,297	\$108,703
		\$0	\$300.000	\$300.000		\$300.000		\$251				\$191.297	\$108,703
nmunity meeti I use developr	ing rooms (constructed as pai ment)	ing rooms (constructed as part corner of Alma Street and Park Crescent	ing rooms (constructed as part corner of Alma Street and Park Crescent \$0 ment) \$0 \$0	ing rooms (constructed as part corner of Alma Street and Park Crescent \$0 \$300,000 ment) \$0 \$300,000	ing rooms (constructed as part corner of Alma Street and Park Crescent \$0 \$300,000 \$300,000 ment) \$0 \$300,000 \$300,000	ing rooms (constructed as part corner of Alma Street and Park Crescent \$0 \$300,000 \$300,000 100% nent) \$0 \$300,000 \$300,000	ing rooms ( <i>constructed as part</i> corner of Alma Street and Park Crescent \$0 \$300,000 \$300,000 100% \$300,000 <i>ment</i> ) <b>\$0 \$300,000 \$300,000 \$300,000 \$300,000</b>	ing rooms ( <i>constructed as part corner of Alma Street and Park Crescent</i> \$0 \$300,000 \$300,000 100% \$300,000 M <i>ment</i> ) \$0 \$300,000 \$300,000 \$300,000 \$300,000	ing rooms ( <i>constructed as part corner of Alma Street and Park Crescent</i> \$0 \$300,000 \$300,000 100% \$300,000 M <b>\$251</b> <i>ment</i> ) \$0 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$251	ing rooms <i>(constructed as part corner of Alma Street and Park Crescent</i> \$0 \$300,000 \$300,000 100% \$300,000 M <b>\$251</b> <i>ment</i> ) <b>\$0 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$251</b>	ing rooms ( <i>constructed as part</i> corner of Alma Street and Park Crescent \$0 \$300,000 \$300,000 100% \$300,000 M <b>\$251</b> <i>ment</i> ) <b>\$0 \$300,000 \$300,000 \$300,000 \$300,000 M</b>	ing rooms ( <i>constructed as part</i> corner of Alma Street and Park Crescent \$0 \$300,000 \$300,000 100% \$300,000 M <b>\$251</b> ment) <b>\$0 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 \$300,000 M</b>	ing rooms ( <i>constructed as part</i> corner of Alma Street and Park Crescent \$0 \$300,000 \$300,000 100% \$300,000 M <b>\$251 \$191,297</b> <i>ment</i> ) <b>\$0 \$300,000 \$300,000 M \$251 \$191,297</b>

STREETSCAPE IMPROVEMENTS Main Retail/Commercial Streets



									DI	EVELOPMEN	IT CONTRIBU	TIONS	
Item Description of Work No.	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfa
								1,195	9,986 square	408 square		762	
P21 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town	Grandview Street between Pacific Highway and Station Street	\$0	\$120,000	\$120,000	100%	\$120,000	S	persons \$100	metres	metres		persons <b>\$76,519</b>	\$43,481
Centre DCP Part 3.3.1) P22 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town	Post Office Street	\$0	\$30,400	\$30,400	100%	\$30,400	М	\$25				\$19,385	\$11,015
Centre DCP Part 3.3.2) P23 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Det 2.2.2)	Alma Street (part)	\$0	\$37,600	\$37,600	100%	\$37,600	М	\$31				\$23,976	\$13,624
Centre DCP Part 3.3.3) P24 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3.3.4)	Pacific Highway (between Bloomsbury Avenue and Telegraph Road	\$0	\$1,464,300	\$1,464,300	100%	\$1,464,300	Μ	\$1,225				\$933,721	\$530,579
Park side Streets P25 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3.3.5)	Park Crescent	\$0	\$337,390	\$337,390	100%	\$337,390	Μ	\$282				\$215,139	\$122,251
Residential Streets P26 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3.3.6)	Livingstone Avenue (part), Pymble Avenue (part), Everton Street and Avon Road (part)	\$0	\$473,900	\$473,900	100%	\$473,900	S-M	\$397				\$302,186	\$171,714
PEDESTRIAN THROUGH BLOCK CONNECTIO	NS												
P28 New 5-6 metre wide access corridor (land to be dedicated or to be negotiated as part of site	From Telegraph Road to Park Crescent	\$0	\$47,500	\$47,500	100%	\$47,500	М	\$40				\$30,289	\$17,211
redevelopment) P29 New access way (land to be dedicated or to be negotiated as part of site redevelopment)	From Park Crescent to Grandview Street	\$0	\$129,000	\$129,000	100%	\$129,000	М	\$108				\$82,258	\$46,742
P30 Improvements to existing pedestrian rail underpas	ss Under Pacific Highway to Everton Street	\$0	\$34,000	\$34,000	100%	\$34,000	S	\$28				\$21,680	\$12,320
P31 Upgrade existing Council-owned access way	From Grandview Lane to Grandview Street	\$0	\$55,000	\$55,000	100%	\$55,000	S	\$46				\$35,071	\$19,929
OPEN SPACE IMPROVEMENTS													
P33 Embellishment of existing park P34 Embellishment of existing park	Robert Pymble Park Creswell O'Reilly Lookout	\$0 \$0	\$1,182,737 \$293,235	\$1,182,737 \$293,235	100% 100%	\$1,182,737 \$293,235	S-M S-M	\$990 \$245				\$754,180 \$186,983	\$428,557 \$106,252
WATER CYCLE MANAGEMENT													
P37 Stormwater harvesting		\$0	\$110,000	\$110,000	100%	\$110,000	S	\$92				\$70,142	\$39,858
Sub Total		\$0	\$4,315,062	\$4,315,062		\$4,315,062		\$3,611				\$2,751,529	\$1,563,533
Other													
STUDIES/CONSULTANTS FEES Traffic Study Contributions Plan		\$0 \$0	\$10,564 \$10,565	\$10,564 \$10,565	100% 100%	\$10,564 \$10,565		\$9 \$9				\$6,736 \$6,737	\$3,828 \$3,828
Quantity Surveyor		\$0	\$2,800	\$2,800	100%	\$2,800		\$2				\$1,785	\$1,015
Sub Total		\$0	\$23,929	\$23,929		\$23,929		\$20				\$15,258	\$8,671
Totals		\$900,000	\$7,087,681	\$7,987,681		\$6,694,681		\$4,519	\$11,343	\$3,845		\$4,591,906	\$3,395,775



#### **Roseville Centre Works**

									D	EVELOPMEN	IT CONTRIBU	TIONS	
em Description of Work lo.	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfa
								1,100 persons 339.9 peak trips 60.4%	3,591 square metres 211.9 peak trips 37.6%	555 square metres 11.1 peak trips 2.0%		1,019 persons	
Access and Transport Facilities													
TRAFFIC SIGNALS AND INTERSECTIONS													
2 Zoning change to permit realignment of road and for signal phasing changes	Intersection of Pacific Highway, Clanville Road and Shirley Road	\$0	\$0	\$0	100%	\$0	L	Section 80A	Section 80A	Section 80A		\$0	\$0
2 Road widening to accommodate 3 northbound lanes and dedicated right turn lane into MacLaurin Parade	Intersection of Pacific Highway and MacLaurin Parade	\$0	\$240,000	\$240,000	100%	\$240,000	L	\$132	\$2,516	\$853		\$229,328	\$10,672
NEW STREETS & ROAD MODIFICATIONS													
3 New laneway (land to be dedicated or to be negotiated as part of site redevelopment)	Larkin Street through to Shirley Road	\$0	\$507,600	\$507,600	100%	\$507,600	L	\$279	\$5,321	\$1,804		\$485,029	\$22,571
4 Upgrading existing lane way	Sixth Mile Lane	\$0	\$164,400	\$164,400	100%	\$164,400	М	\$90	\$1,723	\$584		\$157,090	\$7,310
5 Minor realignment of existing lane (land to be dedicated or to be negotiated as part of site	Roseville Lane from Roseville Ave to Lord Street	\$0	\$69,150	\$69,150	100%	\$69,150	L	\$38	\$725	\$246		\$66,075	\$3,075
<ul> <li>redevelopment)</li> <li>Extension and widening of existing lane (land to be dedicated or to be negotiated as part of site redevelopment)</li> </ul>	Bancroft Lane between Lord Street and Bancroft Avenue	\$0	\$281,000	\$281,000	100%	\$281,000	М	\$154	\$2,946	\$998		\$268,505	\$12,495
CAR PARKING													
11 Construction of 80-space double-decked public car park (on Council owned land)	Larkin Lane	\$0	\$1,820,000	\$1,820,000			L				\$31,401		\$1,820,000
12 Construction of 62-space underground public car park ( <i>on Council owned land</i> )	Lord Street	\$0	\$2,639,000	\$2,639,000			L				\$31,401		\$2,639,000
TRANSPORT													
13 Provide new kiss and ride facilities and taxi ranks	Hill Street and Pacific Highway	\$0	\$83,600	\$83,600	100%	\$83,600	М	\$76				\$77,444	\$6,156
<ul> <li>Construction of new bicycle ways (on-road)</li> <li>Construction of new bicycle ways - off road</li> </ul>	as per DCP strategy	\$0 ©	\$33,000	\$33,000	100%	\$33,000	S-M	\$30				\$30,570	\$2,430
<ul><li>15 Construction of new bicycle ways - off road</li><li>16 Provision of bike parking</li></ul>	Hill Street and Pacific Highway Hill Street and Pacific Highway	\$0 \$0	\$901,800 \$6,000	\$901,800 \$6,000	100% 100%	\$901,800 \$6,000	S-M S	\$820 \$5				\$835,395 \$5,558	\$66,405 \$442
17 Upgrade existing bus stops	Hill Street and Pacific Highway	\$0	\$120,000	\$120,000	100%	\$120,000	S	\$109				\$111,164	\$8,836
TRANSPORT CONTRIBUTION CREDIT FROM 2004-2009 PLAN								-\$122				-\$124,542	
ub Total		\$0	\$6,865,550	\$6,865,550		\$2,406,550		\$1,611	\$13,230	\$4,485		\$2,141,615	\$4,599,392
Community Facilities													
COMMUNITY FACILITIES (LINDFIELD													
25 New library (1200m2)	Adjoining new town square on Tryon Road	\$0	\$2,424,000	\$2,424,000	4.3%	\$103,990	М	\$95				\$96,332	See Lindfie
26 Library fit out	as above	\$0	\$1,560,000	\$1,560,000	4.3%	\$66,924	М	\$61				\$61,996	See Lindfie



									DE	VELOPMEN	IT CONTRIBU	TIONS	
tem Description of Work No.	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall
								1,100	3,591 square	555 square		1,019	
L22 New 135-space underground public car park (constructed as part of site redevelopment)	Tryon Road car park area	\$0	\$5,670,000	\$5,670,000	4.3%	\$243,243	М	persons <b>\$221</b>	metres	metres		persons <b>\$225,331</b>	See Lindfield
27 Multi purpose community centre (1500m2) incorporating a senior citizens centre and youth centre	Woodford Lane	\$0	\$4,380,000	\$4,380,000	3.7%	\$160,600	L	\$146				\$148,774	See Lindfield
Sub Total*		\$0	\$14,034,000	\$14,034,000		\$574,757		\$377				\$532,434	\$0
Streetscape and Public Domain Fa	cilities												
-													
STREETSCAPE IMPROVEMENTS Main Retail / Commercial Streets Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town	Pacific Highway - Shirley Road to Corona Ave/Boundary Street	\$0	\$430,080	\$430,080	100%	\$430,080	M-L	\$391				\$398,410	\$31,670
Centre DCP Part 3) R19 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town	Hill Street - Clanville Road to Boundary Street (includes rail overpass at Clanville Road)	\$0	\$691,560	\$691,560	100%	\$691,560	М	\$629				\$640,636	\$50,924
Centre DCP Part 3) 820 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Lord Street (part)	\$0	\$103,500	\$103,500	100%	\$103,500	S	\$94				\$95,879	\$7,621
<ul> <li>Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)</li> </ul>	Roseville Ave (part) and Roseville Lane	\$0	\$293,400	\$293,400	100%	\$293,400	L	\$267				\$271,795	\$21,605
R22 Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Bancroft Ave (part) and Bancroft Lane	\$0	\$244,000	\$244,000	100%	\$244,000	M-L	\$222				\$226,033	\$17,967
Residential Streets Streetscape works including paths, grass verge, street trees, powerlines, and street lighting (as pe Town Centre DCP Part 3)	Maclaurin Parade (part)	\$0	\$117,400	\$117,400	100%	\$0 \$117,400	L	\$107				\$108,755	\$8,645
<ul> <li>Streetscape works including paths, grass verge, street trees, powerlines, and street lighting (as pe Town Centre DCP Part 3)</li> </ul>	Larkin Street and Sixth Mile Lane	\$0	\$226,000	\$226,000	100%	\$226,000	M-L	\$205				\$209,358	\$16,642
R25 Streetscape works including paths, grass verge, street trees, powerlines, and street lighting (as pe Town Centre DCP Part 3)	Victoria Street (part)	\$0	\$136,700	\$136,700	100%	\$136,700	Μ	\$124				\$126,634	\$10,066
URBAN/CIVIC SPACES													
R26 New linear park with deep soil landscaping (on Council owned land)	Larkin Lane	\$0	\$726,861	\$726,861	100%	\$726,861	L	\$661				\$673,338	\$53,523
R27 New urban square (on Council owned land)	Western station entry on Pacific Highway	\$0	\$142,922	\$142,922	100%	\$142,922	M-L	\$130				\$132,398	\$10,524
R28 New town park with playground facilities (on Council owned land)	Lord Street car park	\$0	\$909,560	\$909,560	100%	\$909,560	L	\$827				\$842,583	\$66,977
THROUGH BLOCK CONNECTIONS													
R29 New pedestrian access way (land to be dedicated or to be negotiated as part of site redevelopment)	Roseville Ave to Oliver Street	\$0	\$175,000	\$175,000	100%	\$175,000	L	\$159				\$162,114	\$12,886
R30 Upgrade existing pedestrian access way	From Pacific Highway to Larkin Lane and the Rifleway	\$0	\$117,600	\$117,600	100%	\$117,600	М	\$107				\$108,940	\$8,660
R31 Upgrade existing pedestrian access way	From Pacific Highway to Sixth Mile Lane	\$0	\$50,950	\$50,950	100%	\$50,950	S	\$46				\$47,198	\$3,752
OPEN SPACE IMPROVEMENTS													
R32 Embellishment of existing parks	Roseville Memorial Park	\$0	\$ 322,276.00	\$322,276	100%	\$322,276	М	\$293				\$298,545	\$23,731



									D	EVELOPMEN		TIONS	
Item Description of Work No.	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall
								1,100	3,591	555		1,019	
									square	square			
WATER CYCLE MANAGEMENT								persons	metres	metres		persons	
R34 Stormwater Harvesting	as per DCP strategy	\$0	\$210,000	\$210,000	100%	\$210,000	М	\$191				\$194,536	\$15,464
Sub Total		\$0	\$4,897,809	\$4,897,809		\$4,897,809		\$4,453				\$4,537,152	\$360,657
Other													
STUDIES/CONSULTANTS FEES													
Traffic Study		\$0	\$11,714	\$11,714	100%	\$11,714		\$11				\$10,851	\$863
Contributions Plan		\$0	\$10,565	\$10,565	100%	\$10,565		\$10				\$9,787	\$778
Quantity Surveyor		\$0	\$2,400	\$2,400	100%	\$2,400		\$2				\$2,223	\$177
Sub Total		\$0	\$24,679	\$24,679		\$24,679		\$22				\$22,862	\$1,817
Totals		\$0	\$25,822,038	\$25,822,038		\$7,903,795		\$6,463	\$13,230	\$4,485		\$7,234,063	\$4,961,867

Lindfield library facilities accounted for in Lindfield works schedule \*



### **St Ives Centre Works**

park (on Council land)       S18       Reorganisation of existing parking areas to create Village Green       \$0       \$22,900       \$222,900       \$       \$222,900       \$222,900       \$       \$222,900       \$											DI	EVELOPMEN		TIONS	
Image: Strategy of the		Description of Work	Location of Work	Acquisition Cost				Estimated Total	Timing		additional 100m2 Retail	additional 100m2 Business	parking	receipts assuming full development	Funds shortfal
FAPPE Stands         About View Read and entrance in eve shapping         10         60         60         61         630         61         630         63        63										persons 1082.1 peak trips	square metres 947.2 peak trips	square metres 70.0 peak trips			
51       New signative divisional and minima frame       Obtain View Road and entrance is new shopping       52       50       10       10       10       example       stable	Aco	cess and Transport Facilities													
withing         contrib         contrib<         contrib<         contrib<         contrib         contrib<         c		TRAFFIC SIGNALS AND INTERSECTIONS													
to during the burnel in the source of	S1			\$0	\$0	\$0	NA	\$0	Μ					\$0	\$0
Since         Alterations to traffic signable and moreaction of Manchal Avenue and Roadelle         SU         \$30,000         \$30,000         M         \$40         \$120         \$315         \$267,000         \$66,000           64         Install now traffic signable and moreaction Kleation State and Cowan Road         30         \$306,000         \$20,000         \$300,000	S2	(southwest bound) into Link Road (northwest	Intersection Mona Vale Road and Link Road	\$0	\$850,000	\$850,000	13.0%	\$110,500	L	\$16	\$311	\$105		\$89,242	\$760,758
package         Description         Description         Statute	S3	Alterations to traffic signals and intersection layout		\$0	\$330,600	\$330,600	100.0%	\$330,600	М	\$49	\$929	\$315		\$267,000	\$63,600
New streters & RoAD MODIFICATIONS         Set We streters & RoAD MODIFICATIONS         S6       Constitution of new one wyn add with on streted       Village Green Parade from Cowan Road to Denkry Lane       50       50       50       NA       50       M       ston       <	S4		Intersection Killeaton Street and Cowan Road	\$0	\$396,000	\$396,000	20.0%	\$79,200	Μ	\$12	\$223	\$75		\$63,964	\$332,036
S6       Construction of new one way read with on street parking on one side (an Council land)       Village Green Parade from Cowan Road to Denkey Lane       S0       S0       S0       NA       S0       M       s80A condition       s80A conditi	S5	Extension of right turn bay	Intersection Mona Vale Road and Stanley Street	\$0	\$32,000	\$32,000	100.0%	\$32,000	S	\$5	\$90	\$30		\$25,844	\$6,156
parking on one sking (on <i>Coulord land)</i> Demley Lane         condition         condition         condition         condition           57         Widening of existing lane to accommodate indented Stanley Lane parking basing basing basing and the second indentiated or to be megatinetia and to be indentiated or to be megatinetia and indentiated or to be megatinetia and to be indentiated		NEW STREETS & ROAD MODIFICATIONS													
parking bays, and turning circle at and (land to be dedicated as part of site redevelagment)Denley Lane to Mona Vale Road50\$177,200100.0%\$177,200M\$26\$498\$169\$143,111\$34,089TRANSPORT\$12New taxi rank various refer plan Vilage Green Parade; Vilage Green/Collins Road, and Willeand Street, Mona Vale Road, Link Road, Stanley Street, Mona Vale Road, Link Road, Stanley Street, Mona Vale Road opposite Stanley Street, Sta\$0\$177,200100.0%\$30,000 \$450,000 \$450,000 \$450,000 \$450,000 \$450,000\$128 \$512,800\$18,901 \$512,800\$11,916 \$512,800\$12New toxis refer plan Vilage Green Parade; Village Green/Collins Road, and Milleand Street, Mona Vale Road, Link Road, Stanley Street, Boad, and Milleand Street, Vilage Green\$0\$37,300\$37,300\$100.0%\$37,300\$-M\$11\$23,379\$13,921CAR PARKING\$17Construction of 28 space public underground car street, to car park adjacent to Street, to car park adjacent to Stoped public car	S6			\$0	\$0	\$0	NA	\$0	Μ					\$0	\$0
S8         Extension and upgrading of laneway         Denley Lane to Mona Vale Road         \$0         \$177,200         \$100.0%         \$177,200         M         \$26         \$498         \$169         \$143,111         \$34,089           TRANSPORT           \$12         New taxi rank New stops including shelters \$143         S0         \$30,000         \$30,000         \$00.0%         \$450,000         \$\$	S7	parking bays, and turning circle at end (land to be dedicated or to be negotiated as part of site	Stanley Lane	\$0	\$321,530	\$321,530	100.0%	\$321,530	L	\$47	\$904	\$306		\$259,675	\$61,855
S12New taxi rank New bus stops including shelters New cycle ways (off-road)Denley Lane various refer plan various refer plan vari	S8		Denley Lane to Mona Vale Road	\$0	\$177,200	\$177,200	100.0%	\$177,200	М	\$26	\$498	\$169		\$143,111	\$34,089
S13 S14 New bus stops including shelters S14 New cycle ways (off-road)various refer plan village Green Parade; Village GreenParade; Village;		TRANSPORT													
S13 S14 New bus stops including shelters S14 New cycle ways (off-road)various refer plan village Green Parade; Village GreenParade; Village;	S12	New taxi rank	Denley Lane	\$0	\$30,000	\$30,000	100.0%	\$30,000	М	\$9				\$18,804	\$11,196
Sint       Read; and Killeation Street (east of Mona Vale Mona Vale Road, Link Road, Stanley Street, Collins Road (north)       \$0       \$37,300       \$0.0.%       \$37,300       \$-M       \$11       \$23,379       \$13,921         CAR PARKING         Sint Construction of 28 space public underground car park (on Council land)       Mona Vale Road opposite Stanley Street       \$0       \$1,264,400       \$1,264,400       L       \$20,657       \$1,264,400       \$1,264,400       \$222,900       M       \$20,657       \$222,900       \$222,900       \$222,900       M       \$20,657       \$222,900       \$20,657														\$282,053	
S15       New cycle ways (on-road)       Mona Vale Road, Link Road, Stanley Street, Collins Road (north)       \$0       \$37,300       \$37,300       \$-M       \$11       \$23,379       \$13,921         CAR PARKING       Construction of 28 space public underground car park (on Council land)       Mona Vale Road opposite Stanley Street       \$0       \$1,264,400       \$1,264,400       L       \$20,657       \$1,264,400         \$18       Reorganisation of existing parking areas to create 44 space at-grade public car park adjacent to 5hopping Centre (on Council land)       \$0       \$222,900       \$222,900       M       \$20,657       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$222,900       \$20,657       \$226,873	S14	New cycle ways (off-road)		\$0	\$815,900	\$815,900	100.0%	\$815,900	S-M	\$233				\$511,394	\$304,506
S17       Construction of 28 space public underground car park (on Council land)       Mona Vale Road opposite Stanley Street       \$0       \$1,264,400       \$1,264,400       \$2 </td <td>S15</td> <td>New cycle ways (on-road)</td> <td>Mona Vale Road, Link Road, Stanley Street,</td> <td>\$0</td> <td>\$37,300</td> <td>\$37,300</td> <td>100.0%</td> <td>\$37,300</td> <td>S-M</td> <td>\$11</td> <td></td> <td></td> <td></td> <td>\$23,379</td> <td>\$13,921</td>	S15	New cycle ways (on-road)	Mona Vale Road, Link Road, Stanley Street,	\$0	\$37,300	\$37,300	100.0%	\$37,300	S-M	\$11				\$23,379	\$13,921
park (on Council land)       S18       Reorganisation of existing parking areas to create Village Green       \$0       \$222,900 <td></td> <td>CAR PARKING</td> <td></td>		CAR PARKING													
44 space at-grade public car park adjacent to Shopping Centre (on Council land)         TRANSPORT CONTRIBUTION CREDIT FROM 2004-2009 PLAN	S17		Mona Vale Road opposite Stanley Street	\$0	\$1,264,400	\$1,264,400			L				\$20,657		\$1,264,400
2004-2009 PLAN	S18	44 space at-grade public car park adjacent to	Village Green	\$0	\$222,900	\$222,900			Μ				\$20,657		\$222,900
Sub Total \$0 \$4.927.830 \$4.927.830 \$2.384.230 \$413 \$2.954 \$1.001 \$1.416.193 \$3.243.364										-\$122				-\$268,273	
	Sub 1	Total		\$0	\$4,927,830	\$4,927,830		\$2,384,230		\$413	\$2,954	\$1,001		\$1,416,193	\$3,243,364



										DE	VELOPMEN	IT CONTRIBU	TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfa
									3,502 persons	16,054 square	3,500 square		2,195 persons	
Cor	nmunity Facilities									metres	metres			
	COMMUNITY FACILITIES													
S19	Construction of new library shell (1200 m2) and fit out (as part of site redevelopment)	Within St Ives Shopping Village adjoining Town Square	\$0	\$3,984,000	\$3,984,000	13.7%	\$544,127	М	\$155				\$341,050	\$3,642,950
S20	Construction of new Neighbourhood Centre (300 m2) (as part of site redevelopment)	Within St Ives Shopping Village adjoining Town Square and new library	\$0	\$996,000	\$996,000	58.4%	\$581,332	М	\$166				\$364,370	\$631,630
S21	Construction of new multi-purpose community centre (1500 m2) (on Council land)	Village Green	\$0	\$4,695,000	\$4,695,000	11.7%	\$548,063	М	\$157				\$343,518	\$4,351,483
S22	Upgrading of existing Community Groups building including lift	near Porters Lane in heritage precinct	\$0	\$636,000	\$636,000	16.7%	\$106,370	М	\$30				\$66,671	\$569,329
S23	Relocation of existing community facilities	on the Village Green	\$0	\$60,000	\$60,000	100.0%	\$60,000	S-M	\$17				\$37,607	\$22,393
Sub T	fotal		\$0	\$10,371,000	\$10,371,000		\$1,839,891		\$525				\$1,153,216	\$9,217,784
Stre	eetscape and Public Domain Faci streetscape improvements	ilities												
	Main commercial/retail streets													
S24	Streetscape works including paving, street trees, powerlines, furniture and lighting	Village Green Parade	\$0	\$485,000	\$485,000	100.0%	\$485,000	М	\$138				\$303,991	\$181,009
S25	Streetscape works including paving, street trees, powerlines, furniture and lighting	Mona Vale Road	\$0	\$1,804,260	\$1,804,260	100.0%	\$1,804,260	M-L	\$515				\$1,130,883	\$673,377
S26	Streetscape works including paving, street trees,	Stanley Street (part)	\$0	\$228,920	\$228,920	100.0%	\$228,920	L	\$65				\$143,484	\$85,436
S27	powerlines, furniture and lighting Streetscape works including paving, street trees, powerlines, furniture and lighting	Denley Lane	\$0	\$167,000	\$167,000	100.0%	\$167,000	М	\$48				\$104,673	\$62,327
	Main residential streets													
S28	Streetscape works including paving, street trees,	Killeaton Road	\$0	\$777,640	\$777,640	100.0%	\$777,640	S	\$222				\$487,413	\$290,227
S28 S29		Killeaton Road Cowan Road	\$0 \$0	\$777,640 \$1,109,408	\$777,640 \$1,109,408	100.0% 100.0%	\$777,640 \$1,109,408	S S-M	\$222 \$317				\$487,413 \$695,360	
S29	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees,							-						\$414,048
	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees,	Cowan Road	\$0	\$1,109,408	\$1,109,408	100.0%	\$1,109,408	S-M	\$317				\$695,360	\$290,227 \$414,048 \$143,816 \$393,130
S29 S30	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees,	Cowan Road Porters Lane	\$0 \$0	\$1,109,408 \$385,344	\$1,109,408 \$385,344	100.0% 100.0%	\$1,109,408 \$385,344	S-M L	\$317 \$110				\$695,360 \$241,528	\$414,048 \$143,816
S29 S30 S31	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees,	Cowan Road Porters Lane Link Road	\$0 \$0 \$0	\$1,109,408 \$385,344 \$1,053,360	\$1,109,408 \$385,344 \$1,053,360	100.0% 100.0% 100.0%	\$1,109,408 \$385,344 \$1,053,360	S-M L L	\$317 \$110 \$301				\$695,360 \$241,528 \$660,230	\$414,048 \$143,816 \$393,130
S29 S30 S31 S32	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees,	Cowan Road Porters Lane Link Road Collins Road and Kanoona Road	\$0 \$0 \$0 \$0	\$1,109,408 \$385,344 \$1,053,360 \$505,000	\$1,109,408 \$385,344 \$1,053,360 \$505,000	100.0% 100.0% 100.0% 100.0%	\$1,109,408 \$385,344 \$1,053,360 \$505,000	S-M L L L	\$317 \$110 \$301 \$144				\$695,360 \$241,528 \$660,230 \$316,526	\$414,048 \$143,816 \$393,130 \$188,474
S29 S30 S31 S32 S33	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees, powerlines, furniture and lighting	Cowan Road Porters Lane Link Road Collins Road and Kanoona Road Shinfield and Lynbarra	\$0 \$0 \$0 \$0 \$0	\$1,109,408 \$385,344 \$1,053,360 \$505,000 \$505,880	\$1,109,408 \$385,344 \$1,053,360 \$505,000 \$505,880	100.0% 100.0% 100.0% 100.0%	\$1,109,408 \$385,344 \$1,053,360 \$505,000 \$505,880	S-M L L S-M	\$317 \$110 \$301 \$144 \$144				\$695,360 \$241,528 \$660,230 \$316,526 \$317,078	\$414,048 \$143,816 \$393,130 \$188,474 \$188,802
S29 S30 S31 S32 S33 S34	Streetscape works including paving, street trees, powerlines, furniture and lighting Streetscape works including paving, street trees, powerlines, furniture and lighting	Cowan Road Porters Lane Link Road Collins Road and Kanoona Road Shinfield and Lynbarra Rosedale Road	\$0 \$0 \$0 \$0 \$0 \$0	\$1,109,408 \$385,344 \$1,053,360 \$505,000 \$505,880 \$239,800	\$1,109,408 \$385,344 \$1,053,360 \$505,000 \$505,880 \$239,800	100.0% 100.0% 100.0% 100.0% 100.0%	\$1,109,408 \$385,344 \$1,053,360 \$505,000 \$505,880 \$239,800	S-M L L S-M S-M	\$317 \$110 \$301 \$144 \$144 \$68				\$695,360 \$241,528 \$660,230 \$316,526 \$317,078 \$150,303	\$414,048 \$143,816 \$393,130 \$188,474 \$188,802 \$89,497



										DE	VELOPMEN		TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall
	URBAN/CIVIC SPACES								3,502 persons	16,054 square metres	3,500 square metres		2,195 persons	
S38	New urban public space - community activity space	Old School area. Porters Lane	\$0	\$510,760	\$510,760	100.0%	\$510,760	М	\$146				\$320,137	\$190,623
S39	(on Council owned land)	Durham Lane area	\$0	\$719,302	\$719,302	100.0%	\$719,302	М	\$205				\$450,847	\$268,454
S40	New Village Green Promenade (on Council land)	Village Green Parade	\$0	\$1,909,338	\$1,909,338	100.0%	\$1,909,338	М	\$545				\$1,196,744	\$712,594
S16	Construction of new 150 space public under ground car park (constructed as part of site redevelopment)	Village Green Parade	\$0	\$6,740,000	\$6,740,000	100.0%	\$6,740,000	М	\$1,925				\$4,224,529	\$2,515,471
	OPEN SPACE IMPROVEMENTS													
S43 S44 S45 S46	Embellishment of existing parks Embellishment of existing parks Embellishment of existing parks Embellishment of existing parks	Village Green & William Cowan Oval Rotary Park Bedes Forest Memorial Park	\$0 \$0 \$0 \$0	\$2,546,297 \$242,809 \$321,253 \$170,913	\$2,546,297 \$242,809 \$321,253 \$170,913	100.0% 100.0% 100.0% 100.0%	\$2,546,297 \$242,809 \$321,253 \$170,913	S S S	\$727 \$69 \$92 \$49				\$1,595,980 \$152,189 \$201,357 \$107,125	\$950,317 \$90,620 \$119,897 \$63,787
	WATER CYCLE MANAGEMENT													
S47	Stormwater detention and other works to address local flooding issues	Village Green and Killeaton Road Area	\$0	\$100,000	\$100,000	100.0%	\$100,000	S	\$29				\$62,678	\$37,322
S49	0 1	Village Green and William Cohen Oval	\$0	\$30,000	\$30,000	100.0%	\$30,000	М	\$9				\$18,804	\$11,196
Sub	Total		\$0	\$21,923,763	\$21,923,763		\$21,923,763		\$6,260				\$13,741,479	\$8,182,284
Oth	ner													
	<b>STUDIES/CONSULTANTS FEES</b> Traffic Study Contributions Plan Quantity Surveyor		\$0 \$0 \$0	\$25,970 \$10,565 \$7,140	\$25,970 \$10,565 \$7,140	100.0% 100.0% 100.0%	\$25,970 \$10,565 \$7,140		\$7 \$3 \$2				\$16,278 \$6,622 \$4,475	\$9,692 \$3,943 \$2,665
Sub	Total		\$0	\$43,675	\$43,675		\$43,675		\$12				\$27,375	\$16,300
Tot	als		\$0	\$37,266,268	\$37,266,268		\$26,191,560		\$7,211	\$2,954	\$1,001		\$16,338,263	\$20,659,732



#### **Turramurra Centre Works**

										D	EVELOPME	NT CONTRIBU	TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfa
									3,014	3,019	3,353		2,226	
_									persons 931.3 peak trips 79.2%	square metres 178.1 peak trips 15.1%	square metres 67.1 peak trips 5.7%		persons	
Ac	cess and Transport Facilities													
	TRAFFIC SIGNALS AND INTERSECTIONS													
T1	New Traffic Signals	Intersection of Turramurra Avenue and Pacific Highway	\$0	\$386,000	\$386,000	100.0%	\$386,000	М	\$101	\$1,936	\$656		\$306,113	\$79,887
T2	Road widening and improvements to intersection	Intersection of Ray Street and the Pacific Highway	\$0	\$230,000	\$230,000	100.0%	\$230,000	М	\$60	\$1,153	\$391		\$182,399	\$47,601
ТЗ	Removal of traffic signals and modifications to the	Intersection of Rohini Street and the Pacific	\$0	\$100,000	\$100,000	100.0%	\$100,000	М	\$26	\$501	\$170		\$79,304	\$20,696
T4	intersection. Modifications to intersection	Highway. Intersection of Kissing Point Road and Pacific	\$0	\$255,000	\$255,000	100.0%	\$255,000	М	\$67	\$1,279	\$433		\$202,225	\$52,775
T7	Widening of Pacific Highway (south bound) to 3 lanes (land to be dedicated or to be negotiated as part of site redevelopment)	Highway Between Ray Street and William Street (work associated with intersection works T1 to T4)	\$0	\$220,500	\$220,500	100.0%	\$220,500	L	\$58	\$1,106	\$375		\$174,865	\$45,635
	NEW STREETS													
T5	Construction of new street (ROW 13 metres wide, two-way traffic) (land to acquired by Council)	Between Gilroy Road and Turramurra Avenue	\$2,325,000	\$392,500	\$2,717,500	100.0%	\$2,717,500	S	\$714	\$13,628	\$4,620		\$2,155,086	\$562,414
T6	Construction of new street - "Stonex Street" (ROW 15 metres wide, two way traffic) (land to be dedicated or to be negotiated as part of site redevelopment)		\$0	\$716,000	\$716,000	100.0%	\$716,000	М	\$188	\$3,591	\$1,217		\$567,816	\$148,184
	ROAD MODIFICATIONS													
Т8	Modifications to roadway for one way traffic	Turramurra Avenue (northern section)	\$0	\$74,750	\$74,750	100.0%	\$74,750	М	\$20	\$375	\$127		\$59,280	\$15,470
	TRANSPORT													
Т9	Widening of existing lane way to improve pedestrian conditions and provide of parking bays, kiss and ride bay and taxi rank ( <i>land to be dedicated or to be</i> <i>negotiated as part of site redevelopment</i> )		\$0	\$251,920	\$251,920	100.0%	\$251,920	L	\$84				\$186,056	\$65,864
T12	Works related to new bus route	Rohini Street via new Street to Turramurra	\$0	\$32,000	\$32,000	100.0%	\$32,000	М	\$11				\$23,634	\$8,366
T13	Improvements to existing bus interchange area	Avenue and Pacific Highway Rohini Street	\$0	\$186,500	\$186,500	100.0%	\$186,500	S	\$62				\$137,740	\$48,760
T14	Bicycle route (on-road)	Kissing Point Road, Boyd Street, Rohini Street, Eastern Road, Turramurra Avenue	\$0	\$24,000	\$24,000	100.0%	\$24,000	S	\$8				\$17,725	\$6,275
T15	Bicycle route (off-road) - 3 metre wide path	From Boyd Street to Karuah Park via Hillview Estate and Gilroy Road	\$0	\$288,000	\$288,000	100.0%	\$288,000	М	\$96				\$212,703	\$75,297
T16	Bicycle parking	At rail station and shopping nodes	\$0	\$15,000	\$15,000	100.0%	\$15,000	S	\$5				\$11,078	\$3,922
	CAR PARKING													
T17	Construction of 100-space public underground car park (as part of site redevelopment)	Turramurra Avenue car park	\$0	\$4,200,000	\$4,200,000			L				\$21,104		\$4,200,000
T18	Construction of new 40 space open grade car park (on Council land)	Off Turramurra Avenue	\$0	\$213,000	\$213,000			L				\$21,104		\$213,000
T20	(on Council land) Construction of 23-space public underground car park (as part of site redevelopment)	Turramurra Plaza/Precinct C	\$0	\$966,000	\$966,000			М				\$21,104		\$966,000

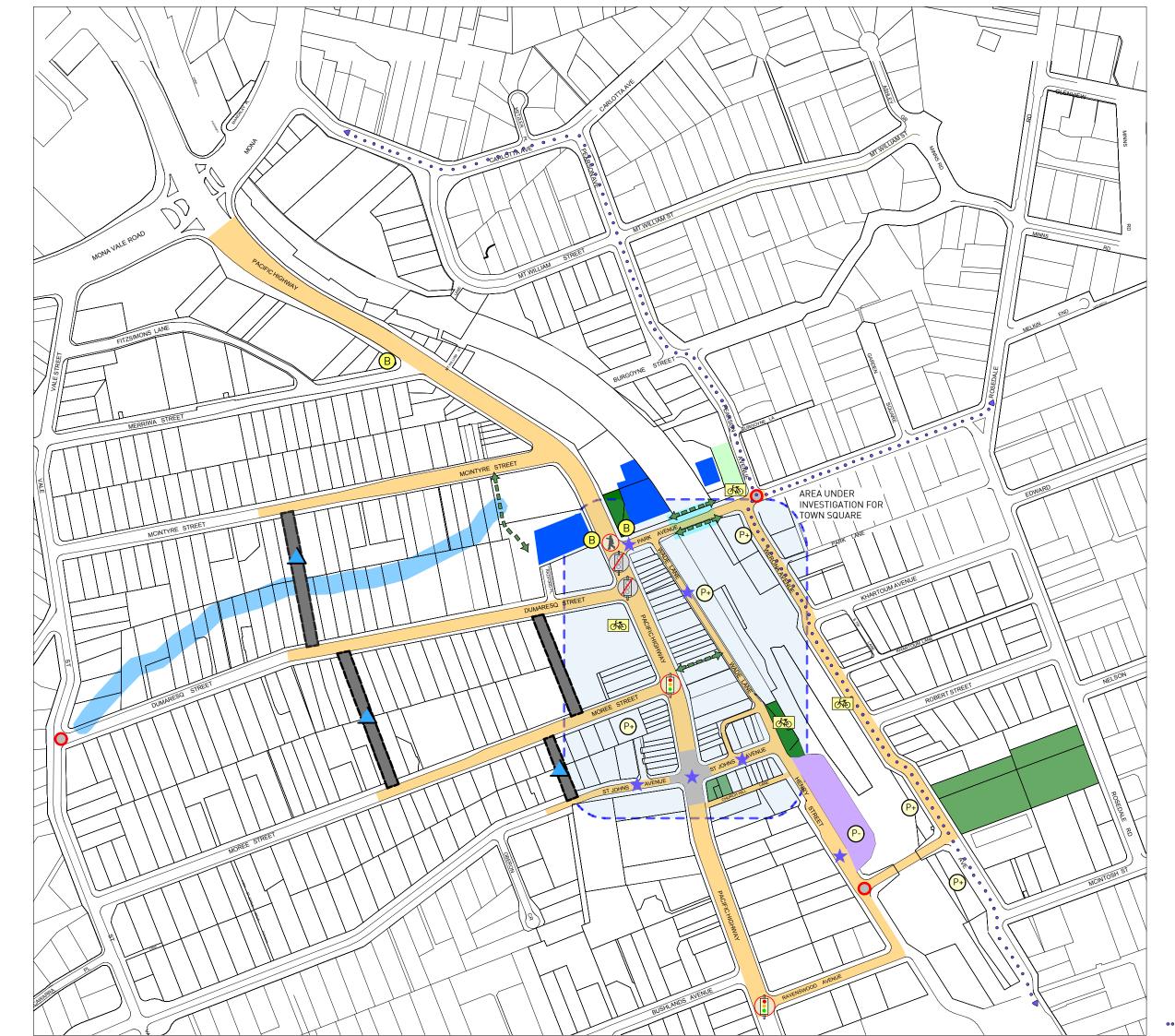


										DE	VELOPMEN		TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfall
									3,014	3,019 square	3,353 square		2,226	
T21	Construction of 48 new surface car parks (on Council land)	Ray Street (northern end)	\$0	\$234,600	\$234,600			М	persons	metres	metres	\$21,104	persons	\$234,600
	TRANSPORT CONTRIBUTION CREDIT FROM 2004-2009 PLAN								-\$122				-\$272,062	
Sub	Total		\$2,325,000	\$8,785,770	\$11,110,770		\$5,497,170		\$1,377	\$23,569	\$7,990		\$4,043,964	\$6,794,744
Со	mmunity Facilities													
	COMMUNITY FACILITIES													
T22	Construction of new library shell (1500 m2) and fit out (on Council land as part of mixed use development)	Ray Street	\$0	\$4,980,000	\$4,980,000	8.4%	\$420,272	М	\$139				\$310,393	\$4,669,607
T23	Construction of new multi-purpose community building including HACC and Senior's Centre, Lifestart and new Youth Centre (2000 m2) (on Council land as part of mixed use development)	Ray Street	\$0	\$5,840,000	\$5,840,000	7.5%	\$440,044	М	\$146				\$324,996	\$5,515,004
T19	Construction of 121-space public underground car park (as part of site redevelopment)	Between Ray and William Streets	\$0	\$5,082,000	\$5,082,000	8.4%	\$428,880	М	\$142				\$316,751	\$4,765,249
T24	Relocation of existing community facilities	from Gilroy Lane area to Ray Street	\$0	\$180,000	\$180,000	100.0%	\$180,000	М	\$60				\$132,940	\$47,060
Sub	Total		\$0	\$16,082,000	\$16,082,000		\$1,469,196		\$487				\$1,085,080	\$14,996,920
Str	eetscape and Public Domain Facil	ities												
	STREETSCAPE IMPROVEMENTS													
T25	Main/retail Commercial streets Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre	Rohini Street	\$0	\$981,900	\$981,900	100.0%	\$981,900	L	\$326				\$725,186	\$256,714
T26	powerlines, furniture and lighting as per Town Centre	Pacific Highway	\$0	\$1,465,600	\$1,465,600	100.0%	\$1,465,600	M-L	\$486				\$1,082,424	\$383,176
T27	DCP Part 3.3.3 Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	William Street/Forbes Lane	\$0	\$419,600	\$419,600	100.0%	\$419,600	М	\$139				\$309,897	\$109,703
T28	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Kissing Point Road (part)	\$0	\$212,600	\$212,600	100.0%	\$212,600	М	\$71				\$157,016	\$55,584
T29	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Turramurra Avenue (part)	\$0	\$269,600	\$269,600	100.0%	\$269,600		\$89				\$199,114	\$70,486
T30	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Stonex Street	\$0	\$487,600	\$487,600	100.0%	\$487,600		\$162				\$360,119	\$127,481
T31	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3 Besidential Streets	Gilroy Road (part) and Gilroy Lane (part)	\$0	\$313,000	\$313,000	100.0%	\$313,000		\$104				\$231,167	\$81,833
T32	Residential Streets Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3.3.4	Duff Street (part)	\$0	\$555,400	\$555,400	100.0%	\$555,400	М	\$184				\$410,193	\$145,207
T33	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3.3.4	Turramurra Avenue Part)	\$0	\$527,700	\$527,700	100.0%	\$527,700	М	\$175				\$389,735	\$137,965
T34		Kissing Point Road (part) and Boyd Street (part)	\$0	\$416,500	\$416,500	100.0%	\$416,500	S-M	\$138				\$307,607	\$108,893
T35	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3.3.4	Eastern Road (part)	\$0	\$459,900	\$459,900	100.0%	\$459,900	L	\$153				\$339,661	\$120,239



										D	EVELOPMEN	IT CONTRIBU	TIONS	
ltem No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Apportionment Factor	Apportioned Estimated Total Cost (\$)	Timing	Rate per person	Rate per additional 100m2 Retail GFA	Rate per additional 100m2 Business GFA	Rate per car parking space	Projected s94 receipts assuming full development take-up	Funds shortfal
									3,014	3,019 square	3,353 square		2,226	
Т36	powerlines, furniture and lighting as per Town Centre DCP Part 3.3.4	Ray Street	\$0	\$249,900	\$249,900	100.0%	\$249,900	Μ	persons <b>\$83</b>	metres	metres		persons <b>\$184,564</b>	\$65,336
T37	Other Streets Special treatment refer DCP 3.2.3	Gilroy Road	\$0	\$484,900	\$484,900	100.0%	\$484,900		\$161				\$358,125	\$126,775
	URBAN/CIVIC SPACES													
T38	Construction and Embellishment of Church Square (as per Town Centre DCP Part 3.2.6). On Council land	Adjoining Turramurra Uniting Church	\$0	\$433,355	\$433,355	100.0%	\$433,355	M-L	\$144				\$320,056	\$113,299
Т39	Construction and embellishment of William Square including partial closure of William Street and improvements to Railway Park (as per Town Centre DCP Part 3.2.2). On Council land	William Street area	\$0	\$2,070,499	\$2,070,499	100.0%	\$2,070,499	М	\$687				\$1,529,174	\$541,325
T40	Construction and Embellishment of Turramurra Village Green (as per Town Centre DCP Part 3). On Council land	Gilroy Road/Gilroy Lane	\$0	\$473,018	\$473,018	100.0%	\$473,018	M-L	\$157				\$349,349	\$123,669
	THROUGH-BLOCK CONNECTIONS													
T41	Construction and embellishment of pedestrian way (refer DCP 3.2.6). On Council land	between Turramurra Avenue to Turramurra Green	\$0	\$131,350	\$131,350	100.0%	\$131,350	M-L	\$44				\$97,009	\$34,341
T42	Construction and embellishment of shared pedestrian and cycle way (land to be dedicated or to be negotiated as part of site redevelopment)	From Boyd Street to Pacific Highway through Hill View Estate	\$0	\$161,200	\$161,200	100.0%	\$161,200	S	\$53				\$119,055	\$42,145
T44	Expansion of proposed Rail Corp pedestrian access	Over railway line from Rohini Street to William	\$0	\$517,445	\$517,445	100.0%	\$517,445	S	\$172				\$382,161	\$135,284
T45	bridge Construction of pedestrian way (land to be dedicated or to be negotiated as part of site redevelopment)	Street From Gilroy Road to Cameron Park	\$0	\$130,000	\$130,000	100.0%	\$130,000	М	\$43				\$96,012	\$33,988
T46	Construction of pedestrian way (land to be dedicated or to be negotiated as part of site redevelopment)	From Gilroy Road to Turramurra Avenue	\$0	\$117,300	\$117,300	100.0%	\$117,300	Μ	\$39				\$86,632	\$30,668
	OPEN SPACE IMPROVEMENTS													
T47 T48 T49 T50	Upgrade existing park	Turramurra Village Park Queens Park Cameron Park Extension of Granny Springs off Stonex Street	\$0 \$0 \$0 \$0	\$188,427 \$322,559 \$457,650 \$285,438	\$188,427 \$322,559 \$457,650 \$285,438	100.0% 100.0% 100.0% 100.0%	\$188,427 \$322,559 \$457,650 \$285,438	S-M S-M S-M S-M	\$63 \$107 \$152 \$95				\$139,163 \$238,227 \$337,999 \$210,811	\$49,264 \$84,332 \$119,651 \$74,627
	WATER CYCLE MANAGEMENT			<b>,</b> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	,.	,						<b>+</b>	<b>4</b> 1 ., <b>0</b> =1
T52	Stormwater Harvesting	Gilroy Road streetscape works	\$0	\$90,000	\$90,000	100.0%	\$90,000	M-L	\$30				\$66,470	\$23,530
Sub	Total		\$0	\$12,222,441	\$12,222,441		\$12,222,441		\$4,055				\$9,026,925	\$3,195,515
Otl	ner													
	STUDIES/CONSULTANTS FEES Traffic Study Contributions Plan		\$0 \$0	\$20,000 \$10,565	\$20,000 \$10,565	100.0% 100.0%	\$20,000 \$10,565		\$7 \$4				\$14,771 \$7,803	\$5,229 \$2,762
Sub	Quantity Surveyor Total		\$0 <b>\$0</b>	\$3,100 <b>\$33,665</b>	\$3,100 \$33,665	100.0%	\$3,100 \$33,665		\$1 \$11				\$2,290 \$24,863	\$810 \$8,802
	tals		\$2,325,000	\$37,123,876	\$39,448,876		\$19,222,472		\$5,931	\$23,569	\$7,990		\$14,180,833	\$24,995,981





### **TOWN CENTRES** FACILITIES PLAN -GORDON

draft issue - 20.08.07

### OPEN SPACE



ACQUISITION OF LAND FOR LOCAL OPEN SPACE IMPROVEMENTS TO EXISTING PARKS AND OPEN SPACE NEW PARK



RIPARIAN REHABILITATION

### PUBLIC DOMAIN



STREETSCAPE IMPROVEMENTS - PAVING, STREET TREES, UNDERGROUND POWERLINES, STREET FURNITURE, LIGHTING NEW CIVIC SPACES NEW TOWN SQUARE - AREA UNDER INVESTIGATION PEDESTRIAN CONNECTIONS-IMPROVEMENTS



TO EXISTING, OR NEW RAIL BRIDGE - IMPROVEMENTS STORMWATER TREATMENT - HARVESTING / DETENTION

### COMMUNITY



COMMUNITY WORKS

### TRAFFIC

NEW SIGNALS

REMOVAL OF SIGNALS

NEW PEDESTRIAN ACTIVATED SIGNALS

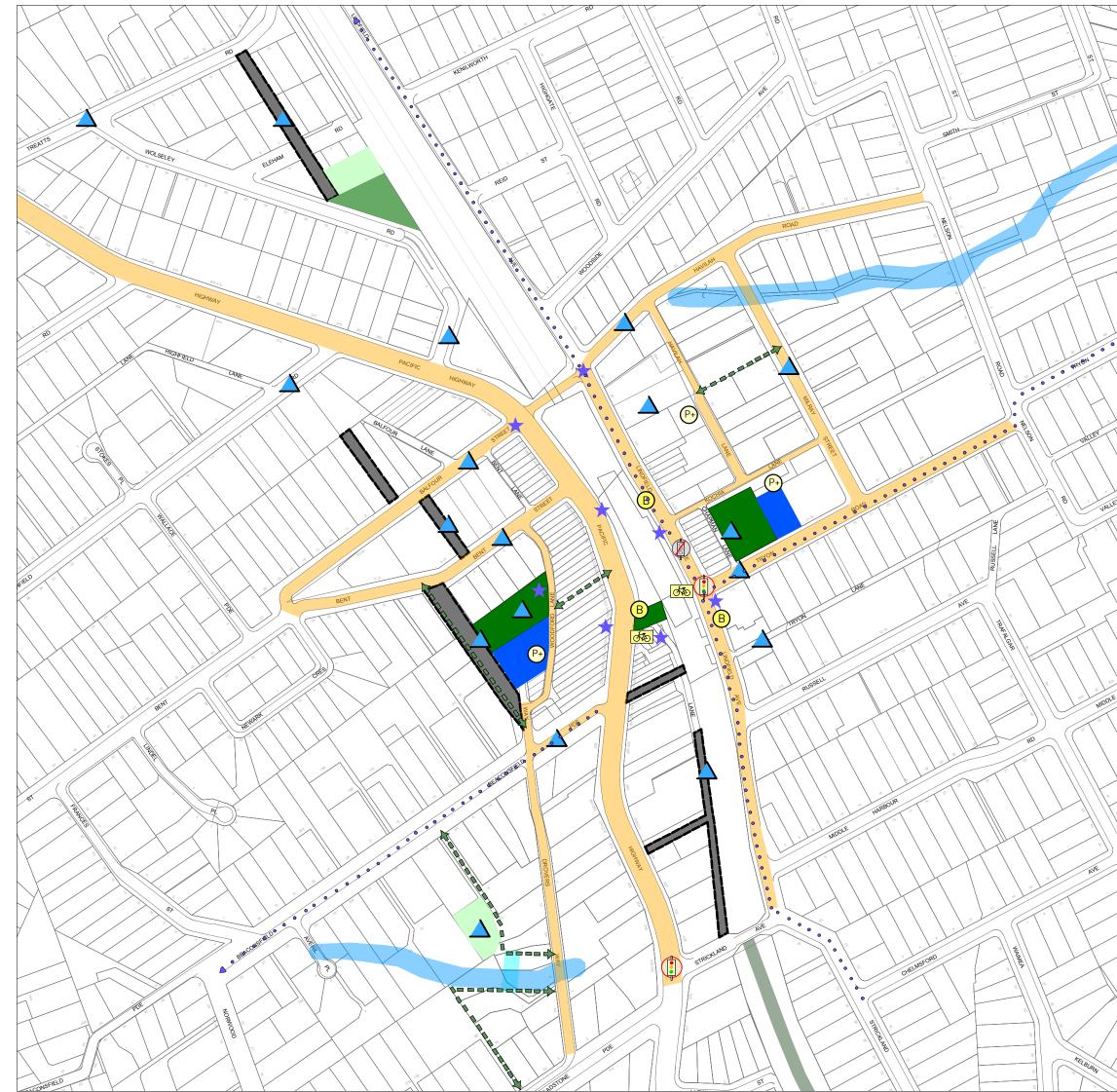


NEW ROUNDABOUT MODIFICATIONS TO EXISTING ROADS AND TRAFFIC FLOW NEW ACCESS ROADS

### TRANSPORT

P+	PARKING ADDED
<b>P-</b>	PARKING RELOCATED
	NEW BUS INTERCHANGE
B	NEW BUS STOPS

•••• 👧 • 🕨 BICYCLE PARKING AND CYCLEWAY





### TOWN CENTRES FACILITIES PLAN -LINDFIELD

draft issue - 20.08.07

#### OPEN SPACE



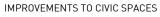
ACQUISITION OF LAND FOR LOCAL OPEN SPACE IMPROVEMENTS TO EXISTING PARKS AND OPEN SPACE NEW PARK

RIPARIAN REHABILITATION

### PUBLIC DOMAIN



STREETSCAPE IMPROVEMENTS - PAVING, STREET TREES, UNDREGROUND POWERLINES, FURNITURE, LIGHTING





PEDESTRIAN CONNECTIONS-IMPROVEMENTS TO EXISTING, OR NEW NEW BRIDGE



STORMWATER TREATMENT - HARVESTING / DETENTION

### COMMUNITY

NEW AND/OR IMPROVED COMMUNITY FACILITIES

#### TRAFFIC



REMOVAL OF SIGNALS

NEW SIGNALS



MODIFICATIONS TO EXISTING ROADS AND TRAFFIC FLOW NEW ACCESS ROADS

### TRANSPORT

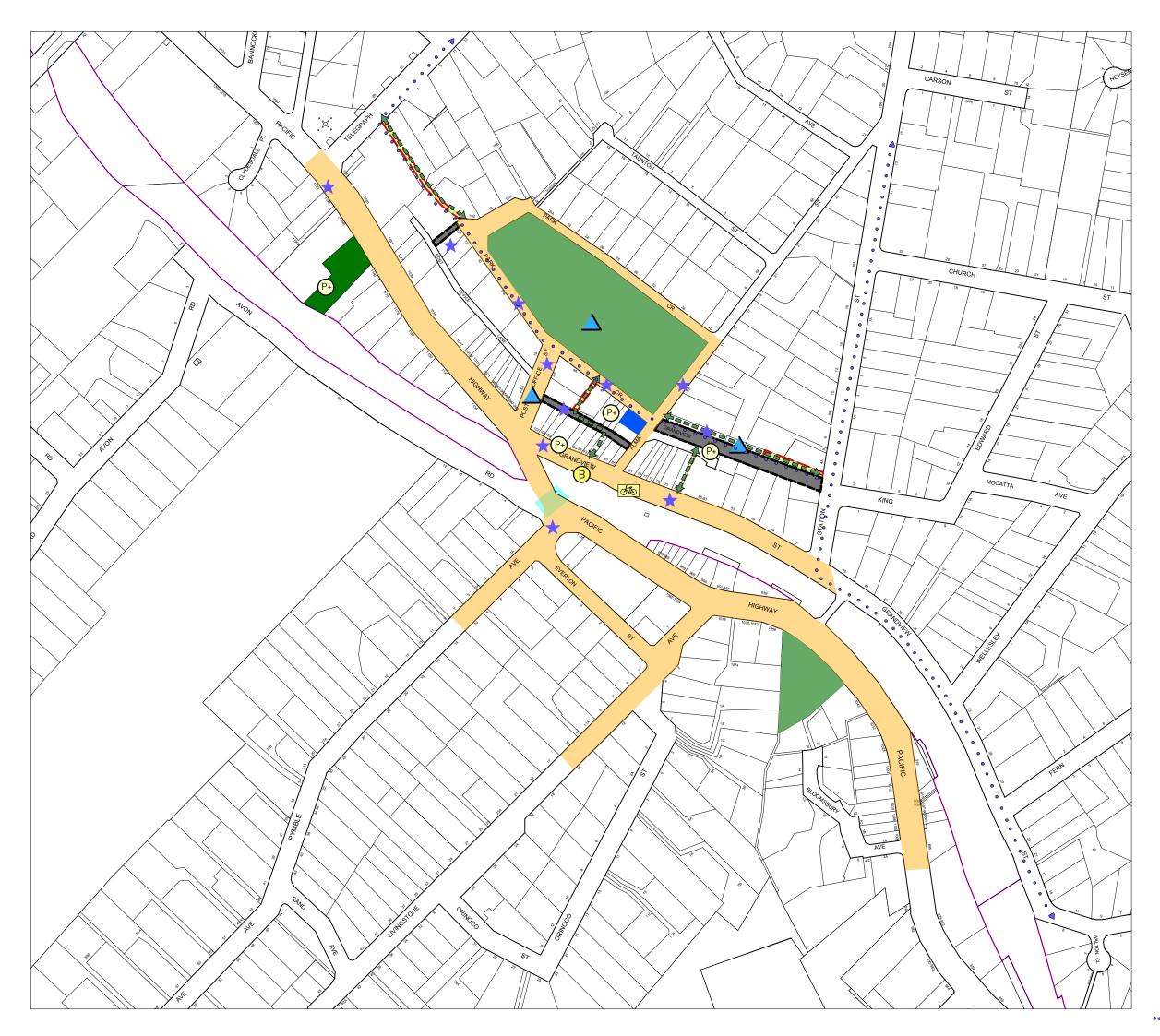


PARKING ADDED

PARKING RELOCATED NEW TAXI RANK

NEW BUS STOPS

• 🕢 ● BICYCLE PARKING AND CYCLEWAY



### **TOWN CENTRES** FACILITIES PLAN -PYMBLE

draft issue - 20.08.07

#### OPEN SPACE



ACQUISITION OF LAND FOR LOCAL OPEN SPACE IMPROVEMENTS TO EXISTING PARKS AND OPEN SPACE

### PUBLIC DOMAIN



STREETSCAPE IMPROVEMENTS - PAVING, STREET TREES, UNDERGROUND POWERLINES, FURNITURE, LIGHTING NEW CIVIC SPACES ← ← PEDESTRIAN CONNECTIONS-IMPROVEMENTS TO EXISTING, OR NEW



RAIL BRIDGE - IMPROVEMENTS TO EXISTING PEDESTRIAN UNDERPASS STORMWATER TREATMENT - HARVESTING / DETENTION

#### COMMUNITY



NEW AND/OR IMPROVED COMMUNITY FACILITIES

#### TRAFFIC



MODIFICATIONS TO EXISTING ROADS AND TRAFFIC FLOW



NEW ACCESS ROADS / LANES

### TRANSPORT



PARKING ADDED PARKING RELOCATED

•••



## TOWN CENTRES FACILITIES PLAN -ROSEVILLE

draft issue - 20.08.07

### OPEN SPACE



ACQUISITION OF LAND FOR LOCAL OPEN SPACE IMPROVEMENTS TO EXISTING PARKS AND OPEN SPACE

#### PUBLIC DOMAIN



STREETSCAPE IMPROVEMENTS - PAVING, STREET TREES, UNDREGROUND POWERLINES, FURNITURE, LIGHTING



IMPROVEMENTS TO CIVIC SPACES PEDESTRIAN CONNECTIONS-IMPROVEMENTS TO EXISTING, OR NEW



STORMWATER TREATMENT - HARVESTING / DETENTION

#### TRAFFIC

NEW SIGNALS



NEW PEDESTRIAN ACTIVATED SIGNALS NEW ROUNDABOUT

REMOVAL OF SIGNALS



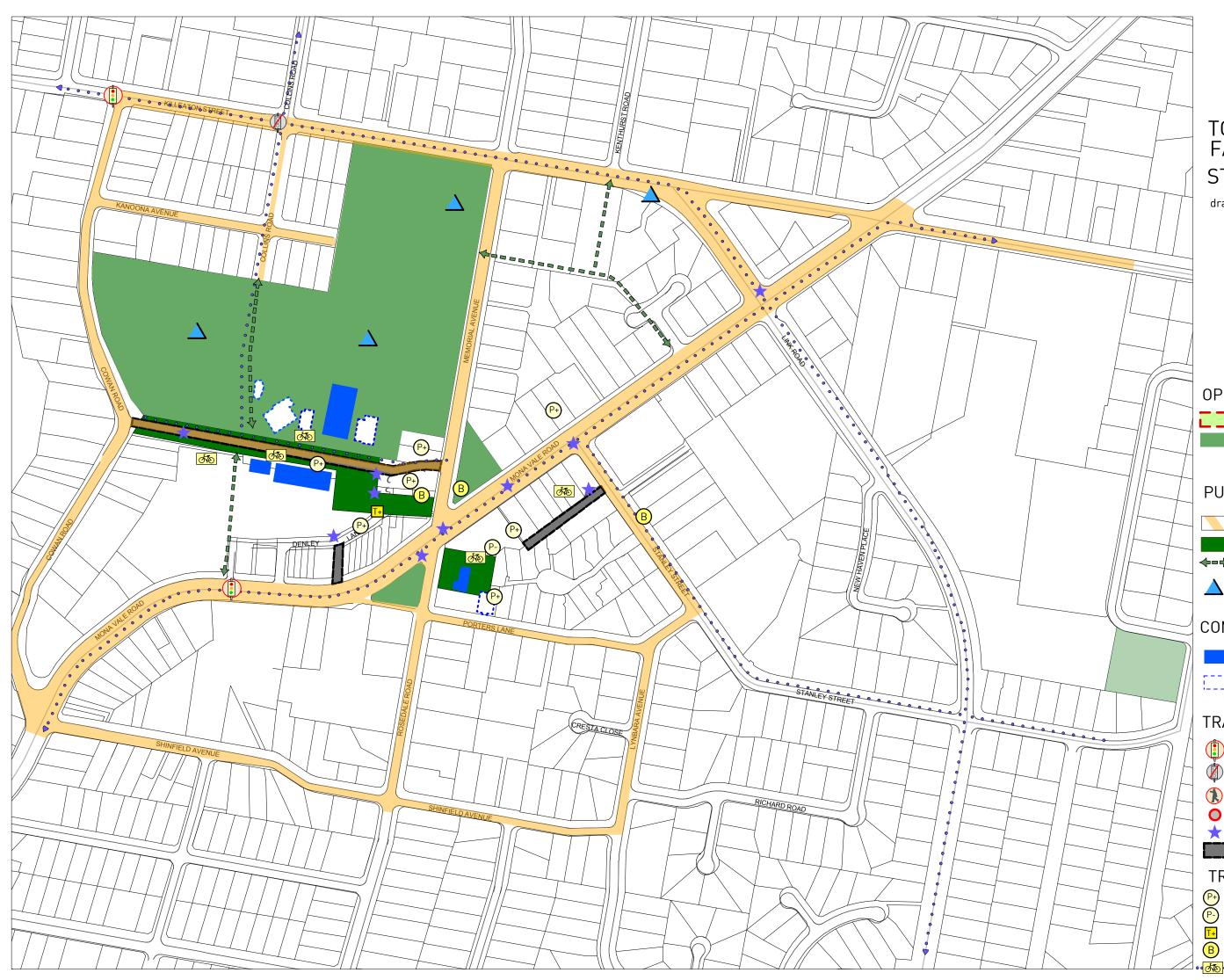
MODIFICATIONS TO EXISTING ROADS AND TRAFFIC FLOW NEW ACCESS ROADS

#### TRANSPORT

(P+) (P-) PARKING ADDED PARKING RELOCATED T+ NEW TAXI RANK B

NEW BUS STOPS

• 🛷 • ● BICYCLE PARKING AND CYCLEWAY



# TOWN CENTRES FACILITIES PLAN -ST IVES

draft issue - 20.08.07

#### **OPEN SPACE**



ACQUISITION OF LAND FOR LOCAL OP SPACE IMPROVEMENTS TO EXISTING PARKS A OPEN SPACE

### PUBLIC DOMAIN



NEW CIVIC SPACES



PEDESTRIAN CONNECTIONS-IMPROVEME TO EXISTING, OR NEW STORMWATER TREATMENT - HARVESTIN DETENTION



NEW AND/OR IMPROVED COMMUNITY FACILITIES

RELOCATION OF EXISTING COMMUNITY

### TRAFFIC

0

 $\star$ 

NEW SIGNALS

REMOVAL OF SIGNALS

NEW PEDESTRIAN ACTIVATED SIGNALS

NEW ROUNDABOUT MODIFICATIONS TO EXISTING ROADS AND TRAFFIC FLOW NEW ACCESS ROADS

### TRANSPORT

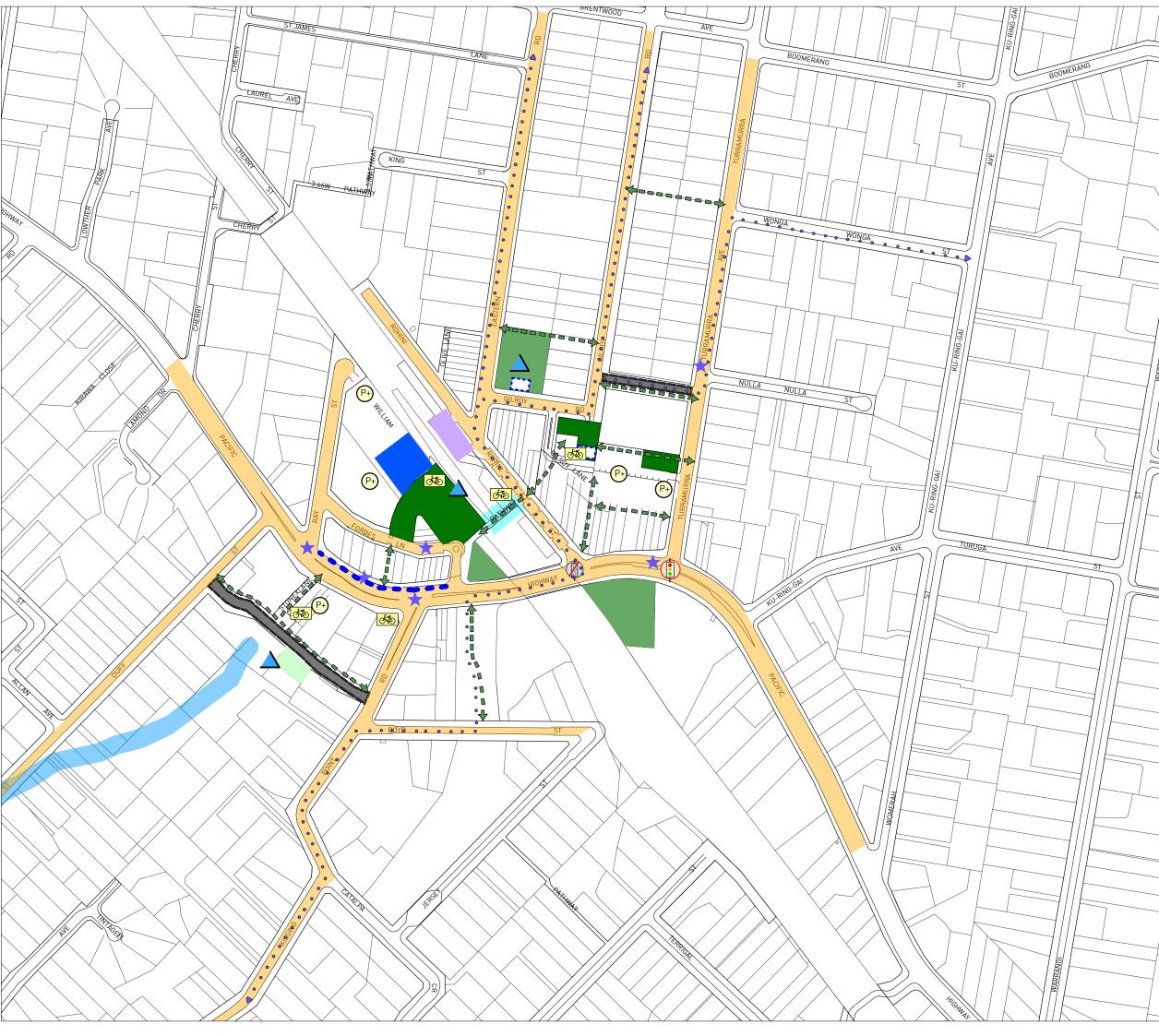
PARKING ADDED

PARKING RELOCATED

NEW TAXI RANK

NEW BUS STOPS

✓ • <sup>6</sup> BICYCLE PARKING AND CYCLEWAY



## TOWN CENTRES FACILITIES PLAN -TURRAMURRA

draft issue - 20.08.07

#### **OPEN SPACE**



ACQUISITION OF LAND FOR LOCAL OPEN SPACE IMPROVEMENTS TO EXISTING PARKS AND OPEN SPACE NEW PARK

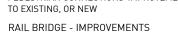
RIPARIAN REHABILITATION

### PUBLIC DOMAIN



STREETSCAPE IMPROVEMENTS -PAVING, STREET TREES, POWERLINES, FURNITURE, LIGHTING NEW CIVIC SPACES

PEDESTRIAN CONNECTIONS-IMPROVEMENTS  $\diamond - \diamond$ 





STORMWATER TREATMENT - HARVESTING / DETENTION

#### COMMUNITY

NEW AND/OR IMPROVED COMMUNITY FACILITIES
RELOCATION OF EXISTING COMMUNITY FACILITIES

### TRAFFIC

REMOVAL OF SIGNALS

- - NEW PEDESTRIAN ACTIVATED SIGNALS
- Ο NEW ROUNDABOUT
  - MODIFICATIONS TO EXISTING ROADS AND TRAFFIC FLOW
- $\star$
- ● HIGHWAY WIDENING
  - NEW ACCESS ROADS

### TRANSPORT



- PARKING ADDED
- PARKING RELOCATED
- NEW BUS INTERCHANGE
- B NEW BUS STOPS
- ●●● BICYCLE PARKING AND CYCLEWAY

## Appendix A

Background information to this Plan

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Walsh, P (2006), Report to Ku-ring-gai Council: Proposed Land Reclassification St Ives Town Centre, October

## Appendix B

Apportionment worksheet for traffic signals and intersections works

Description of Work	Existing AVD <sup>#</sup> (am peak)	Existing AVD <sup>#</sup> (pm peak)	Existing LOS <sup>+</sup> Critical Movement	LEP^ AVD#	LEP^ AVD#	+ LEP^	TC <sup>®</sup> AVD <sup>#</sup>	<sup>#</sup> TC <sup>@</sup> AVD <sup>#</sup>	TC <sup>®</sup> LOS <sup>+</sup>	Future LOS* (includes traffic signal/ intersection modification)	Existing intersection turning movement volumes (am peak)	Future intersection turning movement volumes (am peak)	% change intersection critical movements (am peak)	movement	Future intersection turning movement volumes (pm peak)	% change intersection critical movements (pm peak)	Worst case % change intersection critical movements	Apportionment Factor	Basis of Apportionme (see below
GORDON																			
	N/A	N/A	F	N/A	N/A	F	N/A	N/A	F	D	300	638	53%	300	700	57%	57%	57%	2
west of Pacific Highway), to suit one way flow	N/A	N/A	F	N/A	N/A	F	N/A	N/A	F	D	300	638	53%	300	700	57%	57%	57%	2
	N/A	N/A	A	N/A	N/A	А	N/A	N/A	С	D	984	1440	32%	1164	1136	-2%	32%	100%	1
New traffic signals at intersection of Pacific Highway and Ravenswood	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	206	508	59%	52	416	88%	88%	100%	1
	N/A	N/A	А	N/A	N/A	N/A	N/A	N/A	N/A	N/A	984	1440	32%	1164	1136	-2%	32%	100%	1
New roundabout at intersection of Park Avenue and Pearson	12.8 15.5	14.2 12.5	A B	14 17	18 14	B B	38 48	866 38	F D	B B	169 1285	451 775	63% -66%	245 641	507 741	52% 13%	63% 13%	100% 100%	1 1
	12	9.2	А	N/A	N/A	N/A	27	13	В	А	723	1060	32%	470	837	44%	44%	100%	1
LINDFIELD																			
Remove existing pedestrian signals and install new traffic signals at intersection of Lindfield Avenue and Tryon Road	11	94	F	151	345	F	213	448	F	В	499	888	44%	890	1291	31%	44%	44%	2
suit one way flow east bound	15	13	В	20	17	С	23	23	D	N/A	802	973	18%	699	876	20%	20%	100%	1
	58 32	26 3	F F	99 165	27 13	F F	117 182	56 18	F F	N/A N/A	764 340	1046 498	27% 32%	684 399	916 763	25% 48%	27% 48%	27% 48%	2 2
PYMBLE																			
Left turn slip lane on Pacific Highway at Telegraph Road (Land dedicated by Sydney Water)	31	33	С	37	40	С	44	48	D	D	815	913	11%	764	879	13%	13%	100%	1
ROSEVILLE																			
Zoning change to permit realignment of road and for signal phasing change at intersection of Pacific Highway with Clanville Road and Shirley Road	62	66	E	64	68	E	66	78	F	В	659	742	11%	537	663	19%	N/A	N/A	see comme
Road widening at intersection of Pacific Highway and Maclaurin Parade to accommodate 3 northbound lanes and dedicated right turn lane into Maclaurin Parade	16	9	В	17	10	В	41	12	С	В	119	449	73%	207	537	61%	73%	100%	1
ST IVES																			
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							N/A	N/A	see comme
Additional right turn lane from Mona Vale Road (southwest bound) into Link Road (northwest bound), and associated widening	68	26	E	77	46	F	N/A	N/A	N/A	E	980	1071	8%	814	941	13%	13%	13%	2
and Memorial Avenue/Rosedale Road, to accommodate partial closure of	27	23	В	36	646	F	N/A	N/A	N/A	С	530	660	20%	661	561	-18%	20%	100%	1
Relocation of traffic signals in Killeaton Street, from near Collins Street to	10	246	F	N/A	N/A	N/A	N/A	N/A	N/A	D	381	420	9%	338	425	20%	20%	20%	2
	2	3	А	9	68	F	N/A	N/A	N/A	D	337	560	40%	386	628	39%	40%	100%	1
TURRAMURRA																			
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	В	886	1563	43%	822	1496	45%	45%	100%	1
Road widening and improvements to intersection of Pacific Highway and	100	100	В	N/A	N/A	А	N/A	N/A	N/A	С	186	621	70%	399	834	52%	70%	100%	1
Removal of traffic signals and modifications to the intersection of Pacific Highway and Rohini Street	100	100	В	N/A	N/A	D	N/A	N/A	N/A	В	886	1563	43%	822	1496	45%	45%	100%	1
Modifications to intersection of Pacific Highway and Kissing Point Road	53	62	В	N/A	N/A	В	N/A	N/A	N/A	С	743	820	9%	853	859	1%	9%	100%	1
Widening of Pacific Highway (south bound) to 3 lanes (land acquired by	18	18	В	N/A	N/A	N/A	27	27	N/A	в	2701	4567	41%	2896	4685	38%	41%	100%	1
	Nodification to traffic signals at intersection of Pacific Highway and St Johns Avenue, and other modifications to St Johns Avenue (east and west of Pacific Highway), to suit one way flow Removal of traffic signals at intersection of Pacific Highway and Moree Street Removal of traffic signals at intersection of Pacific Highway and Ravenswood Avenue New pedestrian activated signals at intersection of Pacific Highway and Ravenswood Avenue New roundabout at intersection of Pacific Highway and Ravenswood Avenue New roundabout at intersection of Vale Street and Dumaresq Street New roundabout at intersection of Park Avenue and Pearson Avenue New roundabout at intersection of Park Avenue and Pearson Avenue New roundabout at intersection of Henry Street and railway underpass <b>LINDFIELD</b> Remove existing pedestrian signals and install new traffic signals at intersection of Lindfield Avenue and Tryon Road Modifications to the intersection of Pacific Highway and Strickland Avenue <b>PYMBLE</b> Left turn slip lane on Pacific Highway into Havilah Road ( <i>Land dedicated by Sydney Water</i> ) <b>FOSEVILLE</b> Nong change to permit realignment of road and for signal phasing change at intersection of Pacific Highway and Maclaurin Parade to accommodate 3 northbound lanes and dedicated right turn lane into aclaurin Parade. <b>ST IVES</b> New signalised intersection and minor road widening at intersection Mona Vale Road and new Shopping Centre entrance Additional right turn lane from Mona Vale Road (southwest bound) into Link Road (northwest bound), and associated widening Aterated and New Shopping Centre entrance Additional right turn lane from Mona Vale Road (southwest bound) into Link Road (northwest bound), and associated widening Ateratens to traffic signals an killeaton Street, from near Collins Street to cowan Road Relocation of traffic signals in killeaton Street, from near Collins Street to cowan Road Relocation of right une bay in Mona Vale Road (right turn into Stanley Street) <b>LINEANUERNE</b> New Traffic Signals at intersection of Pacific Hig	Description of Work     AVD <sup>2</sup> (amped)       CORDON     NA       Modifications to traffic signals at intersection of Pacific Highway and Si obns Avenue, and other modifications to St Johns Avenue (east and west of Pacific Highway), to suit one way low:     NA       Removal of traffic signals at intersection of Pacific Highway and Moree Street     NA       Removal of traffic signals at intersection of Pacific Highway and Moree Street     NA       Removal of traffic signals at intersection of Pacific Highway and Ravenswood     NA       New traffic signals at intersection of Pacific Highway and Ravenswood     NA       New roundabout at intersection of Pacific Highway and Ravenswood     NA       New roundabout at intersection of Pacific Highway and Ravenswood     NA       New roundabout at intersection of Pacific Highway and Ravenswood     NA       New roundabout at intersection of Pacific Highway and Ravenswood     NA       New roundabout at intersection of Pacific Highway and Strickland     58       New roundabout at intersection of Lindfield Avenue and Havilah Road     58       New roundabout at intersection of Pacific Highway and Strickland     58       New roundabout at intersection of Pacific Highway and Strickland     58       New roundabout at intersection of Pacific Highway and Strickland     58       New roundabout at intersection of Pacific Highway and Strickland     58       New roundabout at intersection of Pacific Highway and Strickland     58	Description of Work         AVD <sup>6</sup> (am. peak)         AVD <sup>6</sup> (pm. peak)           GORDON         NA         NA           Modification to traffic signals at intersection of Pacific Highway and St. NA         NA         NA           west of Pacific Highway), to suit one way flow         NA         NA         NA           west of Pacific Highway), to suit one way flow         NA         NA         NA           Removal of traffic signals at intersection of Pacific Highway and Moree Street         NA         NA           New traffic signals at intersection of Pacific Highway and Moree Street         NA         NA           New traffic signals at intersection of Pacific Highway and Ravenswood         NA         NA           New traffic signals at intersection of Pacific Highway and Pacrona Avenue         NA         NA           New roundabout at intersection of Pacific Highway and Pacrona Avenue         12.3         14.2           New roundabout at intersection of Pacific Highway inde Haviah Road         15         13           We traffic signals at intersection of Pacific Highway and Strickland         26         26           New traffic Signals at intersection of Dacific Highway inde Haviah Road         15         13           We traffic Signals at intersection of Pacific Highway and Strickland         26         26           New traffic Signals at intersection of Pacifi	Description of Work         LXXIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Description of Work       Examp       Examp       Cost       Cost       Cost       Cost       Examp       Cost       Cost <thcost< th="">       Cost       Cost</thcost<>	Description of Work         Example Applied         Example Applied         Closs <sup>1</sup> (Critical peak)         Example Applied         Example Apple A	Description of Work     Average     Example to Example beample beam	Description of Work       ADD Strains ADD Strains pack       Loss of the ADD Strains (and pack)         GORDON       Modification to falle signals at interaction of Pacific Highway and St. Novemants       NA       NA       F       NA       NA	Description of Work         Attribution         LOG <sup>1</sup> (am park)         LOG <sup>1</sup> (browner)         LOG <sup>1</sup> (browner) <thlocord<sup>1 (browner)         <thlocord<sup>1 (browner</thlocord<sup></thlocord<sup>	Description of Work         Approprint parks         Logs parks         Logs parks <thlogs parks</thlogs 	Description of Work         Besting main         Eveloge model         Eve	Description of Work       Existing bind of the stress of the	Description of Work         Entry problem         En	Description of Work         Every Model         Every Model <td>Description Mark.         Description         Earth More Mark Mark Mark Mark Mark Mark Mark Mark</td> <td>Description of Mork.         Lording free book of the book</td> <td>Description dwork       Finding function       Finding function</td> <td>Description of Weil         Ends         Ends<!--</td--><td>Description flag     Data bit weight of the set of</td></td>	Description Mark.         Description         Earth More Mark Mark Mark Mark Mark Mark Mark Mark	Description of Mork.         Lording free book of the book	Description dwork       Finding function       Finding function	Description of Weil         Ends         Ends </td <td>Description flag     Data bit weight of the set of</td>	Description flag     Data bit weight of the set of

#### \* Basis Of Apportionment

1. Where the traffic attributable to the expected Ku-ring-gai town centre development identified in Table 3.1 is likely (without further work) to result in a reduction in the performance of the intersection and the Level of Service of that intersection is currently satisfactory (that is, Level of Service D or better), then the cost of any work designed to restore or maintain the Level of Service of that intersection shall be fully apportioned to expected development.

2. Where there is an existing performance deficiency in the operation of an existing intersection (i.e. Level of Service E or F), and intersection or other road works are required to cater for the net additional traffic attributable to the expected Ku-ring-gai town centre development identified in Table 3.1, then the cost of such works shall be apportioned to the expected development in each town centre on the basis of the expected development's share of the projected AM or PM peak hour traffic flow (whichever is the greater) on the critical movement(s) through the relevant intersection (in vehicles per peak hour).

- Notes \* AVD = Average Vehicle Delay \* LOS = Level of Service ^ LEP = Development associated with LEP 194 and LEP 200 \* TC = Town Centre development (mixed use retail/commercial and residential) associated with the Town Centres LEP N/A Not applicable or result not available

s of nment* elow)	Comments
	Part of overall traffic flow improvements for new area.
	Linked to Item G1, "Modification to traffic signals at intersection of Pacific Highway and St Johns Avenue to suit one way flow" Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Linked to Item G3, "Removal of traffic signals at intersection of Pacific Highway and Dumaresq Street" Part of overall traffic flow improvements for new area. Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area. Part of overall traffic flow improvements for new area.
	Provides minor improvements to intersection performance
nment	No work proposed - adjustment ot planning provisions only
	Proposed dedication of land via section 80A condition of consent - apportionment based on construction costs only
nment	Proposed Section 80E condition of consent
	Proposed dedication of land via section 80A condition of consent - apportionment based on construction costs only Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Part of overall traffic flow improvements for new area.
	Linked to Item <b>T1</b> , "New Traffic Signals at intersection of Pacific Highway and Turramurra Avenue" Part of overall traffic flow improvements for new area.
	Required as part of overall improvements to intersection performance and traffic flow in the area.