



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 28 AUGUST 2007 AT 7.00PM
LEVEL 3, COUNCIL CHAMBERS**

A G E N D A
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NOTE: For Full Details, See Council's Website –
www.kmc.nsw.gov.au under the link to business papers

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

ADDRESS THE COUNCIL

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

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 14 August 2007

Minutes numbered 277 to 301

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 Proposed Amendments to Ku-ring-gai Town Centre Development Control Plan (DCP) 1

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File: S06064

To report to Council on the exhibition of proposed draft amendments to the Ku-ring-gai Town Centres Development Control Plan (DCP).

Recommendation:

That the proposed Draft DCP amendments for the Ku-ring-gai Town Centres as amended, be adopted by Council.

GB.2 Turramurra Precinct C - Town Centre Local Environmental Plan (LEP) & Development Control Plan (DCP) Final Report 22

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File: S06064

To enable Council to consider the deferred matter in Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No. 1 and the Draft Ku-ring-gai Development Control Plan Town Centres (Turramurra) 2006.

Recommendation:

That the deferred matter in Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.1 and the Draft Ku-ring-gai Development Control Plan Town Centres (Turramurra) 2006, as amended, be adopted by Council and forwarded to the Department and the Minister for Planning with the Section 68 submission with a request for the Plan to be made.

GB.3 Ku-ring-gai Town Centres Development Contributions Strategy 83

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File: S04495

To report to Council a development contributions strategy for the future provision of facilities identified within Council's adopted Town Centres Facilities Plan.

Recommendation:

That Council adopt the Ku-ring-gai Town Centres Development Contributions Strategy as attached to this report.

GB.4 **7A, 11 Powell Street & 5 Wallaroo Close, Killara - Torrens Title Subdivision, Demolition & Construction of a Residential Flat Building** **158**

.
File: DA1336/06

Ward: Roseville
Applicant: Sam Reza Pty Ltd
Owner: Sam Reza Pty Ltd

To determine Development Application No 1336/06, which seeks consent for Torrens title subdivision, demolition of existing structures and construction of a residential flat building containing 36 dwellings and basement parking.

Recommendation:

Approval.

GB.5 **Councillor Access to Information & Interaction with Staff Policy** **253**

.
File: S05249

To adopt an amended policy on Councillor Access to Information and Interaction with Staff.

Recommendation:

That the amended Councillor Access to Information and Interaction with Staff Policy be adopted.

GB.6 **Conflict of Interests Policy** **267**

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File: S05246

To adopt an amended Conflict of Interests Policy.

Recommendation:

That the amended Conflict of Interests Policy be adopted.

GB.7 **Gifts & Benefits Policy** **287**

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File: S05247

To adopt a Gifts and Benefits Policy.

Recommendation:

That the attached Gifts and Benefits Policy be adopted.

GB.8 **Review of Electoral Matters** **304**

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File: S03733

To review electoral matters in accordance with the Local Government Act (the Act).

Recommendation:

That the number of Councillors for the next term of Council remain at ten, that the proposed constitutional referendum in respect of changing the method of election of Mayor be conducted in conjunction with the September 2008 Ordinary Election and public notice be given of a proposed boundary change between the Wahroonga and Comenarra Wards.

GB.9 **2006 to 2010 Management Plan 4th Quarter Review as at 30 June 2007** **313**

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File: S04708

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

Recommendation:

That the 4th quarter Management Plan review 2006-2010 be received and noted.

GB.10 **2006 to 2007 Budget Review 4th Quarter ended June 2007** **353**

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File: S05708

To report on the review of actual expenditure and income against the budget, as revised at three previous quarters for the year ended 30 June 2007 and seek approval to carry over budgets to fund the incomplete works at 30 June 2007.

Recommendation:

That the budget review be received and noted, that carry overs totalling \$1,798,800 be approved and that various transfers to reserves be approved.

GB.11 Investment Report as at 31 July 2007 458

.
File: S05273

To present to Council investment allocations and returns on investments for July 2007.

Recommendation:

That the summary of investments and performance for July 2007 be received and noted.

GB.12 Review of Council's Investment Policy 468

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File: S03537

To review Council's Investment Policy to ensure that it complies with the Local Government Act (1993) and regulations and maximises returns on Council's funds.

Recommendation:

That Council adopt the revised Investment Policy attached to this report.

GB.13 Appointment of Auditor for the Four-Year Period to 30 June 2013 479

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File: S05943

To appoint Council's auditor for the period 1 July 2007 to 30 June 2013, pursuant to Section 422 of the Local Government Act 1993.

Recommendation:

That pursuant to Section 422 of the Local Government Act 1993, Council hereby appoints the firm Spencer Steer as its auditor for the period 1 July 2007 to 30 June 2013.

GB.14 Analysis of Land & Environment Court Costs 2006 to 2007

492

File: S02466

To provide information in relation to proceedings to which Council is a party in the Land & Environment Court for the year ended 30 June 2007, including appeals commenced, costs incurred by Council and outcomes.

Recommendation:

That the analysis of Land & Environment Court costs for the year ended 30 June 2007 be received and noted.

GB.15 Ku-ring-gai Community Workshop "The Shed"

506

File: S05268

To advise Council of a proposal from the Ku-ring-gai Workshop Committee to establish a Community Workshop called "The Shed" in Ku-ring-gai.

Recommendation:

That Council provide in principle support for the Ku-ring-gai Community Workshop Inc in the establishment of a Community 'Shed' Workshop, and that suitable locations for such an establishment be investigated.

GB.16 West Pymble Swimming Pool - Lease - Option of Further 2 Years

534

File: S02348

For Council to consider the granting of a further two year lease to the current Lessee I and M Martin to operate Council's West Pymble Swimming Pool.

Recommendation:

That Council grant the current Lessee I and M Martin a two year lease extension on the same conditions as the current lease agreement for the management of West Pymble Swimming Pool.

GB.17 Ku-ring-gai Access Advisory Committee - Minutes of 21 June 2007 539

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File: S02116

To provide Council with the Minutes of the Ku-ring-gai Access Advisory Committee of 21 June 2007.

Recommendation:

That the Minutes of the Ku-ring-gai Access Advisory Committee of 21 June 2007 be received and noted.

GB.18 Environmental Levy Programs Committee - Minutes of 13 July 2007 545

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File: S04551

To bring to the attention of Council the proceedings from the Environmental Levy Programs Committee meeting held on Friday, 13 July 2007.

Recommendation:

That the minutes and attachments of the Environmental Levy Programs Committee meeting held on Friday, 13 July 2007, be received and noted.

GB.19 St Ives Showground - Proposed Licence to Heritage Craft Fair Pty Ltd 554

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File: S02195

For Council as Reserve Trust Manager for the St Ives Showground to consider the granting of a new 3 year licence to the Heritage Craft Fair Pty Ltd for the operation of a heritage craft fair at the St Ives Showground.

Recommendation:

That Council as Reserve Trust Manager grant a 3 year licence to the Heritage Craft Fair Pty Ltd for the operation of a heritage craft fair at St Ives Showground under the conditions outlined in this report.

GB.20 16 Stanhope Road, Killara - Potential Heritage Item 561

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File: P59155

To have Council consider the potential heritage status of 16 Stanhope Road, Killara following the Councillor site inspection on 1 August 2007.

Recommendation:

That 16 Stanhope Road, Killara be deleted from the potential heritage item list.

GB.21 126A Burns Road, Wahroonga - Relocation of Council Pipe & Easement 585

.
File: DA0370/07

Ward: Wahroonga

To consider granting approval for the relocation of a Council stormwater pipeline and easement.

Recommendation:

That Council grants approval for the relocation of the stormwater pipeline and easement subject to conditions under recommendation A to D of this report.

GB.22 10 to 16 Marian Street, Killara - To Extinguish Existing Drainage Easement & Create a New Easement over Newly Constructed Stormwater Pipeline 592

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File: DA1388/04-12

Ward: Gordon

For Council to consider granting approval to extinguish the existing drainage easement and create a new easement over the new stormwater pipeline traversing the development site of No.10 to 16 Marian Street, Killara.

Recommendation:

That Council grants approval to extinguish the existing easement and create a new easement over the new pipeline subject to conditions A to C noted in recommendation of this report.

GB.23 2007 to 2008 RTA Program Funding

596

File: S02388

To approve Council's allocation of the 2007-2008 Roads and Traffic Authority Program Funding and to accept the Block Grant for 2007-2008.

Recommendation:

That Council accepts the grant of \$78,000 under the Traffic Management Program, \$ 42,000 under the Road Safety Program and \$225,000 under the Repair Program. That Council accepts the Roads Component of \$188,000 and the Supplementary Road Component of \$82,000 but not accept the Traffic Facilities component of \$283,000 of the Regional Roads Block Grant for 2007-2008.

GB.24 Building Maintenance Program 2007/08

609

File: S02533

To advise Council of the proposed building maintenance program for 2007/08 and the draft 2008/2010 program.

Recommendation:

That the 2007/08 building maintenance program and the draft 2008/2010 building maintenance program be adopted.

GB.25 2007/08 Capital Works Program

Report by Director Operations, Director Corporate & Director Strategy - circulated separately

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 Dog Waste Bins/Bag Dispensers

627

File: S03014

Notice of Motion from Councillor Tony Hall dated 20 August 2007.

I move that:

"That Council install effective separate dog waste bins/ bag dispensers at all leash free locations sufficient to support the need, with priority given to sportsfields so dedicated, and

that their installation be regarded as Council policy in accordance with the provisions of the Companion Animals Act.

Funds for these works to be allocated from the Garbage Reserve."

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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

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Environmental Planning & Assessment Act 1979 (as amended)

Section 79C

1. Matters for consideration - general

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

a. The provisions of:

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

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

- b. the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c. the suitability of the site for the development,*
- d. any submissions made in accordance with this Act or the regulations,*
- e. the public interest.*

MAYORAL MINUTE

VALE ALAN FAULKNER

On behalf of Ku-ring-gai Council, I would like to pay tribute to the life of Alan Faulkner, who passed away on 17 August aged 84.

The long-time Ku-ring-gai resident is well known to many in our community – and in 2004 Council had great pleasure in naming Alan as our Citizen of the Year.

He epitomised the great volunteer spirit in our community through his tireless work over many years in a wide range of fields including community transport, nursing homes and the State Emergency Service.

Alan was also a decorated soldier, serving for the British Army in World War II and the Korean War. He later served for the Australian Army as a photography intelligence officer.

In 1992 Alan was awarded a medal by the Korean Government in recognition of his service in the Korean War, and in 2001 he was decorated by the French Government for his World War II service in Normandy.

On behalf of Council, I also offer our sincere condolences to Alan's wife Flo and his extended family.

RECOMMENDATION

- A. That this Mayoral Minute be received and noted.
- B. That we stand for a minute's silence to pay respects to the life of Alan Faulkner.
- C. That a copy of this Mayoral Minute be sent to Alan's wife.

Cr Nick Ebbeck
Mayor

MAYORAL MINUTE

ROSEVILLE CHASE FIREARMS SHOP

There has been significant community concern and media coverage in the past week relating to Council's approval of a sporting goods and firearms retail outlet in Babbage Rd, Roseville Chase.

While I strongly share the concerns of residents and particularly parents of children at an adjacent pre-school, the reality is that Council was left with little choice but to approve the DA.

The DA sought a simple change of use from one shop to another shop and it was assessed under current NSW planning laws.

The premises are located within a business zone that permits shops – and the State laws do not discriminate between different types of retail shops.

This means we needed to assess the DA in the same way we assess those for any other type of retail shop, taking into account planning considerations such as traffic, parking and noise.

If Council had rejected the DA, the applicant could have appealed to the Land and Environment Court which would have had no grounds to refuse it. This is because the Court would be required to assess the DA under the same State Legislation as Council used.

Planning Minister Frank Sartor has publicly indicated he will support a move by Council to amend our planning rules so factors such as proximity to schools can be considered in any future DAs for firearms outlets.

While Minister Sartor has previously said he does not support Councils making minor amendments to local environment plans, it seems on this occasion he is prepared to accept such a change.

In my view, the best solution would be a change to State planning laws, but the Minister has indicated he is not prepared to do this. So, Council's only viable option is to seek an amendment to our own planning rules.

I also propose amending our Notifications Policy to ensure such DAs are publicly exhibited in the future.

RECOMMENDATION

- A. That Council urgently contact Minister Sartor and his department to request an immediate change to Council's planning rules to stop firearms outlets being approved within 500 metres of a school, pre-school or childcare centre.

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- B. That Council request our local State MPs Barry O'Farrell and Jonathan O'Dea to support necessary amendments to stop firearms outlets being approved within 500 metres of a school, pre-school or childcare centre.
- C. That Council propose to amend Council's Notification Policy in relation to firearms outlets so any future DAs are publicly exhibited.
- D. That Council require that any DA for a business that requires licensing under the NSW Firearms Act (1996) be brought to Council for full consideration by Councillors.
- E. That Council contact all residents affected by the Roseville Chase firearms outlet approval and inform them of this resolution.

Cr Nick Ebbeck
Mayor

PETITION

PETITION AGAINST THE SALE OF FIREARMS IN ROSEVILLE SHOPS - (ONE HUNDRED & SIXTY-ONE [161] SIGNATURES)

Petition presented by Councillor Jennifer Anderson:

"Petition to the Hon Frank Sartor, MP, Minister for Planning

We, the undersigned, object to the Ku-ring-gai Council issuing a development approval for the storage and sale of Firearms from shop, 19 Babbage Road, Roseville Chase. We, the undersigned, also object to the approval being granted by Council on the basis that no local community or business consultation whatsoever was required or undertaken on the basis that it is not an issue for public consultation. This, we believe, irrespective of what Council rules and by-laws may say, is an infringement of our rights as local and concerned citizens of this community."

RECOMMENDATION

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

PETITION

PETITION TO OPPOSE DEMOLITION & SUPPORT THE HERITAGE LISTING OF "ST HELENS" - (ONE HUNDRED & TEN [110] SIGNATURES)

Petition presented by Councillor A Ryan:

"We, the undersigned, strongly oppose the demolition and support the heritage listing of "St Helens", 16 Stanhope Road Killara for the following reasons:

- "St Helens" has been recommended by two Council heritage experts for heritage listing.
- "St Helens" is significant as a largely externally intact example of the Inter-War Georgian Revival Styles, within the important streetscape of Stanhope Road.
- "St Helens" has social significance for its part in the development of the suburb of Killara and essential to the streetscape of Stanhope Road as the southern entrance to the suburb of Killara. Stanhope Road is considered to be one of Ku-ring-gai's important streetscapes (1987 Heritage Study).
- "St Helens" set backs, building form and architectural detail reflect the planning instruments and condition of early 20th Century development and the high social standing of the occupants of the houses within this Killara street e.g. Doctors and JP's.
- "St Helens" contributes significantly to the established character and feel of the street, as being a street which features substantial intact mansions of quality. "St Helens" is representative of the upper middle class development of Killara during 1890-1930.
- "St Helens" lies in the Killara UCA 10 first identified by the National Trust in 1996 and subsequently studied by Godden MacKay Logan and Perumal Murphy Alessi Pty Ltd. Both reports supported heritage listing "St Helens" and recommended UCA status for Culworth precinct No.10 in which "St Helens" is situated."

RECOMMENDATION

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

PROPOSED AMENDMENTS TO KU-RING-GAI TOWN CENTRE DEVELOPMENT CONTROL PLAN (DCP)

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report to Council on the exhibition of proposed draft amendments to the Ku-ring-gai Town Centres Development Control Plan (DCP).

BACKGROUND:

During consideration of the Ku-ring-gai Town Centres program in 2006, Council resolved to undertake a number of further amendments to the adopted Ku-ring-gai Town Centres DCP. These draft amendments were considered by Council on 8 May 2007 and placed on public exhibition from 4 June until 4 July 2007.

COMMENTS:

There were 5 public submissions made during the exhibition period that relate specifically to the proposed DCP amendments as outlined in this report. Key issues have been assessed and recommendations have been made for further amendments to the Draft DCP.

RECOMMENDATION:

That the proposed Draft DCP amendments for the Ku-ring-gai Town Centres as amended, be adopted by Council.

PURPOSE OF REPORT

To report to Council on the exhibition of proposed draft amendments to the Ku-ring-gai Town Centres Development Control Plan (DCP).

BACKGROUND

During consideration of the Ku-ring-gai Town Centres program in 2006, Council resolved to undertake a number of further amendments to the adopted Ku-ring-gai Town Centres DCP. These amendments included the following:

- new DCP controls for earthworks.
- new general and site specific DCP provisions for the R3 Medium Density zone (townhouse); and
- new DCP controls for Precinct H, Roseville (an area generally bounded by Roseville Avenue, Hill Street and Oliver Road, Roseville).

These draft amendments were considered by Council on 8 May 2007 and Council resolved:

- A. (i) *That Council adopt the amendments to Draft Ku-ring-gai (Town Centres) Development Control Plan in relation to water management as included in Attachments 1 and 2 to the report.*
- (ii) *That a public notice of Council's decision to adopt the amendments to the Water Management Controls in the Town Centres Development Control Plan be issued in accordance with Environment Planning and Assessment Act Regulations.*
- B. *That MUSIC Modelling Guidelines be prepared for water quality treatment, based on the guidelines from Ecological Engineering.*
- C. *That a requirement to provide modelled outcomes on the basis of Council's MUSIC Modelling Guidelines is incorporated into the new development application guide to be prepared for the new Local Environmental Plan.*
- D. *That Council adopt an amendment to Part 5 of the Development Control Plan, to provide a new section to address issues in relation to earthworks for exhibition, as included in Attachment 3 to the report and that the amendments be publicly exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulation.*
- E. *That Council adopt the generic Townhouse Controls as outlined in the report for inclusion in Part 5 of the Town centres Development Control Plan.*
- F. *That the Town Centres Development Control Plan incorporate the definitions of Townhouse and Villa as per Local Environmental Plan 194.*

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- G. *That the site specific Development Control Plan controls for R3 zone for the following precincts as outlined in Attachment 5 be included in Part 4 of the Town Centres Development Control Plan.*
 - (i) *Gordon (G1)*
 - (ii) *Lindfield (L1, L2, L3) and*
 - (iii) *Roseville (R1)*
- H. *That the proposed Development Control Plan amendments relating to townhouse development be exhibited in accordance with the relevant requirements of the Environmental Planning and Assessment Act and Regulations and that a report be brought back to Council at the end of the exhibition period.*
- I. *That Council adopt the Precinct H Roseville draft Development Control Plan controls under the Roseville Centre Plans for formal public exhibition in accordance with the relevant requirements of the Environmental Planning and Assessment Act and Regulations.*
- J. *That a report on the proposed Development Control Plan amendments be brought back at the end of the public exhibition period.*
- K. *That further investigation be undertaken in relation to community facilities/affordable housing in conjunction with KOPWA for the property known as 5 Oliver Rd. The outcome of these investigations to be communicated to Councillors.*
- L. *That a further review of the impact of the deletion from the water management controls of the 25 meter buffer to threatened species and endangered ecological communities as defined by State & Federal legislation be undertaken and reported back to Council.*
- M. *That the DCP include a control which prevents the stockpiling of topsoil under trees.*

The water management controls did not require exhibition and were adopted. The other amendments were placed on public exhibition from 4 June until 4 July 2007.

COMMENTS

There were 5 public submissions (see **Attachment 1**) made during the exhibition that relate specifically to the proposed DCP amendments as outlined below:

1. R3 Medium Density zone (townhouse) controls (2 submissions); and
2. DCP controls for Precinct H, Roseville (3 submissions).

A submission was also received from RailCorp regarding general DCP controls on noise measures for developments adjacent to the rail corridor (see submission No 6 in **Attachment 1**).

In addition, comments were received from Council's Development Landscape Officer in regard to the draft DCP controls for earthworks.

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Key issues raised from the submissions have been considered and assessed and recommendations have been made for further amendments to the Draft DCP. This section of the report contains the following analysis of submissions received and the proposed changes to the draft DCP resulting from the exhibition process.

1. R3 MEDIUM DENSITY ZONE (TOWNHOUSE) CONTROLS

Background

Under the Town Centre LEP, a total of 16 sites within the 6 town centre study areas have been rezoned to R3 Medium Density Zone to permit predominantly townhouse development up to 3 storeys. Site specific planning controls have been adopted by Council for 6 of the R3 sites within the town centre areas. However there are remaining 10 sites which required further planning controls to guide future development. Therefore, Council resolved to prepare new generic controls specially tailored for R3 type development (townhouses) for inclusion in the adopted Town Centre DCP.

As a staged approach, Council staff have prepared additional general development controls for townhouse development which will form part of the new additions to the Part 5 of the DCP. They include controls for building depth, separation and setbacks, building façade, top floor design and roof forms, private open space, fencing and driveways. These controls are intended as interim measures to provide guidance for future developments within R3 sites. The long term approach is to incorporate more comprehensive controls within the Comprehensive DCP as a separate chapter.

In addition, site specific building envelopes have been developed for a number of R3 sites to demonstrate how future development can occur, taking into consideration impacts on the amenity of the surrounding properties. The site specific controls for the 5 of the selected R3 precincts (Gordon- G1, Lindfield- L1, L2 and L3 and Roseville- R1) will be included in Part 4 of the adopted Town Centre DCP.

Summary of submissions and responses

Two submissions were received in regard to the proposed DCP controls for R3 medium density zone (townhouse), both from local residents affected by the proposed R3 zoning.

Submission summary

There is a submission from a land owner within Precinct J Pymble (between Livingstone Ave and Pymble Ave) regarding the viability of the proposed R3 zoning on his property. The submission is concerned that it is not economically viable to redevelop with the adopted LEP and DCP controls relating to R3 such as the FSR control of 0.8:1 and the site coverage control of 27% as well as the site specific building envelope controls. The submission also raises concern regarding the new amendments (R3 general controls) as the land owner believes that they will further restrict development on his property. In addition, the resident is unhappy about Council's decision not to release economic modelling information on his property (see submission No 1 in **Attachment 1** for details).

It is also noted that the submission does not provide an economic analysis to support the claim that the adopted LEP and DCP controls result in unfeasible development.

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The sites referred to in the submission are subject to site specific controls under Council's adopted DCP for Pymble and would not be subject to the general controls on exhibition. Therefore, the comments are not relevant to the controls on exhibition.

Similar issues were raised in previous submissions made during formal exhibition period from 25 September to 24 October 2006. Detailed analysis and discussion was presented to Council on 28 November 2006. An economic review by Sphere Property Corporation (SPC) was also provided which concluded that the proposed riparian zone through the precinct would be a restriction and was likely to make redevelopment unviable or at least significantly reduce the value of these blocks. The review also stated that an FSR of 0.8:1 should provide sufficient incentive for development if it could be located more evenly across the precinct.

Accordingly, amendments were made by Council to the DCP such as:

- removal of riparian corridor to improve viability;
- a more even distribution of floor space;
- a single building type and regular arrangement of buildings which would improve attractiveness for redevelopment.

Submission summary

A submission was received from the residents of 4 Havilah Rd who owns a property adjacent to proposed R3 sites in Lindfield (see submission No 2 in **Attachment 1**). The submission requests amendments to the proposed site specific controls for R3 sites identified as L1 in Lindfield (11-17 Woodside Ave and 2 & 2A Havilah Rd). In particular, it requests that the side setback to the eastern boundary be increased from 7m to 8m to minimise impact of townhouses on adjoining properties on the east. The submission is concerned that the proposed side setback has not taken into account future redevelopment of adjoining properties (including his property) which may have a reduced setback to the R3 sites.

Council Response

Council has formulated site specific controls for the proposed R3 site identified as L1 in Lindfield responding to the need to minimise the interface impacts of the future development on surrounding properties. In particular, appropriate building setbacks have been established to protect the amenity of the adjoining single houses to the east (including 4 Havilah Rd). The draft DCP proposes an increased building setback of 7m to the eastern boundary compared to the general R3 setback requirements of 3m or 5m to the side boundaries (depending on the orientation of the block), acknowledging the interface issues raised in previous submissions by various land owners around the precinct. The proposed 7m setback will also allow significant tree planting to assist in providing a visual buffer between properties. It is also considered that there will be minimal overshadowing and privacy impacts on the adjoining houses along the eastern boundary given that future townhouse development is on lower ground to the west/south west of the existing houses.

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Recommendations

No further DCP amendments are recommended.

2. DCP CONTROLS FOR PRECINCT H, ROSEVILLE

Background

Precinct H is an area generally bounded by Roseville Avenue, Hill Street and Oliver Road within Roseville Centre and adjoins 2(c1) low density residential areas to the east.

Council on 26 September 2006 resolved that Precinct H be rezoned to R4 High Density Residential Zone with a maximum FSR of 1.3:1 and height limit of 5 storeys under the Town Centre LEP. Following Council's resolution of 18 December 2006, Council staff have undertaken further works on Precinct H, including developing site specific controls for this precinct to provide greater certainty for development outcomes. The proposed controls are to be incorporated into Part 4 of the adopted Roseville Centre DCP.

Summary of submissions and responses

Three submissions were received in regards to new draft DCP controls for Precinct H in Roseville. They are from adjoining and nearby residents to Precinct H.

Submission summary

The submission received from a resident adjacent to Precinct H (6 Roseville Avenue) generally supports the draft DCP controls proposed for Precinct H, especially the 11m building setback from the eastern boundary which enables mature tree planting. However, it raises a concern about the proposed public walkway along the eastern boundary within the setback zone as it is believed that the walkway would increase the risk of vandalism and theft to the adjoining properties (see submission No 3 in **Attachment 1**).

Council Response

The DCP requires the provision of a public pedestrian link between Roseville Avenue and Oliver Road to increase the permeability with the proposed increased density in the area. This link will provide mainly local access to the developments within this precinct. It will also serve as a pedestrian thoroughfare. Crime prevention through environmental design (CPTED) principles will be a key consideration to the design of the proposed pedestrian path, such as providing appropriate lighting along the path to ensure safe pedestrian environment. In addition, future residential developments are required to address the proposed pedestrian link to provide passive surveillance and also to have direct pedestrian access from the pedestrian link to provide activity, thus deterring any potential unfavourable behaviour in this area.

Submission summary

Another two submissions were received from local residents (8 Oliver Road) who own property across the street from Precinct H (see submission Nos 4 and 5 in **Attachment 1**). Both submissions object to the proposed 5-storey apartments adjacent to single storey

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houses as concerned about the potential negative impact to the streetscape of Roseville. One of these submissions claimed that the building setback from the eastern boundary adjoining the single houses has been reduced from 16m (resident's measurement) to proposed 11m. It is also concerned that Council has possibly over-catered for residential development and suggested to reduce proposed 5 storey height on Precinct H.

Council Response

The Town Centre LEP proposes to rezone Precinct H to R4 High Density Residential Zone with a maximum height of 5 storeys and FSR of 1.3:1. The rezoning is consistent with the Department of Planning's Section 54 (4) notification and Section 55 direction. However it is acknowledged that there is a low rate of unrealised development potential within the precinct as majority of the existing 2(d) sites have been developed for residential apartment buildings which are either under company or strata title. It is therefore considered unlikely that there will be any major development for 5-storey apartments in this precinct.

Council has undertaken extensive works to formulate the site specific controls for Precinct H, taking into consideration impacts on the streetscape and amenity of the surrounding properties in terms of privacy and overshadowing. It should be noted that the proposed building setback (11m) to the eastern boundary has increased from the existing setbacks which are currently at approximately 1-2m from 7 Oliver Rd and 8m from 6 Roseville Ave. Significant tree planting will be provided within this setback zone to assist in creating a visual buffer between properties.

Recommendations

It is recommended that the following design objectives and controls be included in Part 4 of the DCP for Precinct H Roseville to ensure the provision of a safe pedestrian link between Roseville Ave and Oliver Rd:

Design objectives:

"Provide an attractive and safe pedestrian link between Oliver Rd and Roseville Ave along the eastern boundary of the precinct."

Design controls:

"Residential apartment buildings adjacent to the proposed pedestrian link must have habitable rooms with windows or balconies overlooking the area to provide passive surveillance"

"Provide direct pedestrian access to the residential apartments from the proposed pedestrian link to provide activity."

3. OTHER GENERAL DCP ISSUES*Summary of submissions and responses*

A submission was received from RailCorp regarding measures required for developments close to the rail corridor.

Item 1

S06064
17 August 2007*Summary of submission*

RailCorp raises concerns regarding:

- The impact of rail-related noise and vibration on the amenity and comfort of residents and the structural adequacy of development adjacent to the rail corridor.
- Impacts from stray currents and electrolysis from rail operations on the structure of adjoining developments- eg from corrosion of metals leading to concrete cancer.
- Setbacks and design of adjacent developments to allow access to the rail corridor and prevent objects or water from balconies or windows being thrown onto the rail corridor.

Council response

It is noted that these issues have been considered in response to the Section 62 consultation for the Town Centre plans in 2006. These comments were referred to Council's urban design consultants and were subsequently responded to in the detailed site design contained in the final adopted DCP for each centre.

However, these issues are not related to the current exhibited amendments to the DCP. The issues can be considered in any review of Part 5 of the DCP.

Recommendations

No change is recommended.

CONSULTATION

The proposed DCP amendments and accompanying documentation were put on public exhibition from 4 June to 4 July 2007. In response, 5 submissions have been received from the following (see **Attachment 1** for full submissions):

<i>NAME</i>	<i>ORGANISATION/RESIDENT</i>
R3 TOWNHOUSE CONTROLS	
1. Mr P Dobrijevic	Pymble resident
2. Mr K & Mrs E Wee	Lindfield resident (4 Havilah Rd)
PRECINCT H, ROSEVILLE	
3. Mrs R F Howard	Roseville resident (6 Roseville Ave)
4. Mr P Wilkinson	Roseville resident (8 Oliver Rd)
5. Ms C Wilkinson	Roseville resident (8 Oliver Rd)
OTHER GENERAL DCP ISSUES	
6. Mr G McGregor	RailCorp

The relevant landowners and surrounding land owners for Precinct H- Roseville, plus those who have made submissions in response to the proposed DCP amendments, have been notified by letter of this report going to Council – together with some 4000 people via email who have expressed on-going interest in being kept informed about the town centre planning.

FINANCIAL CONSIDERATIONS

Costs are covered by the Strategy Department budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with all Council's departments has been undertaken during the course of exhibition and in preparing this report.

Consultation with Council's Landscape Development Section

Amendments are sought by Council's Development Landscape Officer in regard to the draft DCP amendments to Section 5.19 Earthworks, as follows:

1. For increased flexibility delete the requirement for ground level to be retained within a distance at least equal to the height of the retaining wall. The requirement for 2m from the boundary is adequate.
2. Retaining walls over 600mm to be avoided (rather than not permitted).
3. Delete repetitions
4. Delete reference to *significant* excavation – too open
5. Clarify "adverse impact on trees to be retained" by reference to "long term health and stability of the trees to be retained"
6. Require arborist's report to *assess* impact where ground level changes are proposed under the canopy of a tree.
7. Require plans of batters and shoring near sensitive ecosystems.
8. G7, which refers to groundwater dependent ecosystems, should be amended to read as a control.

Background

The Draft Town Centre DCP 2006 includes some earthworks controls in the landscape and water management sections of Part 5. The DCP was reviewed to bring these controls together into one section and to more adequately address the impacts of cut and fill. The review of the controls for R3 zones within the Town Centre DCP has also identified the need for controls in this regard. A new Section (5.19) is included in the draft amendments to the Town Centre DCP, to provide controls in relation to earthworks for development within the Town Centres.

The controls seek to limit earthworks to protect sensitive ecosystems, groundwater flows, existing trees and structures, reduce landfill and protect land stability. The controls also seek to ensure adequate light, ventilation and privacy to residents and neighbouring properties.

Item 1

S06064
17 August 2007*Response*

Items 1 – 7 above are practical changes, or clarify and simplify the controls, and it is recommended that they be adopted.

Item 8 (G7) relates to the impact of groundwater changes from basement excavation on downstream ecosystems. An objective in this regard is already included in this section. Further discussion with Council's engineering and landscape officers was held, to ensure that practical solutions to this issue are possible. Solutions may include engineering design and/or adequate deep soil breaks between buildings. It is recommended that G7 be changed to indicate that consideration of groundwater flows is required at the design stage.

Recommendations

Amend Section 5.19 Earthworks as follows:

1. Delete G2 (ii).
2. In G3:
 - replace "*significant excavation*" with "*excavation*";
 - delete reference to "*significant habitats*";
 - add "*Note: A plan indicating the extent of batters or shoring in the vicinity of sensitive environments and prepared by a suitably qualified engineer, will be required to demonstrate this.*"
3. Rephrase first paragraph in G4 to read:
 - "*Retaining walls over 600mm in height relative to existing ground level, is to be avoided. Where greater level changes are sought, the site should be terraced. A minimum 500mm is required between the terraces to ensure that they do not read as a single level change and for the viability of landscaping.*"
4. Rephrase second paragraph in G6 as follows:
 - "*Works must not compromise the long term health and stability of trees. If the ground level is modified within the canopy spread, an arborist's report is to assess the impact of the proposed works.*"
5. Amend G7 as follows:
 - *The design of the proposal must consider the impacts of changed groundwater flows or direction on groundwater dependent ecosystems or species. Details of measures proposed to mitigate such impacts are required.*

Note: Riparian systems and a number of vegetation communities or species may be fully or partially dependent on groundwater. The geotechnical report must address changes to groundwater flows.

SUMMARY

Precinct H, Roseville

It is recommended that the following design objective and controls be included in Part 4 of the DCP for Precinct H Roseville to ensure the provision of a safe pedestrian link between Roseville Ave and Oliver Rd:

Design objective:

"Provide an attractive and safe pedestrian link between Oliver Rd and Roseville Ave along the eastern boundary of the precinct."

Design control:

"Residential apartment buildings adjacent to the proposed pedestrian link must have habitable rooms with windows or balconies overlooking the area to provide passive surveillance."

"Provide direct pedestrian access to the residential apartments from the proposed pedestrian link to provide activity."

The following revised earthworks schedule as part of Section 5.19 of the DCP be included

1. Delete G2 (ii).
2. In G3:
 - replace *"significant excavation"* with *"excavation"*
 - delete reference to *"significant habitats"*
 - Add *"Note: A plan indicating the extent of batters or shoring in the vicinity of sensitive environments and prepared by a suitably qualified engineer, will be required to demonstrate this."*
3. Rephrase first paragraph in G4 to read:
 - *"Retaining walls over 600mm in height relative to existing ground level, is to be avoided. Where greater level changes are sought, the site should be terraced. A minimum 500mm is required between the terraces to ensure that they do not read as a single level change and for the viability of landscaping."*
4. Rephrase second paragraph in G6 as follows:
 - *"Works must not compromise the long term health and stability of trees. If the ground level is modified within the canopy spread, an arborist's report is to assess the impact of the proposed works."*
5. Amend G7 as follows:
 - *The design of the proposal must consider the impacts of changed groundwater flows or direction on groundwater dependent ecosystems or species. Details of measures proposed to mitigate such impacts are required.*

Note: Riparian systems and a number of vegetation communities or species may be fully or partially dependent on groundwater. The geotechnical report must address changes to groundwater flows.

RECOMMENDATION

- A. That the proposed amendments to the Ku-ring-gai Town Centres Development Control Plan be adopted by Council subject to the amendments outlined in this report.
- B. That a public notice of Council's decision to adopt the amendments to the Town Centres Development Control Plan be issued in accordance with the Environmental Planning and Assessment Regulation.
- C. That Council submit a copy of the amended Development Control Plan to the Department of Planning in accordance with Clause 25AB of the Environmental Planning and Assessment Regulation.
- D. That all persons who made a submission be notified of Council's decision.

Antony Fabbro
Manager Urban Planning

Steven Head
Director Strategy

Craige Wyse
Senior Urban Planner

Ling Lee
Urban Design Architect

Terri Southwell
Urban Planner

Attachments: **Public submissions (6 in total) 784427, 792682, 795475, 795607, 795613, 807550**

E-Mail Message

From: [Peter Dobrijevic \[SMTP:peter.dobrijevic@alumni.uts.edu.au\]](mailto:Peter.Dobrijevic@alumni.uts.edu.au)
To: [KMC \[EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=KMC\]](#)
Cc: [Barry Wickham \[SMTP:arwick@hotmail.com\]](#), [Chris Kah Fook Wong \[SMTP:christow@chw.edu.au\]](#), [Jennifer Anne Dobrijevic \[SMTP:jenny_dobrijevic@yahoo.com.au\]](#), [Leo Smits \[SMTP:zone_bar@bigpond.com\]](#), [Councillors \[EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=COUNCILLORS\]](#), [John L. Hill \[SMTP:john@johnhill.com.au\]](#)
Sent: 09/06/2007 at 3:42 PM
Received: 09/06/2007 at 3:42 PM
Subject: KMC/rezoning: draft changes to DCP

Attachments: [Medium_Density_Residential_Controls_R3_TownhouseL.pdf](#)
[ATT2386116.htm](#)

In response to the public exhibition of the DCP amendments, I would like to make the following comments.

1. My property is the fourth (4th) house from Pymble Station.
2. The FSR for R3 areas vary?across?the town plans and that although my property is the closer to a railway station than other proposed R3 properties, we have the lowest FSR proposed of any R3 zone.? This seems at odds with the objectives of the NSW Government.
3. Including the proposed amendments, development of my property would be limited by: a flat of only three (3) storeys; a site ratio of 35%; and a FSR of 0.8.
4. To minimise construction costs, a three (3) storey building would be the obvious choice, but I would only be able to build on 27% of my site.? This is uneconomic, and?ridiculous given my next door neighbour has approval to build a 8 level block of flats over 35% of his site.
5. The council refused to disclose its economic modeling on the proposed zoning.? It is claiming "commercial-in-confidence" despite not being a landowner in the precinct.? Given recent land sales and current construction costs, the claim by council that development could occur in my R3 precinct is implausible.? Why doesn't the council release the?modeling for my precinct if it is so confident of its validity?
6. Given the already proposed LEP and DCP make development of medium density on my property economically impossible, largely due to the incredibly low FSR of 0.8 and restrictions on building envelopes, I don't see why the council has gone to the expense of exhibiting these new amendments which further restrict development.? I can only imagine it is to continue the farce of appearing to be responsive to the objectives of the NSW Government.

Please feel free to contact me if you would like me to expand on any of the above matters.

Cheers

Peter Dobrijevic
+61 408 130 462
HYPERLINK

"mailto:peter.dobrijevic@alumni.uts.edu.au"peter.dobrijevic@alumni.uts.edu.au
PO Box 170 Pymble NSW 2073 Australia

E-Mail Message

From: [KMC \[EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=KMC\]](mailto:Kenneth>Wee [SMTP:kswee2003@hotmail.com]
To: <a href=)
Cc:
Sent: 27/06/2007 at 7:44 PM
Received: 27/06/2007 at 7:45 PM
Subject: Untitled Message

Dear Councillors

Your Re fs06065

We request council to amend the proposed Medium Density Residential R 3 (town House) Site Controls -Lindfield Precinct G (13-17 Woodside and 2 and 2A Havilah Rd) :

Change the side setback to the East (border with 19 Woodside and 4 Havilah Rd) from 7 metres to 8 metres, in coformity with the Street Setbacks, to minimize the impact of townhouses on those properties.

The comment that 4 Havilah Rd has very generous side setback to the R 3 site is irrelevant and assumes that the present improvements on the land (which are very modest and very old) will never be rebuilt closer to the side boundary than the present house.It is the setback of the townhouses from the boundary that we should focus on.?

We appreciate that council does try to act fairly and hope that our request will be heeded.

Kenneth and Elaine Wee

4 Havilah Rd

Lindfield

?

? _____ ?

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General Manager
Ku-ring-gai Council
818 Pacific Highway
Gordon.
Fax: 94240880



2/7/07
6 Roseville Ave
Roseville



To Whom it May Concern,

Re: Reference 506065

I have viewed the current Public Exhibition of Amendments to the Draft Ku-ring-gai Development Control Plan (Townsheets). I live adjacent to Precinct H in Roseville.

I am pleased that some development controls have now been articulated for Precinct H. However I am unclear why the 11m setback from the Eastern boundary needs to include a public walkway, when Hillst Hill falls the same function just a short distance up the Hill. I am concerned that a public walkway will increase the risk of the cracks and potholes on the other side (underlying area) of the walkway being vandalised or broken into.

I am pleased that the setback is at least 11m, as this will allow for some decent sized trees to be planted. Many thanks.

Yours sincerely,

Russell F Howard

E-Mail Message

From: Paul Wilkinson [SMTP:WILKINSONP@stgeorge.com.au]
To: KMC [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=KMC]
Cc: cathwilk@bigpond.net.au [SMTP:cathwilk@bigpond.net.au], Anita Andrew [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=AANDREW], Adrienne Ryan [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=ARYAN], Elaine Malicki [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=MALICKI], Ian Cross [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CROSS], Jennifer Anderson [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=JANDERSON], Laura Bennett [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=BENNETT], Michael Lane [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=MLANE], Maureen Shelley [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=MSHELLEY], Ku-ring-gai Mayor [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=NEBBECK], Tony Hall [EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=HALL], Michael Bell [SMTP:BELLM@stgeorge.com.au], Paul Wilkinson [SMTP:WILKINSONP@stgeorge.com.au], caroline_mortlock@yahoo.com.au [SMTP:caroline_mortlock@yahoo.com.au]
Sent: 04/07/2007 at 3:40 PM
Received: 04/07/2007 at 3:40 PM
Subject: Precinct H- Roseville Draft Amendments Ref S.06065

Colin and other interested parties,
 First of all I would like to thank all the relevant council employees for the very extensive work done on the draft amendments. My major concern is the necessity to have 5 storeys. Even more of a worry is that after looking at your summary pictures you actually have 7 storeys when you include "underground" parking levels which do not appear to be really underground! It also looks good that there is going to be a an 11m setback in Oliver Rd however the setback at the moment (on my unofficial measurements) is 16m. I am aware that there is a lot of pressure from the State Government to provide increased accommodation. There has been a number of stories that possibly KGC has provided enough extra accommodation in their already approved recommendation and if this helps precinct H on having a lower number of storeys that would be an efficient result. I please implore the powers that be that it is completely inappropriate for a 5 (or 7) storey building to be erected in Oliver Rd Roseville. I appreciate that all members of council and I think council workers would agree with this view and again I thank everybody for their help and wish us all luck in achieving a sensible and appropriate solution.
 Thank you to everybody involved.

Paul Wilkinson
 8 Oliver Rd
 Roseville
 94162919

***** IMPORTANT INFORMATION *****

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E-Mail Message

From: [Catherine Wilkinson \[SMTP:Cathwilk@bigpond.net.au\]](mailto:Catherine.Wilkinson@bigpond.net.au)
To: [KMC \[EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=KMC\]](#)
Cc:
Sent: 04/07/2007 at 3:44 PM
Received: 04/07/2007 at 3:44 PM
Subject: Draft Ku-ring-gai Local Environmental Plan (Town Centres) - Reference S06065.

June 21, 2007

8 Oliver Rd
ROSEVILLE 2069

Ku-ring-gai Council
GORDON 2072 NSW

Attention: General Manager

Draft Ku-ring-gai Local Environmental Plan (Town Centre's) -Reference S06065.
Roseville - Precinct H

Dear Sir

I am writing in relation to the amended plans regarding Roseville Town centre Precinct H, where I concede there has been considerable amount of time spent by council modifying the previous plan.

Despite the best efforts by council it would be devastating to the streetscape of Roseville if these plans were to go ahead. The overriding objection remains that five storey apartments do not sit well next to single storey bungalows despite setbacks etc., this is made worse by the elevated ridge along Hill Street descending down both Roseville Avenue and Oliver Road .

There are currently no street trees within Precinct H, which are the height of five storey apartments or have the capacity to grow height of five storey apartments as indicated in the draft plans. Therefore the development will create blight on the entire Roseville 'village'.

Council should continue to consider Precinct H development completely inappropriate.

Yours sincerely,

Catherine Wilkinson



RailCorp

Network Development Division, Product Development
PO Box K349 Haymarket NSW 1238
Level 2, 18 Lee Street Chippendale NSW 2008
Tel: 02 8202 3334 Fax: 8202 2930
www.railcorp.info

25 July 2007

Ref:D2007/63415

General Manager
Ku-ring-gai Municipal Council
Locked Bag 1056
PYMBLE NSW 2073

Dear Mr McKee

**PUBLIC EXHIBITION –
Draft Ku-ring-gai Local Environmental Plan (Town Centres)
Turrumurra Deferred Matter Amendments to Draft Ku-ring-gai Development Control
Plan (Town Centres)**

I refer to Council's email dated 4 June 2007 regarding the draft LEPs and DCPs for town centres in the Ku-ring-gai local government area.

RailCorp has reviewed the draft plans and asks that the following issues be addressed in the controls contained within the Ku-ring-gai Town Centres DCP and in the site controls for Precincts D and H in Roseville.

Noise and Vibration

RailCorp is concerned that residents and businesses will encounter rail-related noise and vibration from the adjacent rail corridor. Rail noise and vibration can seriously affect residential amenity and comfort, and jeopardise the structural safety of buildings, and should be addressed early in the development process.

RailCorp have published the following documents as part of a joint initiative aimed at managing rail noise and vibration impacts associated with development near the rail corridor:

Interim Guidelines for Councils – consideration of rail noise and vibration in the planning process. This aims to assist local government in considering and assessing rail noise and vibration as part of their strategic planning and development control functions.

Interim Guidelines for Applicants - consideration of rail noise and vibration in the planning process. This aims to assist those involved in the planning and design of developments near the rail corridor.

These documents are available at:

http://www.railcorp.info/building_near_the_railway/environmental_guidelines

In drafting the Development Control Plan, Council is encouraged to adopt the recommendations given in Part C – Draft Planning Instruments of the Guidelines for Councils.

Stray Currents and Electrolysis from Rail Operations

Stray currents as a result of rail operations may impact on the structure of adjacent development. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. At times, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, the currents may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer.

Council is requested to consider the potential impact of stray currents, and include a requirement in the DCP for developers to engage an expert consultant when designing buildings. It is also requested that Council impose a clause requiring Electrolysis Risk reports and mitigation measures on developments adjacent to the railway corridor.

Building Set Backs and Design

The safety of the rail network is of key importance to RailCorp. As such RailCorp is very concerned with the design of adjacent and adjoining development. The following are a few design elements that RailCorp believes should be addressed in the DCP.

The placement of buildings and structures in relation to RailCorp's facilities should enable continued access to the corridor for maintenance of RailCorp's facilities.

To ensure the safety of passenger rail services, balconies and windows in the proposed development, must be designed to prevent objects being thrown into the rail corridor. Alien objects can damage overhead power lines, cause injury to others and initiate derailment.

In order to maintain the safety of the occupants of any new development, all balcony and window design should meet the relevant BCA standards, and the RailCorp Electrical Standards. These standards will provide appropriate separation of the building and its occupants from electrified infrastructures.

Balconies overlooking RailCorp's facilities should not be serviced with outside taps, and rainwater should be piped down the face of the building overlooking RailCorp's Facilities. RailCorp is concerned that water sprayed from balconies over electrical structures may lead to electricity arcing.

Thank you for providing RailCorp the opportunity to comment. Please contact Nerida Morgan, Principal Planner by phone at 8202 2317 or email nerida.morgan@railcorp.nsw.gov.au if you have any further enquiries as to the content of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gary McGregor', written in a cursive style.

GARY McGREGOR
A/General Manager
Network Development

TURRAMURRA PRECINCT C - TOWN CENTRE LOCAL ENVIRONMENTAL PLAN (LEP) & DEVELOPMENT CONTROL PLAN (DCP) FINAL REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To enable Council to consider the deferred matter in Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No. 1 and the Draft Ku-ring-gai Development Control Plan Town Centres (Turramurra) 2006.
BACKGROUND:	Precinct C, Turramurra is located between the Pacific Highway, Kissing Point Road and Duff Street, Turramurra. The precinct was formally deferred in November 2006, from the draft LEP under Section 68(5) of the Act. Draft amendments were considered by Council on 8 May 2007 and placed on public exhibition from 4 June until 4 July 2007.
COMMENTS:	There were 4 public submissions made during the exhibition period regarding Precinct C. Key issues have been assessed and recommendations have been made for further amendments to the Draft DCP and DLEP.
RECOMMENDATION:	That the deferred matter in Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.1 and the Draft Ku-ring-gai Development Control Plan Town Centres (Turramurra) 2006, as amended, be adopted by Council and forwarded to the Department and the Minister for Planning with the Section 68 submission with a request for the Plan to be made.

PURPOSE OF REPORT

To enable Council to consider the deferred matter in Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No. 1 and the Draft Ku-ring-gai Development Control Plan Town Centres (Turramurra) 2006.

BACKGROUND

Turramurra Precinct C is located on the southern side of the Pacific Highway at the intersection with Kissing Point Road and backs onto Granny Springs which is an isolated bushland reserve of about 2ha. The precinct includes 9 privately owned properties: 1364, 1370-1378, 1380-1388, 1390, 1392 and 1396 Pacific Highway; 1 Kissing Point Road as well as Council owned lands 3 and 1A Kissing Point Road.

Draft plans were exhibited for this precinct in September 2006. Following the exhibition a number of submissions were received from landowners within this precinct arguing that the draft FSR for the site was insufficient to encourage redevelopment. Public submissions also noted concern in relation to Blue Gum High Forest (BGHF) and existing trees. As a result of these submissions Council resolved, in November 2006, that the precinct be formally deferred from the draft LEP under Section 68(5) of the Act.

New plans were prepared in March 2007 for Precinct C. The option was reviewed in consultation with Councillors, staff, the Rural Fire Service, economic consultants and landowners. Following consultation a further two options were prepared investigating reductions in building height particularly along Kissing Point Road and Pacific Highway.

Two options were reported to Council on 8 May 2007, at that meeting Council resolved the following:

"That Option 2A dated April 2007 for Precinct C Turramurra, be adopted by Council for public exhibition in accordance with the Environmental Planning and Assessment Act and Regulations."

The draft amendments were subsequently placed on public exhibition from 4 June until 4 July 2007.

COMMENTS

Exhibited Option (2A)

Option 2A (Attachment 1) comprises the following elements:

- A site area of 7,320sqm;
- A two storey retail/commercial podium fronting Pacific Highway and Kissing Point Road and a three storey retail/commercial podium fronting the new Stonex Street. The podium comprises retail floor space including a supermarket of around 2,000sqm and commercial floor space;
- 3 storeys of residential buildings on top of the podium;

Item 2

S06064
17 August 2007

- Alignment of residential buildings to reduce the profile of buildings facing the bushland reserve to address bushfire protection issues while still meeting SEPP 65 requirements;
- A proposed new street (Stonex Street) along the back of the site separating the development from the adjoining bushland. The street is proposed as a 15 metre ROW with two way traffic and parallel parking on one side;
- 2 metre building setbacks to Kissing Point Road, Pacific Highway and Stonex Lane to create wider footpaths; and
- A new park on southern side of proposed Stonex Street as an extension of Granny Springs (approximately 875sqm in area).

The following are the proposed controls / provisions for the site:

Draft LEP provisions:

- B2 Local Centre zone;
- FSR of 2.8:1; and
- retail FSR minimum 0.9:1 and maximum 1.0:1.

Draft DCP controls:

- 2 metre setbacks to Kissing Point Road, Pacific Highway and Stonex Lane;
- Proposed Stonex Street with a minimum width of 15 metres;
- A new park on the down hill side of proposed Stonex Street with a minimum area of 875sqm;
- Inclusion of detailed performance criteria relating to Bushfire protection;
- A requirement that the development will not result in any disturbance to the adjoining BGHF.

Analysis of public submissions

There were 4 public submissions made during the exhibition period regarding Precinct C (see **Attachment 2**). Key issues raised in submissions have been assessed in this report and recommendations have been made.

The discussion below has been divided into the following sections:

- Summary of submissions;
- Council's analysis of submissions received; and
- Recommendations.

Submission no. 1 - Turramurra resident (Duff Street)

Summary of submission

The submission raises the following concerns:

- The proposed permissible height of the buildings (6 storeys) at the rear of the precinct.
- The negative impacts of the proposed development in terms of privacy, overshadowing and visual impacts.
- Requests that the height limit be kept at 5 storeys.
- The proposal will set a precedent to increase height elsewhere in Turramurra.

Item 2

S06064
17 August 2007

- Requests the provision of an all weather pedestrian overpass (over the highway) at the intersection of Kissing Point Road and Pacific Highway - concerned about the pedestrian safety around this area.

Council's response

Council resolved in November 2006 to increase the FSR for the site to 2.8:1. Council has considered a range of options for the site with a variety of building heights. Analysis of the options indicates that there is no potential to further reduce building height to 5 storeys at the rear of the precinct and achieve the FSR that Council has resolved. Council has selected an option which maintains a five storey building height to the main roads as these are the most visible and impact on the greatest number of people.

In terms of privacy, overshadowing and visual impacts the proposal will have minimal impact on residents on the downhill side on Duff Street. The following is noted:

- A six storey building height is about 21 metres in height this is lower than the large Blue gums in the Granny Springs reserve and therefore the building will be screened to an acceptable degree.
- In terms of overshadowing Duff Street is to the west of the site and will not be affected by overshadowing.
- The nearest house in Duff Street is 90 metres from the 6 storey element of the building, with forest in between, therefore privacy and visual impacts are unlikely to be significant.

In relation the last point the DCP does not specifically require or prohibit a pedestrian bridge over the highway, it would be up to landowners on either side of the highway to make such a project feasible. The development would then be assessed on its merits by Council.

Recommendations

No change is recommended.

Submission no. 2 from Chris Young Planning on behalf of owners of 1380-1388 Pacific Hwy-Turramurra Plaza site

Summary of submission

The submission makes the following points:

- The exhibited proposal is not economically viable (an economic viability report was attached to the submission).
- Submissions to the previous exhibition remain valid and are requested to be considered.
- FSR of 3.5:1 is required to be viable dependant upon the requirements of Council as land owner.
- Land classification process remains unfulfilled and in doubt.
- Bush fire prone lands classification needs review regarding fire history possible threat and impact upon development.
- The new Stonex Street as a through road is a bad traffic and planning decision and should be deleted.
- DDCP conflicts of Stonex Street vibrancy, traffic and bushfire require resolution.

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- Traffic and parking access to the site needs clear resolution.
- Location and number of replacement car parking spaces provided under s 94 require detailing.
- Commercial FSR reduction on sites under the DDCP is in contravention to Direction No.3 from the Director General.
- LEP and DCP not consistent and contradictory.
- The present exhibited scheme is unlikely to be constructed.

Council Response – economic feasibility

Council's economic consultant, Sphere Property Corporation, has reviewed the submission and provided comments the full report is provided as a confidential attachment to this report **(Attachment 3)**.

SPC conclude that

"A private sector developer for Precinct C will at a future time pay owners of the land a rate that is supported by the LEP/DCP. This rate might be slightly below some owners' expectations (as has been demonstrated in the current submissions). Calculations made using correct assumptions and market values do indicate, however, that the proposed floor space planned for Precinct C, together with KMC's investment in roads and open space, should produce a commercially viable development project..."

It is further noted that this is the forth economic review undertaken for this site by Council and, based on the latest advice Council is confident that the LEP provisions provide sufficient incentive for redevelopment of the site in accordance with the LEP and DCP.

Council Response – land reclassification

Council resolved on 14 August to bring forward consideration of reclassification of Council lands within the centres including Council's land within Precinct C from December 2007 to October 2007.

Council Response – Bush fire

Council's Bush Fire Map has recently been comprehensively reviewed in liaison with the Rural Fire Service. On 19 June 2007, Council resolved to publicly exhibit the Draft Bushfire Prone Land Map and to seek comment from the community. Written submissions were received up until Friday, 17 August, 2007. Any further changes to the classifications of the land in terms of fire hazard, post-exhibition, is a matter for discussion with the Rural Fire Service as they are the approval agency.

The submission highlights a contradiction in the Fire Hazard controls, within the DCP, where it states that "...entrance and exit points to underground parking are not recommended off Stonex Street...". Council notes this control is not consistent with the objectives for the site and should be reworded to allow access points off Stonex Street but require the provision of measures to ensure safe evacuation during a fire.

Council response – proposed Stonex Street, traffic and parking

No evidence has been provided in the submission to support the claim that Stonex Street is a bad planning decision.

Stonex Street has a number of functions:

- Traffic access between Duff Street and Kissing Point Road.

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- Bush fire buffer zone.
- Vehicle and service access to the site.
- Provision of retail and offices away from the highway.
- Stonex Street supported by traffic study assist with functioning of intersection of Kissing Point Road and the Highway.

Council's decision to include a new street was based on advice from a number of professionals including traffic planners, urban designers, economic consultants and town planners. The submission makes a statement which has not been supported by detailed analysis.

Bushfire conflicts adjoining Stonex Street can be minimised through appropriate building design, selection of fire retardant street trees and other measures. Traffic volumes along the street will be moderate (traffic studies show volumes of between 30 vehicles per hour and about 150 vehicles per hour) and the street will provide opportunities for outdoor dining on the south side of Turramurra with a bush outlook.

Council response – S94 Planning

A draft Contributions Strategy will be reported to Council on the 28th August and will be publicly available as part of the Business Paper.

A draft Section 94 Plan for the town centres is to be publicly exhibited in October 2007. Council's intentions as to car parking provision and funding will be made available at that time.

Council response – commercial and retail FSR

Contrary to the claim made in the submission there is no reduction in commercial FSR. Within the B2 zone it is possible to provide commercial floor space up to the site FSR of 2.8:1 which represents nearly 3 times that currently available.

Retail FSR is proposed to be capped at a maximum 1.0:1 which is equivalent to the current provisions of the 3(a)-(A2) zone

Council Response – Urban Design and Architecture

The submission includes plans and sections for a proposed building.

- The proposed heights of 8-9 storeys are considered inappropriate due to the high visibility of this location, especially when viewed from a long distance (note that Precinct C is at a high point along the Pacific Hwy).
- The corner open space at the intersection of Kissing Point Rd and Pacific Highway, as shown in one of the proposed schemes, was not supported by either Council or the community during exhibition of the Draft DCP in September 2006. Future open space should be concentrated at the rear of the site adjacent to the existing open space.
- The proposed footprint and layout of the residential development (over the podium) are contrary with the objectives of the DDCP (note the DDCP proposes "finger" design also to minimise frontage to the bushland area with a fire hazard). The "curvilinear" building forms are not consistent with the "street wall" buildings proposed for other sites in the DCP.

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Council Response – LEP and DCP inconsistency

The submission notes that part of the Precinct C site has a height control of 10.2m in the LEP while the DCP shows no built form in this area.

Council's intention in this case is to maintain the same height which is currently available under the KPSO while clearly showing the intent in the Draft DCP which is to transfer development potential to other parts of the site.

Recommendations

The following changes are recommended to address issues raised in this submission:

- Amend the Fire Hazard control iv) page T4-14 as follows:

"Entrance and exit points to underground parking and service areas are to be provided off Stonex Street. Because the area will be subject to ember attack, radiated heat and smoke during a bush fire, appropriate measures are required to ensure safe evacuation during a fire".

Submission no.3 from business owners 1392 Pacific Highway

Summary of submission

The submission raises the following issues:

- Council's draft plans are not economically viable and will not encourage State Government objectives to be met.
- Requests that Precinct C become a State significant land site.
- Claimed that an FSR of approx 3.5:1 and height up to 9 storeys (7.6 storeys along the highway and 8.6 storeys at the rear) is required to provide a feasible development
- Feasibility modelling attached to the submission.

Council response – economic feasibility

Council's economic consultant, Sphere Property Corporation, have reviewed the submission and provided comments the full report is provided as a confidential attachment to this report **(Attachment 3)**.

The conclusion that SPC reached with respect to the Hamer/Charalambous submission was

"...that the assumed high value used for the precinct land combined with several inconsistencies and misunderstandings had combined to create an incorrect feasibility assessment. Given more realistic and corrected assumptions, Precinct C....should be attractive for developers to undertake the project as shown in the draft documents"

Council response – State significant land site

This is not an issue Council can respond to as it relates to State Government legislation

Recommendations

No change is recommended.

Item 2

S06064
17 August 2007*Submission no. 4 from Turramurra resident (Ashburton Avenue)**Summary of submission*

This submission fully supports the revised proposals for Precinct C.

Council response

Council acknowledges support for draft proposals

Recommendations

No change is recommended.

CONSULTATION

The relevant landowners and surrounding land owners plus those who have made submissions in response to the proposed DCP and LEP amendments, have been notified by letter of this report going to Council – together with some 4000 people via email who have expressed on-going interest in being kept informed about the town centre planning.

The proposed DCP and LEP amendments for Precinct C, Turramurra and accompanying documentation were on public exhibition from 4 June to 4 July 2007. In response, 4 submissions have been received from the following:

<i>SUB NO.</i>	<i>NAME</i>	<i>ORGANISATION/RESIDENT</i>
PRECINCT C, TURRAMURRA		
1	Mr G Curtis	Turramurra resident (Duff St)
2	Mr C Young	Chris Young Planning on behalf of owners of 1380-1388 Pacific Hwy (Turramurra Plaza site)
3	Mr A Hamer	Business owners 1392 Pacific Highway
4	Mr J Warner	Turramurra resident (Ashburton Ave)

FINANCIAL CONSIDERATIONS

Costs were covered by the Strategy Department budget and part funding from the NSW Department of Planning.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with all Council's departments has been undertaken in preparing this report.

SUMMARY

Summary of recommended amendments:

- Amend the Fire Hazard control iv) page T4-14 as follows:
“Entrance and exit points to underground parking and service areas are to be provided off Stonex Street. Because the area will be subject to ember attack, radiated heat and smoke during a bush fire, appropriate measures are required to ensure safe evacuation during a fire”.

RECOMMENDATION

- A. That Council adopt the deferred matter in Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No 1 applying to Precinct C in Turramurra.
- B. That the proposed amendment to the Draft Ku-ring-gai Development Control Plan Town Centres (Turramurra) be adopted by Council.
- C. That Council submit a copy of the draft amended Local Environmental Plan to the Director General of the Department of Planning in accordance with Section 68 of the Environmental Planning and Assessment Act, requesting that the Plan be made.
- D. That amended Development Control Plan be forwarded to the Department of Planning in accordance with Clause 25 of the Environmental Planning and Assessment Act and Regulations.
- E. That all persons who made a submission be notified of Council's decision.

Bill Royal
Senior Urban Planner

Steven Head
Director Strategy

Antony Fabbro
Manager Urban Planning

Craig Wyse
Senior Urban Planner

Attachments:
1 - Exhibited option 2A - DCP controls Precinct C Turramurra - 767417
2 - Precinct C - public submissions - 795578, 796579, 795635, 795643
3 - Confidential Sphere Property Corporation Economic Feasibility Report - Precinct C Turramurra - circulated separately

T4.7.3 PRECINCTS C AND N - STONEX STREET - OPTION 2A

DESIRED FUTURE CHARACTER

- This precinct will become the second retail hub within the Turrumurra Centre. The area will offer an expanded range of speciality shops, a larger supermarket (up to 2000sqm), business and office space, as well as residential apartments.
- Residential development over the commercial podium will be designed in fingers to minimise frontage to the bushland area which represents a fire hazard. Generous internal landscaped courtyards will separate the buildings.
- A new street will be created ("Stonex Street") which will be a two way public road with on -street parking and footpaths connecting Kissing Point Road and Duff Street. The road will be a minimum of 15 metres wide and will function as an Asset Protection Zone (APZ).
- Retail and commercial development in Stonex Street will have an urban form with minimal front setback.
- Stonex Lane will be upgraded and widened. Restaurants and cafe will be located on either side of the pedestrian lane. Buildings will be setback and reduced in height to improve amenity.

- A new park is provided at the edge of the Granny Springs bushland area, for low key passive recreation such as a children's playground and seating this will improve access to the existing bushland as well as providing a buffer for bush fire safety.
- The site on the corner of Duff and Stonex Streets (Precinct N) provides a transition from mixed use development within Precinct C to the residential precinct beyond Duff Street. Development in Duff Street is characterised by generous landscaped setbacks.

OBJECTIVES

- To provide additional retail and commercial capacity within the Turrumurra Centre including capacity for a mid-size supermarket.
- To provide opportunities for new speciality retail, cafes and restaurants to be located away from the highway with views over bushland.
- To provide a new public road connecting Duff Street and Kissing Point Road (Stonex Street).
- To provide improved public access to the Granny Springs bushland area.
- To promote a mix of uses including residential uses, retail uses and business uses.
- To provide a new local park in an environment that can take advantage of the bushland location.
- To protect and enhance the Blue Gum High Forest within the Granny Springs bushland area
- To provide of Asset Protection Zones to the south of the proposed residential buildings in accordance with the Planning for Bushfire Protection 2006.
- To ensure buildings are appropriately constructed in accordance with AS 3959 Building in Bushfire Prone Areas.
- To design the proposed access road (Stonex Street) to aid fire fighting and incorporate access specifications identified in Planning for Bushfire Protection 2006.
- To provide a reliable source of water for fire fighting activities on the hazard side of the precinct in accordance with Planning for Bushfire Protection 2006.

CONTROLS

Building Uses and Ground Floor Activities

- Provide mixed use development with a retail and commercial podium, and residential above.
- Locate a mid sized supermarket (up to 2000sqm) below



PRECINCT PLAN

T4.7.3 PRECINCTS C AND N - STONEX STREET - OPTION 2A (CONTINUED)

- the Highway street level.
- iii) Ensure continuous active retail frontages, including cafes and restaurants, along the Stonex Lane and Stonex Street.
- iv) Provide active retail and commercial frontages addressing the highway and Kissing Point Road

Site Amalgamation

- i) Precinct C is to be amalgamated as one site as shown in Section T 4.1 for preferred lot amalgamations.

Building Heights

- i) The maximum building heights are shown on Section T4.7.3.
- ii) The maximum building height fronting the Pacific Highway and Kissing Point Road is 5 storeys. The maximum building height fronting Stonex Street is 6 storeys.
- iii) The maximum podium height fronting the Pacific Highway and Kissing Point Road is 2 storeys. The maximum podium height fronting Stonex Street is 3 storeys.

- iv) Where a building is 4 storeys or greater the top floor area should be no greater than 60% of the floor area immediately below

Building Envelope and Separation

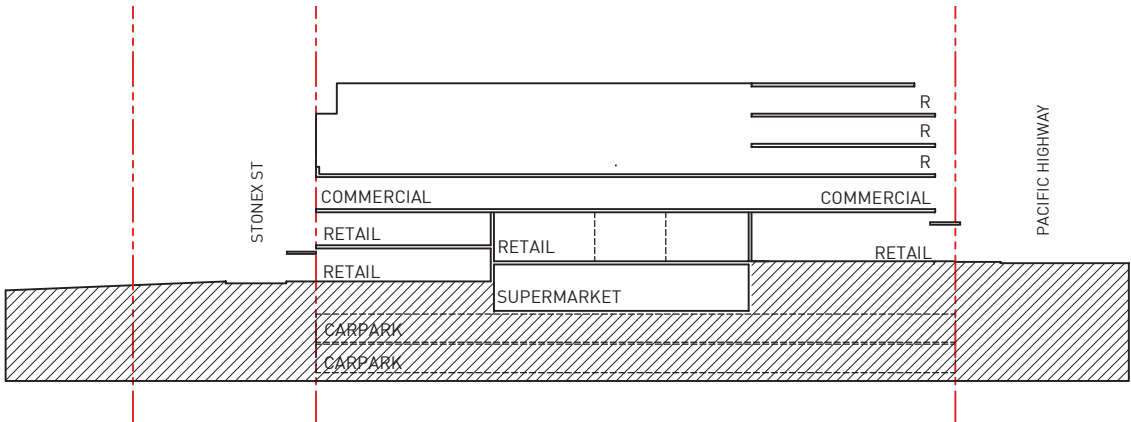
- i) The building envelopes provided are not intended to represent the final building forms. They are a three dimensional zone that limits the extent of a building in plan and section within which a future building can be located.
- ii) Building depth and separation are shown in Section T4.7.3 and are consistent with SEPP 65.

Building Setbacks and Articulation

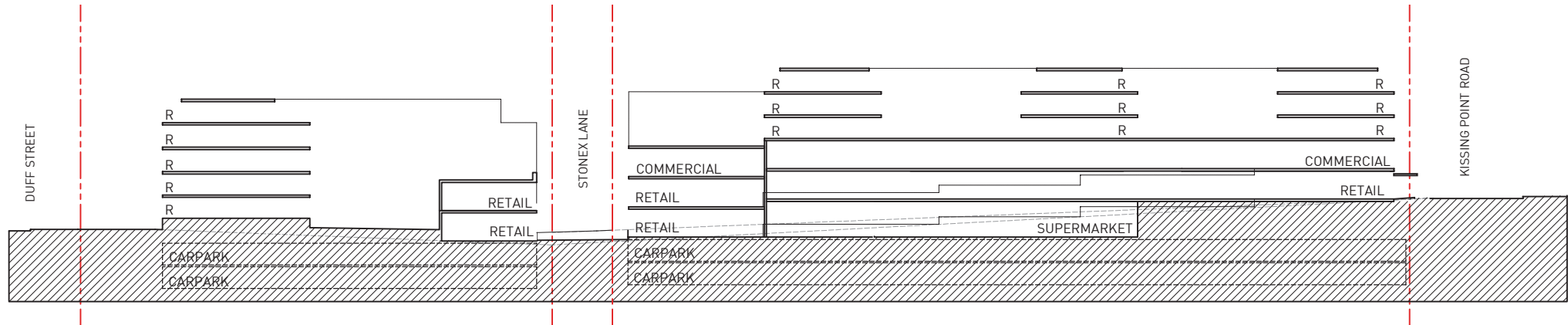
- i) Provide continuous built form to the retail core in accordance with the Section T4.7.3.
- ii) Retail shop fronts to the Pacific Highway, Stonex Lane and Kissing Point Road are to be setback 2 metres from the front boundary to allow for wider footpaths, awnings and street tree planting.

Environmental protection

- i) The development will not result in any disturbance to the adjoining BGHF
- ii) A minimum 15 metre buffer from the new building to the adjacent Blue Gum High Forest (BGHF) is to be provided in the form of a new road (Stonex Street).
- iii) Consultation with an ecologist and an arborist is required during the design phase of this process to minimise potential impacts on the bushland. Construction and excavation or other disturbances will be limited to the currently disturbed area (e.g. the existing car parks and building platforms).
- iv) The design of the stormwater system for the development is to minimise impact on the adjacent bushland and riparian zones.
- v) The development will be consistent with the Ku-ring-gai Council Riparian Policy.
- vi) Landscaping should consist of predominately native plants of the Blue Gum High Forest community (where this does not conflict with fire protection requirements).



SECTION B



SECTION A

T4.7.3 PRECINCTS C AND N - STONEX STREET - OPTION 2A (CONTINUED)

Fire hazard

- i) Consideration must also be given to the following performance criteria to further address bushfire protection, including:
- ii) The profile of buildings facing the bushland reserve should be minimised so that the lowest possible surface area is open to the fire front should a fire occur.
- iii) All building facades facing the hazard require building construction standards to Level 3 as per AS3959. All other facades require building construction standards to Level 2 as per AS3959.
- iv) Entrance and exit points to underground car parking are not recommended off Stonex Street. Where this is unavoidable measures must be put in place to prevent the area being impacted by ember attack, radiated heat and smoke and allow evacuation in an emergency situation.
- v) To minimise the impacts of wind-born ember attack landscaped gardens are to be separated from each other by a minimum distance of 5 metres.
- vi) Avoid garden beds that run up to a building or are up against buildings especially where they run beneath windows. Organic mulch should be avoided, with inorganic mulches such as decorative pebbles preferred.
- vii) Tree plantings should not link with those trees within the reserve nor should they form rows leading up to buildings. Trees, and other plants, are to be fire retardant species.
- viii) A dedicated water supply for fighting fires is required. The tanks are to be minimum capacity of 10,000 litres and each building is to have a separate tank. Installation of tanks at ground level or below is preferred however they may be installed on upper levels of building. Signage indicating the location of these outlets should be prominent.
- ix) A deluge system designed to spray water over of the building façade facing the bushland reserve is required.
- x) Air conditioning systems are to be designed to be automatically switched off in a bushfire emergency, or alternatively, have smoke scrubbers fitted.
- xi) All gas, water and electricity services are to be sited below ground. Where they must be above ground then they are to be sited on the opposite side of the buildings to the hazard.

E-Mail Message

From: [Greg Curtis \(12937 \[SMTP:gcurtis@minara.com.au\]\)](mailto:Greg.Curtis@minara.com.au)
To: kmc@kmc.nsw.gov.au. [SMTP:kmc@kmc.nsw.gov.au.]
Cc: greg.curtis@au.yokogawa.com
[SMTP:greg.curtis@au.yokogawa.com]
Sent: 04/07/2007 at 12:59 PM
Received: 04/07/2007 at 1:00 PM
Subject: Turrumurra Precinct C Reference: S06065- Draft Town
Centres LEP and DCP Amendments.

To KMC's General Manager,

I reside on the shoulder of the Turrumurra Town Centre on Duff St and I would like to make a submission to register my opinion on the draft amendment to the Turrumurra Town Centre - Precinct C.

My main concern is the proposed permissible height of the buildings at the rear of the Precinct C area. The height in this area is stated as being 3 storeys business/retail + 3 storeys residential. This is way too high. The State government has stated that the max levels in the Town Centres need only be 5 storeys high, so I believe Council's proposal is not only unwarranted due to its negative impacts of:

- i. overshadowing onto nearby blocks,
- ii. an eyesore for residents living further down Duff St and Kissing Point Rd due to the massive bulk of the structure
- iii. a privacy intrusion for these residents as their yards and homes can be seen into by inhabitants of the residential storeys.

but it's also unjustified by the State Government requirements. Council must limit the Turrumurra Town Centre Precinct C plan to a maximum of 5 storeys. A negative consequence of Council pushing for 6 level buildings, is it has provided justification for the developers of land in the medium density zones (D3 zone) to also propose their buildings at 6 storeys. This is currently the case with a DA at 1-3 Duff St & 17 Lamond Ave proposing 6 level residential towers with 2 storey basement parking. How can Council say no this application when it is itself proposing 6 storey buildings next door. Council should be setting the right example to show developers that the planning guidelines must be followed. Council should not short change the community just to appease the financial avarice of a few developers. Else, where does the abuse of planning guidelines and community benefit stop.

On another point, I'm amazed that Council has not made mention of the urgent need for a pedestrian overpass over the Hwy at the corner of Kissing Point Rd and Pacific Hwy. This intersection is currently a traffic jam at peak hours with travellers coming straight off the train at the station and then walking south and flooding the intersection. Traffic turning left from Kissing Point Rd virtually comes to a standstill and hence the rabbit run along the Stonex St. Not only is this slowing traffic up but it poses a significant danger to pedestrians as drivers become stressed by the slow going and try to push forward. Council must include into Precinct C's planning guidelines the addition of an all weather pedestrian overpass. It can be funded from the developers contributions that KMC currently collects. Council needs to think of the residents safety and comfort

as a priority that can no longer be pushed to the background.

Thankyou for reading my submission and I hope it prevails into
Councillors thoughts when they go to determine this amendment.

Regards,
Greg Curtis
Duff St Resident
9402 6683

CHRIS YOUNG *Planning*

5 Jamberoo Ave., BAULKHAM HILLS NSW 2153
A.B.N. 25 092 903 654

Phone & Fax (02) 9674 3759
Mobile 0408 474 967
Email cyplan@goanna.net.au

4th July 2007

The General Manager
Ku-ring-gai Council,
Locked Bag 1056,
Pymble. NSW 2073



Attention: Antony Fabbro

Dear Mr Fabbro

Re: Submission to Town Centres DLEP Amendment Turramurra Precinct C;
SO 6065- Turramurra Precinct C Draft Plans.

Please find attached a hardcopy of our submission to Council for the Amended Turramurra Town Centres DLEP Precinct C.

The submission consists of 3 parts. A written submission from Chris Young Planning, 8 x A3 plans showing 2 possible viable schemes for the land prepared by Dugald Mackenzie & Associates Architects and an economic viability assessment of Councils exhibited scheme and a proposed viable alternative.

The submission was emailed to Council today at approximately 3.00pm in firstly 3 parts but later part 2 was emailed again in two parts due to size and rejection by the server.

Should you require any further assistance on this matter please do not hesitate to contact me on 9674 3759, mobile 0408 474 967 or email cyplan@goanna.net.au.

Yours sincerely

Chris Young
Encl

CC Minister Sartor & Department of Planning.

CHRIS YOUNG *Planning*

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4th July 2007



The General Manager
Ku-ring-gai Council,
Locked Bag 1056,
Pymble. NSW 2073

Attention: Antony Fabbro

Dear Mr Fabbro

**Re: Submission to Town Centres DLEP Amendment Turramurra Precinct C;
SO 6065- Turramurra Precinct C Draft Plans.**

Chris Young Planning has been engaged by the owners of 1380-1388 Pacific Highway Turramurra to assist with a submission to Council in relation to the Turramurra Town Centre DLEP amendment to the deferred Precinct C.

The site is known as the Turramurra Plaza and is located on the western side of the Pacific Highway with access to Kissing Point Road and Duff Street.

The site incorporates a Franklins supermarket and other specialty shops and covers almost the entire site at a FSR of over 1:1.

An area to the rear of the site was dedicated to Council for open space at the time of the approval for the building. In regards to car parking, the elevated roadway and associated car parking on the land at Number 4 Duff Street was constructed by the owner as a s94 contribution in lieu of on site car parking. In addition a further contribution to car parking under s 94 was provided again in lieu of onsite parking for changes to the centre at later dates.

The land at Number 3 Kissing point Road was purchased for car parking from funds collected from shopkeepers via a local rate and car parking contributions for spaces not provided on site in Turramurra developments. These sites are considered as being provided by s 94 type contributions.

A right of accessway exists across the various lands to facilitate vehicular access without the introduction of a formal street. This was a conscious planning decision to stop a "rat run" type traffic movement thru the area for traffic to by pass the signals at Kissing Point Road, while still permitting genuine shopping traffic access to both Kissing Point Road and Duff Street.

The site comprises part of a group of sites proposed to be amalgamated as a single development of which Council and the owner of 1380-1388 Pacific Highway constitute the major landholders.

A previous proposal, which led to the deferment from the DLEP on 13th November 2006, was the subject of objection on the basis on non economic viability and other matters. **The present exhibited proposal remains non viable** and previous submissions remain valid as well as additional issues presented in this submission.

Based on this exhibited proposal, the scheme in Councils Draft DCP will not be realised.

The scheme is based on a number of concepts that need a thorough investigation before a final plan can be resolved.

These are in part;

- A new through road Stonex Street to relieve the traffic at the intersection of Kissing Point Road and Pacific Highway (as stated in previous officers reports)
- A new street Stonex Street with kerbside parking, street trees to create an outdoor area for restaurants, cafes etc.
- A new street Stonex Street to create a bush fire buffer for the bushfire prone area of the adjoining open space,
- Additional parkland from the site 1380-1388 Pacific Highway to add to the open space area west of the new street.
- Development limitations due to the impact of the bush fire prone land classification of the adjoining land and buffer zones extending into the Turrumurra shopping centre.
- Height limitation of maximum 5 storey to the Highway and some 6 storey to the rear.

There is considerable uncertainty about the essential elements of land classification and location and provision of car parking as required for replacement of the s 94 contribution car parking areas.

The DDCP contradicts the DLEP in development potential for the lands.

The zoning Map shows 2 zones for the lands being RE1 for the lands owned by Council formerly zoned as car parking but physically impossible to be used for that purpose and the remainder for Business B2 Local Centre, including other lands used as car parking.

The Height map shows the different heights proposed for the lands and in particular towards the rear of the site an area for business/retail only at 10.2m. Perusal of the

DDCP page T4-12 shows all this purple area to be proposed park and new street. Page T13 shows no development in this area other than the street. The plans are misleading or contradictory.

The floor space ratio map shows the sites, with the exception of 3 Kissing Point Road to have a maximum of 2.8:1 with retail minimum 0.9:1 and maximum 1.0:1. The Kissing Point Road site is shown as 1:1.

Again the DDCP shows the Kissing Point Road site as a road and park resulting in zero floor space.

The remaining site at 2.6:1 includes the new Stonex Street and proposed park (zoned Business B2).

The site, the subject of this submission, is effectively reduced by 50% by the DDCP in respect of retail floor space and relies upon Council firstly undertaking the land classification process correctly, deciding to classify the land operational, agreeing to be part of any redevelopment after allocating space for the s 94 car parking and funding the relocation and negotiating with the other land owners a satisfactory arrangement for development.

A reduction in the retail FSR is in contravention of Direction No 3.

Direction No 3 – Business Zones includes the requirements that a Draft LEP shall not:

- (a) alter the location of existing zonings, or*
- (b) alter the area of existing zonings, or*
- (c) create, remove or alter provisions applying to land zoned for Business that will result in a reduction of potential floor space area.*

While the zoning may not change the development potential of the DDCP on the subject site does dramatically alter.

To date no definite details of proposals for the site have been discussed or considered.

Based on the DDCP, if the site was to be developed in isolation, the DDCP would either fail or be irrelevant as development potential for the site (1380 1388) is significantly less than existing.

The area shows as being significantly affected by the bush fire prone lands map. The area of category 1 bush fire prone lands is the open space lands central to the block between Duff Street and Kissing Point Road purchased for open space for a previous scheme for residential flat buildings fronting the open space.

The staff reports on previous consideration of these sites considered the Bush fire prone listing was to be reviewed.

The classification for this land and hence its impact upon development in the location must be reviewed prior to any final decision. Local knowledge of the area cannot recall a bush fire in the location for many decades even in the worst bush fire

periods and events. It is questioned as to whether the area is of sufficient size and orientation to warrant such constraints as proposed and whether other means can be implemented.

The DDCP proposes retail shop fronts, awnings café's restaurants and street trees along the new Stonex Street. Yet these seem to conflict with the fire hazard requirements of page T4-14.

These fire hazard constraints also at point iii) recommend car access points to be other than Stonex Street unless unavoidable. It is obvious that as access is denied from the Pacific Highway and the present location for access to the existing car park in Kissing Point Road is located where Stonex Street is proposed for traffic management reasons that the car parking access will be from Stonex Street area.

The DDCP needs considerable work to be a practical and workable document not in conflict with the LEP.

Attached to this submission is the economic viability report. Again this clearly shows that for a proposal on this site and with amalgamation a FSR of the order of 3.5:1 is required.

Two schemes have been prepared to show the development of the site to the 3.5:1 FSR and accompany this submission. These sites are based on retention of the new Stonex Street as per the DDCP and building over the area of the new street.

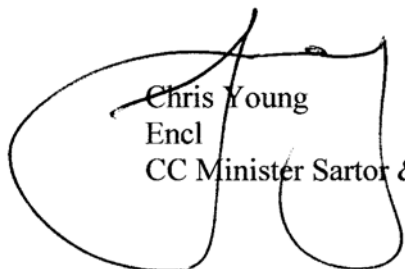
The latter proposal is considered to have a lesser impact than the first (inclusion of Stonex Street) and will be viable dependant upon the requirements of Council as owner of part of the land and what aspects of the construction of community facilities is borne by Council.

In summary;

- The exhibited proposal is not economically viable,
- Submissions to the previous exhibition remain valid and are requested to be considered,
- FSR of 3.5:1 is required to be viable dependant upon the requirements of Council as land owner,
- Land classification process remains un fulfilled and in doubt,
- Bush fire prone lands classification needs review regarding fire history possible threat and impact upon development,
- The new Stonex Street as a through road is a bad traffic and planning decision and should be deleted,
- DDCP conflicts of Stonex Street vibrancy, traffic and bushfire require resolution,
- Traffic and parking access to the site needs clear resolution,
- Location and number of replacement car parking spaces provided under s 94 require detailing,
- Commercial FSR reduction on sites under the DDCP are in contravention to Direction No. 3 from the Director General,
- The present exhibited scheme is unlikely to be constructed.

Should you require any further assistance on this matter please do not hesitate to contact me on 9674 3759, mobile 0408 474 967 or email cyplan@goanna.net.au.

Yours sincerely

A large, stylized handwritten signature in black ink, appearing to read 'Chris Young'.

Chris Young

Encl

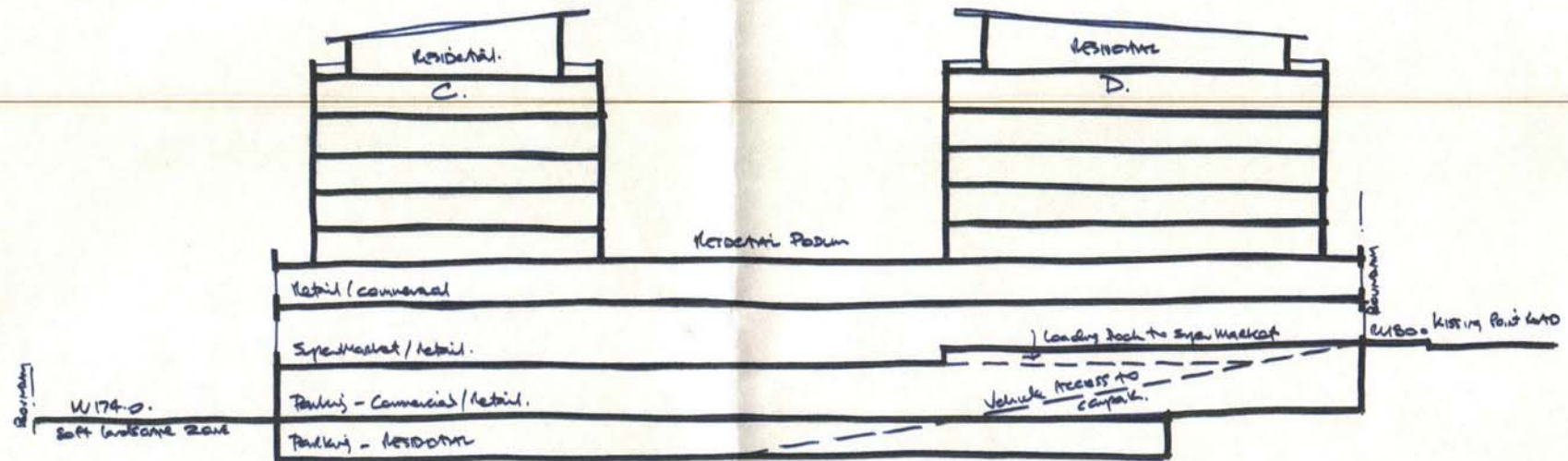
CC Minister Sartor & Department of Planning.

Feasibility - 1364-1396 Pacific Hwy Turramurra

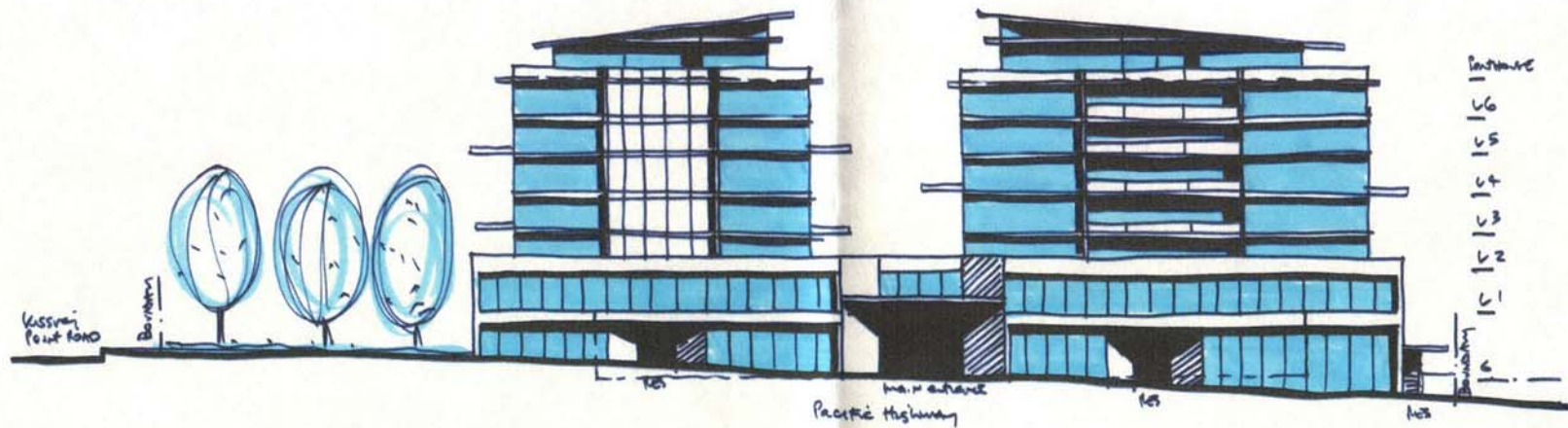
Current Council Proposal				6 Resid, 2 retail, 1 Comm			
5.6 storeys back, 4.6 front				8.6 storey back, 7.6 storey front			
		Total				Rent/Annum	
			Rent/Annum				Rent/Annum
Major Tenant Net Rental	2000	\$ 300	\$ 600,000	Major Tenant Net Rental	3000	\$ 300	\$ 900,000
Specialty Tenant Net Rental	4720	\$ 700	\$ 3,304,000	Specialty Tenant Net Rental	4800	\$ 700	\$ 3,360,000
Community	0	\$ -		Community	0	\$ -	
Commercial	3762	\$ 400	\$ 1,504,800	Commercial	5400	\$ 400	\$ 2,160,000
Residential	6812	\$ 300	\$ 2,043,600	Residential	13600	\$ 300	\$ 4,080,000
Total Gross Rental Income			\$ 7,452,400	Total Gross Rental Income			\$ 10,500,000
Stratum Retail				Stratum Retail			
Retail based on mkt yield		5.50%	\$ 53,236,364	Retail based on mkt yield		5.50%	\$ 58,090,909
Commercial		6.50%	\$ 23,150,769	Commercial		6.50%	\$ 33,230,769
Residential based on mkt yield		4.00%	\$ 43,426,500	Residential based on mkt yield		4.00%	\$ 86,700,000
Gross Realisation			\$ 119,813,633	Gross Realisation			\$ 178,021,678
less Sale Cost	3.5%		\$ 4,193,477	less Sale Cost	3.5%		\$ 6,230,759
less GST	7.27%		\$ 8,710,451	less GST	7.27%		\$ 12,942,176
Net Realisation			\$ 106,909,705	Net Realisation			\$ 158,848,744
Land Value				Land Value			
Land Value	7006	\$ 6,000	\$ 42,036,000	Land Value	7006	\$ 6,000	\$ 42,036,000
Council Land \$1800psqm	2170	\$ 1,800	\$ 3,906,000	Council Land \$1800psqm	2170	\$ 1,800	\$ 3,906,000
Stamp Duty + Acquisition	5%		\$ 2,297,100	Stamp Duty + Acquisition	5%		\$ 2,297,100
		Total	\$ 48,239,100			Total	\$ 48,239,100
Construction Cost				Construction Cost			
Supermarket 100%	2000	\$1,600	\$ 3,200,000	Supermarket 100%	3000	\$1,600	\$ 4,800,000
Shopping Mall / Specialty Shops 80%	5900	\$1,600	\$ 9,440,000	Shopping Mall / Specialty Shops 80%	6000	\$1,600	\$ 9,600,000
Commercial 90%	4180	\$1,600	\$ 6,688,000	Commercial 90%	6000	\$1,600	\$ 9,600,000
Residential 80%	8515	\$2,000	\$ 17,030,000	Residential 80%	17000	\$2,000	\$ 34,000,000
Site Prep + Landscape		\$500,000	\$ 500,000	Site Prep + Landscape		\$500,000	\$ 500,000
Parking	419	\$30,000	\$ 12,570,000	Parking	600	\$30,000	\$ 18,000,000
Construction Cost			\$ 49,428,000	Construction Cost			\$ 76,500,000
Less Mgt, DA fees + 5% conting	17%		\$ 8,402,760	Less Mgt, DA fees + 5% conting	17%		\$ 13,005,000
Total DA & Construction Cost			\$ 57,830,760	Total DA & Construction Cost			\$ 89,505,000
s94 Residential	74	\$ 13,238	\$ 979,612	s94	148	13238	\$ 1,959,224
s94 Commercial	?	?	?	s94 Commercial	?	?	?
Finance Set Up Costs + Mtge Stamp	1%		\$ 1,460,699	Finance Set Up Costs + Mtge Stamp	1%		\$ 1,777,441
Less Holding cost (35% land for 2yrs)	8.00%		\$ 2,354,016	Less Holding cost (35% land for 2yrs)	8.00%		\$ 2,354,016
Less Const Interest	8.00%		\$ 2,775,876	Less Const Interest	8.00%		\$ 4,296,240
Total Costs			\$ 113,640,063	Total Costs			\$ 148,131,021
Minimum Profit Target 20%			\$ 22,728,013	Minimum Profit Target 20%			\$ 29,626,204
Gross Profit before tax		-6%	\$ (6,730,358)	Gross Profit before Tax		7%	\$ 10,717,723

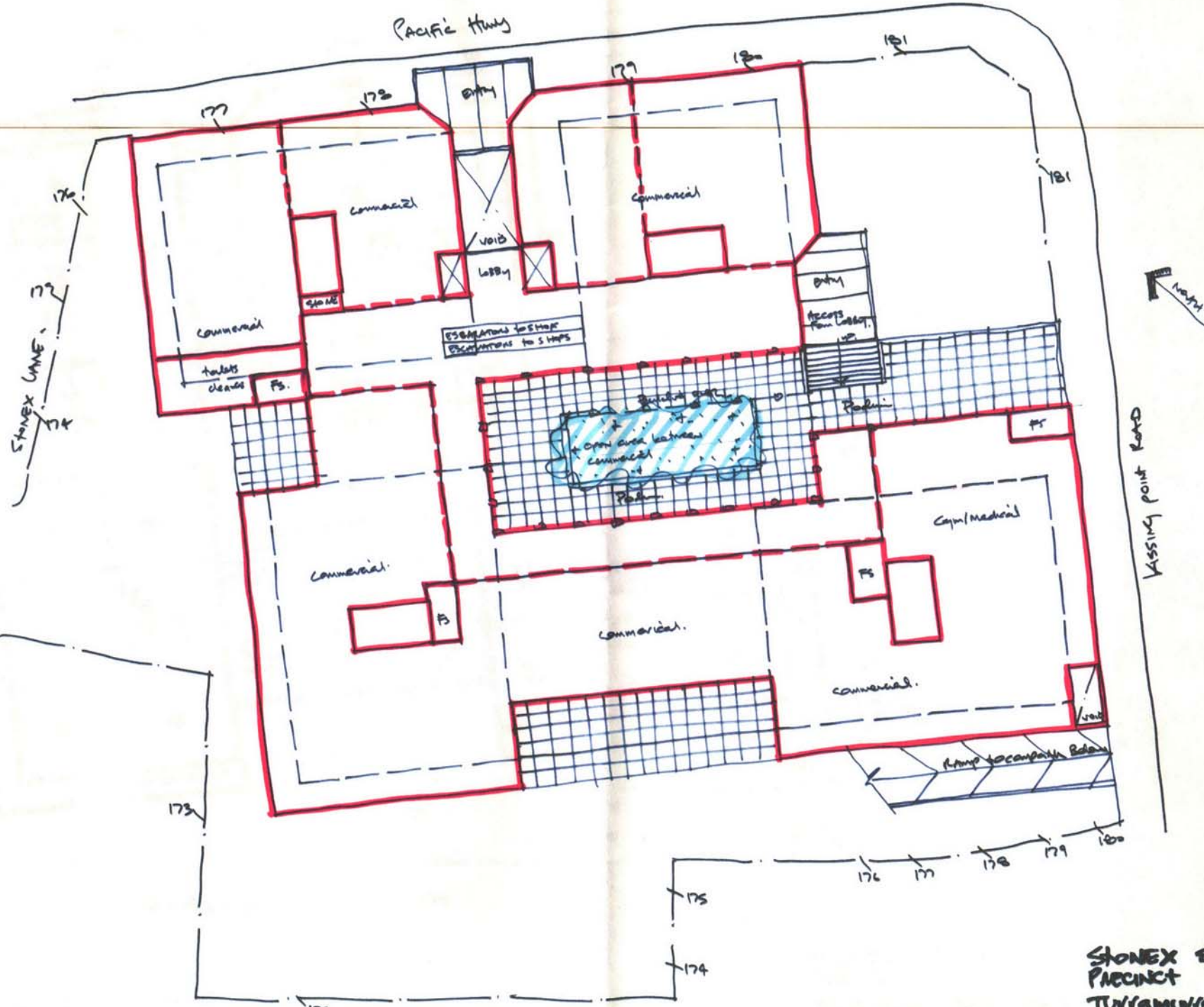
Note:

- * Commercial s94 has not been determined
- * Construction of Stonex Lane estimated by Council to be \$455k not included
- * Other roadworks such as Kissing Point Rd not included. (\$40k)
- * No provision for Council carparking retention



Section BB

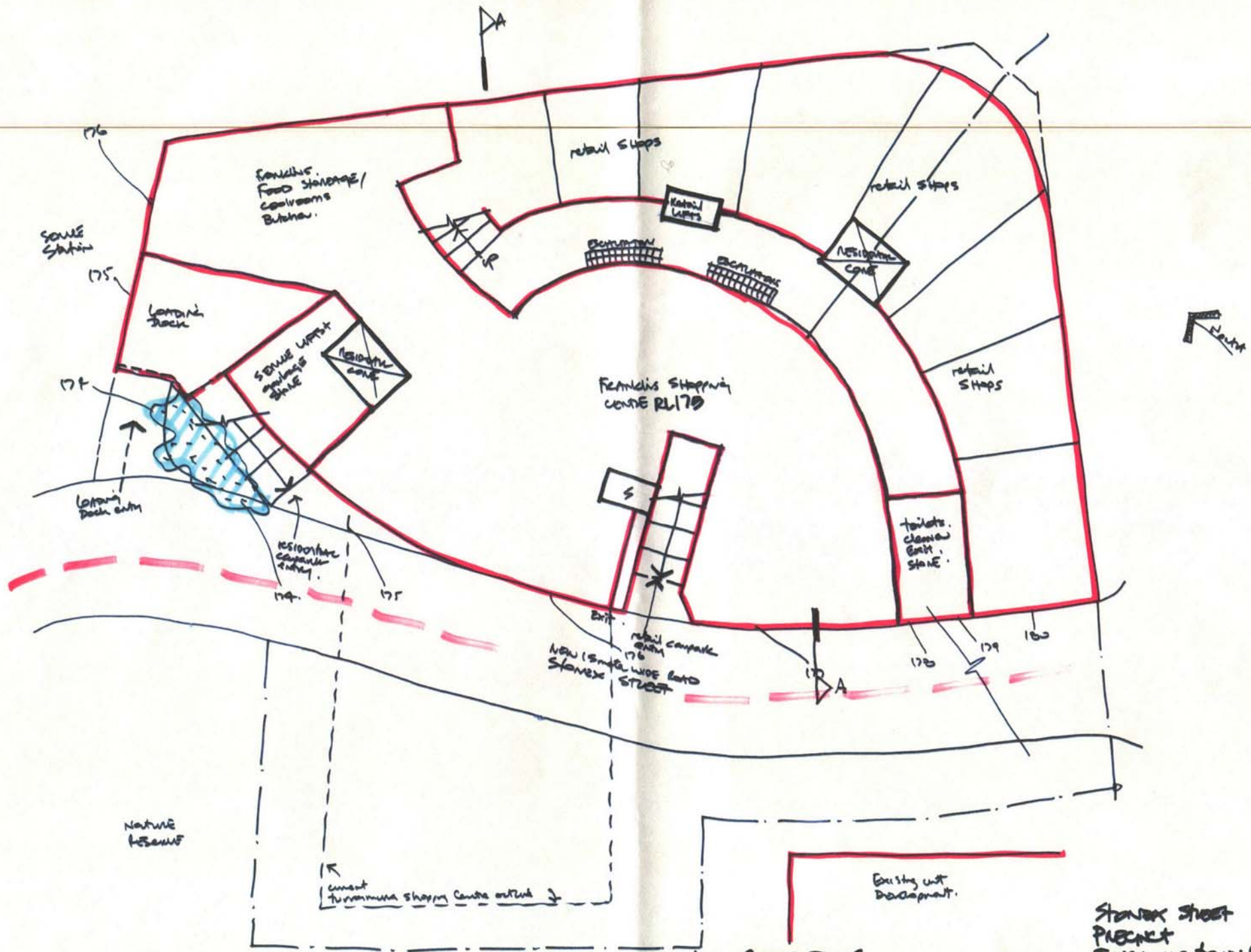


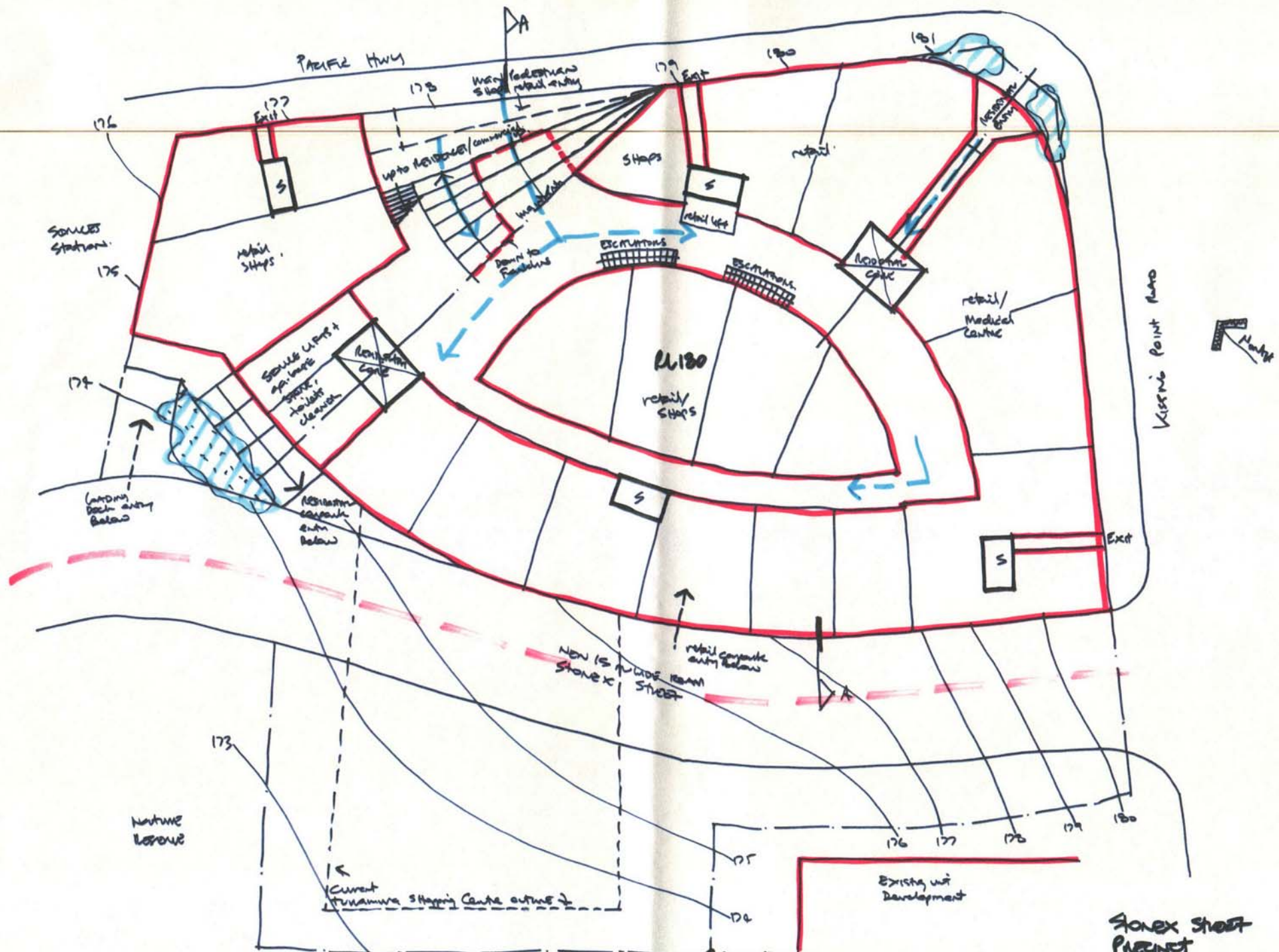


D. MACQUEEN + ASSOCIATES ARCHITECTS

FIRST FLOOR LEAD/COMMERCIAL PLAN 1:200

STONEX STREET
PRECINCT
TURRAMURRA TOWN CENTRE
SK03

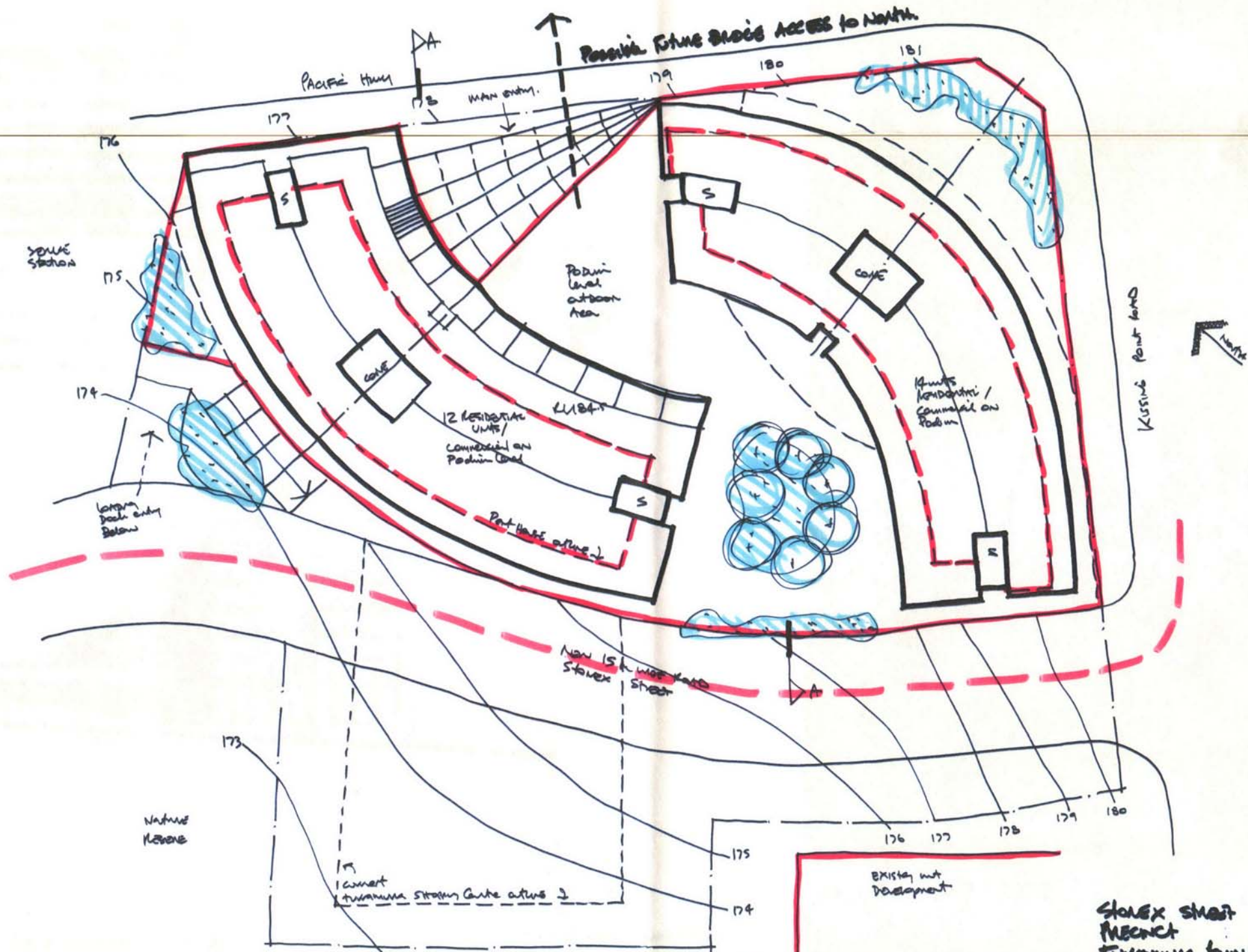


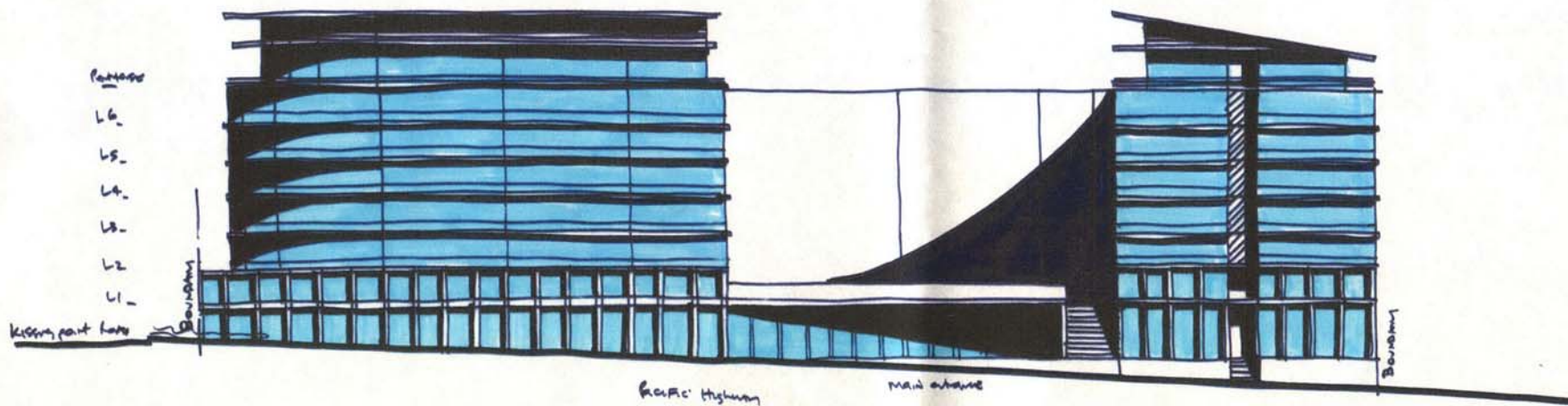
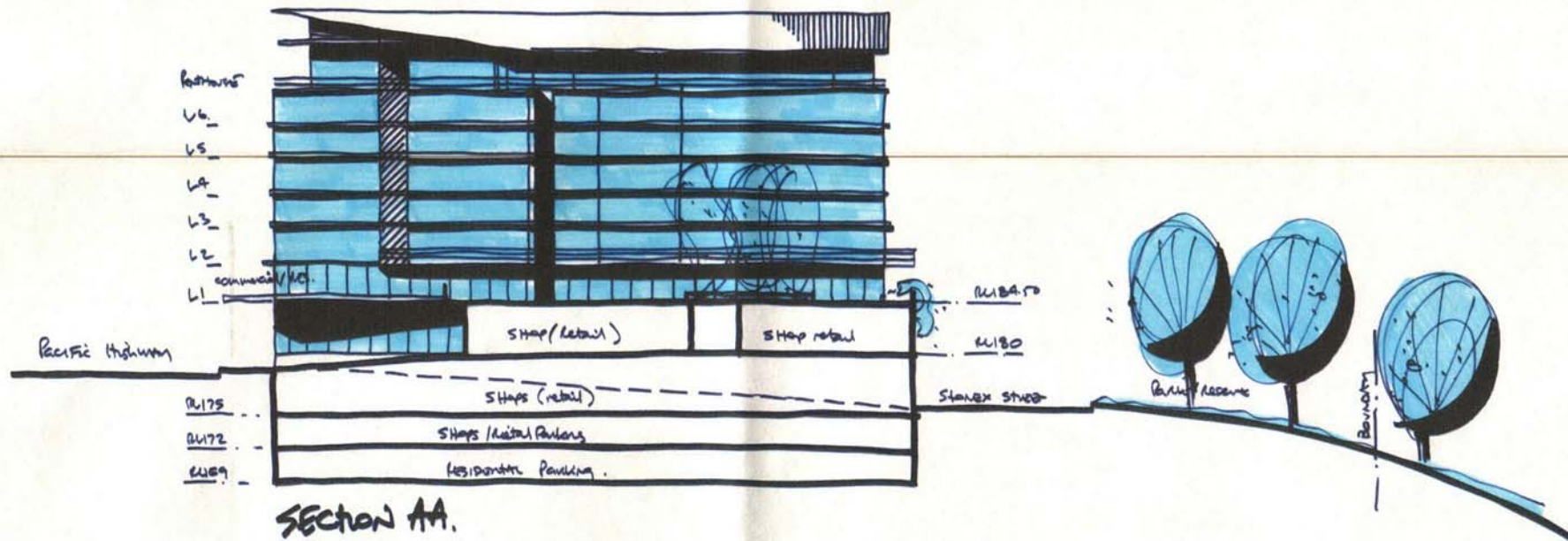


D. WILKINSON + ASSOCIATES ARCHITECTS

GRAND PLAN
Kaitake Point Road
Kaitake Point Plan 1:200

Stone Street
PACIFIC
TARANAKI TOWN CENTRE
MAY 2007 SK02





E-Mail Message

From: [Anton Hamer \[SMTP:loans@planassist.com.au\]](mailto:Anton.Hamer@planassist.com.au)
To: [KMC \[EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=KMC\]](#)
Cc:
Sent: 04/07/2007 at 3:59 PM
Received: 04/07/2007 at 4:00 PM
Subject: S06065 Submission for Draft planning amendments

Attachments: s06065 Submission re Precinct C Turrumurra.pdf
Feasibility 04072007.pdf
Previous Submission to Council 031006 Precinct C.pdf

?
To The General Manager
KMC,
?
Attached is a submission re:S06065 for Draft Planning amendments to
Turrumurra Town Centre, Precinct C.
?
The email should have 3 components:
?
a)?New Submission
b) Attachment for Feasibility
c) Previous submission submitted September 2006 as reference
material.
?
?
?
Regards
?
Anton Hamer
PO Box 990
Wahroonga NSW 2076
Ph:?? 02 9449 2333
Fax: 02 8569 0309
M:??? 0410 410 686
?

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E-Mail Message

From: [Future Com Pty Ltd \[SMTP:futurecom@optushome.com.au\]](mailto:Future Com Pty Ltd [SMTP:futurecom@optushome.com.au])
To: [KMC \[EX:/O=KMC/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=KMC\]](#)
Cc:
Sent: 04/07/2007 at 8:02 PM
Received: 04/07/2007 at 8:04 PM
Subject: Ref S06065 Turramurra precinct C - Proposed rezoning

Dear General Manager

I fully support the planned revised proposals & my only plea is simply for council to get on with it without further delay.

Your sustainability forum held in late June, to me, highlighted the fact that people and businesses are the key drivers for maintaining Ku-ring-gai's unique character into the future.

My wife & I have lived in Turramurra for almost 20 years & view precinct C, with its proposed shop top housing & surrounding infrastructure, an ideal place in which to retire.

Releasing our large family home to more appropriate occupants will create a multiplier for Ku-ring-gai sustainability. A win-win for all concerned.

Yours sincerely

John Warner
34 Ashburton Ave
Turramurra

KU-RING-GAI TOWN CENTRES DEVELOPMENT CONTRIBUTIONS STRATEGY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report to Council a development contributions strategy for the future provision of facilities identified within Council's adopted Town Centres Facilities Plan.

BACKGROUND:

On 8 May 2007 Council adopted the Town Centres Facilities Plan as the first stage of developing a Section 94 Contributions Plan for the Town Centres. The Development Contributions Strategy forms the second stage of this process.

COMMENTS:

A draft development Contributions Strategy has been prepared which examines the different development contribution mechanisms available to fund the infrastructure works identified in the Facilities Plan. This is to inform the development of a Town Centres Section 94 plan and Council's detailed financial modelling for future delivery of facilities.

RECOMMENDATION:

That Council adopt the Ku-ring-gai Town Centres Development Contributions Strategy as attached to this report.

PURPOSE OF REPORT

To report to Council a development contributions strategy for the future provision of facilities identified within Council's adopted Town Centres Facilities Plan.

BACKGROUND

Council submitted six draft Town Centre LEPs and DCPs to the Minister for Planning for Gazettal in December 2006. 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 (or Section 94) Plan for the town centres.

There are three stages required to prepare, finalise and complete a formal Section 94 Plan. This includes the development of a Facility Plan, Developer Contribution Strategy and Section 94 Plan. The process and timing of the development of these plans were adopted by Council on 27 March 2007

The stages involved in the process area 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 is the preparation of a Developer Contributions Strategy which identifies how much each item will cost, how each item will be funded whether through Section 94 contributions, planning agreements or by Council or others. The Contributions Strategy is to be adopted by Council before proceeding to the next stage.

It is likely that planning agreements will form part of the Development Contributions Strategy and therefore Council has also committed to preparing a policy regarding procedures for the use of planning agreements

- Stage 3 involves the preparation of a formal Section 94 Plan. The Plan will be publicly exhibited for 4 weeks and the review of public submissions reported to Council.

Also, the reclassification of Council land has been deferred pending a further report to Council investigating a number of matters raised in the recommendations of the Public Hearing Report. In order to meet the requirements of the Public Hearing Report it is necessary to first prepare a Town Centre Section 94 Plan and Financial Strategy.

COMMENTS

A draft Development Contributions Strategy has been prepared which examines the different development contributions mechanisms available under the Act and Regulation and applies these to the infrastructure works identified in the Facilities Plan. The strategy documents which development contributions mechanisms should apply to development in the Ku-ring-gai town

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20 August 2007

centres and recommends how they should be used to deliver the Facilities Plan. A copy of the Draft Ku-ring-gai Development Contributions Strategy is included in **Attachment 1** to this report.

Objectives of the Development Contributions Strategy

The objectives on which the Ku-ring-gai Town Centres Development Contributions Strategy has been developed include:

- support attainment of Council's and the community's planning vision for the town centres;
- document public facility planning issues affecting each of the town centres;
- identify the different arrangements and mechanisms available to encourage/require developers to provide public facilities and amenities to serve development the town centres;
- consider the role of other funding sources to deliver the public facilities planned for the town centres;
- recommend an appropriate mix of development contributions mechanisms and developer arrangements to apply to the delivery of the different facilities in each town centre;
- outline a flexible yet legally robust contributions framework for the delivery of Town Centre infrastructure;
- provide the basis for the Council to prepare a contributions plan addressing the public facilities identified in the Town Centres Facilities Plan; and
- identify changes required to be made to Council's prevailing contributions plans and contributions management system;

The contributions strategy addresses all of the categories of infrastructure identified in the Facilities Plan. Appendix A of the strategy contains a schedule with details of the recommended development contributions strategy to apply to each category of infrastructure in each of the Ku-ring-gai town centres. The schedule does not contain data on facility costs. Costing of all works is currently being finalised and will be fed into the detailed financial modelling currently being prepared.

The Ku-ring-gai Town Centres Development Contributions Strategy will sit within a wider funding and delivery strategy related to the Facilities Plan. While the Contributions Strategy is based on the use of section 94 contributions plan or plans which will allow Council to exact reasonable land and monetary contributions from developers toward the provision of works identified in the draft Facilities Plan, the use of section 94 contributions will need to be complemented by the use of other development conditions of consent and negotiated planning agreements to fund/deliver town centre infrastructure.

Therefore, the criteria that have been used to determine recommended development contributions mechanisms to apply and the final list of facilities included in the Town Centres Facilities Plan included the following:

- Whether a relationship can be established between the different types of expected development and the facilities proposed to be provided in each town centre.
- The level of development contribution likely to be achieved from the expected development in each town centre.

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20 August 2007

- The total cost to development and its impact on the rate of dwelling construction and the rate of contributions received.
- The administration cost of implementing the development contributions mechanism(s).
- Minimising Council's exposure to facility cost blow-outs by maximising direct developer provision of facilities wherever this is lawful, reasonable and the most orderly means of delivering the facilities.
- Whether a financially sustainable result for Council and the community can be achieved.

Development Contributions Plan

Following the adoption of the contributions strategy a Town Centres Development Contributions Plan will be developed which will:

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

This plan may be a stand-alone plan or the town centre contributions arrangements may be absorbed into the existing 2004 contributions plan. It is proposed at this stage that a stand-alone plan be prepared, but that town centre development would also be subject to the 2004 contributions plan.

A draft contributions plan is scheduled to be reported to Council by the end of September. If adopted by Council, the draft Contributions Plan would then be subject to a public exhibition for at least 28 days and Council consideration of submissions prior to its final adoption.

Additional work to be undertaken

There is a series of associated projects currently being undertaken that will also inform the development of the Contributions Plan and the further refinement of the Facilities Plan. This work includes:

- Further investigation of the traffic and parking facilities contained in the Facilities Plan to resolve potential apportionment levels and temporal and spatial nexus issues.
- Detailed demographic and development forecast analysis to help inform likely future development take up rates and demographic changes that would effect the future demand for facilities and income flows and the anticipated level of contributions over time.
- Further refinement of costs of all Facilities Plan items and identification of potential funding shortfalls for the implementation of facilities plan items. This work will be

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20 August 2007

undertaken in the context of the development of an overall funding model for these facilities.

- The development of a Planning Agreements Policy to provide a framework for the Council to negotiate and enter into planning agreements with developers as a vehicle for funding the delivery of infrastructure in the town centres.

CONSULTATION

Councillors were provided an overview of the Development Contributions Strategy and objectives at the Planning Committee meeting on 20 June 2007. The Consultant preparing the contributions strategy presented a copy of the draft Development Contributions Strategy to the Planning Committee on 13 August 2007.

The draft Development Contributions Plan developed from the strategy will be required to be placed on formal public exhibition prior to final adoption by Council.

FINANCIAL CONSIDERATIONS

The undertaking of Town Centre planning for Ku-ring-gai has been a process requiring considerable resources. Resources required to undertake the work outlined in this report will be drawn from existing recurrent budgets and following specific reporting, funds dedicated for planning projects.

The financial implications that may arise from works to undertake the revitalisation of public domain and community infrastructure are considerable. A key outcome of the Town Centres Working Program 2007 is a financial strategy fully integrated into Council's overall Long Term Financial Model. The development of this funding strategy is highlighted as an ongoing priority over the entire year with final reporting due concurrent with adoption of Council's Section 94 Plan for the centres.

Costs incurred for the development of the Development Contributions Strategy and the associated Section 94 Plan can be recouped through a contributions plan.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has been conducted with all Council departments in the development of the Town Centres Facilities Plan and the development of the Development Contributions Strategy.

SUMMARY

A draft Development Contributions Strategy has been prepared which examines the different development contributions mechanisms available to fund the infrastructure works identified in the Facilities Plan. This is to inform the development of a Town Centres Section 94 plan and Council's detailed financial modelling for future delivery of facilities.

RECOMMENDATION

- A. That Council adopt the Ku-ring-gai Town Centres Development Contributions Strategy as included in **Attachment 1** of this report.
- B. That a draft Town Centres Development Contributions Plan be prepared based on the recommendations of the contributions strategy and refined Town Centres Facilities Plan. The draft contributions plan is to be reported back to Council for endorsement prior to formal exhibition.

Craige Wyse
Senior Urban Planner

Bill Royal
Senior Urban Designer

Antony Fabbro
Manager Urban Planning

Steven Head
Director Strategy

Attachments: **Ku-ring-gai Town Centres Development Contributions Strategy - 816159**

Ku-ring-gai Town Centres Development Contributions Strategy

Prepared for

Ku-ring-gai Council

FINAL DRAFT

AUGUST 2007

By



Urban Planning Solutions

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Author: G New.....

Signed: 

Date: 20.8.07

Distribution: TCDSCS vers D 20 Aug to C Wyse on 20.8.07

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Appendix A	Development Contributions Strategies by Town Centre and by Infrastructure Type
------------	--

Executive Summary

Ku-ring-gai Council has prepared a draft local environmental plan (LEP) and draft development control plan (DCP) for its Town Centres. It is anticipated that these plans will be made later in 2007.

Council has also prepared facilities plans for each of the centres. The plans include a range of works to sustain the expected development and additional populations to be accommodated in the centres, including traffic management, car parking, streetscape and public domain, open space, community facilities and stormwater harvesting works.

Strategies addressing the financial sustainability of delivering these works to support town centre development are currently being prepared.

Council has determined that contributions from developments approved in the town centres will be a major source of funding of the town centres facilities.

This Development Contributions Strategy:

- identifies the relevant development contributions issues affecting planning and development of town centres;
- discusses the merits of the respective development contributions mechanisms that could apply to development in the town centres; and
- recommends an appropriate development contributions strategy for each centre.

1. Introduction

1.1 Background

1.1.1 Ku-ring-gai town centres

Ku-ring-gai Council (Council) has prepared a draft local environmental plan (LEP) and a draft development control plan (DCP) for the following town centres, namely:

- Gordon
- Lindfield
- Pymble
- Roseville
- St Ives
- Turramurra

It is anticipated that these plans will be made later in 2007.

These plans envisage that much of the land located within each town centre will be redeveloped. It is envisaged that the expected development will result in an additional:

- 13,000 dwellings;
- 23,000 residents; and
- 105,000 square metres of retail and commercial floor space.

Development expected to be approved under the plans will generate requirements for new public infrastructure such as traffic management and car parking facilities, streetscape facilities, open space and community facilities. Indeed, the planning vision for each centre cannot be achieved without investment in this infrastructure.

A draft list of required infrastructure is contained in Council's Town Centres Facilities Plan. The draft Facilities Plan identifies infrastructure items for each centre, where they are to be located, what further stakeholder consultation is required and when they are to be delivered. The draft Facilities Plan was approved by Council at its meeting of 8 May 2007.

The total cost of infrastructure included in the draft 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.

Council has therefore committed to preparing a Development Contributions Strategy and Development Contributions Plan for the town centres.

1.1.2 Development contributions

Division 6 of Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act) and Part 4 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) provide the legislative framework for councils in NSW to receive contributions from developers towards the provision of public services, public amenities and public purposes.

The Act and Regulation was amended in 2005 to extend the way in which development contributions may be collected and used. The changes offered two extra ways for development contributions to be obtained, by:

- voluntary planning agreements; and
- fixed development consent levies (or section 94A levies).

The traditional imposition of contributions as a condition of development consent under section 94 of the Act remains as a third option.

These types of contributions and the legislation and other guidelines that relate to the administration and management of same comprise the NSW development contributions system.

Development contributions are a key part of any council's strategic land use planning, capital works planning and financial management activities.

The Ku-ring-gai Town Centres Development Contributions Strategy examines the different development contributions mechanisms available under the Act and Regulation and applies these to the infrastructure works identified in the draft Facilities Plan.

The Development Contributions Strategy documents which development contributions mechanisms should apply to development in the Ku-ring-gai town centres and recommends how they should be used to deliver the Facilities Plan.

Development contributions are not the only means of providing infrastructure. Indeed, in an 'infill' redevelopment area such as Ku-ring-gai it would be unreasonable to expect developers to fully provide the works included in the Facilities Plan. This is because some of the works are clearly demanded by a wider population than the future residents, workers and visitors of each centre. Development contributions therefore only comprise part of a sustainable funding strategy for town centre infrastructure. The Development Contributions Strategy provides one component in this funding strategy.

1.2 Strategy objectives

The Ku-ring-gai Town Centres Development Contributions Strategy:

- supports attainment of Council's and the community's planning vision for the town centres;
- documents public facility planning issues affecting each of the town centres;
- identifies the different arrangements and mechanisms available to encourage/require developers to provide public facilities and amenities to meet the demands of expected development in the town centres;

- considers the role of other funding sources to deliver the public facilities planned for the town centres;
- recommends an appropriate mix of development contributions mechanisms and developer arrangements to apply to the delivery of the different facilities in each town centre;
- outlines a flexible yet legally robust contributions framework for the delivery of town centre infrastructure;
- provides the basis for the Council to prepare a contributions plan addressing the public facilities identified in the draft Facilities Plan;
- identifies changes required to be made to Council's prevailing contributions plans and contributions management system; and
- will inform discussion on the final content of the draft Facilities Plan based on the capacity of contributions mechanisms to deliver the facilities included in the plan.

1.3 Issues relating to development contributions in the Ku-ring-gai town centres

There are a range of issues that affect the formulation of a strategy that effectively links town centre development, development contributions mechanisms, and infrastructure.

Some of the issues impacting on the Development Contributions Strategy are shown in Figure 1.1.



Figure 1.1 Ku-ring-gai town centres contributions issues

Some of the questions that emerge from the array of issues presented in Figure 1.1 and which are relevant to the preparation of a Development Contributions Strategy include the following:

- Are there opportunities for negotiating voluntary planning agreements with developers in each centre to deliver items included in the draft Facilities Plan?
- What are the contributions opportunities presented by the proposed redevelopment of major sites in each town centre?
- How would contributions from development in the town centres relate to the contributions already being levied under Council's other contributions plans?
- How should residential flat building development in areas adjacent to the town centres (that is, development proposed under the provisions of LEP 194) contribute to the draft Facilities Plan?
- What would be the maximum reasonable contribution that could be obtained from town centre development towards the works included in the draft Facilities Plan?
- To what extent will contributions anticipated to be collected from development in the town centres cover the cost of delivering the draft Facilities Plan? Will there be a funding shortfall? If so, how will this shortfall be addressed?
- What role will the Council-owned land in each of the Ku-ring-gai town centres play in delivering the draft Facilities Plan?
- To what extent will the level of development contributions likely affect the economic feasibility of developing land in accordance with Council's land use plans?

Some of these questions relate to the role of development contributions as a funding source in the delivery of the draft Facilities Plan. As discussed in Section 1.1.2, the Development Contributions Strategy must sit within a broader infrastructure funding and delivery strategy that would comprise a mix of complementary funding and delivery mechanisms. It is understood that Council is currently investigating these mechanisms and that Council is of the view that the use of complementary funding mechanisms is very much dependent on the anticipated level of development contributions.

The Development Contributions Strategy will therefore provide a basis for determining what would be the maximum reasonable contribution that town centre development can make towards the draft Facilities Plan.

The maximum contribution does not necessarily equate to the level of contributions Council might expect to receive throughout the development timeframe. This is because not all of the sites rezoned for higher density residential development are likely to be redeveloped. Additionally, it is not known at what *rate* the town centre lands will be redeveloped.

The rate of development is critical for Council's infrastructure and financial planning. The rate of development (in terms of dwellings per annum) affects the level of development contributions over time. The rate is dependent on many issues including:

- the willingness of land owners to develop;
- the feasibility of developing land in accordance with Council's land use plans; and
- the wider economic cycle and the local and regional land and housing markets.

The scope of this Development Contributions Strategy does not extend to projecting the rate of development, however it is recommended that appropriate professionals are

engaged to investigate this issue with the results included in both the financial plan for the draft Facilities Plan and the future contributions plans for the Ku-ring-gai town centres.

2. The facility planning task for the town centres

2.1 Overview

The Ku-ring-gai Town Centres Development Control Plan (the draft DCP) contains a planning vision for each of the town centres.

Provision of public infrastructure is integral to achieving the planning vision for each centre, for example:

St Ives 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 Ives town centre planning vision included in draft 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 draft 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 draft DCP)

The draft 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;
- 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 draft DCP preparation, Council commissioned studies and other work to provide greater specificity on 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).

All of this work has contributed to the preparation of a draft Facilities Plan for the town centres.

The draft Facilities Plan is the basis for preparing this Development Contributions Strategy and this draft plan, together with the draft DCP and supporting work will provide the necessary background data and justification for the Council to collect development contributions from development in the Ku-ring-gai town centres.

2.2 Current and future development

The level of current and expected future development in an area is critical in determining both:

- a fair and reasonable development contribution rate; and
- the overall level or amount development contributions a council might expect to receive over the development timeframe.

Figures 2.1 and 2.2 shows the boundaries of each town centre precinct.

The precinct boundaries in some cases extend beyond the areas covered by the draft Town Centres LEP/DCP. This is because the planning of works included in the draft Facilities Plan has taken account of future development of land within the draft Town Centres LEP as well as future development of lands that have been identified for multi-unit housing in LEP 194.

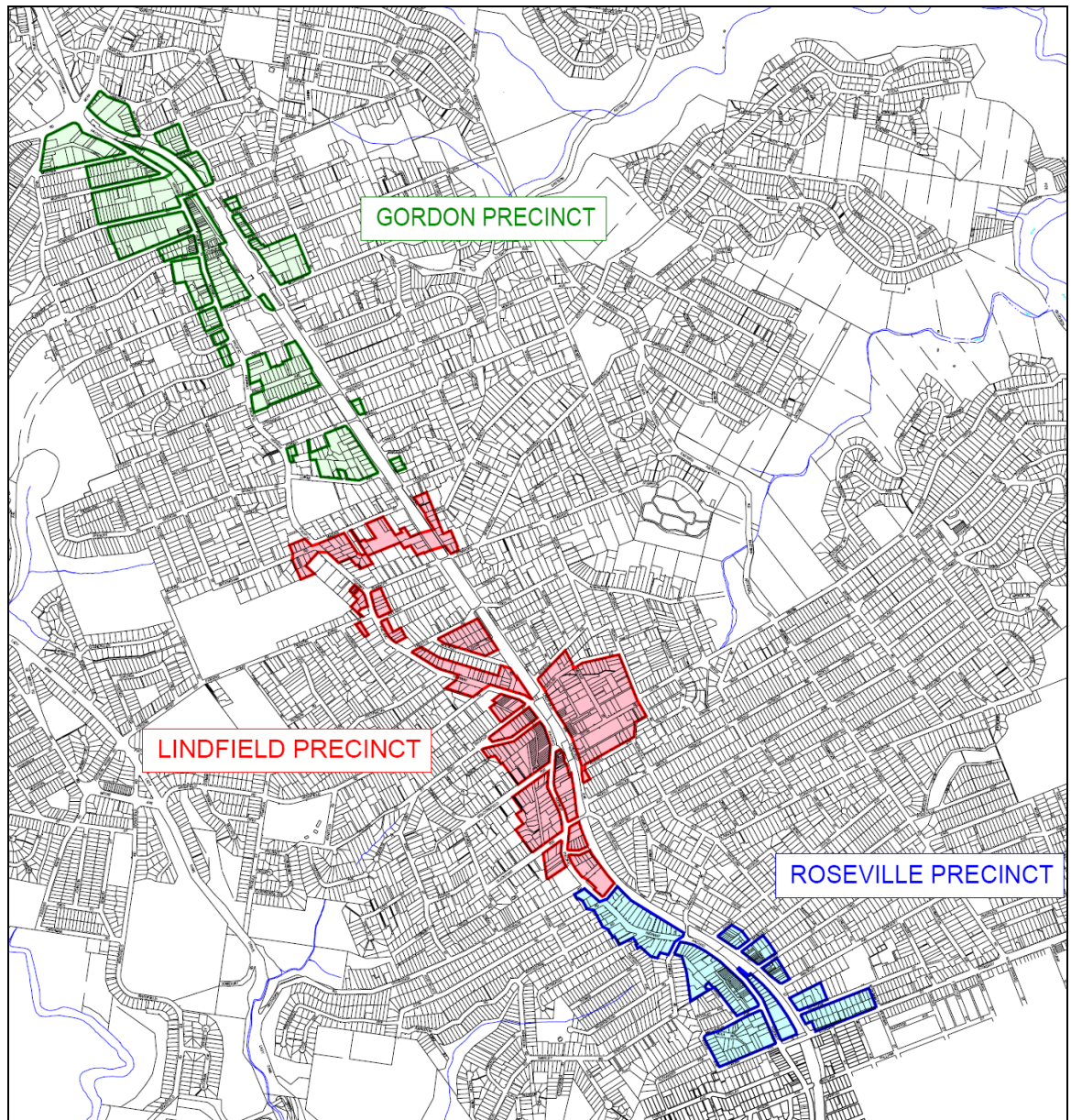


Figure 2.1 **Ku-ring-gai town centre precincts (south)**

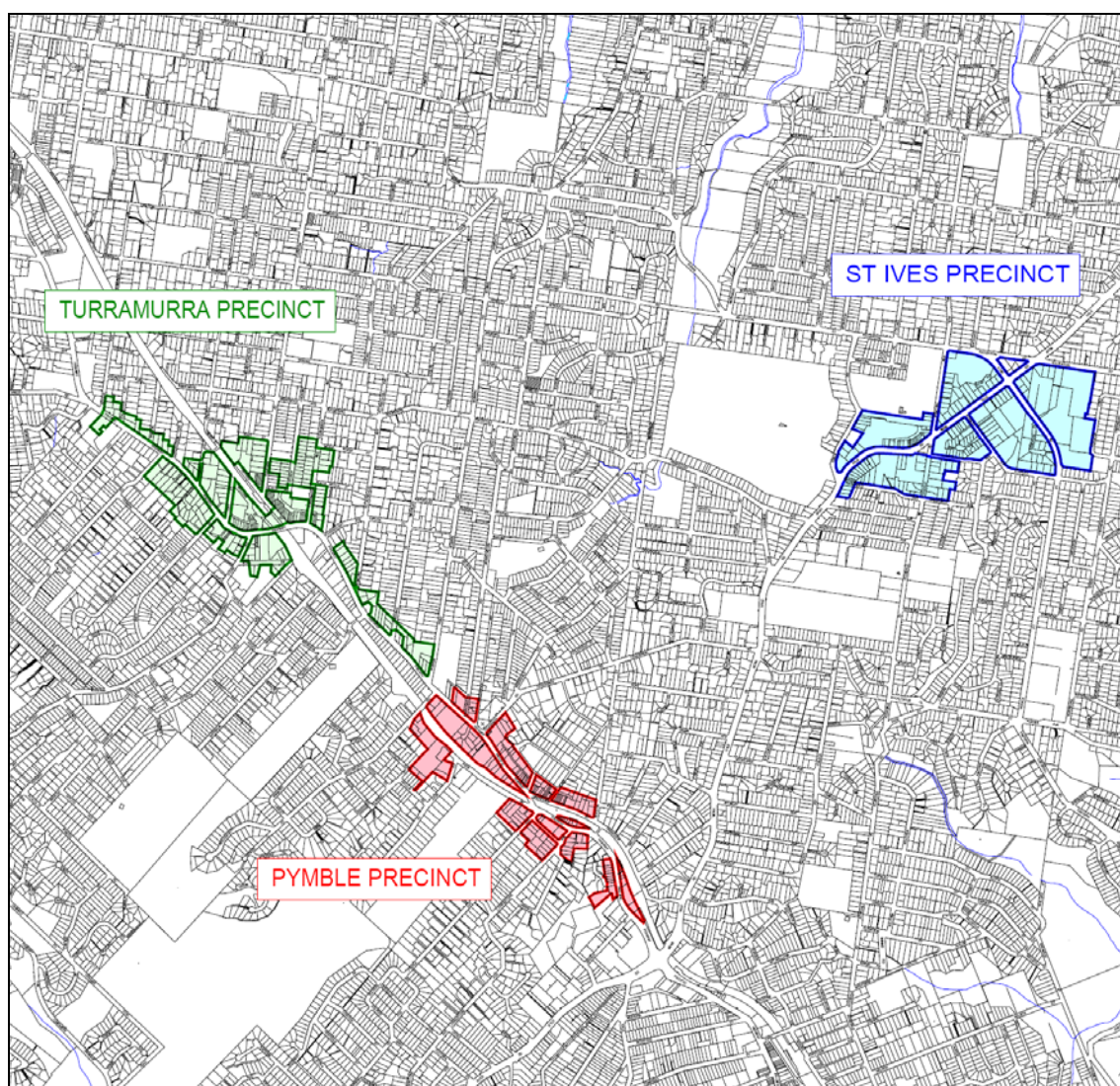


Figure 2.2 Ku-ring-gai town centre precincts (north)

Table 2.1 shows the most recent estimates of current and future development in each of Ku-ring-gai's town centres.

Table 2.1 shows that there is a significant amount of residential flat building development that has been approved and is either currently, or yet to be, constructed in the town centre precincts (around 2,000 net dwellings). Development consents for these residential flat buildings contain conditions requiring the payment of section 94 contributions under *Ku-ring-gai S94 Plan 2004-2009 – Residential Development*. In the case of these consents being acted upon, only contributions levied under the section 94 condition pertaining to each consent can be enforced and received. Council can only expend section 94 contributions received under a contributions plan in accordance with the same contributions plan, not another contributions plan. Accordingly, there are financial and other implications for Council in dealing with contributions to be received from already approved town centre precinct developments. That is, where a proposed facility has a nexus with the incoming population only, then Council will need to account for the population attributable to development already approved in order to determine projected receipts from town centre development contributions. The financial implications of this will be discussed with Councillors in the formulation of the financial strategy for the draft Facilities Plan.

Table 2.1 Current and future development in the Ku-ring-gai town centres

	EXISTING				EXISTING + APPROVED				FULL DEVELOPMENT SCENARIO			
	2006				2006 + approved DAs				Full development under Master Plan and LEP 194/200			
Town centre	Dwellings	Population	Business GFA(m2)	Retail GFA(m2)	Dwellings	Population	Business GFA (m2)	Retail GFA(m2)	Dwellings	Population	Business GFA (m2)	Retail GFA(m2)
Gordon	512	1,363	54,859	22,200	1,010	2,248	54,859	22,200	3,865	7,396	59,862	60,100
Lindfield	602	1,393	19,317	16,902	1,048	1,744	19,317	16,902	3,840	7,222	22,919	28,448
Pymble	307	629	18,301	6,853	397	791	18,301	6,853	1,238	2,305	34,321	10,801
Roseville	771	1,484	9,405	10,840	812	1,557	9,405	10,840	1,609	2,992	10,379	13,728
St Ives	283	825	13,650	28,900	795	1,747	13,650	28,900	2,691	5,159	11,825	49,472
Turramurra	546	1,238	13,890	20,838	1,041	2,129	13,890	20,838	2,683	5,085	11,500	27,545
Totals	3,021	6,932	129,422	106,533	5,103	10,216	129,422	106,533	15,926	30,159	150,806	190,094
Projected Additional									12,905	23,227	21,384	83,561

2.3 Required public infrastructure

Infrastructure required as a consequence of the expected development in the town centre precincts is listed in the draft Facilities Plan. The categories of facilities by centre are shown in Table 2.2.

Table 2.2 Required public infrastructure

Facility category	Centre					
	Gordon	Lindfield	Pymble	Roseville	St Ives	Turramurra
Traffic signals and intersections						
- land acquisition/dedication			✓		✓	
- works	✓	✓	✓	✓	✓	✓
Road widening and/or modifications						
- land acquisition/dedication						✓
- works	✓		✓			✓
New streets and lanes						
- land acquisition/dedication	✓	✓	✓	✓	✓	✓
- works	✓	✓	✓	✓	✓	✓
Transport	✓	✓	✓	✓	✓	✓
Car parking	✓	✓	✓	✓	✓	✓
Community facilities						
- land acquisition/dedication					✓	
- works	✓	✓	✓		✓	✓
Streetscape improvements	✓	✓	✓	✓	✓	✓
Urban / civic space						
- land acquisition/dedication	✓				✓	✓
- works	✓	✓	✓	✓	✓	✓
Through-block connections						
- land acquisition/dedication		✓	✓	✓		
- works	✓	✓	✓	✓	✓	✓
Open space						
- land acquisition/dedication	✓	✓	✓	✓	✓	✓
- works	✓	✓	✓	✓	✓	✓
Water cycle management	✓	✓	✓	✓	✓	✓

A full list of facilities is included with recommended development contributions mechanisms in Appendix A.

Maps showing the proposed location of the different categories of facilities in each centre are shown as Figures 2.3 to 2.8.

Part 3 of the draft DCP contains more detail on several of categories of facilities, including concept designs for new civic spaces, parks, street and through site links.

2.3.1 Public domain manual

Council, as part of the planning for public infrastructure in the town centres, is currently preparing a public domain manual.

This manual will, among other things:

- include broad design strategies and principles and detailed design specifications for the key components of the public domain, including:
 - ⇒ paving types;
 - ⇒ street trees, planting and landscaping;
 - ⇒ lighting and furniture;
 - ⇒ public art;
 - ⇒ signage, fences and barriers; and
 - ⇒ servicing infrastructure arrangements (e.g. electrical supply, drainage);
- provide guidelines for the development assessment process (e.g. conditions of consent and management and design of interface between public and private lands);
- provide guidance for the maintenance and general upgrade works for roads, footpaths, open space, drainage and lighting; and
- identify a public domain works program that is linked to Council's 5 year capital works program.

2.3.2 Open space land acquisition strategy

Council will need to acquire land to facilitate the provision of many of the works identified in the draft Facilities Plan, particularly local access and open space works.

Council has prepared a strategy to guide its open space land acquisition activities (Environmental Partnership and Recreation Planning 2006). The strategy contains principles, priorities and an action plan relating to the acquisition of open space land using development contributions funds collected under current and previous section 94 contributions plans.

The *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development* (the 2004 contributions plan) determined the monetary contributions for development on the basis of certain open space planning standard (both quantity and quality) for the surrounding precinct being maintained. The 2004 contributions plan does not provide specific detail on the future open space to be acquired, other than to state the total quantum of land that will be needed to meet the demands of the future population. The quantum of open space land required by precinct is shown in Table 2.3

Table 2.3 Land required for new open space under the 2004 contributions plan

Precinct	Population Increase (2004-2009)	Land Requirement Per capita (m2)	Land Requirement Total (m2)
Roseville	277	4.37	1,210.49
Lindfield	910	5.82	5,296.20
Killara	575	4.37	2,512.75
Gordon	618	5.82	3,596.76
St Ives	541	4.37	2,364.17
Pymble	783	4.37	3,421.71
Turramurra / Warrawee	667	2.91	1,940.97
Wahroonga	627	4.37	2,739.99
Total	4,998		23,083.04

Source: Draft Land Acquisition Strategy, page 23

The strategy provides the basis for Council to determine more precisely where open space land should be acquired.

Recommendations of the strategy included the following:

- Potential forms of acquisition to include new parks (each with an area of 3,000 square metres or greater), expansion and/or improvement of the carrying capacity of existing parks (minimum size of 3,000 square metres), linkages between parks (each with a minimum width of 15 metres), more civic or 'hard' open spaces where pedestrian movement is greatest, and developer dedication of open space as part of new developments.
- Acquisition priority areas are shown in Figure 5 of the strategy. Locations where new development and additional population is likely to be most pronounced (that is, the rail corridor and St Ives) will be the focus of future open space land acquisitions. The highest priority precincts are the Gordon, Lindfield and St Ives town centre precincts. The highest priority locations for acquisition throughout the Ku-ring-gai LGA are:
 - ⇒ land within 200 metres of the town centre precincts;
 - ⇒ land outside of the 400 metre walk catchments to existing parks with an area of 3,000 square metres or greater; and

The draft Facilities Plan identifies the potential acquisition of open space areas in the town centre precincts. The area of land sought by town centre precinct has generally been determined by applying the per capita land requirement for the respective precinct (as shown in Table 2.3) to the anticipated increase in population (refer to Table 2.1).

As open space acquisition and embellishment to meet expected town centre development has been essentially determined on the same basis as that included in Ku-ring-gai's current section 94 contributions plan, it would be reasonable for future town centre development to be levied section 94 contributions for this public amenity in the same manner as development is currently.

It is noteworthy however that open space planning associated with the 2004 contributions plan:

- was based on a planning period up to 2009;

- was based on the results of the 2001 Census of Population and Housing;
- did not specifically take into account the additional residential development potential inherent in the draft Town Centres LEP; and
- future development in the town centre precincts will generate significant changes in the housing mix and housing densities and these are likely to be associated with shifts in the types and locations of open space demand.

These factors suggest that a revision of open space need (in both land acquisition and embellishment terms) should be undertaken before the planning horizon of the 2004 contributions plan expires (2009) and when the full results of the 2006 Census become available. The outcomes of this review may also necessitate revision of the town centre development contributions for open space land acquisition and embellishment.

2.4 Community land management issues

As part of the planning for the orderly and efficient future development of several of the town centres, Council has proposed to reclassify certain land that it owns from 'community land' to 'operational land' as defined in the Local Government Act 1993.

The significance of these proposed reclassifications to the implementation of the town centre planning visions and the draft Facilities Plan is that:

- land classified as 'operational' may be sold or may be the subject of a long term lease, whereas there are significantly greater restrictions placed on the use of Council land that is classified 'community'; and
- many of the sites identified for reclassification have also been identified in the draft DCP for redevelopment for private and/or Council purposes.

Operational land will therefore play a role in the attainment of the planning vision for each town centre, either through redevelopment to achieve new or upgraded public services and amenities and/or through funds from the sale of land being directed toward the provision of infrastructure or other Council purposes..

The lands that have been considered for reclassification include land in:

- St Ives town centre (5 sites);
- Turramurra town centre (6 sites);
- Gordon town centre (4 sites);
- Lindfield town centre (5 sites); and
- Pymble town centre (3 sites)

The proposed reclassifications have been publicly exhibited and been the subject of public hearings as required under relevant statutes.¹

The recommendations arising out of the public hearings supported the proposed reclassifications of all but 3 sites (all in Pymble) subject to certain pre-conditions being satisfied.

¹ Including *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993*

The pre-conditions common to all of the recommended reclassifications were that Council first had to adopt both a community facilities provision policy and a policy addressing the perpetuation and future management of traffic management/public car parking in respect of each town centre where land was proposed to be reclassified.

Other pre-conditions relating to recommended reclassifications included:

- that the Council adopt a policy for the future provision of public domain and open space (Gordon);
- that the Council adopt a policy on the financial management strategy for the centre, covering such matters as cost planning, links to the Management Plan, commercial risk management, development contributions (section 94) strategy, and public interest and probity arrangements (Gordon, St Ives);
- that an independent examination addressing the capacity of remaining community land to meet reasonable expectations on future demand for community facilities and that if there is a substantive question on this capacity then certain lands are to be retained as community land (St Ives);

This Development Contributions Strategy and subsequent contributions plans that are recommended to be prepared will in part assist the Council in meeting the pre-conditions by:

- confirming the public services and amenities (including traffic, parking, community, open space and public domain) that Council will commit to providing with the aid of development contributions and other funding sources;
- contributing to the formulation of car parking, community facilities and open space policies for the town centres, as appropriate; and
- helping to define a sustainable and comprehensive financial strategy for the provision of town centre infrastructure (that is, the draft Facilities Plan).

The outcomes of the public hearings into the reclassification of lands demonstrate the need for public transparency and for Council to establish appropriate links between any disposal of operational classified lands and the perpetuation or augmentation of Council-provided facilities. The preparation of this Development Contributions Strategy will contribute to the firming-up of transparent infrastructure funding strategies for each of the town centres.

2.5 Implications for the Development Contributions Strategy

The provision of new and augmented public infrastructure is fundamental to the attainment of the planning vision for each of Ku-ring-gai's town centres.

Council has specified the infrastructure required to facilitate development in the town centre precincts through studies and investigations undertaken through the draft LEP and DCP preparation process.

This process has also involved the review of the planning status and assessment of the future role of Council-owned land, and the preparation of strategy to guide the cost-effective acquisition of additional open space land. Proposals to reclassify Council-owned sites have been initiated on the basis that Council is an owner of strategic land parcels in the town centres and the future redevelopment of these parcels will be important in the planning vision being achieved.

The need for town centre infrastructure will largely be generated by the incoming populations attributable to the expected development in the town centres. As a result, there is a sound basis for Council to facilitate the provision of this infrastructure through the levying contributions on development.

Council therefore needs to address the following if it intends to use development contributions as a delivery mechanism for town centre infrastructure:

- How can Council optimally use the different development contributions mechanisms available?
- To what extent can developers reasonably contribute toward the provision of the proposed facilities, having regard to the limitations of legislation?
- If there is a funding shortfall, how should this shortfall be addressed? Should the draft Facilities Plan be scaled back? Are there other funding sources that can be used for delivery of infrastructure?

3. Development contributions mechanisms

3.1 Introduction

Councils in NSW are restricted in the ways in which they can raise funds to pay for the services they provide to their communities. Contributions of money, works-in-kind or land through development consent conditions imposed under section 94 of the Act has traditionally been the primary mechanism by which councils can address the extra demands for urban services generated by new development.

Amendments to the Act and Regulation in 2005 provided councils and other planning authorities with two extra ways by which development contributions may be obtained, namely by:

- voluntary planning agreements (sections 93F to 93L of the Act), and
- fixed development consent or flat rate levies (section 94A).

The traditional imposition of section 94 contributions as a condition of development consent remains as a third option. The alternatives allow councils to choose the method, or combination of methods, that best suits their area and development profile.

At the time of writing, all relevant information relating to the development contributions reforms, legislation and ministerial directions as well as the Development Contributions Practice Notes was available at http://www.planning.nsw.gov.au/planning_reforms/developmentcontributions.asp.

The following section provides a short description of each of the contributions mechanisms and a discussion on key differences, opportunities and constraints between the methods and mechanisms.

3.2 Development contributions mechanisms

3.2.1 Section 94 contributions

If development will or is likely to require the provision of, or increase the demand for, public amenities and public services within an area, a contribution may be required for the provision of those amenities and services (or the recoupment of the cost of those amenities and services).

Section 94 contributions are imposed by development consent authorities as conditions of development consent.

Other key aspects of section 94 contributions include the following:

- a council must first have adopted a contributions plan before it may levy a section 94 contribution on a development;

- a condition on a consent requiring a contribution may be satisfied by payment of a monetary contribution, the dedication of land free of cost, or provision of a material public benefit, or a combination of some or all of these;
- there must be a relationship or nexus between the development and the public amenities and services that will be funded through the contribution - matters of nexus and apportionment must be considered in arriving at what is a reasonable contribution (see below); and
- the contributions required must, in all circumstances, be reasonable and fairly relate to the development.

Nexus and apportionment

Nexus is the relationship between the expected types of development and the demand for additional public facilities created by that development.

The link between the proposed development and the increased demand for public facilities can be demonstrated through causal nexus (what is needed), spatial nexus (where it is needed) and temporal nexus (when it is needed). Public facilities may have spatial nexus with development that is expected to occur in a particular planning precinct (such as a town centre precinct) or across one or more local government areas (LGA).

Apportionment is a process which seeks to ensure that the contributing population pays only for its share of the total demand for a facility. Cost may be apportioned on the basis of, for example:

- regional versus local demand for a facility;
- the proportion of the local government area versus non-local government area population using a facility;
- the proportion of the existing population versus the new population using a facility;
- demand attributable to residential and non-residential development, respectively.

The principles of nexus and apportionment are particularly important in areas such as the Ku-ring-gai town centre precincts as these are existing urban areas with an existing population that uses existing facilities. In order for the incoming population to be levied the full cost of a new or augmented facility specified in a section 94 contributions plan works schedule it must be established that the proposed facility is to meet the level of demand of new development only, and where there is no available spare capacity for that facility existing in the area.

3.2.2 Fixed rate development consent levies (section 94A)

A consent authority, under section 94A of the Act can impose as a condition of development consent a requirement that the applicant pay a levy of the percentage of the proposed cost of carrying out the development.

The levy must be authorised by a contributions plan and cannot be required in addition to a section 94 contribution on the same development consent.

Section 94A levies can apply to specified parts of a council area or specified development and may be no more than an amount equivalent to 1 percent of the proposed cost of carrying out development (see discussion on Minister's direction below).

Minister's section 94E direction

The Minister for Planning on 10 November 2006 issued a direction under section 94E of the Act which has the effect of both:

- limiting the type and scale of developments that may be subject to a section 94A levy; and
- limiting the rate of the levy where the proposed cost of the development is less than \$200,000.

The Direction states that a section 94 levy can only equate to 1 percent of the proposed cost of development where the cost is in excess of \$200,000.

The maximum rate of the levy for developments with a proposed cost of development of between \$100,001 and \$200,000 is 0.5 percent, while developments with a cost of \$100,000 or less cannot be charged a section 94A levy.

Additionally, under the terms of the direction, no section 94A levy can be charged on development:

- for the purpose of disabled access; or
- for the sole purpose of affordable housing; or
- for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building; or
- for the sole purpose of the adaptive reuse of an item of environmental heritage; or
- other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

For the purpose of clarifying the last point, a council cannot impose a section 94A levy on developments situated on land that has in the past, at the subdivision stage, been the subject of section 94 contribution imposed on the development consent for the subdivision (including strata subdivision). Thus, the direction would not allow a council to impose a section 94A levy as a condition on a development consent where the proposed development involves (other than the subdivision of land):

- a dwelling house, where the earlier subdivision of the land upon which that dwelling house stands was itself the subject of a condition of consent requiring a section 94 contribution; or
- a strata or community titled multi-unit housing, industrial, retail or commercial development where an earlier land subdivision or strata subdivision development consent relating to the land on which the proposed development is located included a condition of consent requiring a section 94 contribution.

Note that the prohibition of section 94A levies on these developments only operates where the *subdivision* approval relating to the land included a section 94 condition of consent. The prohibition does not apply where an earlier development consent relating to the land (that

did not relate to subdivision of land) imposed a condition requiring a section 94 contribution.

If the Council intends to prepare a contributions plan that requires development to make a development contribution in terms of a section 94 levy, it would need to ensure that the contributions plan is prepared in a manner that is consistent with the Minister's direction.

3.2.3 Planning agreements

A planning agreement is a voluntary arrangement between a developer and one or more councils or other planning authorities under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.

Planning agreements may relate to a development application or a proposal to change an environmental planning instrument (such as a local environmental plan).

Public purposes are defined by the EPA Act to include (without limitation):

- providing or recouping the cost of local and State public facilities, and affordable housing;
- funding recurrent expenditure on local and State public facilities, and affordable housing;
- monitoring the planning impacts of development; and
- conserving and enhancing the natural environment.

A planning agreement can be made to attach to and run with the land to which it relates and bind the developer's successors if all parties having a registered estate or interest in the land so agree.

3.2.4 Comparison of development contributions mechanisms

The following comparison of development contributions mechanisms uses the following general criteria:

- competitiveness (in line with aspirations for Ku-ring-gai's future growth);
- efficiency (economic cost to the community);
- effectiveness (ensure the funding is delivered when it is needed);
- equity (in the community interest including impact on housing affordability);
- administration cost and effort (i.e. simplicity); and
- stakeholder support.

Section 94 contributions

Key advantages and opportunities associated with section 94 contributions include the following:

- Council already levies contributions under existing contributions plans and section 94 is a well known mechanism to the development industry for local infrastructure delivery.

- Contributions under section 94 can be pooled with other section 94 (or section 94A) funds and used to fund a priority list of works. The pooling may extend to the use of funds collected under existing contributions plans adopted by a council.
- Contributions can be additional to contributions negotiated under a planning agreement.
- The effort applied in determining nexus, apportionment and contribution rates as part of the preparation of a section 94 contributions plan can be used as a 'baseline' for planning agreement negotiations with any interested developers.
- Contributions send a direct price signal to the market on the costs of new infrastructure resulting from new development.
- Costs are shared on a fair and reasonable basis as costs are apportioned according to the projected share of demand for the required infrastructure.

Key constraints and disadvantages include the following:

- The level of contribution that can be sought is limited to the relationship or nexus between expected development and the new facilities to be provided.
- Apportionment of the cost of facilities may be required if there is existing local or regional demand for the facility. This also affects the level of contribution that can be sought.
- Despite the allowance for funds pooling, contributions must ultimately be spent on the particular purpose or purposes for which they were collected. This is a constraint from the Council's perspective but is an advantage as it provides transparency and certainty for the community and industry on what infrastructure will be provided.
- Contributions must always be reasonable in the circumstances of the case. An applicant may appeal against a condition of consent that imposes a section 94 contribution on the grounds that it is unreasonable. While a constraint to the Council this is an advantage in terms providing transparency in the calculation of contributions.
- Significant resources are often required to be applied in order to determine what are reasonable development contributions.
- Generally section 94 cannot be used to fund facilities provided by State Government agencies (although facilities for which there is some shared responsibility for provision can be levied for).
- Generally section 94 contributions are a once-and-for-all contribution. Accordingly, section 94 cannot generally be used for recurrent funding unless the concept of the provision in a once-and-for-all-payment is interpreted broadly to include ongoing provision.

Section 94A levies

Key advantages and opportunities associated with section 94 contributions include the following:

- A section 94A levy system is relatively easy to establish and administer.
- Contributions under section 94 can be pooled with other section 94 or section 94A funds and used to fund a priority list of works. The pooling may extend to the use of funds collected under existing contributions plans adopted by a council.

- Section 94A levies must be spent on the public amenities and public services identified in a works schedule included in a contributions plan. However, unlike section 94 contributions, they are not earmarked against particular items unless the contributions plan so provides. A council need only adopt a section 94A plan with a works schedule that reflects its capital works priorities and as those priorities change it need only amend the plan. Therefore, section 94A levies provide a more flexible pool of money than monetary section 94 contributions.
- No merit appeals allowed in relation to the imposition of a section 94A condition in accordance with a contributions plan.

Key constraints and disadvantages include the following:

- Where the spare capacity of existing facilities is limited or non-existent and there is likely to be a number of facilities required to support future projected development, the receipts likely to result from the imposition of the maximum levy would likely be less than could be expected to be secured through a section 94 contributions system.
- Generally Section 94A levies are a once-and-for-all contribution. Accordingly, section 94A cannot generally be used for recurrent funding unless the concept of the provision in a once-and-for-all-payment is interpreted broadly to include ongoing provision.
- The same development consent cannot include conditions requiring the payment of both a section 94 contribution and a section 94A levy.
- Generally section 94A levies cannot be used to fund facilities provided by State Government agencies (although facilities for which there is some shared responsibility for provision can be levied for).
- There is no guarantee for the developer as they cannot “market” a development with any certainty regarding the timing of infrastructure provision (or indeed its actual provision).
- Dilutes or diminishes the price signals established by section 94 user charges (section 94A is a tax not a user charge) which could lead to uneconomic and inefficient outcomes.
- Under the terms of the Minister’s section 94E direction, section 94A levies also cannot be imposed on developments (other than the subdivision of land) where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

Voluntary planning agreements

Advantages and opportunities associated with the use of planning agreements to deliver local infrastructure include the following:

- Planning agreements are the most flexible contributions mechanism. Contributions under a planning agreement may be additional to section 94 contributions or section 94A levies. Alternatively, a planning agreement may wholly or partly exclude the application of s94 or s94A to development. If section 94 applies, the planning agreement must set out whether benefits under the agreement are to be credited against s94 contributions in respect of development.
- Contributions under planning agreements can be additional to, or in place of, section 94 contributions or section 94A levies.

- Developers can have a more active role in the scope and timing of the delivery of specific local infrastructure, including infrastructure that is beyond the requirements included in a section 94 or 94A contributions plan.
- Contributions under planning agreements may be pooled with other section 94 or 94A funds, if the agreement authorises this.
- A ‘standard’ planning agreement or template planning agreement can be used to save in administration costs.
- Provided the contributions are for a public purpose that is not unrelated to the development, contributions under a planning agreement can be made for a wider range of purposes than contributions under section 94 or section 94A including public facilities that fall within the State Government’s responsibility, affordable housing, development monitoring and recurrent expenditures.
- There is no legal nexus restriction on the object of expenditure of contributions.
- No merit appeals to the Land and Environment Court allowed in relation to planning agreements.
- Suggested possible uses of planning agreements include:
 - ⇒ meeting the demands created by the development for new public infrastructure, amenities and services,
 - ⇒ securing ‘planning benefits’ for the community from a developer so that the development delivers a net community benefit;
 - ⇒ packaging different contributions into the one instrument (for example, section 80A(1)(f) works requirements, material public benefits offered by an applicant, section 94 monetary contributions and works-in-kind offers);
 - ⇒ protection, conservation and ongoing management of environmentally sensitive lands;
 - ⇒ securing recurrent funding of infrastructure, amenities and services;
 - ⇒ addressing existing infrastructure deficiencies;
 - ⇒ prescribing inclusions in the development that meet specific planning objectives of the Council (for example, affordable housing);
 - ⇒ providing for seed-funding of critical infrastructure (such as a key road link or intersection); and
 - ⇒ monitoring the planning impacts of development,

Key constraints and disadvantages include:

- Planning agreements must be voluntary. Therefore, a council could not generally impose a development contributions system relying solely on planning agreements. There would always be circumstances where a developer does not wish to enter into a planning agreement and the council must have the fall-back position of being able to impose development contributions conditions of consent under an adopted contributions plan. There is uncertainty for Council with regards to future income streams.
- Planning controls made by a council cannot require a planning agreement to be entered into. Similarly, a council cannot refuse development consent on the grounds that a planning agreement has not been entered into. It requires parties to agree and this process could delay the development process and add to holding costs.

- A planning agreement cannot require rezoning or development consent to be granted.
- In a practical sense, the limit on contributions which may be secured under a planning agreement is limited by the financial viability of the development for the developer. Developers are more likely to enter into an agreement where favourable market conditions exist.
- Planning agreements are subject to any directions issued by the Minister under section 93K (although none have been issued).
- Some key ethical principles included in the Development Contributions Practice Notes include:
 - ⇒ planning decisions cannot be perceived to be bought or sold through negotiation of planning agreements, and they should never fetter the statutory obligations of the consent authority;
 - ⇒ planning authorities should not use their statutory position to extract unreasonable benefits from developers through planning agreements; and
 - ⇒ planning authorities should avoid being party to planning agreements where they have a commercial stake in the subject development.

3.3 Other developer-funded infrastructure delivery mechanisms

An important complementary mechanism to development contributions is the imposition of conditions on development consents requiring developers to undertake works under section 80A of the Act.

Section 80A(1)(f) of the Act states that a condition of development consent may be imposed if it requires the carrying out of works (whether or not being works on land to which the application relates) relating to any matter referred to in section 79C(1) applicable to the development the subject of a development consent.

Section 79C relates to the range of matters which are required to be assessed in relation to any development application. The broad scope of the matters contained in section 79C (including section 79C(1)(b) – ‘the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality’), means that the provisions of section 80A(1)(f) can be used to require facilities to be directly provided by a developer.

Notwithstanding this apparent broad scope for use of conditions of consent in lieu of or in addition to other development contributions mechanisms, councils are limited to imposing conditions requiring facilities under section 80A where they are required as a direct consequence of development. Whereas section 94 and section 94A allows a council to collect a monetary contribution toward the provision of a facility potentially remote from the development site at a later time, section 80A(1)(f) will generally only apply to facilities on or adjacent to the site and that must be provided as part of that development. In all cases, section 80A conditions can only be implemented by the developer – a council cannot impose a condition requiring a monetary contribution for a facility unless the condition is imposed under section 94, section 94A or is required under a planning agreement.

A common example of the use of section 80A for the provision of public facilities is in relation to access and traffic. Developments which, on their own, generate the need for public traffic management facilities, such as kerb and gutter along the development

frontage or traffic lights for a new development access road, can be required to provide such facilities under section 80A. Provision of footpaths and street trees along the street frontage of a proposed development are other examples.

The use of section 80A conditions of consent may be appropriate for implementing certain parts of the draft Facilities Plan for the Ku-ring-gai town centres. This is further discussed in Section 4.

3.4 Existing contributions plans

There are several contributions plans currently in operation in the Ku-ring-gai local government area including:

- the 2004 contributions plan; and
- *Ku-ring-gai Section 94 Development Contributions Plan No. 1 1993* (hereafter referred to as the 1993 contributions plan). This plan now only applies to retail and commercial development.

Council currently levies contributions for the following facilities under these plans:

- acquisition of open space;
- development of certain playing fields;
- new resident kits and resident survey;
- library book acquisition;
- new child care centre and additions/alterations to children's resource centre;
- public art; and
- contributions plan preparation and management.

The 2004 contributions plan applies to proposed residential development in the town centres. Indeed, residential flat buildings that have been approved in recent times under the provisions of LEP 194 have had section 94 contributions pursuant to the 2004 contributions plan included in the respective development consents.

The Ku-ring-gai Town Centres Development Contributions Strategy needs to address the following questions:

- What is the relationship between the 2004 contributions plan and a future town centres contributions plan?
- Should future development on land in the town centre precincts be levied contributions under both a town centres contributions plan and the existing 2004 contributions plan? If so, which facilities in the 2004 contributions plan should the incoming population to the town centres contribute towards?
- Should future development on land outside the town centres be levied contributions for facilities to be provided under the town centres contributions plan?
- Should the 1993 contributions plan continue to apply to retail and commercial development?

These matters are further discussed in Section 4.2.

3.5 Potential role of development contributions mechanisms and other developer arrangements

The criteria that used to determine the development contributions mechanisms that will apply to the infrastructure included in the draft Facilities Plan include the following:

- Whether a relationship can be established between the different types of expected development and the facilities proposed to be provided in each town centre?
- The administration cost of implementing the development contributions mechanism(s).
- Minimising Council's exposure to facility cost blow-outs by maximising direct developer provision of facilities wherever this is lawful, reasonable and the most orderly means of delivering the facilities.
- Whether a financially sustainable result for Council and the community can be achieved?

3.5.1 Section 80A conditions of consent

Council may, under section 80A(1)(f) of the Act, impose conditions of development consent requiring the developer to carry out certain works or other activities that are public in nature.

These conditions (unlike section 94 conditions) cannot generally require monetary contribution or land dedication, as section 94 or 94A conditions and planning agreements are the only avenues through which a council can require money or land to be provided.

As such, section 80A conditions can only require works or activities to be undertaken that are entirely required to mitigate the environmental impacts of the development, or any other matter included in section 79C of the Act. These works could be of a public nature (that is, they could be provided on public land) and could also be transferred to a council or other public authority ownership following a defects liability period.

What is 'entirely required' by an individual development depends on the circumstances of the case. Typical examples of matters usually addressed by section 80A conditions of consent include:

- requirement to obtain a certificate of compliance from Sydney Water for the provision of sewer and water facilities. Sydney Water may (as a means of a developer obtaining a certificate) in turn require sewer or water reticulation or trunk mains to be provided by the developer;
- requirement to provide energy or telecommunications infrastructure to the development site (for example, telephone, gas, electricity lines and small substations);
- requirement to provide traffic access facilities off or on site (for high traffic generating developments this could include facilities such as medians and signals);
- requirement to provide a footpath on the street frontage directly outside of the development site;

- requirement to carry out environmental monitoring as part of, and following, the construction of the development; and
- requirement to provide certain services and amenities in connection with development, such as support services of seniors living developments.

As can be seen, only some of the matters are services or amenities that fall within Council's area of responsibility (for example, footpaths).

As a general principle, Council should seek to impose conditions under section 80A wherever possible, in preference to conditions of consent requiring section 94 contributions. This is because it shifts the responsibility of provision (and therefore risk of any cost blow-out) entirely from Council to the developer.

There will be circumstances however where it is more appropriate for Council to impose a section 94 contribution instead of a similar section 80A condition. For example, Council has identified that a comprehensive streetscape and public domain upgrades in the town centres (including undergrounding of electricity lines) and it may be more efficiently delivered by Council in a staged works program, rather than requiring individual developers to carry out the works in front of their development sites (that would likely result in a piecemeal planning outcome).

It is considered that section 80A conditions may be an appropriate mechanism for delivery of the following facilities in the town centres:

- Provision of non-Council utility services to all developments.
- Provision of any item that appears in the draft Facilities Plan that is deemed to be entirely required by an individual development.
- Provision of streetscaping improvements on development frontages in parts of the town centre precincts beyond the area identified for streetscape upgrades.

3.5.2 Section 94 contributions

Section 94 places a requirement on councils to coordinate and deliver a range of facilities to meet the needs of a range of people occupying many different developments usually over a number of years using the contributions made by developers.

Section 94 contributions are therefore likely to be the most appropriate mechanism for delivery of the majority of the facilities required to meet the demands of future Ku-ring-gai town centres development. This is essentially because the majority of facilities are required as a consequence of more than one single development and/or have some connection with the existing as well as the incoming population.

3.5.3 Section 94A levies

As discussed in Section 3.2.2, Council can impose as a condition of development consent a requirement that the applicant pay a levy of 1 percent of the proposed cost of carrying out the development (that is, a section 94A levy).

A key constraint associated with the imposition of section 94A levies is the maximum rate (that is, 1 percent of the proposed cost of development).

The receipts likely to result from the imposition of a 1 percent levy would probably only represent a minor component of the works schedule costs and, despite the strict nexus requirements associated with section 94 contributions, the total levy would be less than the Council could expect to receive from implementation of a section 94 contributions scheme.

It is therefore recommended that Council not utilise section 94A levies as a development contributions mechanism to apply to development within the town centre precincts.

This mechanism may be appropriate for application to development outside the town centre precincts. This matter is further discussed in Section 4.

3.5.4 Planning agreements

Planning agreements as a development contributions mechanism are used most appropriately as an adjunct to section 94 contributions plan as the primary mechanism.

Planning agreements could never supplant section 94 as the primary mechanism for the delivery of the draft Facilities Plan. This is because agreements are voluntary and there must be no regulatory or other compulsion for developers to enter into them. There will however be selective opportunities for negotiating planning agreements with developers.

For example, the future development of the St Ives Village Shopping Centre site presents an opportunity for the developer and Council to enter into a planning agreement. A planning agreement could package, for example, the provision of the following public purposes:

- traffic signals, road widening and new access road to Mona Vale Road;
- new, enlarged neighbourhood centre;
- new, enlarged branch library;
- perpetuation of public (Council-provided) car parking displaced as a result of development;
- provision of public domain fronting St Ives Village Green and other streetscape works; and
- providing for development contributions for public purposes in addition to those that can be lawfully exacted through section 94 contributions (for example, a developer's offer to fully, rather than partially, fund the proposed new library);
- managing contributions over the life of what is likely to be a staged development; and
- contributions toward recurrent costs of any of the facilities the subject of the agreement.

Contributions identified in the planning agreement may cover part or all of the cost of providing the above facilities, as well specifying responsibility for delivery and timing of the works.

In the event of an agreement failing to be negotiated, Council can use section 94 contributions and section 80A conditions to achieve many of the outcomes that otherwise could have been achieved through an agreement.

Planning agreements are likely to be an appropriate contributions vehicle in certain development circumstances. Section 4 of this paper contains recommendations regarding how the Council should proceed if it is interested in pursuing a contributions strategy incorporating the use of planning agreements.

3.6 Implications for the Development Contributions Strategy

There are three major development contributions mechanisms available to Council to assist in the delivery local infrastructure required as a consequence of development taking place:

- section 94 contributions;
- section 94A levies; and
- voluntary planning agreements.

Conditions of consent imposed under section 80A of the Act are an important, complementary infrastructure delivery mechanism.

The analysis in this Section suggests that a development contributions system underpinned by section 94 contributions plans with selective use of planning agreements for specific developments would be most appropriate to assist delivery of the draft Facilities Plan for the Ku-ring-gai town centres

Having regard to the relatively low level of contributions derived from applying a section 94A levy generally to town centre development (compared to development being levied section 94 contributions), it is not considered that Council should pursue section 94A levies for the town centres.

There are several contributions plans currently in operation in the Ku-ring-gai local government area. The development contributions strategy must also consider the relationship of these plans to future development in the study area, to ensure that subsequent contributions proposed to be levied are reasonable.

4. Conclusions and recommendations

4.1 Development Contributions Strategy

4.1.1 Overview

The Ku-ring-gai Town Centres Development Contributions Strategy will sit within a wider funding and delivery strategy related to the draft Facilities Plan.

The Development Contributions Strategy will be based on the use of section 94 contributions plan or plans. These plans will allow Council to exact reasonable land and monetary contributions from developers toward the provision of works identified in the draft Facilities Plan.

The use of section 94 contributions will be complemented by the use of other development conditions of consent and negotiated planning agreements to fund/deliver town centre infrastructure:

- 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.

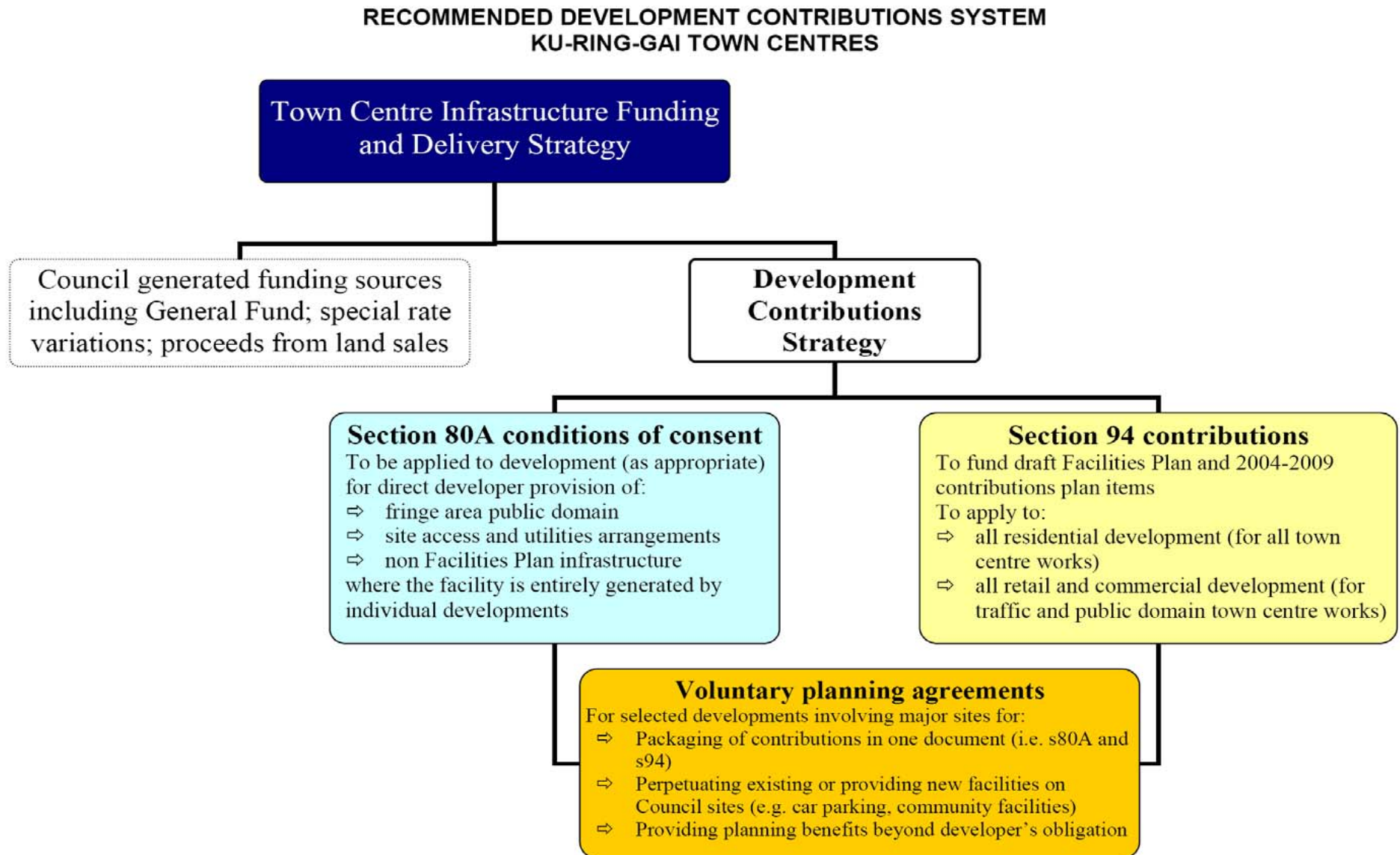
The negotiation and administrative arrangements in relation to planning agreements will be contained in a policies and procedures document (refer Section 4.3).

A diagram showing the Strategy framework is shown in Figure 4.1.

4.1.2 Development contribution amount and need for other funding sources

The extent to which non-developer sources of funding (such as land sales) will be used to deliver infrastructure will be dependent on the anticipated level of development contributions likely to be received. It is only known at this stage what the development capacity of each town centre is.

Further work needs to be undertaken to understand the projected rate of development and the likely maximum take-up of development potential within each of the centres into the future. The results of this work will inform the anticipated level of development contributions over time that Council can direct towards implementation of the draft Facilities Plan.



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Figure 4.1 Ku-ring-gai Town Centres Infrastructure Funding and Delivery Framework

4.1.3 New contributions plan

In order for Council to collect contributions to apply to items in the draft Facilities Plan it first needs to prepare a draft section 94 contributions plan.

This plan may be a stand-alone plan or the town centre contributions arrangements may be absorbed into the existing 2004 contributions plan. It is proposed at this stage that a stand-alone plan be prepared, but that town centre development would also be subject to the 2004 contributions plan.

The draft plan would be prepared in accordance with the Act and the Regulation, which would include public exhibition for at least 28 days and Council consideration of submissions prior to its adoption.

Council has programmed that the section 94 contributions plan will be prepared and adopted before Town Centres LEP is gazetted.

4.1.4 Contributions strategy by centre and by infrastructure type

The contributions plan would address all of the categories of infrastructure identified in the draft Facilities Plan (that is, the categories listed in Table 2.2).

Appendix A contains a schedule containing details of the recommended development contributions strategy to apply to each category of infrastructure in each of the Ku-ring-gai town centres.

The schedule does not contain data of facility costs. Costing of all works is currently being compiled.

The following is an overview of the infrastructure-specific contributions strategies.

Traffic signals and intersections; Road widening and/or modifications

Section 94 contributions will be the principal means of funding this infrastructure.

More information and clarification is sought on the performance of some of the intersections in the centres. Where existing performance is unsatisfactory – that is, upgrade works would be required with/without town centre development – then section 94 contributions cannot be reasonably levied for the full cost of the work.

It is likely that the funding of certain works to the State road network (including the Pacific Highway) will require the support of the State Government.

New streets and lanes; Through-block connections

A facilities strategy common to each town centre situated along the Pacific Highway / railway corridor is the creation of new streets and lanes to help improvement access to and with each centre. This strategy is partly a result of many of the Pacific Highway intersections being at or over capacity. Such works are needed to support the additional access demands generated by redevelopment in the town centres and it is reasonable for the cost of these items to be borne by the expected development.

The draft Facilities Plan proposes new access ways (primarily for pedestrians) in each of the town centres. The draft Facilities Plan also envisages that the land needed for these new links will be acquired directly by Council at market value or by way of dedication free of cost by the developer(s) of adjoining private land. A section 94 contributions plan should be prepared to enable these acquisitions and embellishments to be undertaken. Where it is appropriate for land to be dedicated by a developer of adjoining land, this can be done by crediting the particular development with an equivalent value for the land dedicated and that value coming off the total monetary section 94 contribution imposed in the development consent.

Transport

This infrastructure includes new public transport, cycleway and kiss-and-ride facilities.

The works are important in promoting the transit-oriented development philosophy underpinning the town centre planning visions and in enhancing the attractiveness of public transport as a transport mode for the new populations of the town centres. Accordingly, section 94 contributions can be used to fund the cost of the facilities.

Car parking

Many of the proposed car parking works contained in the draft Facilities Plan also encompass the creation and/or the relocation of community facilities and the creation of new urban / civic spaces and public domain. They also have the potential to involve development partners as the projects in many instances seek to 'add value' to existing at-grade public car parks.

The provision of most of the proposed car parks is therefore bound up in these integrated arrangements. The proposed car parks are also likely to prove to be the most complex works of the draft Facilities Plan works in terms of planning and delivery. The provision of integrated facilities suggests that the negotiation of planning agreements with developers of the non-public facility components of each development will be a useful funding and delivery mechanism.

The development contributions strategy outcomes for car parking areas fall into two major categories:

- Where the parking spaces are integrated with a multi-use public amenity (such as a town park, community centre and/or library) a case can be argued for the costs of providing the car parking to be levied under a section 94 contributions plan and the costs to be apportioned to new development in the same manner as the remainder of the facility.
- Where the parking spaces are not to be integrated with another significant public amenity, or where it is envisaged that the public parking will be integrated only with a private development, then Council could only reasonably collect contributions for a proportion of the car parking facility (and even then only where the project results in either a net increase in existing publicly available car parking spaces or where there is some spare capacity in the existing public car parks which will be taken up by users of the expected developments). The contributions would be received from future development that could not provide sufficient on-site parking to meet the development's parking needs.

Community facilities

The draft Facilities Plan addresses the provision and/or relocation of community facilities in most of the town centres. These facilities generally relate to needs generated from both the existing and future populations of Ku-ring-gai LGA.

As a result, only a portion of the facility cost could be obtained through section 94 contributions. Council will need to find alternate funding sources to provide that component of the facility that addresses current population needs.

As discussed for car parking facilities, several of the community facilities projects are envisaged as integrated projects potentially involving developers. Council should pursue negotiation of provision of the facility through a planning agreement with the developer of both Council and private land.

Developer funding of child care centres is being reviewed as part of the update of the 2004 contributions plan. As a result it is unclear at this stage to what extent developers should contribute to planned children's services facilities at Gordon and St Ives.

Streetscape improvements; Urban / civic spaces

Streetscape and civic space works will in most respects be the most visible and tangible public component of each town centre's planning vision. The draft DCP and draft Facilities Plan shows many details of these treatments and spaces. Some of them are new spaces while a lot of the work involves embellishing existing streets. The works are integral to the higher density housing proposals in that they will provide the main recreation space for the new residents that cannot enjoy the extent of private backyards and green space otherwise enjoyed by residents of Ku-ring-gai's detached dwelling house neighbourhoods.

As a result, it is reasonable for expected development to contribute the full cost of these facilities. Whether the facilities are ultimately fully funded by expected development will however depend on whether all available additional development potential in the town centre precincts is taken up.

Open space

The need for open space land and embellishment for each town centre has been derived from the methodology and approach for the provision of local open space contained in the 2004 contributions plan. As a result, town centre developments will make contributions at the same rate as those developments situated outside of the town centre precincts.

The location and standard of open space provided will be in accordance with Council's draft Open Space Acquisitions Policy and the draft DCP.

Drainage / water cycle management

The draft DCP comprehensively addresses the matter of water cycle management in relation to developments proposed in the town centres. The draft Facilities Plan identifies those facilities that will be provided on public land.

Each of the town centres is coincidentally situated at or near the head of a range of drainage sub-catchments. Consequently, Council can levy developers for that component of the public facility to be provided that is within the town centre precinct. Council would

need to address funding of that component of the facility that is situated outside of the town centre precinct and/or is situated higher in the drainage sub-catchment.

The facilities would have a nexus with development across the respective drainage sub-catchment. The development contribution would be determined on the basis of the area of each respective development site as a percentage of the area of the respective drainage sub-catchment that is within the town centre precinct. Like streetscape improvements, whether the facilities are ultimately fully funded by expected development will depend on whether all available additional development potential in the town centre precincts is taken up.

4.2 Existing contributions plans

The Development Contributions Strategy will affect the operation of current section 94 contributions plans being implemented by the Council. The following sections address these relationships and, where appropriate, include recommendations for modifications to the plans.

The 2004 contributions plan

There are a number of infrastructure items listed in the draft Facilities Plan that are reflected in some way in the works schedule contained in the 2004 contributions plan.

The facilities include multi-purpose community facilities, child care facilities, streetscape works and open space acquisition and embellishment.

The town centres section 94 contributions plan and the review of the 2004 contributions plan (currently underway) will need to recognise these ‘cross-over’ items by ensuring that there is no double-up between the plans.

There are facilities included in the 2004 contributions plan works schedule which, as part of the work undertaken for the draft Facilities Plan, have had their cost amount adjusted. The updated cost of such works will translate to an adjusted contribution rate in the 2004 contributions plan.

The 1993 contributions plan

The 1993 contributions plan currently applies to all new retail and commercial development proposals in the Ku-ring-gai LGA involving additional non residential floor space.

The levies charged under that plan are collected for the provision of long day care or family day care children’s places in child care facilities.

The review of the 2004 contributions plan is assessing the methodology for determining contribution rates for child care facilities. This review should examine the degree to which (or indeed whether) non residential developments should contribute to the provision of child care services in Ku-ring-gai.

4.3 Matters for further examination and consideration

4.3.1 Data to inform iterations of the funding and delivery strategy

The preparation of the section 94 contributions plan applying to town centre developments will derive the contribution rates for residential, commercial and retail developments in the town centres.

The preparation of costs for all draft Facilities Plan items, as well as identification of the town centre precincts and related projected development yields, is being completed.

When the costs and yields information is compiled, a preliminary assessment of future total development contributions receipts can be completed. This will provide Council with:

- an indication of the level of funding shortfall related to the implementation of the draft Facilities Plan;
- some information upon which to prepare a funding and delivery strategy for the entire draft Facilities Plan.

As discussed in Section 4.1.2, the rate of contribution receipts *over time* is fundamental in developing and implementing a financially sustainable strategy and further work needs to be undertaken to understand the projected rate of development and the likely maximum take-up of development potential within each of the centres.

Receipts The results of this work will inform the anticipated level of development contributions over time that Council can direct towards implementation of the draft Facilities Plan.

4.3.2 Policy and procedures for planning agreements

The Development Contributions Strategy encompasses the use of voluntary planning agreements as a vehicle for funding and delivering infrastructure in the town centres.

Council has committed to preparing a policy regarding procedures for the use of planning agreements. A draft of this policy is anticipated to be ready for discussion purposes in the last quarter of 2007.

The purpose of the Planning Agreements Policy is to provide a framework for the Council to negotiate and enter into planning agreements with developers.

The Planning Agreements Policy will set out or include (among other things):

- the circumstances in which Council would consider entering into a planning agreement;
- form of contributions that Council could seek through a planning agreement;
- negotiation procedures;
- whether section 94 or section 94A of the Act will apply to contributions negotiated under planning agreements;
- when and how contributions will be provided and handed over to the Council;
- review and modification of planning agreements arrangements;

- discharge and modification of developer's obligations
- provision of security;
- refunds and credits;
- dispute resolution and enforcement;
- responsibilities for costs of planning agreements; and
- a standard-form planning agreement.

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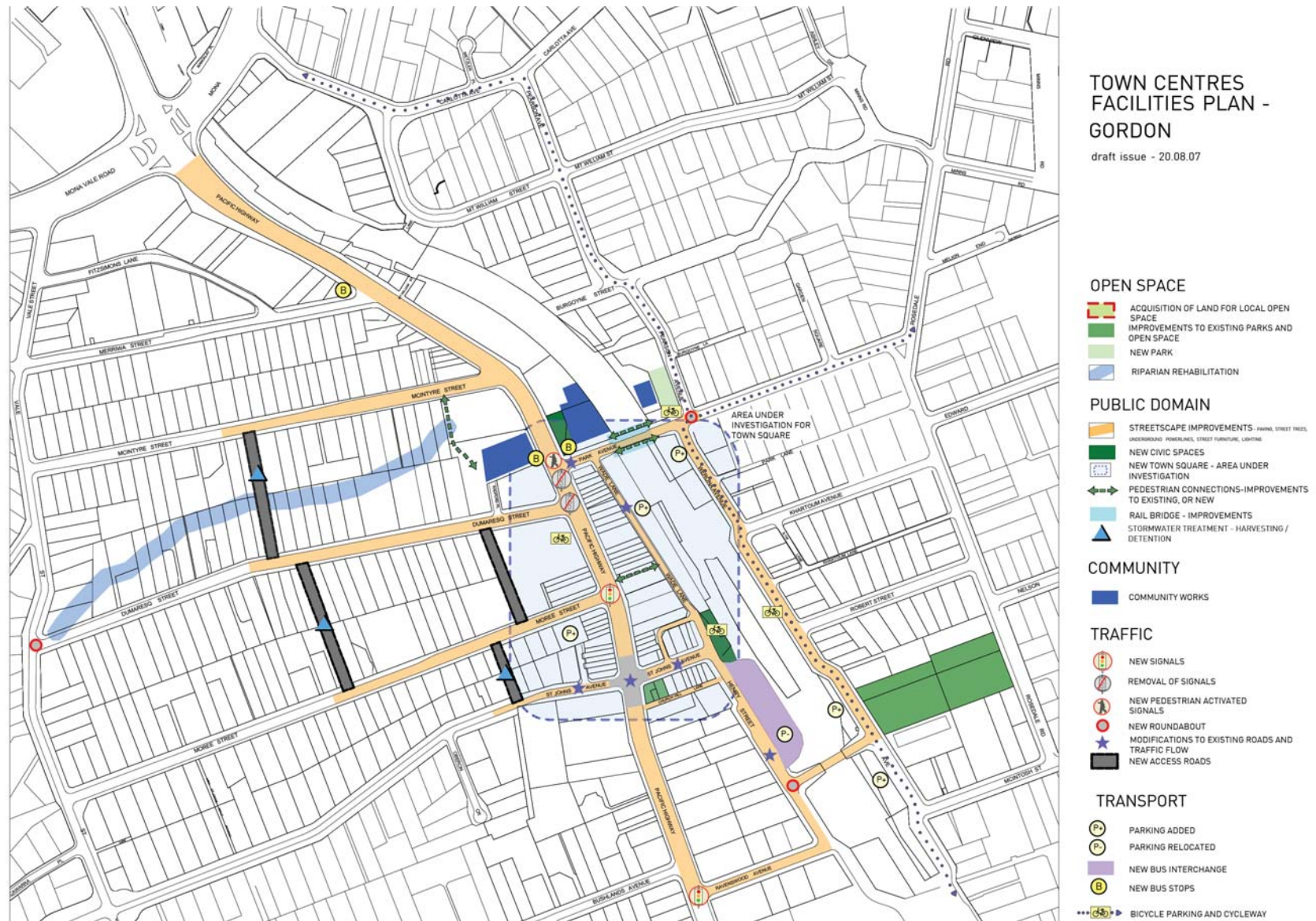


Figure 2.3 Draft Gordon Centre Facilities Plan

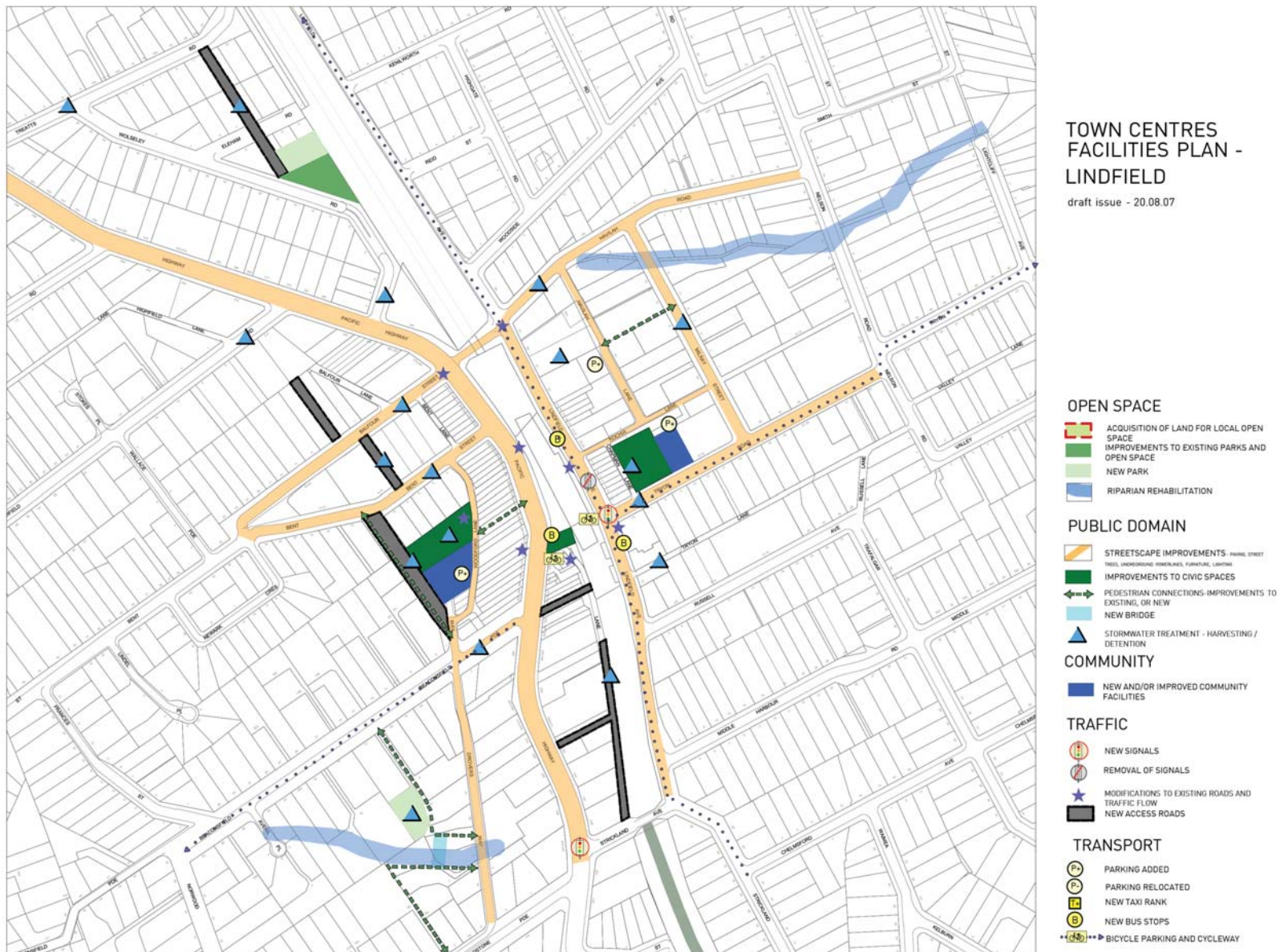


Figure 2.4 Draft Lindfield Centre Facilities Plan

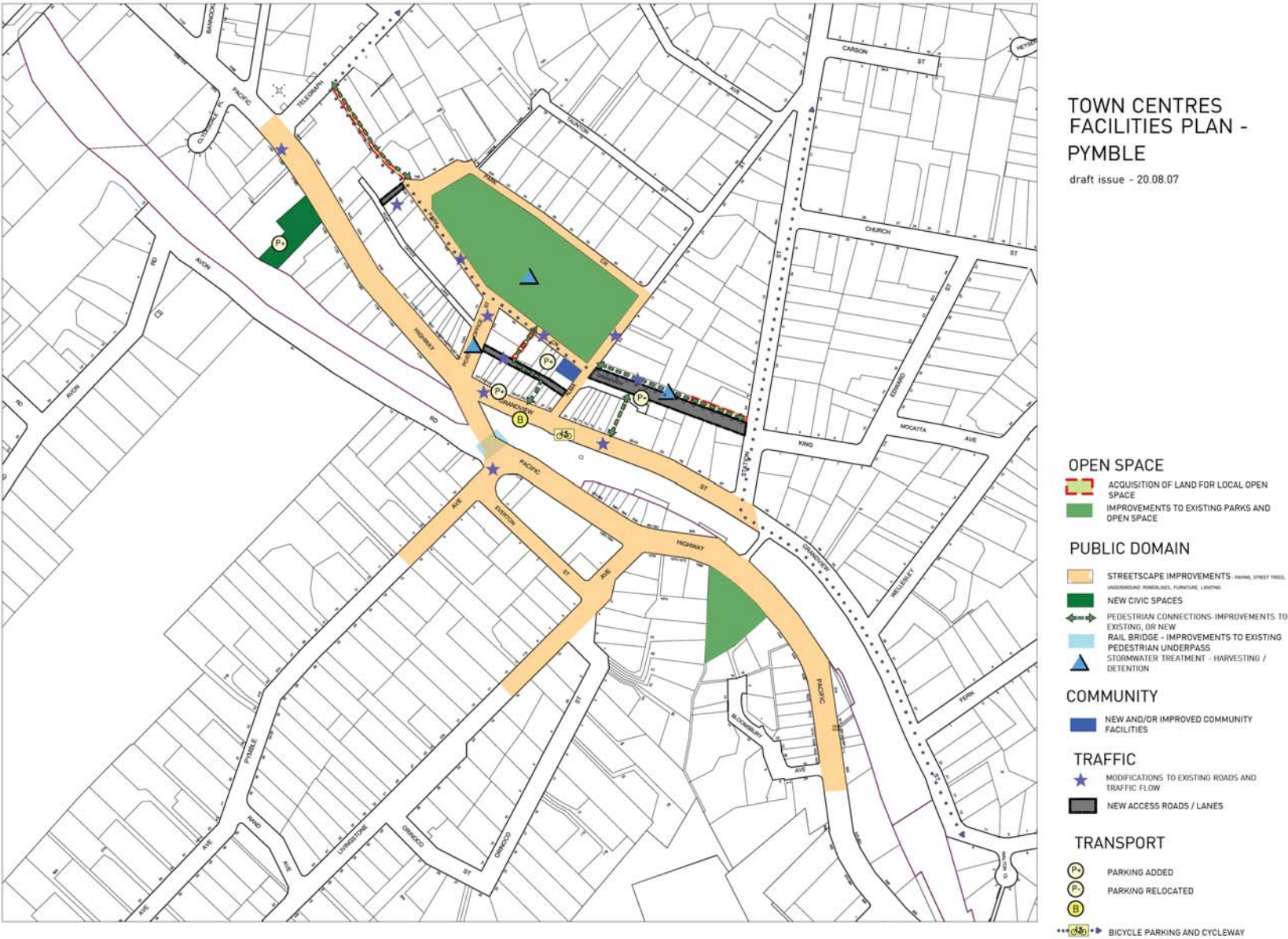


Figure 2.5 Draft Pymble Centre Facilities Plan



Figure 2.6 Draft Roseville Centre Facilities Plan



Figure 2.7 Draft St Ives Centre Facilities Plan

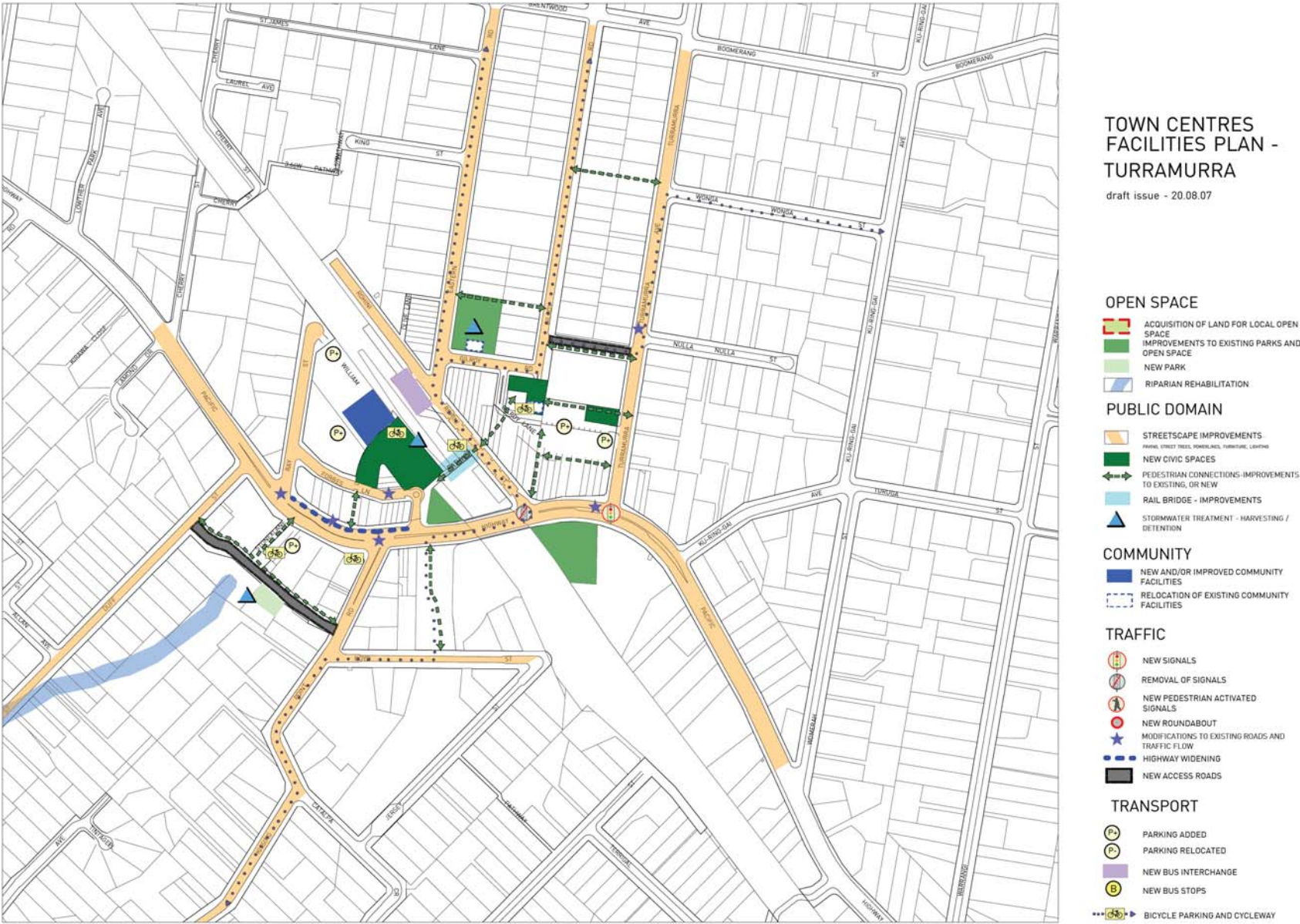


Figure 2.8 Draft Turramurra Centre Facilities Plan

Appendix A

Development Contributions Strategies by Town Centre and by Infrastructure Type

St Ives Centre Development Contributions Strategy

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
TRAFFIC SIGNALS AND INTERSECTIONS											
S1	New signalised intersection and minor road widening	Mona Vale Road and entrance to new shopping centre				M	Yes	Yes	Yes	Incorporate in planning agreement and/or impose conditions of consent on development approval for St Ives Village Shopping Centre	It is likely that the work would be entirely required as a result of the full redevelopment of the St Ives Village Shopping Centre. A condition under section 80A could be imposed to that effect. However, the developer and Council may also want to package all facility provision and land/monetary section 94 contributions in a planning agreement and this can be done as an alternative to a section 80A condition relating to this work.
S2	Additional right turn lane from Mona Vale Road (southwest bound) into Link Road (northwest bound), and associated widening	Intersection Mona Vale Road and Link Road				L	Yes (part funding)			Levy for part of cost of upgrade through section 94 contributions plan and lobby RTA to provide balance of funding	Intersection currently operates at an unsatisfactory level of service in peak periods. It is therefore unreasonable for future development to address an existing backlog. Assessment of reasonable apportionment being undertaken.
S3	Alterations to traffic signals and intersection layout to accommodate partial closure of Rosedale Road	Intersection of Memorial Avenue and Rosedale Road				M	Yes			Levy through section 94 contributions plan	Assessment of reasonable apportionment being undertaken.
S4	Install new traffic signals and remove existing pedestrian operated signals near Collins Road	Intersection Killeaton Street and Cowan Road				M	Yes (part funding)			Levy for part of cost of upgrade through section 94 contributions plan and lobby RTA to provide balance of funding	Intersection currently operates at an unsatisfactory level of service in peak periods. It is therefore unreasonable for future development to address an existing backlog. Assessment of reasonable apportionment being undertaken.
S5	Extension of right turn bay	Intersection Mona Vale Road and Stanley Street				S	Yes			Levy through section 94 contributions plan	Assessment of reasonable apportionment being undertaken.
S6	Construction of new one way road with on street parking on one side (<i>on Council land</i>)	Village Green Parade from Cowan Road to Denley Lane				M	Yes	Yes	Yes	Incorporate in planning agreement and/or impose conditions of consent on development approval for St Ives Village Shopping Centre	"
S7	Widening of existing lane to accommodate indented parking bays, and turning circle at end (<i>Council to acquire land</i>)	Stanley Lane	*			L	Yes			Levy through section 94 contributions plan	"
S8	Extension and upgrading of laneway (<i>Council to acqurie land</i>)	Denley Lane to Mona Vale Road	*			M	Yes			"	"
TRANSPORT											
S12	New taxi rank	Denley Lane				M	Yes			Levy through section 94 contributions plan	
S13	New bus stops including shelters	various refer plan				S	Yes			"	
S14	new cycle ways (off-road)	Village Green Parade; Village Green/Collins Road; and Killeaton Street (east of Mona Vale Road)				S-M	Yes			"	
S15	new cycle ways (on-road)	Mona Vale Road, Link Road, Stanley Street, Collins Road (north)				S-M	Yes			"	
CAR PARKING											
S16	Construction of new 150 space public under ground car park (<i>constructed as part of site redevelopment</i>)	Village Green Parade					Yes	Yes	Yes	Effect the works through one or more of the following: (1) agreement with the purchahser of the land; (2) planning agreement for the development on the same site; (3) conditions of consent on the DA approval	Council staff have identified that the provision of this facility is integrated with the proposed provision of a significant public domain work (Village Green Parade Promenade - S42). If demonstrated that the car parking works are part of an integrated facility comprising other social and community facilities, there may be a case for the cost of the parking facility to be apportioned to development in the same way as the other components of the integrated facility. The appropriate apportionment of this work to future development is being reviewed.

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
S17	Construction of 28 space public underground car park <i>(on Council land)</i>	Mona Vale Road opposite Stanley Street					Yes (part funding)	Yes	Yes	"	The need for the facilities will be occasioned by future development on the relevant site. If a greater number of car spaces is to be provided as part of the site development than exists at present then Council could recoup the cost of these spaces from contributions made by developments in the town centre with a parking shortfall.
S18	Reorganisation of existing parking areas to create 44 space at-grade public car park adjacent to Shopping Centre <i>(on Council land)</i>	Village Green					Yes (part funding)	Yes	Yes	"	"
COMMUNITY FACILITIES											
S19	Construction of new library shell (1200 m2) and fit out <i>(as part of site redevelopment)</i>	Within St Ives Shopping Village adjoining Town Square				M	Yes (part funding)	Yes		Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs. Council should also pursue negotiation of provision of facility through a planning agreement with St Ives Village Shopping Centre	Facility would have a nexus with development across the St Ives library catchment (refer to Library Needs Study). Development contribution to be determined on basis of 46.8m2 per 1,000 residents
S20	Construction of new Neighbourhood Centre (300 m2) <i>(as part of site redevelopment)</i>	Within St Ives Shopping Village adjoining Town Square and new library				M	Yes (part funding)	Yes		"	Facility would have a nexus with a wider planning catchment - say St Ives planning precinct or St Ives suburb. Development contribution to be determined on the basis that the centre would potentially meet the needs of all residents in that wider precinct.
S21	Construction of new multi-purpose child care centre (3000 m2) <i>(on Council land)</i>	Location to be confirmed				M	Yes			Strategy depends on outcome of review of contributions for child care centres contained in the 2004-2009 contributions plan	Council to review the planning of this facility.
S22	Construction of new multi-purpose community centre (1500 m2) <i>(on Council land)</i>	Village Green				M	Yes (part funding)			Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs.	Council to review the planning of this facility. Development contribution to be determined on the basis of a centre of 1,000m2 meeting the needs for 20,000 residents (or 50m2 per 1,000 residents) (refer to Ku-ring-gai Section 94 Contributions Plan 2004-2009, page 48)
S23	Upgrading of existing Community Groups building including lift	near Porters Lane in heritage precinct				M	Yes (part funding)			Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs.	
S24	Relocation of existing community facilities	on the Village Green				S-M	Yes			Levy through section 94 contributions plan	
STREETSCAPE IMPROVEMENTS											
Main commercial/retail streets											
S26	Streetscape works including paving, street trees, powerlines, furniture and lighting	Village Green Parade				M	Yes	Yes		Levy all streetscape improvement works through section 94 contributions plan	There is the potential for provision of these works to be negotiated through a planning agreement with the developers of the St Ives Village Shopping Centre.
S27	Streetscape works including paving, street trees, powerlines, furniture and lighting	Mona Vale Road				M-L	Yes	Yes		"	"
S27	Streetscape works including paving, street trees, powerlines, furniture and lighting	Stanley Street (part)				L	Yes			"	
S28	Streetscape works including paving, street trees, powerlines, furniture and lighting	Denley Lane				M	Yes	Yes		"	There is the potential for provision of these works to be negotiated through a planning agreement with the developers of the St Ives Village Shopping Centre.
Main residential streets											
S30	Streetscape works including paving, street trees, powerlines, furniture and lighting	Killeaton Road				S	Yes			"	
S31	Streetscape works including paving, street trees, powerlines, furniture and lighting	Cowan Road				S-M	Yes			"	
S32	Streetscape works including paving, street trees, powerlines, furniture and lighting	Porters Lane				L	Yes			"	
S33	Streetscape works including paving, street trees, powerlines, furniture and lighting	Link Road				L	Yes			"	
S34	Streetscape works including paving, street trees, powerlines, furniture and lighting	Collins Road and Kanoona Road				L	Yes			"	
S35	Streetscape works including paving, street trees, powerlines, furniture and lighting	Shinfield and Lynbarra				S-M	Yes			"	
S36	Streetscape works including paving, street trees, powerlines, furniture and lighting	Rosedale Road				S-M	Yes			"	
S37	Streetscape works including paving, street trees, powerlines, furniture and lighting	Stanley Street (part)				L	Yes			"	

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							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
S38	Streetscape works including paving, street trees, powerlines, furniture and lighting	Newhaven Place				L	Yes			"	
S39	Main Civic Street Streetscape works including paving, street trees, powerlines, furniture and lighting - special elements such as banner poles and public art/memorial	Memorial Avenue				S-M	Yes			"	
URBAN/CIVIC SPACES											
S40	New urban public space - community activity space <i>(on Council owned land)</i>	Old School area, Porters Lane				M	Yes			Levy through section 94 contributions plan	
S41	New Town Square <i>(Council to acquire land)</i>	Durham Lane area	*			M	Yes	Yes		Levy through section 94 contributions plan. Council should also pursue negotiation of provision of facility through a planning agreement with St Ives Village Shopping Centre.	
S42	New Village Green Promenade <i>(on Council land)</i>	Village Green Parade				M	Yes	Yes		Levy through section 94 contributions plan. Council should also pursue negotiation of provision of facility through a planning agreement with St Ives Village Shopping Centre.	
THROUGH BLOCK CONNECTIONS											
S44	New shared footpath and cycle way <i>(on Council land)</i>	Village Green Promenade to Collins Road				S	Yes			Levy through section 94 contributions plan	
S46	New pedestrian access way <i>(Council to acquire land)</i>	Mona Vale Road to Memorial and Killeaton	*			S	Yes			Levy through section 94 contributions plan	
OPEN SPACE IMPROVEMENTS											
S48	Embellishment of existing parks	Village Green & William Cowan Oval				S	Yes			Levy through section 94 contributions plan	
S49	Embellishment of existing parks	Rotary Park				S	Yes			"	
S50	Embellishment of existing parks	Bedes Forest				S	Yes			"	
S51	Embellishment of existing parks	Memorial Park				S	Yes			"	
DRAINAGE											
S55	Stormwater detention and other works to address local flooding issues	Village Green and Killeaton Road Area				S	Yes (part funding)			Levy for part of cost of all drainage works through section 94 contributions plan. Council to address funding of that component of the facility that addresses current development needs - i.e. within the respective drainage catchment but outside of the town centre precinct.	Facility would have a nexus with development across the respective drainage sub-catchment. Development contribution to be determined on basis of the area of each respective development site as a percentage of the area of the drainage sub-catchment that is within the town centre precinct.
S56	WSUD treatments to existing and new streets	Kanoona Avenue and Collins Road				M	Yes (part funding)			"	"
S57	Stormwater Harvesting in parks	Village Green and William Cohen Oval				M	Yes (part funding)			"	"
STUDIES/CONSULTANTS FEES											
	Traffic Study						Yes			Levy through section 94 contributions plan	
	Public Domain Study						Yes			"	
	Contributions Plan						Yes			"	
	Quantity Surveyor						Yes			"	

Roseville Centre Development Contributions Strategy

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
TRAFFIC SIGNALS AND INTERSECTIONS											
R1	Zoning change to permit realignment of road and for signal phasing changes	Intersection of Pacific Highway, Clanville Road and Shirley Road				L			Yes	This work relates to the planning controls for private land. Section 80A conditions may have a role in transferring development potential to residual sites.	
R2	Road widening to accommodate 3 northbound lanes and dedicated right turn lane into MacLaurin Parade	Intersection of Pacific Highway and MacLaurin Parade				L	Yes (part funding)			Levy for part of cost of upgrade through section 94 contributions plan and lobby RTA to provide balance of funding	Intersection currently operates at an unsatisfactory level of service in peak periods. It is therefore unreasonable for future development to address an existing backlog. Assessment of reasonable apportionment being undertaken.
NEW STREETS & ROAD MODIFICATIONS											
R3	New laneway (acquisition of land by Council)	Larkin Street through to Shirley Road	*			L	Yes			Levy through section 94 contributions plan	
R4	Upgrading existing lane way (acquisition of land by Council)	Sixth Mile Lane	*			M	Yes			"	
R5	Minor realignment of existing lane (acquisition of land by Council)	Roseville Lane from Roseville Ave to Lord Street	*			L	Yes			"	
R6	New streets and lanes (acquisition of land by Council)	Between Eton Road, Pacific Highway, Clanville Road and the railway	*			L	Yes			"	
R7	New streets and lanes (acquisition of land by Council)	Between Pacific Highway, Boundary Street and the railway	*			L	Yes			"	
R8	Extension and widening of existing lane (acquisition of land by Council)	Bancroft Lane between Lord Street and Bancroft Avenue	*			M	Yes			"	
CAR PARKING											
R11	Construction of 80-space double-decked public car park (on Council owned land)	Larkin Lane				L	Yes (part funding)	Yes	Yes	Effect the works through one or more of the following: (1) conditions on the agreement with the purchaser of the land (2) planning agreement for the development on the site; (3) conditions of consent on the DA approval	The need for the facilities will be occasioned by future development on the relevant site. If a greater number of car spaces is to be provided as part of the site development than exists at present then Council could recoup the cost of these spaces from contributions made by developments in the town centre with a parking shortfall.
R12	Construction of 62-space underground public car park (on Council owned land)	Lord Street				L	Yes			Council staff have identified that the provision of this facility is integrated with the proposed provision of a significant public domain work (New Town Park - R28). If demonstrated that the car parking works are part of an integrated facility comprising other social and community facilities, there may be a case for the cost of the parking facility to be apportioned to development in the same way as the other components of the integrated facility. The appropriate apportionment of this work to future development is being reviewed.	
TRANSPORT											
R13	Provide new kiss and ride facilities and taxi ranks	Hill Street and Pacific Highway				M	Yes			Levy through section 94 contributions plan	
R14	Construction of new bicycle ways (on-road)	as per DCP strategy				S-M	Yes			"	
R15	Construction of new bicycle ways - off road	Hill Street and Pacific Highway				S-M	Yes			"	
R16	Provision of bike parking	Hill Street and Pacific Highway				S	Yes			"	
R17	Upgrade existing bus stops	Hill Street and Pacific Highway				S	Yes			"	

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
STREETSCAPE IMPROVEMENTS											
Main Retail / Commercial Streets											
R18	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Pacific Highway - Shirley Road to Corona Ave/Boundary Street				M-L	Yes			Levy all streetscape improvement works through section 94 contributions plan	
R19	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Hill Street - Clanville Road to Boundary Street (includes rail overpass at Clanville Road)				M	Yes			"	
R20	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Lord Street (part)				S	Yes			"	
R21	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Roseville Ave (part) and Roseville Lane				L	Yes			"	
R22	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3)	Bancroft Ave (part) and Bancroft Lane				M-L	Yes			"	
Residential Streets											
R23	Streetscape works including paths, grass verge, street trees, powerlines, and street lighting (as per Town Centre DCP Part 3)	Maclaurin Parade (part)				L	Yes			"	
R24	Streetscape works including paths, grass verge, street trees, powerlines, and street lighting (as per Town Centre DCP Part 3)	Larkin Street and Sixth Mile Lane				M-L	Yes			"	
R25	Streetscape works including paths, grass verge, street trees, powerlines, and street lighting (as per Town Centre DCP Part 3)	Victoria Street (part)				M	Yes			"	
URBAN/CIVIC SPACES											
R26	New linear park with deep soil landscaping (on Council owned land)	Larkin Lane				L	Yes			Levy through section 94 contributions plan	
R27	New urban square (on Council owned land)	Western station entry on Pacific Highway				M-L	Yes			Levy through section 94 contributions plan	
R28	New town park with playground facilities (on Council owned land)	Lord Street car park				L	Yes			Levy through section 94 contributions plan	
THROUGH BLOCK CONNECTIONS											
R27	Upgrade existing pedestrian access way	From Pacific Highway to Larkin Lane and the Rifleway				M	Yes			Levy through section 94 contributions plan	
R28	Upgrade existing pedestrian access way	From Pacific Highway to Sixth Mile Lane				S	Yes			"	
R29	New pedestrian access way (acquisition of land by Council)	Roseville Ave to Oliver Street	*			L	Yes			"	
OPEN SPACE IMPROVEMENTS											
R31	Embellishment of existing parks	Roseville Memorial Park				M	Yes			Levy through section 94 contributions plan	

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
DRAINAGE											
R34	Stormwater Harvesting	as per DCP strategy				M	Yes (part funding)			Levy for part of cost of all drainage works through section 94 contributions plan. Council to address funding of that component of the facility that addresses current development needs - i.e. within the respective drainage catchment but outside of the town centre precinct.	Facility would have a nexus with development across the respective drainage sub-catchment. Development contribution to be determined on basis of the area of each respective development site as a percentage of the area of the drainage sub-catchment that is within the town centre precinct.
R35	Retrofitting of existing streets	as per DCP strategy				L	Yes (part funding)			"	"
R36	New Infiltration street	as per DCP strategy				L	Yes (part funding)			"	"
STUDIES/CONSULTANTS FEES											
	Traffic Study						Yes			Levy through section 94 contributions plan	
	Public Domain Study						Yes			"	
	Contributions Plan						Yes			"	
	Quantity Surveyor						Yes			"	

Lindfield Centre Development Contributions Strategy

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
TRAFFIC SIGNALS AND INTERSECTIONS											
L1	Remove existing pedestrian signals and install new traffic signals	Intersection of Tryon Road and Lindfield Avenue				S	Yes (part funding)			Levy through contributions plan. Assessment of reasonable apportionment (taking account of existing and future intersection performance and development's contribution to total traffic) is being undertaken	
L2	Modifications to the intersection to suit one way flow east bound	Intersection of Lindfield Avenue and Havilah Road at railway underpass				M	Yes (part funding)			"	
L3	Extend right turn bay	On Pacific Highway and Balfour Street/Havilah Road intersection				S	Yes (part funding)			"	
L4	New Traffic Signals	Intersection of Strickland Avenue and Pacific Highway				S	Yes (part funding)			"	
NEW STREETS											
L5	Construction of new civic street (acquisition of land by Council)	Between Beaconsfield Parade and Bent Street	*			S	Yes	Yes		Levy through section 94 contributions plan. Provision of part of the link could also be the subject of a planning agreement associated with the development of Council's Woodford Lane site.	
L6	Construction of new road (land to be acquired by Council)	Between Bent Street and Balfour Street	*			L	Yes			Levy through section 94 contributions plan	
L7	Construction of new lane (acquisition of land by Council)	off Balfour Street (new Balfour Lane)	*			L	Yes			"	
L8	Construction of new road near Tryon Place (acquisition of land by Council)	Between the Pacific Highway, Tryon Place, and Strickland Avenue	*			S-M	Yes			"	
L9	Construction of new road off Pacific Highway (acquisition of land by Council)	Between the Pacific Highway, Tryon Place, and Strickland Avenue	*			L	Yes		Yes	The facility is located adjacent to the Arunga units. The dedication of land and provision of the works should be effected at the same time that the Arunga units are rebuilt as per the DCP strategy.	
L10	Construction of new lane way as an extension of Tryon Place (acquisition of land by Council)	Parallel to the Pacific Highway from Tryon Place to Strickland Avenue	*			L	Yes			Levy through section 94 contributions plan	
L12	Construction of new road (land to be acquired by Council)	From Treatts Road to Wolseley Road	*			M	Yes			Levy through section 94 contributions plan	
TRANSPORT											
L17	New kiss-and-ride zone and taxi ranks	Pacific Highway and Lindfield Avenue				S	Yes			Levy through section 94 contributions plan	
L18	New bicycle way (on road)	Beaconsfield Parade, Lindfield Avenue and Tryon Place				S	Yes			"	
L19	New bicycle way (off-road)	Beaconsfield Parade				M	Yes			"	
L20	Upgrade existing bus stops	Pacific Highway and Lindfield Avenue				S	Yes			"	
L21	Bicycle parking	Pacific Highway and Lindfield Avenue				S	Yes			"	
CAR PARKING											
L22	New 135-space underground public car park (constructed as part of site redevelopment)	Tryon Road car park area				M	Yes (part funding)	Yes	Yes	Effect the works through one or more of the following: (1) conditions on the agreement with the purchaser of the land; (2) integrated with the proposed provision of other significant public amenities (New Library - L25, New Town Square - L44). planning agreement for the development on the site; (3) conditions of consent on the DA approval	Council staff have identified that the provision of this facility is integrated with the proposed provision of other significant public amenities (New Library - L25, New Town Square - L44). If demonstrated that the car parking works are part of an integrated facility comprising other social and community facilities, there may be a case for the cost of the parking facility to be apportioned to development in the same way as the other components of the integrated facility. The appropriate apportionment of this work to future development is being reviewed
L23	New 72-space underground public car park (constructed as part of site redevelopment)	Woodford Lane				L	Yes (part funding)	Yes	Yes	"	"
L24	New 25-space underground public car park (constructed as part of site redevelopment)	Havilah Lane				M-L	Yes (part funding)	Yes	Yes	"	The need for the facilities will be occasioned by future development on the relevant site. If a greater number of car spaces is to be provided as part of the site development than exists at present then Council could recoup the cost of these spaces from contributions made by developments in the town centre with a parking shortfall

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							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
COMMUNITY FACILITIES											
L25	New library (1200m2)	Adjoining new town square on Tryon Road				M	Yes (part funding)	Yes		Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs. It would appear that the library is to be integrated with a new commercial development on adjoining land in Tryon Road. As such, Council should pursue the provision of car parking, public domain and library integrated with the adjoining development through a planning agreement with the developer.	Facility would have a nexus with development across the Southern library catchment (refer to Library Needs Study). Development contribution to be determined on basis of 46.8m2 per 1,000 residents
L26	Library fit out	as above				M	Yes (part funding)	Yes		"	"
L27	Multi purpose community centre (1500m2) incorporating a senior citizens centre and youth centre	Woodford Lane				L	Yes (part funding)	Yes		Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs. If facility is to be integrated with residential or commercial development the Council should attempt to negotiate provision of the public facilities through a planning agreement	Development contribution to be determined on the basis of a centre of 1,000m2 meeting the needs for 20,000 residents (or 50m2 per 1,000 residents) (refer to Ku-ring-gai Section 94 Contributions Plan 2004-2009, page 48)
STREETSCAPE IMPROVEMENTS											
Main Retail/commercial streets											
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)				M-L	Yes			Levy all streetscape improvement works through section 94 contributions plan	
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)				S-M	Yes			"	
L30	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Chapman Lane and Kochia Lane				S-M	Yes			"	
L31	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Bent Street (part) and Bent Lane				M-L	Yes			"	
L32	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Tryon Road (part)				S-M	Yes			"	
L33	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Beaconsfield Parade (part)				M	Yes			"	
L34	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Woodford Lane and Drovers Way (part)				M-L	Yes			"	
Residential Streets											
L35	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Milray Street				S-M	Yes			"	
L36	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Tryon Road (part)				S-M	Yes			"	
L37	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Drovers Way (part)				M-L	Yes			"	
L38	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Gladstone Parade (part)				M-L	Yes			"	
L39	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Bent Street (part)				M-L	Yes			"	
L40	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Balfour Street (part)				M-L	Yes			"	
L41	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Nelson Road (part)				M	Yes			"	
L42	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Havilah Road				M	Yes			"	
L43	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Havilah Lane				M	Yes			"	

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							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
URBAN/CIVIC SPACES											
L44	New town square (Council-owned land)	Tryon Road car park				M	Yes	Yes		Levy through section 94 contributions plan. Provision of the facility could also be the subject of a planning agreement associated with the development of Council's Tryon Road site.	
L45	New village green (Council-owned land)	Woodford Lane car park				L	Yes	Yes		Levy through section 94 contributions plan. Provision of the facility could also be the subject of a planning agreement associated with the development of Council's Woodford Lane site.	
L46	New public space (road reserve and Rail Corp land)	Tryon Place				M-L	Yes			Levy through section 94 contributions plan.	
THROUGH BLOCK CONNECTIONS											
L47	New pedestrian and cycleway - 6m wide corridor (land to be acquired by Council)	Havilah Lane to Milray Street	*			M	Yes			Levy through section 94 contributions plan	
L48	New pedestrian access way (acquisition of land by Council)	Gladstone Parade to Drovers Way	*			S-M	Yes			"	
L49	New pedestrian access way (acquisition of land by Council)	Drovers Way to Beaconsfield Parade	*			S-M	Yes			"	
L50	New pedestrian bridge linking paths noted above	Drovers Way to Beaconsfield Parade	*			S-M	Yes			"	
L51	New pedestrian access way - 3m wide corridor (acquisition of land by Council)	Pacific Highway to Woodford Lane	*			L	Yes			"	
OPEN SPACE IMPROVEMENTS											
L57	Upgrading and expansion of existing park (acquisition of land by Council)	Ibbotson Park	*			M	Yes			Levy through section 94 contributions plan	
DRAINAGE											
L58	Rehabilitation of riparian corridor	Havilah Road to Nelson Road				M			Yes	This is not a public service or amenity. The revegetation and rehabilitation works on private landcan however be secured through section 80A conditions of consent	
L60	Stormwater Harvesting	Tryon Road Town Square, Woodford Lane, Drovers Way south - open space				S-M	Yes (part funding)			Levy for part of cost of all drainage works through section 94 contributions plan. Council to address funding of that component of the facility that addresses current development needs - i.e. within the respective drainage catchment but outside of the town centre precinct.	Facility would have a nexus with development across the respective drainage sub-catchment. Development contribution to be determined on basis of the area of each respective development site as a percentage of the area of the drainage sub-catchment that is within the town centre precinct.
L61	Retrofitting of existing streets	Drovers Way and Havilah/Nelson Roads				S-M	Yes (part funding)			"	"
L62	New Infiltration street	as per new streets above				L	Yes (part funding)			"	"
STUDIES/CONSULTANTS FEES											
	Traffic Study						Yes			Levy through section 94 contributions plan	
	Public Domain Study						Yes			"	
	Contributions Plan						Yes			"	
	Quantity Surveyor						Yes			"	

Gordon Centre Development Contributions Strategy

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
TRAFFIC SIGNALS AND INTERSECTIONS											
G1	Modification to traffic signals to suit one way flow	Intersection of Pacific Highway and St Johns Avenue				M	Yes (part funding)			Levy through contributions plan. Assessment of reasonable apportionment (taking account of existing and future intersection performance and development's contribution to total traffic) is being undertaken.	
G2	New traffic signals	Intersection of Pacific Highway and Moree Street				M	Yes (part funding)			"	
G3	Removal of traffic signals	Intersection of Pacific Highway and Dumaresq Street				M	Yes (part funding)			"	
G4	New traffic signals	Intersection of Pacific Highway and Ravenswood Avenue				S	Yes (part funding)			"	
G5	new pedestrian activated signals	Intersection of Pacific Highway and Park Avenue				M	Yes (part funding)			"	
G6	New roundabout	Intersection of Vale Street and Dumaresq Street				M	Yes (part funding)			"	
G7	New roundabout	Intersection of Park Avenue, Pearson Avenue and Werona Avenue				M	Yes (part funding)			"	
G8	New roundabout	Intersection of Henry Street and railway underpass				S	Yes (part funding)			"	
NEW STREETS											
G9	New 13m wide street, two way traffic, no on-street parking (land to be acquired by Council)	Between McIntyre and Dumaresq Streets	*			M	Yes			Levy through section 94 contributions plan	
G10	New 13m wide street, two way traffic, no on-street parking (land to be acquired by Council)	Dumaresq Street and Moree Street (behind Gordon Centre)	*			L	Yes	Yes		"	Provision of this facility may also be able to be addressed through negotiation of a planning agreement with developers of the Gordon Centre, as they are likely to be the only land owner involved.
G11	New 13m wide street, two way traffic, no on-street parking (land to be acquired by Council)	Between Dumaresq Street and Moree Street	*			M	Yes			"	
G12	New 16m wide street, two way traffic, with on-street parking (land to be acquired by Council)	Between Moree Street and St Johns Avenue	*			M	Yes			"	
ROAD MODIFICATIONS											
G17	One way traffic and road narrowing	Park Avenue				M	Yes			Levy through section 94 contributions plan	Works are required to allow safe and convenient pedestrian and vehicular access while permitting the expected town centre development.
G18	Widen laneway with footpaths	Wade Lane				L	Yes			"	"
G19	Modifications for new bus route	Henry Street and Ravenswood Avenue				S	Yes			"	"
G20	one way traffic and other modifications	St Johns Avenue (east and west)				M	Yes			"	"
TRANSPORT											
G21	Construction of new bus interchange (on Rail Corp land)	Henry Street				S	Yes			Levy through section 94 contributions plan	
G22	Construction of new bicycle ways - on road	as per Town Centre DCP strategy				S	Yes			"	
G23	Construction of new bicycle ways - off road	as per Town Centre DCP strategy				M	Yes			"	
G24	Provision of bike parking	as per Town Centre DCP strategy				S	Yes			"	
G25	new bus stops	Pacific Highway				S	Yes			"	
	upgrade existing bus stops	Pacific Highway					Yes			"	
PUBLIC CAR PARKING											
G26	new 340-space public car park as above ground structure (part of site redevelopment)	Wade Lane car park				L	Yes (part funding)	Yes	Yes	Effect the works through one or more of the following: (1) conditions on the agreement with the purchaser of the land; (2) planning agreement for the development on the site; (3) conditions of consent on the DA approval.	The need for the facilities will be occasioned by future development on the relevant site. If a greater number of car spaces is to be provided as part of the site development than exists at present then Council could recoup the cost of these spaces from contributions made by developments in the town centre with a parking shortfall.
G27	new 25-space public underground car park (part of site redevelopment)	Moree Street				M	Yes (part funding)	Yes	Yes	"	"
G28	Relocation of 50 surface commuter car parking to existing Rail Corp commuter parking areas	From Henry Street to Werona Avenue (as per Town Centre DCP Part 3)				S	Yes			Levy through section 94 contributions plan	This work appears to be a function of implementing item G21

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
COMMUNITY FACILITIES											
G30	Restoration of Gordon Preschool Building	Park Avenue				S	Yes			Strategy depends on outcome of review of contributions for child care centres contained in the 2004-2009 contributions plan	
G31	Expansion of Gordon Library	Park Avenue				L	Yes			Strategy depends on outcome of review of contributions for child care centres contained in the 2004-2009 contributions plan	Facility would have a nexus with development across the Central library catchment (refer to Library Needs Study). Development contribution to be determined on basis of 46.8m2 per 1,000 residents
STREETSCAPE IMPROVEMENTS											
Commercial Streets											
G32	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Pacific Highway (Mona Vale Road to Ravenswood Avenue)				L	Yes			Levy all streetscape improvement works through section 94 contributions plan	
G33	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Merriwa Street (part)				M	Yes			"	
G34	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	McIntyre Street (part)				L	Yes			"	
G35	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Dumaresq Street (part)				S	Yes			"	
G36	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Moree Street (part)				M	Yes			"	
G37	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	St Johns Avenue - east				S	Yes			"	
G38	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	St Johns Avenue - west (part)				M	Yes			"	
G39	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Park Avenue (part)				S	Yes			"	
G40	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Wade Lane and Henry Street				M-L	Yes			"	
G41	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Clipsham Lane				L	Yes			"	
G42	Streetscape works as per main retail/commercial streets (refer Town Centre DCP Part 3)	Churchill Lane				L	Yes			"	
Residential Streets											
G43	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Merriwa Street (part)				L	Yes			"	
G44	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Fitzsimons Lane				M-L	Yes			"	
G45	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	McIntyre Street (part)				S	Yes			"	
G46	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Dumaresq Street (part)				S	Yes			"	
G47	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Moree Street (part)				S	Yes			"	
G48	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Werona Avenue and Pearson Avenue				L	Yes			"	
G49	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Henry Street and Ravenswood Avenue				M	Yes			"	
G50	Streetscape works as per residential streets (refer Town Centre DCP Part 3)	Bushlands Avenue				M	Yes			"	
EMBELLISHMENT OF NEW URBAN/CIVIC SPACES											
G51	Embellishment of new town square (1000sqm)	Location to be confirmed				M	Yes			Levy through section 94 contributions plan	
G52	Embellishment of new railway square	corner St Johns Avenue and Wade Lane				M	Yes			"	
G53	Improvements to existing Civic Square	Corner of Pacific Highway and Park Avenue (adjoining Gordon library)				S	Yes			"	
G54	Construction and embellishment of urban park (1000sqm) (Council owned land)	Corner Park Avenue and Werona Avenue				L	Yes			"	

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
THROUGH BLOCK CONNECTIONS											
G57	Modifications to existing rail bridge for wider footpaths	Park Avenue				M	Yes			Levy through section 94 contributions plan	
G58	Improvements to existing pedestrian way (<i>Council owned land</i>)	Between Dumaresq Street and MacIntyre Street behind Council Chambers				S	Yes			"	
OPEN SPACE IMPROVEMENTS											
G61	Embellishment works to existing park	Gordon Recreation Grounds, Werona Avenue					Yes			Levy through section 94 contributions plan	
G62	Embellishment works to existing park	Heritage Square, St Johns Avenue					Yes			"	
DRAINAGE											
G64	Rehabilitation of riparian corridor	Between Dumaresq and MacIntyre Street							Yes	This is not a public service or amenity. The revegetation and rehabilitation works on private land can however be secured through section 80A conditions of consent.	
G66	Stormwater Harvesting - new interface streets (western side), open space (Bushlands Avenue)	western side				M	Yes (part funding)			Levy for part of cost of all drainage works through section 94 contributions plan. Council to address funding of that component of the facility that addresses current development needs - i.e. within the respective drainage catchment but outside of the town centre precinct.	Facility would have a nexus with development across the respective drainage sub-catchment. Development contribution to be determined on basis of the area of each respective development site as a percentage of the area of the drainage sub-catchment that is within the town centre precinct.
STUDIES/CONSULTANTS FEES											
	Traffic Study						Yes			Levy through section 94 contributions plan	
	Public Domain Study						Yes			"	
	Contributions Plan						Yes			"	
	Quantity Surveyor						Yes			"	

Pymble Centre Development Contributions Strategy

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
TRAFFIC SIGNALS AND INTERSECTIONS											
P1	Left turn slip lane (<i>Land dedicated by Sydney Water</i>)	intersection of Telegraph Road and Pacific Highway				L	Yes (part funding)			Levy through contributions plan. Assessment of reasonable apportionment (taking account of existing and future intersection performance and development's contribution to total traffic) is being undertaken.	Intersection currently operates at level of service C in peak times, which will deteriorate to level of service D with town centre development
NEW STREETS											
P3	New lane way (8 metres wide). (<i>Land to be acquired by Council</i>)	From Post Office Street to Alma Street	*			M	Yes			Levy through section 94 contributions plan	Works are required to allow safe and convenient pedestrian and vehicular access while permitting the expected town centre development.
P4	Extension of existing lane (7 metres wide). (<i>Land to be acquired by Council</i>)	From Post Office Lane to Park Crescent	*			M				"	"
ROAD MODIFICATIONS											
P7	Modifications to existing road for one-way traffic and increased on-street parking	Grandview Street between Pacific Highway and Alma Street				S	Yes			Levy through section 94 contributions plan	Works are required to allow safe and convenient pedestrian and vehicular access while permitting the expected town centre development.
P8	Modifications to existing road to reduce road width	Post Office Street				S	Yes			"	"
P9	Minor road works to improve access	Everton Street/Avon Street				S	Yes			"	"
P10	Changes to traffic flow	Post Office Street, Park Crescent, Alma Street and Grandview Street				M	Yes			"	"
TRANSPORT											
P11	New bicycle path (off-road) 3 metres wide	From Telegraph Road to Park Crescent				M	Yes			Levy through section 94 contributions plan	
P12	New bicycle way (on-road)	Along Park Crescent to Grandview Lane				M	Yes			"	
P13	New bicycle path (off-road) 3 metres wide	From Alma Street to Station Street				M	Yes			"	
P14	Bike parking facilities	Grandview Street				S	Yes			"	
P15	New kiss and ride and taxi facilities	Grandview Street				S	Yes			"	
P16	New bus stop and facilities	Grandview Street				S	Yes			"	
CAR PARKING											
P17	new 14-space public underground car park (<i>constructed as part of site redevelopment</i>)	Alma Street				M	Yes	Yes	Yes	Levy through section 94 contributions plan. It is assumed that these spaces will meet only the parking need generated by item P20.	Opportunity to negotiate provision of facility through a planning agreement linked to the mixed use development of the site.
P18	new 80-space surface car park	Grandview Lane				M	Yes (part funded)			Levy through section 94 contributions plan	The level of developer funding will be tied to the extent which individual developments in the town centre make contributions for car parking that cannot otherwise be provided on the development site.
P19	New 60-space semi-basement car park (<i>constructed as part of site redevelopment</i>)	Ku-ring-gai Town Hall				L	Yes (part funded)			"	"
COMMUNITY FACILITIES											
P20	New community meeting rooms (<i>constructed as part of mixed use development</i>)	corner of Alma Street and Park Crescent				M	Yes (part funded)	Yes		Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs. If facility is to be integrated with residential or commercial development the Council should attempt to negotiate provision of the public facilities through a planning agreement.	Development contribution to be determined on the basis of a centre of 1,000m2 meeting the needs for 20,000 residents (or 50m2 per 1,000 residents) (refer to Ku-ring-gai Section 94 Contributions Plan 2004-2009, page 48)



Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
STREETSCAPE IMPROVEMENTS											
Main Retail/Commercial Streets											
P21	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3.3.1)	Grandview Street between Pacific Highway and Station Street				S	Yes			Levy all streetscape improvement works through section 94 contributions plan	
P22	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3.3.2)	Post Office Street				M	Yes			"	
P23	Streetscape works including paving, street trees, powerlines, furniture and lighting (as per Town Centre DCP Part 3.3.3)	Alma Street (part)				M	Yes			"	
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)				M	Yes			"	
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				M	Yes			"	
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)				S-M	Yes			"	
URBAN/CIVIC SPACES											
P27	Upgrade and expand existing open space area (Council owned land)	Ku-ring-gai Town Hall				L	Yes			Levy through section 94 contributions plan	
PEDESTRIAN THROUGH BLOCK CONNECTIONS											
P28	Embellishment of 5-6 metre wide corridor (Land to be acquired by Council)	From Telegraph Road to Park Crescent	*			M	Yes			Levy through section 94 contributions plan	
P29	Embellishment of new access way (Land to be acquired by Council)	From Park Crescent to Grandview Street	*			M	Yes			"	
P30	Improvements to existing pedestrian rail underpass	Under Pacific Highway to Everton Street				S	Yes			"	
P31	Upgrade existing Council-owned access way	From Grandview Lane to Grandview Street				S	Yes			"	
ACQUISITION OF LAND FOR ACCESS											
P32	Acquisition of new access way (Council acquisition of one property)	Station Street	*			M	Yes			Levy through section 94 contributions plan	
OPEN SPACE IMPROVEMENTS											
P33	Embellishment of existing park	Robert Pymble Park				S-M	Yes			Levy through section 94 contributions plan	
P34	Embellishment of existing park	Creswell O'Reilly Lookout				S-M	Yes			"	
DRAINAGE											
P37	Stormwater harvesting	as above				S	Yes (part funding)			Levy for part of cost of all drainage works through section 94 contributions plan. Council to address funding of that component of the facility that addresses current development needs - i.e. within the respective drainage catchment but outside of the town centre precinct.	Facility would have a nexus with development across the respective drainage sub-catchment. Development contribution to be determined on basis of the area of each respective development site as a percentage of the area of the drainage sub-catchment that is within the town centre precinct.
P38	WSUD treatments to existing and new streets	as above				M	Yes (part funding)			"	"



Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
STUDIES/CONSULTANTS FEES											
	Traffic Study						Yes			Levy through section 94 contributions plan	
	Public Domain Study						Yes			"	
	Contributions Plan						Yes			"	
	Quantity Surveyor						Yes			"	

Turramurra Centre Development Contributions Strategy

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
TRAFFIC SIGNALS AND INTERSECTIONS											
T1	New Traffic Signals	Intersection of Turramurra Avenue and Pacific Highway				M	Yes (part funding)			Levy through contributions plan. Assessment of reasonable apportionment (taking account of existing and future intersection performance and development's contribution to total traffic) is being undertaken.	
T2	Road widening and improvements to intersection	Intersection of Ray Street and the Pacific Highway				M	Yes (part funding)			"	
T3	Removal of traffic signals and modifications to the intersection.	Intersection of Rohini Street and the Pacific Highway.				M	Yes (part funding)			"	
T4	Modifications to intersection	Intersection of Kissing Point Road and Pacific Highway				M	Yes (part funding)			"	
NEW STREETS											
T5	Construction of new street (ROW 13 metres wide, two-way traffic). (Council to acquire land)	Between Gilroy Road and Turramurra Avenue	*			S	Yes			Levy through section 94 contributions plan	
T6	Construction of new street - "Stonex Street" (ROW 15 metres wide, two way traffic). (Council to acquire land)	Between Duff Street and Kissing Point Road	*			M	Yes			"	
ROAD MODIFICATIONS											
T7	Widening of Pacific Highway (south bound) to 3 lanes (land acquired by Council and dedicated to RTA post development)	Between Ray Street and William Street	*			L	Yes (part funding)			Levy through section 94 contributions plan. The facility is required to provide extra capacity to 2 Pacific Hwy intersections. Need additional intersection performance data to determine a reasonable contribution given that the intersections may already be operating at an unsatisfactory level of service.	Assessment of reasonable apportionment (taking account of existing and future intersection performance and development's contribution to total traffic) is being undertaken.
T8	Modifications to roadway for one way traffic	Turramurra Avenue (northern section)				M	Yes (part funding)			Levy through contributions plan. Assessment of reasonable apportionment (taking account of existing and future intersection performance and development's contribution to total traffic) is being undertaken.	
T9	Modifications to existing lane way including widening, provision of parking bays, kiss and ride bay and taxi rank (Council to acquire land)	Forbes Lane between Ray Street and William Street	*			L	Yes (part funding)			"	
TRANSPORT											
T12	Works related to new bus route	Rohini Street via new Street to Turramurra Avenue and Pacific Highway				M	Yes			Levy through section 94 contributions plan	
T13	Improvements to existing bus interchange area	Rohini Street				S	Yes			"	
T14	Bicycle route and bicycle parking	as per Town Centres DCP strategy				S-M	Yes			"	
T15	Bicycle route (on-road)	Kissing Point Road, Boyd Street, Rohini Street, Eastern Road, Turramurra Avenue				S	Yes			"	
T16	Bicycle route (off-road) - 3 metre wide path	From Boyd Street to Karuah Park via Hillview Estate and Gilroy Road				M	Yes			"	
T17	Bicycle parking	At rail station and shopping nodes				S	Yes			"	
CAR PARKING											
T18	Construction of 100-space public underground car park (as part of site redevelopment)	Turramurra Avenue car park				L	Yes (part funding)	Yes	Yes	Effect the works through one or more of the following: (1) conditions on the agreement with the purchaser of the land; (2) planning agreement for the development on the site; (3) conditions of consent on the DA approval	The need for the facilities will be occasioned by future development on the relevant site. If a greater number of car spaces is to be provided as part of the site development than exists at present then Council could recoup the cost of these spaces from contributions made by developments in the town centre with a parking shortfall.
T19	Construction of new 40 space open grade car park (on Council land)	Off Turramurra Avenue				L	Yes (part funding)	Yes	Yes	As for T18 (the facilities are integrated)	

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		
T20	Construction of 121-space public underground car park <i>(as part of site redevelopment)</i>	Between Ray and William Streets				M	Yes	Yes	Yes	Effect the works through one or more of the following: (1) conditions on the agreement with the purchaser of the land; (2) planning agreement for the development on the site; (3) conditions of consent on the DA approval	Council staff have identified that the provision of this facility is integrated with the proposed provision of other significant public amenities (New Library - T23, New multi-purpose community centre - T24). If demonstrated that the car parking works are part of an integrated facility comprising other social and community facilities, there may be a case for the cost of the parking facility to be apportioned to development in the same way as the other components of the integrated facility. The appropriate apportionment of this work to future development is being reviewed.
T21	Construction of 78-space public underground car park <i>(as part of site redevelopment)</i>	Turramurra Plaza/Precinct C				M	Yes (part funding)	Yes	Yes	"	The need for the facilities will be occasioned by future development on the relevant site. If a greater number of car spaces is to be provided as part of the site development than exists at present then Council could recoup the cost of these spaces from contributions made by developments in the town centre with a parking shortfall.
T22	Construction of 48 new surface car parks <i>(on Council land)</i>	Ray Street (northern end)				M	Yes (part funding)			Levy through section 94 contributions plan	The level of developer funding will be tied to the extent which individual developments in the town centre make contributions for car parking that cannot otherwise be provided on the development site.
COMMUNITY FACILITIES											
T23	Construction of new library shell (1500 m2) and fit out Ray Street <i>(on Council land as part of mixed use development)</i>					M	Yes (part funding)			Levy for part of cost through section 94 contributions plan. Council to address funding of that component of the facility that addresses current population needs. It is understood that development will be integrated with a mixed use development and include adjoining privately owned land. Council should also pursue negotiation of provision of facility through a planning agreement with the developer of both Council and private land.	Facility would have a nexus with development across the Northern library catchment (refer to Library Needs Study). Development contribution to be determined on basis of 42m2 per 1,000 residents
T24	Construction of new multi-purpose community building including HACC and Senior's Centre, Lifestart and new Youth Centre <i>(on Council land as part of mixed use development)</i>	Ray Street				M	Yes (part funding)			As for T23 (the facilities are to be integrated in the one development)	Development contribution to be determined on the basis of a community centre of 1,000m2 meeting the needs for 20,000 residents (or 50m2 per 1,000 residents) (refer to Ku-ring-gai Section 94 Contributions Plan 2004-2009, page 48)
T25	Relocation of existing community facilities	from Gilroy Lane area to Ray Street				M	Yes (part funding)			This work is required to effect the facilities T23 and T24. The cost of this item should be absorbed into T24	"
STREETSCAPE IMPROVEMENTS											
Main/retail Commercial streets											
T26	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3.3.1	Rohini Street				L	Yes			Levy all streetscape improvement works through section 94 contributions plan	
T27	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3.3.3	Pacific Highway				M-L	Yes			"	
T28	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	William Street/Forbes Lane				M	Yes			"	
T29	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Kissing Point Road (part)				M	Yes			"	
T30	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Turramurra Avenue (part)					Yes			"	
T31	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Stonex Street					Yes			"	
T32	Streetscape works including paving, street trees, powerlines, furniture and lighting as per Town Centre DCP Part 3	Gilroy Road (part) and Gilroy Lane (part)					Yes			"	

Item No.	Description of Work	Location of Work	Estimated Land Acquisition Cost (\$)	Estimated Capital Cost (\$)	Estimated Total Cost (\$)	Timing	POTENTIAL INFRASTRUCTURE DELIVERY MECHANISMS			Recommended contributions/delivery strategy	Notes
							Section 94 contributions	Voluntary Planning Agreement	Section 80A(1)(f) conditions of consent		

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DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	7A, 11 POWELL STREET & 5 WALLAROO CLOSE, KILLARA - TORRENS TITLE SUBDIVISION, DEMOLITION AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING
WARD:	Roseville
DEVELOPMENT APPLICATION N^o:	DA1336/06
SUBJECT LAND:	7A, 11 Powell Street & 5 Wallaroo Close, Killara
APPLICANT:	Sam Reza Pty Ltd
OWNER:	Sam Reza Pty Ltd
DESIGNER:	Future Space Pty Ltd
PRESENT USE:	Residential
ZONING:	Residential 2(d3) and 2(c2)
HERITAGE:	Yes
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	KPSO - LEP 194, DCP 31 - Access, DCP 55 - Pacific Highway and Railway, DCP 40 - Waste Management, DCP 43 - Car Parking, DCP 47 - Water Management
COMPLIANCE WITH CODES/POLICIES:	Yes
GOVERNMENT POLICIES APPLICABLE:	SEP 55, SEPP 65
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	30 November 2006
40 DAY PERIOD EXPIRED:	9 January 2007
PROPOSAL:	Torrens Title Subdivision, Demolition and Construction of a Residential Flat Building
RECOMMENDATION:	Approval

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DEVELOPMENT APPLICATION N^o	DA1336/06
PREMISES:	7A, 11 POWELL STREET & 5 WALLAROO CLOSE, KILLARA
PROPOSAL:	TORRENS TITLE SUBDIVISION, DEMOLITION AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING
APPLICANT:	SAM REZA PTY LTD
OWNER:	SAM REZA PTY LTD
DESIGNER	FUTURE SPACE PTY LTD

PURPOSE FOR REPORT

To determine Development Application No 1336/06, which seeks consent for Torrens title subdivision, demolition of existing structures and construction of a residential flat building containing 36 dwellings and basement parking.

EXECUTIVE SUMMARY

Issues:

- Setbacks
- Use of access handle

Submissions:

- Fifteen (15) submissions received and a petition against the development signed by 51 signatories.

Pre DA meeting:

- Pre DA meeting held 25 October 2006.

Land and Environment Court Appeal:

No.

Recommendation:

Approval.

HISTORY

Site history:

The site is used for residential purposes and has been previously zoned for low density residential development.

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28 May 2004, Local Environmental Plan 194 was gazetted rezoning the site for the purpose of medium density housing.

Development application history

- 25 October 2006 – Pre-DA meeting. The following issues were raised:
DCP 38 assessment required for proposed subdivision of No. 11 Powell Street, front building setback, building width (west to east), traffic impacts to Wallaroo Close, vehicle and pedestrian separation required for access handle, requirement to comply with interface zone setback.
- 30 November 2006 – DA 1336/06 lodged;
- 14 December 2006 – Request for additional information sent to the application for a deep soil plan to an appropriate scale;
- 8 January 2007 – Request for additional information including: valid BASIX certificate and Access Report. The application was requested to address non-compliant issues of front setbacks and height;
- 12 February 2007 - Further request for additional information relating to the front setback, height and landscape issues;
- 22 February 2007 – Amended plans received addressing the abovementioned issues;
- 12 March 2007- Request for additional information requiring further amendments to the landscape plan;
- 20 April 2007 – Amended landscape plans provided.
- 25 May 2007 – Request for additional information relating to site coverage non-compliance (the access handle had been included as site area, contrary to the LEP 194 definition);
- 18 June 2007- SEPP 1 objection lodged by applicant in relation to non-compliance with site coverage;
- 28 June 2007 – The applicant was advised that the SEPP 1 objection was unsatisfactory. 14 days given to lodge amended plans or withdraw the application;
- 17 July 2007 – Amended plans received;
- 24 July 2007- The applicant was notified of inaccuracies relating to deep soil and site coverage;
- 1 August 2007 – Compliant diagrams/plans submitted by the applicant.

THE SITE AND SURROUNDING AREA

The site

Zoning:	Residential 2(d3)
Visual Character Study Category:	1920-1945
Legal Descriptions:	Lot B DP 344915, Part of Lot 1 DP332479 and Lot 66 DP 247718
Heritage Affected:	Yes, adjoins heritage items at No. 3 and 7 Powell Street.
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

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The site is located on the western site of Wallaroo Close and on the southern side of Powell Street. The development site consists of Lots 66 DP 247718 (No. 5 Wallaroo Close), Lot B DP 344915 (No. 7a Powell Street), half of Lot DP 332479 (No. 11 Powell Street - which is occupied by a tennis court) and Lot 66 DP 247718 (No. 5 Wallaroo Close).

The site is trapezoidal in shape, with a battle axe handle (associated with No. 7a Powell Street) and curved frontage of 31 metres to Wallaroo Close. The total area of the site is 3271m².

The site has a gradual fall of 5 metres from the western boundary to the eastern boundary.

Two dwellings, a swimming pool, glass house and a tennis court are located on the site.

Surrounding area

The site to the north, and adjacent to the access handle (No. 7 Wallaroo Close) is zoned Residential 2(b). This site contains a two storey heritage dwelling. No 9 Powell and the front portion of No. 11 Powell Street are zoned Residential 2(c2). The northern side of Powell Street is a mixture of 2(b), 2(c2) and 2(d) zoning. The remainder of 11 Powell Street is zoned 2(d3) and it is this part of the site that is to be incorporated into the subject site by way of subdivision. The sites on the opposite side Wallaroo Close and 17-21a Powell Street are zoned Residential 2(d3). A residential flat development is under construction at 17-19 Powell Street and 4-6 Wallaroo Close. This development (DA 939/05) involves the construction of 41 units within 5 levels and basement car parking.

The following additional residential flat developments have been approved in the surrounding area:

- DA 425/05 (40 units) 25a-29 Lorne Avenue, Killara (under construction)
- DA997/05 (units) 3-7 Lorne Avenue, Killara.
- DA 109/06 (51 units) 42-26 Culworth Avenue, Killara

The properties at the end of Wallaroo Close (No.'s 7 and 8) are not subject of the development application. These sites can be amalgamated with 21-25 Lorne Avenue and developed for the purpose of residential flat development, consistent with the Residential 2(d3) zoning.

THE PROPOSAL

The proposal involves the subdivision of the northern part of Lot 1, DP 332479 (No. 11 Powell Street) which is zoned Residential 2(c2), to create a rectangular allotment of 1272m² in area and an even boundary alignment. The remainder of this allotment (922m²) which is zoned Residential 2(d3) and contains a tennis court associated with the dwelling at No. 11 Powell Street, is to be incorporated as part of the development site. The proposal involves the demolition of two dwellings and a tennis court, construction of a 5 storey residential flat building containing 36 units and basement and car parking.

The dwelling mix consists of 15 x 2 bedroom units and 21 x 3 bedroom units. Basement car parking is provided for 100 cars.

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The proposed building is constructed of a mixture of dark boral face brick, with panels of sand/beige/green. Some Western Red Cedar panels are incorporated at upper levels. Windows and door frames and the roof are proposed to be 'bushland' colourbond and balconies are glazed.

The proposed building would front Wallaroo Close and separate pedestrian and vehicular access is proposed from this street.

A 1.2m high black palisade fence is proposed along the front boundary/Wallaroo Close, of the north eastern corner of site.

CONSULTATION - COMMUNITY

In accordance with Council's Notifications Development Control Plan, owners of surrounding properties were given notice of the application. In response, fifteen (15) submissions were received from the following:

1. John and Virginia Fabbro - 3 Powell Street, Killara
2. Karen Ellis - 7 Powell Street, Killara
3. Anthony and Jessie Tong - 9 Powell Street, Killara
4. Don Martin and Kim Dinh, 25 Lorne Avenue, Killara
5. Mary Soper - 5 Powell Street, Killara
6. Prisca Lui - Unit 8, 31 Lorne Avenue, Killara
7. Ralph Nash - 6 Powell Street, Killara
8. Margaret Fisher - 9 Marian Street, Killara (owner of 13/635 Pacific Highway, Killara)
9. Glendinning Minto and Associates on behalf of Frasers Greencliff - 27-29A Lorne Avenue, Killara
10. Ian and Lula Hackney - 8 Wallaroo Close, Killara
11. J L Estrange - 12 Powell Street, Killara
12. S B Frank and I R Frank- 9/635 Pacific Highway, Killara
13. Veronica Yakubovsky - 7/635 Pacific Highway, Killara
14. Mrs Joyce Burke - 23 Lorne Avenue, Killara
15. A petition containing 51 signatures.

The submissions raised the following issues:

Traffic, particularly construction traffic, pedestrian and vehicular safety, road damage, parking pressure

Objectors raised concern in relation to the cumulative impact of the developments under construction on the local road network, including Lorne Avenue, Powell Street, Marian Street and the Pacific Highway. Concern was raised over exacerbation of existing damage caused by the development under construction at 17-19 Powell Street and the ability of Wallaroo Close to support additional traffic.

The rezoning of this site under LEP 194 to permit medium density development confers a redevelopment potential pursuant to the development standards and controls set out in LEP 194 and DCP 55.

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In accordance with these statutory planning and policy controls, sites within the Residential 2(d3) zone have the potential to be developed for the purposes of residential flat buildings to a maximum height of five storeys and a footprint of 35% of the site area. The Residential 2(d3) rezoning for multi-unit development allows medium density living in proximity to transport nodes, educational and health facilities and local business centres, with the overall objective of consolidating housing close to services and thereby, releasing pressure on road networks.

A Traffic Impact Assessment has been undertaken by Transport and Traffic Planning and Associates. The report concludes that the development complies with Council's parking requirements and that *'the total proposed off-street parking provision will be adequate for the occasional peak demands, avoiding any potential for overflow on-street parking by residents or visitors'*. As indicated in the Compliance Tables, the proposal provides a surplus of on-site car parking, reducing parking pressure on the street.

The development has been assessed as satisfactory by Council's Development Engineer in relation to access and parking. The proposed development is consistent with the zoning and does not unduly increase traffic movements or parking issues in the area.

Construction traffic and pedestrian and vehicle safety during construction will be managed appropriately by a Construction Traffic Management Plan as required by **Condition No. 92**. The following conditions require the applicant to undertake the repair of any road damage: **Conditions Nos 28-30, 56 and 72**.

Conditions Nos 90 and 93 require the preparation of a dilapidation report relating to the road infrastructure and an infrastructure restorations fee to be paid to Council to cover damage to Powell Street or Wallaroo Close resulting from the construction period.

Size, density and bulk

Objection was raised to the size, density and bulk of the development. The proposal has been assessed against Council's controls relating to height, built form and density and is compliant. Council's Urban Design Consultant considers the design acceptable in relation to the objectives of the Residential 2(d3) zone and SEPP 65.

Refer to consideration in respect of *SEPP 65* and *DCP 55* controls.

Dust and noise pollution

Some dust and noise pollution will arise during construction. However, **Condition Nos 8, 68-69 and 71** are recommended to ensure dust and noise pollution are minimised.

Effect on the local ecosystem

The proposed development is consistent with the Residential 2(d3) zoning and the anticipated density for the area. The development provides 50% deep soil landscaping to ensure consistency with the landscaped character of the area and to retain some habitat for local species and provide locally endemic tree and plant species. Furthermore, the landscape plan incorporates the retention of numerous large mature trees on the site.

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The stormwater drainage system is considered acceptable by Council's Development Engineer and subject to conditions, disruption to the natural environment will be minimised. Refer to **Condition Nos 6, 9, 20, 22, 27, 32, 59-62, 88, 106-7 and 117.**

The site does not contain nor is located adjacent to any watercourse or threatened ecological communities.

Increase in crime

The proposed development is consistent with the DCP 55 controls in relation to safety and security and the increase in housing yield is not considered likely to increase local crime levels. Increased passive surveillance will be available for residents in the area. Subject to some non-invasive pathway lighting along the pedestrian way/right of carriageway, this area will remain safe and secure. Refer to **Condition No. 40.**

Increase in population density

The zoning of the site intends to increase population densities in accordance with the metropolitan strategy for urban consolidation. The proposed density is consistent with the Residential 2(d3) zoning and planning framework and is not excessive for the site.

Pollution

The increase in density will not result in excessive pollution. The objective of the Residential 2(d3) zone is to increase population density within transport corridors to reduce reliance on private transport and utilise public transport services.

The development is BASIX compliant and acceptably promotes energy efficient in terms of design, unit orientation, layout and landscaping.

Natural watercourse along western border of the development

An objector claimed that there is an existing watercourse near the southern boundary of the site.

There is a drainage line which is piped adjacent the southern boundary. This drainage line is not classified as a natural watercourse and is not affected by an easement.

Issues of water management are addressed in detail under the *Development Engineers* comments and by recommended **Conditions Nos 59-61, 88, 106-108, 115-117.**

Landscape plan should incorporate large canopy trees, including the oak tree on the site and more open space should be provided

It is proposed to retain an existing oak tree located adjacent to the northern boundary of the site. Another 29 existing mature trees are proposed to be retained. Satisfactory additional canopy trees are proposed along the periphery of the development and along the street frontage, including Bangalow Palms, Rough Barked Apples, Japanese Maples, Forest Oak, Lemon Scented Myrtle and Timor Black Bamboo. Council's Landscape Assessment Officer is satisfied that subject to conditions, the proposed landscaping is acceptable. Refer to *Landscaping* comments.

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Design and scale is not consistent with the heritage character of the area

The site is located within proximity of heritage items (No.'s 3, 7 and 10 Powell Street) and is located within a heritage conservation area (UCA 12). However, the design of the building is consistent with the Residential 2(d3) zoning and adequate consideration has been given to the adjoining heritage property (7 Powell Street) in terms of building setbacks, separation and landscaping. Refer to the *Heritage Advisor's* comments.

Objection to any change to the driveway adjacent 5 and 7 Powell Street, impact on adjoining heritage item, use of accessway should be limited to pedestrians only and should not be used as a thoroughfare, the access handle should not be used by construction vehicles

The existing access handle associated with 7A Wallaroo is proposed to be used for pedestrian access and landscaping only and not for vehicular access.

Vehicular access is proposed off Wallaroo Close. Council's Development Engineer has recommended **Condition No. 113 and 118** to limit this area for pedestrian use. **Condition No. 92** is recommended requiring construction access via Wallaroo Close.

Use of the access handle for pedestrians will not result in undue adverse impacts for the adjoining heritage item, subject to conditions requiring landscaping and appropriate pathway lighting. Refer to **Condition No. 40**.

Trees along access handle should be retained and that the accessway should be restricted and should not be used for the storage of garbage

It is proposed to retain tree No.'s 19-22, along the existing access handle. These trees are a Sweet Gum (19), Variegated Box Elder (20), Golden Elm (21) and a Silver Elm (22).

As indicated above, the access handle will be landscaped and used for pedestrian access, limited to the development. The proposed waste storage area is proposed at the eastern ground floor elevation, adjacent Wallaroo Close and not on the proposed access handle. Garbage will be collected directly via Wallaroo Close and will not disrupt the residential properties adjoining the access handle.

The introduction of an 88b instrument relating to right of carriageway with No. 5 Powell Street and retention of trees along accessway

As discussed, the existing row of trees along the western side of the access handle are proposed to be retained. Recommended **Conditions Nos 11, 12, 15-17, 42, 47, 80, 57 and 76** will ensure their retention.

Recommended **Condition No. 118** requires a restrictive covenant preventing any vehicular use of the access handle.

Trees along street frontage should be retained

It is proposed to retain the existing Magnolia, Scribbly Gum and Rough Barked Apple along the Wallaroo Street frontage. It is proposed to supplement these with two Red Cedar, a Blue Gum and a Japanese Maple.

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The Eucalyptus saligna proposed for the south-west corner should be planted further away (due to dropping leaves in swimming pool, Tupelo trees also not ideal in terms of dropping leaves in swimming pool).

Council's Landscape Assessment Officer has recommended various changes to the approved Landscape Plan. It is proposed to reduce the canopy spread of the proposed Sydney Blue Gums along the northern boundary of the site (adjacent the objector's swimming pool). The Blue Gum species are considered to be acceptable in terms of screening the development.

Screen planting should be provided to ensure privacy of swimming pool at 9 Powell Street

The Landscape Plan indicates the retention of an Oak tree, with a height of 18 metres and a canopy spread of 9m and a Jacaranda, with a height of 9m and canopy spread of 10 metres, along the northern boundary adjacent the swimming pool located in the rear garden of 9 Powell Street. These trees will provide a degree of immediate privacy by virtue of their size. It is proposed to supplement this landscaping with two Sydney Blue Gums (mature height 25m), two Blueberry Ash trees (mature height 5m) and three Red Cedars (mature height of 15m). These evergreen species will provide acceptable privacy screening between the proposed building and the swimming pool.

Acoustic measures should be applied to prevent noise disturbance from condenser units

Conditions Nos 49-50 require air conditioning systems to be enclosed within the basement or roof space and to be acoustically treated so as not to emanate offensive noise to adjoining properties.

Protection of properties throughout construction

Concern was raised as to the impact of the development on the structural stability of adjoining structures. **Condition No.'s 73, 86, 90-1, 93** are recommended to ensure protection measures are put in place during construction and that a dilapidation report is prepared for the directly adjoining properties.

Privacy impacts (towards 25 Lorne Avenue)

Objection was raised in relation to impact of the development on the privacy of 25 Lorne Avenue. Unreasonable privacy impacts will not result given that the boundary of the subject property does not directly adjoin 25 Lorne Avenue. Furthermore, the development complies with the setback controls and provides for the planting of tall canopy trees.

Shadow impacts (on the residential development approved for 25A, 27 and 29 Lorne Avenue)

Objection was raised by the developer of the residential flat development approved and under construction at 25A, 27 and 29 Lorne Avenue in relation to shadow impacts.

DCP 55 makes a distinction between solar access requirements for single detached dwellings and other types of development. Clause 4.5 C-6 only refers to single detached homes (i.e. 3 hours direct sunlight on 21 June to habitable rooms and outdoor living areas of adjoining houses in Residential 2(c1) and 2 (c2) zones) and is silent on the amount of sunlight acceptable to other residential flat development.

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LEP 194 includes only the requirement that Council should take into account the amount of overshadowing likely to be caused by the proposal and ensure sunlight access to neighbours (Clauses 25D(2) (k) and 25I(1)(b)).

The Australia-wide resource document for residential development, AMCORD, suggests that a development should not reduce the sunlight received by the north-facing windows of living areas of neighbouring properties to less than 3 hours between 9am and 5pm at the winter solstice. The NSW-specific *Residential Flat Design Code*, which applies only to apartment buildings of three storeys and over, recommends 3 hours of sunlight to the living rooms and private open spaces of 70% of apartments between 9am and 3pm, reducing it to 2 hours in dense urban areas. The code does not specifically deal with the impact on sunlight received by neighbouring buildings, though one may assume that the same criteria should apply.

Shadow cast by the development on June 21 will affect a portion of the northern elevation of the development at 25A-29 Lorne Avenue. However, morning sunlight will be available to more than half of this elevation. Given that the proposal more than complies with the required height and setback controls, the level of overshadowing is not unreasonable within a medium density context.

The levels of the proposed development from the ground and above, provides greater side setback to that required under the DCP. The proposal is set back between 7 and 16 metres, where 6 metres is required. This reduces the extent of shadow cast over the adjoining development. With consideration for the medium density character of the zone, the proposed level of overshadowing is not unreasonable.

Non-compliance with front building setback control under DCP 55, building height and 60% top storey controls

Refer to discussion of setbacks under DCP 55. The front boundary does not strictly comply with the 13-15 metre front setback control stipulated by the DCP. Due to the narrow configuration of the site, the curved front boundary adjacent the cul-de-sac and the provision of a generous 9m building setback to the northern boundary (interface site), the proposed setback is acceptable. The proposal has been modified to reduce the hard surface areas within the front setback and this is acceptable in terms of streetscape impacts.

The proposed building has been modified to comply with the height control and the proposal demonstrates compliance with the 60% top storey requirement required by LEP 194 Clause 25I(7).

Amended plans dated 23 February 2007:

The plans were amended to decrease the area of paving and structures within the Wallaroo Close (front) setback and reducing the overall height of the building to comply with the 5 storey height control. It was not considered necessary to re-notify these changes, as the impacts were less than the original and the change was relatively minor.

Amended plans dated 16 and 24 July 2007:

The plans were amended to demonstrate compliance with Council's site coverage and deep soil landscaping development standards. It was not considered necessary to re-notify these changes, as the impacts were less than the original design and the change was relatively minor.

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CONSULTATION - WITHIN COUNCIL

Urban Design

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

Principle 1: Context

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

Comment:

The site consists of 3 parcels of land:

- *No 7a Powell Street which is a battle axe block accessed by a driveway adjacent to 7 Powell Street, a heritage item*
- *No. 11 Powell Street which is the subject of a subdivision*
- *No. 5 Wallaroo Close*

The site has an area of approximately 3271 square metres and a frontage of approximately 36 metres to Wallaroo Close and a depth of approximately 82 metres.

The proposed site is located approximately 250m from the Pacific Highway and 400m from Killara Railway Station.

The built form is comprised of:

- *Two attached residential dwellings at 7a Powell Street and 5 Wallaroo Close*
- *A tennis court at 11 Powell Street*
- *To the south and east, multi-unit residential developments currently under construction zoned 2(d3)*
- *To the west, and south-west, existing multi unit residential developments zone 2(d)*
- *To the north, three detached residential dwellings of which one is heritage listed (7 Powell Street). The other two are zoned 2(c2)*

The proposed site has four heritage listed items nearby, 3, 4, 7 and 10 Powell Street. 7 Powell Street is the most affected by the proposed development.

The slope of the land from higher north of the site to lower south of the site assists with lessening the visual impact of the proposed development on the heritage items.

Principle 2: Scale

SEPP 65: Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a

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

Comment:

The scale of the building is acceptable, as it complies with the height limit in LEP 194.

Principle 3: Built form

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

Comment:

The following setbacks comply:

- *9m on all levels from the northern and western boundary, transition zone greater than required*
- *30m from the heritage item greater than required*
- *6m from the southern boundary with the 2(d3) sites*

The street boundary setback does not comply with DCP 55 4.3 C-2 which requires 13-15m setbacks if the site has a depth of more than 45m and a width of more than 35m. In addition to the building setback not complying, the services area and portico impinge on the setbacks.

The ability to provide landscape in the front setback is compromised by the existence of the services vehicle area, the waste area and the entrance portico. The entrance portico as shown, projects out to the footpath. This is not at all in the spirit of the DCP which states that buildings should be seen in a landscaped setting. It is recommended that the entrance portico be deleted and that additional landscape is provided in this area.

The service vehicle and waste areas should be a minimum 13m from the street boundary. It is recommended that the services vehicle and waste areas occupy disabled car space 1 and visitor car spaces 2 and 3. Additional car spaces should be provided at the western end of the car park to make up for the loss of these spaces, without providing less deep soil than the 50% deep soil control.

The length of the proposed development exceeds 36m but is sufficiently articulated to be acceptable.

Principle 4: Density

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

The density is acceptable, as it complies with LEP 194.

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Principle 5: resource, energy and water efficiency

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

More than 70% of living rooms/balconies in apartments will receive greater than 2 hours sunlight between 9am and 3pm in mid-winter. There are no south facing apartments.

More than 25% of kitchens are located on external walls as recommended in the Residential Flat Design Code.

More than 60% of apartments are naturally ventilated as recommended in the Residential Flat Design Code.

The development has a deep soil landscaping area of approximately 52%.

Principle 6: Landscape

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

Comment:

See Principle 3: Built form with regards to the street frontage landscaping.

Principle 7: Amenity

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

Comment:

The apartments have efficient layouts with the following exceptions-

- 3 bedroom apartments No. 4, 5, 12, 13, 20, 22, 28 and 29 have eating areas adjacent to the kitchen which are too small to function properly. They should be at least 3m wide.*
- 2 bedroom apartments No. 3, 11, 19 and 27 have kitchens with inadequate bench area. The bathroom, laundry and kitchen in each apartment need to be re-planned to provide more bench space*

Principle 8: Safety and security

SEPP 65: Good design optimizes safety and security, both internal to the development and for the public domain. This is achieved by maximizing activity on the streets, providing clear, safe access

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points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definitions between public and private spaces.

Comment:

Safety and security is not an issue in this development.

Principle 9: Social dimensions

SEPP 5: Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or, in the case of precincts undergoing a transition, provide for the desired future community.

Comment:

The mix of apartments is acceptable.

Principle 10: Aesthetics

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

The rendered image of the proposed development shows an entrance portico reminiscent of an undercroft, this area is dark and gloomy as illustrated in the image. It is therefore recommended that the entrance portico be deleted.

Otherwise, the aesthetics of the development are acceptable.

Conclusions and recommendations:

- The service vehicle and waste areas are a minimum of 13m from the street boundary to provide more landscaped area*
- The entrance portico is deleted to provide more landscaped area, and to improve the appearance of the building*
- The eating areas adjacent to the kitchens in 3 bedroom apartments No. 's 4, 5, 12, 13, 20, 22, 28 and 29 should be at least 3m wide*
- More kitchen bench space be provided in 2 bedroom apartments No. 3, 11, 19, and 27.*

On 12 February 2007, the applicant was requested to delete the entrance portico and achieve a minimum setback of 13 metres.

Plans were amended on 22 February with the entrance portico deleted and the waste area relocated to 13.6 metres from the external face of the retaining wall to the boundary. The eating

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areas have been amended to provide 3 metres wide dimensions. Subject to **Condition No. 110** requiring the provision of additional kitchen bench space for Units No. 3, 11, 19 and 27, the proposal is considered acceptable with respect to SEPP 65.

Heritage

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

Heritage Status

UCA

The subject site is partially within the National Trust Urban Conservation Area No 12 – Greengate precinct, Killara. No 7A Powell Street is not included within the UCA, but the other sites are included. Chapter 3.4 of DCP 55 establishes design guidelines and controls for residential flat buildings in an UCA

Within the Vicinity of a Heritage Item

There are several heritage items within the vicinity of the subject site. Clause 61 E of the KPSO requires Council to make an assessment of the impact of the proposed works on the heritage significance of the items within the vicinity of the development. In addition to Cl 61 E, Chapter 3.5 of DCP 55 establishes design guidelines and controls for residential flat buildings within the vicinity of a heritage item

No 3 Powell Street

This item is a large two storey Federation period house. It has a sympathetic two storey addition to the west side of the façade. The item is located a considerable distance from the proposed development. Given the objectives and controls in DCP 55, the proposed development has minor impacts on the heritage significance of the item largely due to its physical separation from the development.

No 4 Powell Street

"Inglenook" is a large two storey Federation period house constructed in the "shingle style" and is considered to be a good example of the style. Similarly to No. 3, it is located a considerable distance from the site and is on the opposite side of the street. Given the objectives and controls in DCP 55, the proposed development would have minor impacts on the heritage significance of the item due to its physical separation.

No 7 Powell Street

This house, known as "Cumina", is directly adjacent to the development site and shares common access handle with it. It is a large two storey Federation house. Originally it had a tennis court on the eastern side and the lot extended south to include the subject site. Subdivision has resulted in it being located on an average size lot. The right of carriageway to the west side is part of the development site and provides access to the garage located to the rear. The 1927 Water Board plan shows an earlier garage located on the current site of

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No 7A. It appears the existing garage was built after the subdivision creating No 7A. Currently a swimming pool is located in the front yard behind a tall fence but the house is seen above the fence.

No 10 Powell Street

The item is a finely detailed example of a Federation bungalow. It is one storey at the street frontage rising to two stories at the rear due to the fall from Powell Street. Additions and alterations have just been completed to the rear of the house. It is located on the opposite side of the street. Due to the battle axe, the development would not have a direct visual impact on it. It is considered that the proposed development would have minor impacts on the heritage significance of this item.

Site history

The site comprises 3 existing lots. No 7a is an Inter War house built on land subdivided from No 7 Powell Street. The tennis court is part of No 11 Powell Street, another early two storey house. The original lot was L-shaped and the tennis court appears to be an early feature of the site. The house at No 5 Wallaroo is a c1960 development subdivided from the house after the creation of Wallaroo Close.

Demolition of existing buildings

The existing houses have not been identified as having any heritage value and there is no heritage objection to demolition. To be consistent with requirements for recording of other houses on sites rezoned for medium density development and to provide information on the houses demolished for medium density development, it is recommended to undertake photographic recording of both houses before demolition.

DCP 55 Issues – Chapter 3.4 - Development within a UCA

Only part of the site is within a National Trust UCA. The heritage item at No 7 Powell Street and the house at No 7A are not in the UCA, but the tennis Court lot and the house at No 5 Wallaroo are within UCA 12.

UCA 12 is a small precinct between the Pacific Highway and the railway line. The precinct is focused on the Greengate Hotel and Greengate Avenue. Considerable rezoning has taken place in this precinct and it must be acknowledged that as a result of rezoning, UCA 12 will be limited to Greengate Avenue and the northern side of Powell Street. It must also be acknowledged that the character of the UCA will see a high level of change consistent with rezoning. It is considered that the proposed development on this site would have acceptable impacts on the UCA.

DCP 55 Issues – Chapter 3.5 - Development within the vicinity of a heritage item –

Design Controls.

C-1 Setbacks. DCP 55 requires the side setback to be a minimum of 10m for the first and second floors and 15m for the third and fourth floors. The setback of the heritage item from

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the rear boundary is about 21m. The setback from the garage to the boundary is about 9m. The setbacks in this application exceed the numeric controls in DCP 55 and are acceptable.

DCP 55 also requires the new development to be set back from the front boundary so that it is not closer than the adjoining heritage item. This control can not be applied to this site as it is located at the rear of the heritage item.

C-2 Screen planting on the boundary with the heritage item should achieve a height of 4m and be relatively continuous. There is reasonable tree screening between the heritage item and the proposed building and new planting would achieve a height of 4m and is acceptable.

C-3 The aesthetic character of this development is clearly contemporary and clearly is different from the character of the nearby heritage items, which are Federation houses. The intent of the control is to allow new development that respects the aesthetic character of the heritage items and not to dominate it.

The architectural design statement claims the proposed building has been designed to be surrounded by trees and is intended to be overlaid with animation elements such as balconies, sunscreens and pergolas. It claims the materials and colours relate to the nearby heritage buildings provides a non-dominant building.

In my opinion, the design of the application in relation to the adjoining heritage items is acceptable and it is noted that the design and layout to the building is generated by its north aspect, with vehicular access via Wallaroo Close

C-4 The application proposes a variety of colours, textures and building materials. The colours are generally mid to dark tones with some lighter contrasting colours and materials and is considered acceptable.

C-5 The application proposes no fences for most of the Wallaroo Close elevation but a 1200mm high "pool type" metal picket fence with landscaping behind is proposed from the northern side boundary to the building to provide security. There are no heritage issues with the proposed fences.

C-6 The application is accompanied by a heritage impact statement.

Comments

Demolition of the existing houses is considered acceptable provided photographic recording is undertaken before any works commence on the site.

This site is visually isolated from Powell Street and the proposed building would not be visually obvious from the street level. Its impact on the nearby heritage items is considered acceptable due to the physical separation between the heritage items and the proposed building, the recessive colours and materials and due to the existing and proposed tree screening.

Subject to **Condition No. 89**, the proposal is satisfactory in terms of heritage impact.

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Landscaping

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

Tree removal/impacts/tree replenishment

A tree report prepared by Stuart Pittendrigh, dated October 2006, has been submitted. Tree numbers refer to this report.

Further arborist information regarding Trees 2, 6, 7 and 11, prepared by Stuart Pittendrigh, dated 19 March 2007, has been submitted.

Number of significant trees to be removed: 6.

A further 5 trees are to be removed as they are exempt under Council's Tree Preservation Order.

Number of significant existing trees to be retained: 8.

Number of canopy trees to be planted: 23.

Significant Trees proposed to be retained

Jacaranda mimosifolia (Jacaranda) Tree 1, 9H, 10S, 250/300 DBH, good condition, good screening to adjoining property, morning glory up trunk, SULE 2A – Sufficient setbacks provided.

Quercus robur (English Oak) Tree 2, 18H, 18S, 700 DBH, excellent condition, SULE 1A. 7m setback to basement carpark and building elevation. Arborist recommends 8m setback. Minor crown lifting required on southern side of tree (Stuart Pittendrigh, 19 March 2007).

Stenocarpus sinuatus (Firewheel Tree) Tree 8, 12H, 7S, 150/475 DBH, good condition, good screening to adjoining property, SULE 2A– Sufficient setbacks provided.

Cryptomeria japonica (Japanese Cedar) Tree 9, 21H, 6S, 300/475 DBH, good condition, good screening to adjoining property, SULE 2A – Sufficient setbacks provided.

Araucaria heterophylla (Norfolk Island Pine) Tree 11, 20H, 8S, 600 DBH, good condition, good screening to adjoining property, visually prominent from Wallaroo Close SULE 1A – 4.5m setback to basement carpark. Arborist report verified encroachment within recommended setback (Stuart Pittendrigh, 19 March 2007).

Liquidambar styraciflua (Liquidambar) Tree 19, 20H, 9S, 500 DBH, good condition, SULE 2A – Sufficient setbacks provided.

Ulmus procera 'Argenteo-variegata' (Elm) Tree 22, 20H, 15S, 575 DBH, good condition, good screen to adjoining property, SULE 2A– Sufficient setbacks provided.

Eucalyptus haemastoma (Scribbly Gum) Tree 25, 9H, 10S, 600 DBH, street tree, average condition, SULE 3A – Sufficient setbacks provided.

Significant Trees to be removed

Trees 3, 4, 5, 6, 7, 10, 12, 17, 20, 21, 23, 24, 27, 28 and 29. Trees shown in italics are exempt under Council's Tree Preservation Order.

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Cedrus deodara (Himalayan Cedar) Tree 3, 19H, 9S, 700 DBH, fair condition, suppressed by Tree 2, not considered part of heritage property of no.7 Powell Street by Heritage Consultant, SULE 3A.

Jacaranda mimosifolia (Jacaranda) Tree 6, 12H, 7S, 150/475 DBH, good condition, screening to adjoining property, canopy combined with Blackbean, SULE 2A – 3m setback to basement carpark and building elevation within critical root zone.

Castanospermum australe (Moreton Bay Chestnut) Tree 7, 11H, 3S, 250/315/500DBH, fair condition, good screening to adjoining property, SULE 2A – 3.6m setback to basement carpark and building footprint within critical root zone.

Ulmus 'Louis van Houtte' (Golden Elm) Tree 21, 11H, 9S, 300 DBH, poor condition, SULE 4A. To be replaced with similar species.

Ulmus 'Louis van Houtte' (Golden Elm) Tree 23, 9H, 6S, 300 DBH, poor condition, SULE 4A. To be replaced with similar species.

Chamaecyparis obtusa (Hinoki False Cypress) Tree 26, 11H, 6S, 3*250 DBH, good condition, SULE 2A – within building footprint

Remaining trees to be removed are not considered significant.

Trees on adjoining properties

No significant impacts on trees on adjoining properties

Comment on vegetation removal

Proposed removal of following existing tree located in the centre of the property.

Cedrus deodara (Himalayan Cedar) Tree 3, 700 DBH, fair condition. The tree is located within the centre of the site and is suppressed by Tree 2, a large Oak that is to be retained between the development and the heritage item.

Number of canopy trees to be planted 23

Landscape design

Common Open Space

The proposed principle common open space is located on the northern side of the site. The area provides satisfactory solar access, retention of existing trees and adjoins deep soil areas in neighbouring properties. A secondary strip of communal open space is located at the western end of the development.

Screen Planting

*Northern boundary – Syzigium paniculatum "Dwarf" 3m, Clerodendrum tomentosum 2m,
Western boundary – Clerodendrum tomentosum 2m, Rapanaea varibilis 3m, Notolaea longifolia 3m*

*Southern boundary – Syzigium paniculatum "Dwarf" 3m, Pittosporum revolutum 3m,
Clerodendrum tomentosum 2m*

Council's Landscape/Tree Assessment Officer supports the application, subject to **Conditions Nos 10-24, 43-44, 46-4775-82 and 100-101.**

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Engineering

Council's Team Leader, Development Engineers, Kathy Hawken commented on the proposal as follows:

The application is for the subdivision of 11 Powell Street into two lots, demolition of the existing structures and the construction of a residential development comprising 36 units (11x2br and 25x3br).

Strata subdivision is indicated on the application form.

The following documents were used for the assessment:

*Moody & Doyle Statement of Environmental Effects, 29th November 2006;
AFCE Environment + Building Stormwater concept plans 372468/C1 to C4, all Rev.1, dated 11/2006;
Geotechnique Report on Geotechnical Investigation, 11237/1-AA, 3 November 2006;
Transport and Traffic Planning Associates Assessment of Traffic and Parking Implications, November 2006;
BASIX Certificate 151370M dated 1 August 2007;
Futurespace architectural drawings DA03 and DA04, both Issue H, dated 16.07.07;
McKittrick Fry & O'Hagan Survey plan dated 25.6.2006.
The application is supported subject to conditions.*

Water management

The BASIX commitments are for retention of runoff in a 50m³ tank, with re-use for irrigation, toilet flushing and makeup water for the central cooling tower. The certificate does commit to collection of runoff from paved and landscaped areas in the central water tank, but if re-use for toilet flushing is to be implemented, then the proposal will have to be amended, with either only roof runoff collected (preferred) or disinfection of collected water prior to use inside the building.

The stormwater concept plan shows collection of roof runoff in a combined retention/detention tank beneath the entry drive, with gravity drainage to the street drainage pit in Wallaroo Close. Roof runoff only is shown as being collected in this tank, which is appropriate for re-use inside the building.

Basement and driveway runoff can be pumped into the boundary pit as shown on the concept plan.

The water management measures shown on the concept stormwater plan are satisfactory. The recommended conditions allow for the anomaly regarding the source of the retained runoff to be resolved with the preparation of the Construction Certificate plans.

Parking and vehicular access

The site is further than 400 metres walking distance from Killara Station, so 61 resident and 9 visitor spaces are required. A total of 70 spaces is shown on the architectural drawings, which is sufficient.

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The dimensions of the car spaces and aisles comply with AS2890.1:2004. The traffic report contains figures which confirm manoeuvrability for vehicles turning into the ramps and also for waste collection vehicles using the service area. The 2.44 metre headroom is also available for the small waste collection vehicle.

Access to the basement car park is from Wallaroo Close. This is satisfactory. The existing driveway to No. 9 Powell Street will be maintained for access to that property, but for pedestrian access to the subject development only.

Traffic generation

The development is expected to generate approximately 20 vehicle trips per peak hour. This not expected to adversely affect traffic conditions in the surrounding streets, nor is it expected to increase traffic flows in Wallaroo Close above the RTA environmental capacity for an access way, when the subject development and that at 17-19 Powell Street are both completed.

Construction management

The site does not have sufficient frontage to Powell Street, and Wallaroo Close is too narrow, for a Works Zone. Therefore loading and unloading will practically all have to take place within the subject site. A detailed construction management plan will be required, to confirm that arrangements have been made for this to occur.

Because all construction access will be from Wallaroo Close, a traffic controller and warning signs will be required at the Powell Street intersection as well as at the site entrance.

A detailed Construction and Traffic Management Plan will be required prior to commencement.

Geotechnical investigation

Three boreholes were drilled to 7 to 9 metres depth. The site is underlain by deeply weathered shale at depths of 2 to 5 metres, with strength increasing to low below about 6 to 8 metres. Seepage was noted in one borehole at 5 metres depth, but not expected to affect the excavation, nor to indicate a watertable.

Excavation of 6 to 9 metres will be required to achieve the lower basement level. The basement excavation will be generally set back 7 to 9 metres from the boundaries. The report does not give recommendations for vibration monitoring or dilapidation survey of neighbouring structures. However, both of these measures are considered necessary. A supplementary report, to be prepared prior to Construction Certificate issue, has been requested which specifically addresses the matter of vibration monitoring.

In the absence of recommendations in the report, pre-commencement dilapidation survey of structures at 25a-29 Lorne Avenue, 31 Lorne Avenue and 8 Wallaroo Close are required. It is acknowledged that works on 25a-29 Lorne Avenue are already underway, and that it might be prudent for progressive dilapidation photographs to be taken; however, this is a matter for the individual property owners to arrange between themselves.

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Subdivision of 11 Powell Street

The lower area of this property will need to be excised before the Construction Certificate can be issued for the development. All development lots will also have to be consolidated into one. If ownership considerations permit, it would be prudent to carry out both at the same time. That way no additional lots would be created, in fact, the number of lots would decrease. However, it is not essential. Council's endorsement is required for the subdivision certificate when 11 Powell Street is subdivided, and a Section 73 Certificate for the subdivision will have to be obtained and submitted. This is included in the recommended conditions.

Subject to **Conditions Nos 25-35, 54-64, 86-88, 90-94, 102-109 and 111-118** the proposal is considered acceptable.

STATUTORY PROVISIONS

State Environmental Planning Policy No. 65 – Design quality of residential flat development

SEPP 65 aims to improve the design quality of residential flat buildings across New South Wales and provide a framework and design code for assessing 'good design'. Part 3 of the SEPP institutes a 'design review panel' to provide an independent, open and professional review of designs.

The application includes an architect's statement prepared by Thomas Pierce, registered architect, in accordance with Part 2 of SEPP 65. The statement provides an acceptable compliance assessment of the development against the SEPP 65 heads of consideration.

Principle 1: Context

The suburb of Killara is formed by a predominately grid subdivision pattern, with large landholdings. The existing housing stock is generally characteristic of the 1900-1920s period of architecture and there are numerous heritage items within proximity of the site. Dwellings are generally recessive behind mature trees and landscaping. The site is located within proximity of the North Shore railway station at Killara.

Powell Street and surrounding streets such as Lorne Avenue, Greengate Road and Culworth Avenue are under transition due to the recent rezoning of certain land to Residential 2(d3). Residential flat developments have been approved for 17-19 Powell Street, 42-46 Culworth Avenue, 25A-29 Lorne Avenue and 3-7 Lorne Avenue.

Land along the opposite site of Powell Street is zoned Residential 2(c2), Residential 2(b) and Residential 2(d). Land adjoining the site directly to the north, along Powell Street is zoned Residential 2(c2) and Residential 2(b). The dwelling located at No. 7 Powell Street, directly to the north of the site, is heritage listed and is zoned Residential 2(b).

Clause 25L of LEP 194 requires a 9m setback for the third and fourth storeys to provide a transition between development in the Residential 2(d3) zone and adjoining lower density zones. The proposed development has been designed to provide a 9 metre interface setback (ground level and above) from the property located to the north. Therefore, acceptable separation and landscape

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treatment is provided along the northern elevation of the development. A large English Oak (Tree No.2) and Jacaranda (Tree No. 1) are to be retained along the northern boundary to provide some immediate vegetative screening. In addition, it is proposed to supplement landscaping along the northern boundary with a row of Sydney Blue Gums.

The style of building proposed is in keeping with the Residential 2(d3) zone and the materials of construction and finish acceptably reference those existing in the area.

The proposal is acceptable within this context.

Principle 2: Scale

LEP 194 and DCP 55 allow for the construction of a 5 storey building on the site with a floor space ratio of 1.3:1, site coverage of 35% and a deep soil landscape zone of 50%. These controls provide guidelines as to appropriate scale.

The proposed development complies with the above requirements and the scale is acceptable for the Residential 2(d3) zone. An appropriate transition of built form and landscaping is provided along the northern boundary to ensure the northern adjoining interface site is not unduly compromised by the development. The development is consistent with the objectives of SEPP 65.

Principle 3: Built form

Refer to comment above. The proposed siting and design of the building is acceptable and is consistent with SEPP 65. The design relates appropriately to surrounding development.

Principle 4: Density

The development complies with Council's controls in relation to density.

Principle 5: Resource, energy and water efficiency

Refer to the comments of Council's Urban Design Consultant. The design of the building is acceptable when assessed against the requirements of SEPP 65, DCP 55 and SEPP BASIX.

Principle 6: Landscape

The proposed building is designed within a landscape setting which is consistent with Council's Landscape requirements. The species chosen are appropriate in terms of screening, low water use and sustainability.

Principle 7: Amenity

The proposed room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, unit layout and service areas, outlook and access for all age groups and degrees of mobility are acceptable when assessed against SEPP 65 and DCP 55.

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Principle 8: Safety and security

The proposed development provides for adequate passive surveillance, safety and security.

Principle 9: Social dimensions

The proposed building provides a mixture of unit types and options and provides options for residents of different income levels.

Principle 10: Aesthetics

The building design elements, composition and materials of finish are consistent with the existing and desired future character of the area. The proposal meets the requirements of SEPP 65 in relation to aesthetics.

State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires Council to consider to development history of a site and its potential for containing contaminated material.

The site has historically been used for residential purposes and a contamination assessment is not required.

SEPPs Building Sustainability Index (BASIX)

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

Residential Flat Design Code

Relating to the local context

An appropriate site analysis was submitted indicating building edges, landscape response, access and parking and building performance.

The site is deep with a narrow frontage. The interface zone and heritage property located to the north provide a development constraint. The building acceptably addresses this constraint in terms of separation, setback and built form. Otherwise, the development is consistent with the surrounding pattern of residential flat buildings.

Building design

As detailed in this report, the development provides suitable residential amenity for future occupants in compliance with SEPP 65 and DCP 55.

All other relevant matters relating to building design are detailed elsewhere in this report.

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Ku-ring-gai Planning Scheme Ordinance (KPSO) – Proposed Torrens Title Subdivision of No. 11 Powell Street, Killara

The subdivision of land is permissible with development consent on the Residential 2(c2) zone. The northern part of No. 11 Powell Street is zoned Residential 2(c2).

COMPLIANCE TABLE			
Development Standard	Proposals Numeric Compliance	Complies	Discussion
Site Area: 2194m²			
Minimum size allotments • Site Area: 836m ² (min)	1272m ²	YES	The proposed subdivision complies with the KPSO minimum allotment size for the Residential 2(c2) zone containing dwelling houses
Subdivision for dwelling houses • Site Area: 836m ² (min)	1272m ²	YES	
Built-upon areas 60%(736m²)(max)	26% (330m ²)	YES	The proposed new lot containing an existing dwelling complies with the maximum 60% built upon area control.

Ku-ring-gai Planning Scheme Ordinance (KPSO) LEP 194 – Proposed Residential Flat Building

Demolition, subdivision of land and the construction of a residential flat buildings are permissible with development consent within the Residential 2(d3) zone.

COMPLIANCE TABLE		
Development standard	Proposed	Complies
Site area (min): 1200m ²	3271m ²	YES
Deep soil landscaping (min): 50%	50.37%	YES
Street frontage (min): 30m	41m	YES
Number of storeys (max): 5	5	YES
Site coverage (max): 35%	35%	YES
Top floor area (max): 60% of level below	<60%	YES
Storeys and ceiling height (max): 5 and 13.4m	5 storeys & 13.4m	YES
Car parking spaces (min): • 9 (visitors) • 57(residents) • 66 (total)	9 91 100	YES YES YES
Zone interface setback (min): 9m	9m (along northern side)	YES

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COMPLIANCE TABLE		
Development standard	Proposed	Complies
Manageable housing (min): 10%	10% (4 apartments)	YES
Lift access: required if greater than three storeys	The building is greater than 3 storeys in height. Two lifts are provided.	YES

Residential zone objectives and impact on heritage:

The development satisfies the objectives for residential zones as prescribed in clause 25D.

POLICY PROVISIONS

Development Control Plan No. 55 – Railway/Pacific Highway Corridor & St Ives Centre

COMPLIANCE TABLE		
Development control	Proposed	Complies
Part 3 Local context:		
Development adjacent to a heritage item:		
• 10m setback (1 st & 2 nd storeys)	29m	YES
• 15m setback (3 rd & 4 th storeys)	29m	YES
Part 4.1 Landscape design:		
Deep soil landscaping (min)		
• 150m ² per 1000m ² of site area (500m ²)	1635.5m ²	YES
No. of tall trees required (min): 12 trees	35 trees	YES
Part 4.2 Density:		
Building footprint (max):		
• 35% of total site area	35%	YES
Floor space ratio (max):		
• 1.3:1	1.2:1	YES
Part 4.3 Setbacks:		
Street boundary setback (min):		
• 13-15 metres (<40% of the zone occupied by building footprint)	Basement 5m-12m Ground 8.5-13.5m	NO
Rear boundary setback (min):		
• 6m	9m	YES
Side boundary setback (min):		
• 6m	6m (south) & 9m with interface site (north)	YES

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COMPLIANCE TABLE		
Development control	Proposed	Complies
Setback of ground floor courtyards to street boundary (min): <ul style="list-style-type: none"> 11m 	8m	NO
% of total area of front setback occupied by private courtyards (max): <ul style="list-style-type: none"> 15% 	Less than <15% (Unit 1)	YES
Part 4.4 Built form and articulation:		
Façade articulation: <ul style="list-style-type: none"> Wall plane depth >600mm 	>600mm	YES
<ul style="list-style-type: none"> Wall plane area <81m² 	<81m ²	YES
Built form: <ul style="list-style-type: none"> Building width < 36m 	25.5m	YES
<ul style="list-style-type: none"> Balcony projection < 1.2m 	1.2m	YES
Part 4.5 Residential amenity		
Solar access: <ul style="list-style-type: none"> >70% of units receive 3+ hours direct sunlight in winter solstice 	70%	YES
<ul style="list-style-type: none"> >50% of the principle common open space of the development receives 3+ hours direct sunlight in the winter solstice 	>50%	YES
<ul style="list-style-type: none"> <15% of the total units are single aspect with a western orientation 	No single aspect units with western orientation	YES
Visual privacy: Separation b/w windows and balconies of a building and any neighbouring building on site or adjoining site: Storeys 1 to 4		
<ul style="list-style-type: none"> 12m b/w habitable rooms 	>12m	YES
<ul style="list-style-type: none"> 9m b/w habitable and non-habitable rooms 	>9m	YES
<ul style="list-style-type: none"> 6m b/w non-habitable rooms 	>6m	YES

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COMPLIANCE TABLE		
Development control	Proposed	Complies
5th Storey		YES
• 18m b/w habitable rooms	>18m	YES
• 13m b/w habitable and non-habitable rooms	13m	YES
• 9m b/w non-habitable rooms	9m	YES
Internal amenity:		
• Habitable rooms have a minimum floor to ceiling height of 2.7m	2.7m	YES
• Non-habitable rooms have a minimum floor to ceiling height of 2.4m	2.7m	YES
• 1-2 bedroom units have a minimum plan dimension of 3m in all bedroom	>3m	YES
• 3+ bedroom units have a minimum plan dimension of 3m in at least two bedrooms	3m	YES
• Single corridors:		
- serve a maximum of 8 units	3-5 units	YES
- >1.5m wide	>1.5m	YES
- >1.8m wide at lift lobbies	1.8m	YES
Outdoor living:		
• ground floor apartments have a terrace or private courtyard greater than 25m ² in area	Vary between 12m ² and 25m ²	NO
• Balcony sizes:		
- 12m ² – 2 bedroom unit	12m ²	YES
- 15m ² – 3 bedroom unit	15+m ²	YES
NB. At least one space >10m ²		
• primary outdoor space has a minimum dimension of 2.4m	>2.4m	YES
Part 4.7 Social dimensions:		
Visitable units (min):		
• 70%	100%	YES
Housing mix:		
• Mix of sizes and types	Mix of 2 and 3 bedroom units	YES

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COMPLIANCE TABLE		
Development control	Proposed	Complies
Part 4.8 Resource, energy and water efficiency:		
Energy efficiency:		
<ul style="list-style-type: none"> >65% of units are to have natural cross ventilation 	65%	YES
<ul style="list-style-type: none"> single aspect units are to have a maximum depth of 10m 	No single aspect units	YES
<ul style="list-style-type: none"> 25% of kitchens are to have an external wall for natural ventilation and light 	<25 >25%	YES
<ul style="list-style-type: none"> >90% of units are to have a 4.5 star NatHERS rating with 10% achieving a 3.5 star rating 	BASIX compliant	YES
Part 5 Parking and vehicular access:		
Car parking (min):		
<ul style="list-style-type: none"> 57 resident spaces 	91 spaces	YES
<ul style="list-style-type: none"> 9 visitor spaces 	9 spaces	YES
<ul style="list-style-type: none"> 66 total spaces 	100 spaces	YES

Part 2: Elements of good design

The exterior of the proposed building is finished with dark/grey textured masonry, with some panels rendered in grey/beige. It is proposed to provide glazed balcony elements and windows. Articulation is provided across all elevations of the building with the physical stepping of the built form. The Wallaroo Close frontage of the building is stepped in four distinct sections with different but complimentary materials used across each plane. The two closest planes of the building have vertical rectangular windows and the rear sections have projecting balcony elements, providing visual relief and interest within the street. The skillion roof line is modest and is set well back from the bulk of the building and is 'bushland' colourbond (dark green/grey). The proposal is consistent with DCP 55 in relation to elements of good design.

Materials should respond to the existing pattern of building construction materials characteristic of the area, such as dark or red brick, timber or copper. Buildings set well back from the street should be surrounded by a dense tree canopy. Lift overruns and mechanical equipment should be integrated into the design. The proposal complies.

Part 3 Local context:

The site adjoins a two storey heritage dwelling to the north located at 7 Powell Street. This property is well set back from the common boundary.

The proposed development complies with both the heritage setback controls contained within Clause 3.5 C-1 of DCP 55 and the interface zone setback control stipulated by Clause 25L of LEP

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194. Consequently, sufficient physical separation is provided between the subject development and the adjoining heritage item.

The architectural design and landscape design proposed is considered to respect the adjoining heritage item and the development does not reduce views of the heritage item from the public domain. Refer also to the comments of *Council's Heritage Advisor*.

Part 4.1 Landscape design:

As indicated in the Compliance Tables, the proposal complies with the numerical requirements of the LEP and DCP in relation to the ratio of built form to deep soil landscaping and tree replenishment.

Subject to conditions, Council's Landscape Development Officer considers the proposed landscaping concept plan to be acceptable. The planting proposed integrates the development with the surrounding area and provides screening for adjoining properties.

Part 4.2 Density:

Site density should be balanced with the need to provide appropriate deep soil landscaping on a site. The proposed development complies with the 1.3:1 floor space ratio control, 35% site coverage standard and 50% deep soil landscaping standard, achieving optimum capacity of the site within a landscaped context.

Part 4.3 Setbacks:

Buildings should not intrude upon the streetscape or unreasonably affect solar access and privacy available to adjoining dwellings. Buildings should be set within a landscaped curtilage.

DCP 55, Part 4.3, C-1 sets a general front setback control of 10-12 metres from the street boundary, with no more than 40% of this setback being occupied by building footprint.

C-2 requires that where a site measures more than 45 metres in depth and more than 35 metres in width, an increase setback zone of 13-15 metres is required unless this would result in the loss of significant vegetation or compromise other development standards within LEP 194 and DCP 55. The site has a width 35 metres and an average depth of 85 metres.

C-1 (c) stipulates that where the road reserve width is less than 12 metres, the setback may be reduced proportionately but no less than 6 metres.

The site is located at the end of a curved cul-de-sac (Wallaroo Close). The road reserve width of Wallaroo Close is 11.4 metres, which invokes the variation of the setback control. The frontage of the site is also affected by a curved boundary which forms the head of the cul-de-sac.

As indicated in the DCP 55 Compliance Table, the front elevation of the development does not consistently comply with the 13-15 metres front setback control. The northern part of the building 'service area' is set back 13.5 metres from Wallaroo Close, which is acceptable. The driveway area encroaches into the setback, however, this is necessary, being the only vehicular access point to the development.

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The service/vehicle entry section of the building is set back 13 metres from the front boundary. The entry to the building encroaches to 8.5 metres and the southernmost part of the front elevation, which comprises Unit 1 and part of the basement (Level 1) encroaches to 8.5 metres into the front setback. The curved front boundary provides a constraint in terms of complying with the front setback control at this point. The proposed setback non-compliance is acceptable as sufficient landscaping is provided within the setback including a Red Cedar, a Sydney Blue Gum and a number of Blueberry Ash to meet the objectives of LEP 194 and the building is well articulated and stepped along the front elevation, preventing excessive visual bulk.

One courtyard is provided within the front setback, associated with ground floor Unit 1. This courtyard is located between 8-8.5 metres from the Wallaroo Close setback and does not comply with DCP 55. Given the unusual shape of the front boundary and the retention of significant trees within the front setback, the proposed non-compliance is acceptable. Furthermore, the location of this courtyard within the front setback provides a north-eastern orientation which provides amenity for future occupants of this dwelling. The only alternative location for this courtyard would be to the south of the building which is unacceptable in terms of solar access and amenity.

Part 4.5 Residential amenity:

Building layouts, orientation and provision of outdoor space and landscaping should maximise internal and external amenity for occupants.

DCP 55 contains technical requirements relating to availability of space, storage, solar access, natural solar ventilation, visual and acoustic privacy and outdoor living areas.

A review of the compliance of the development with these controls is provided in the DCP Compliance Table. The proposal generally complies with Part 4.5 with the exception of two ground floor living areas. The courtyard areas accessed from Units 2 and 7 are less than 25m² in area.

These areas are considered acceptable due to the fact that stairs lead from these courtyards into a large, north facing, communal open space/lawn area. This area will ensure adequate residential amenity is provided to these units.

Development Control Plan 31 – Access

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

Development Control Plan 38 – Residential Design Manual

The subdivision of No. 11 Powell Street which contains an existing dwelling house maintains compliance with the provisions of the Residential Design Manual.

Development Control Plan 40 – Construction and Demolition Waste Management

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

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Development Control Plan No. 43 – Car Parking

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

Development Control Plan 47 – Water Management

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

Section 94 Plan

The development attracts a section 94 contribution of \$668,774.48 which is required to be paid by **Condition No. 53**. This is calculated on the basis of 15 'medium' dwellings and 21 'large' dwellings. A credit is given for the two existing dwellings on the site.

LIKELY IMPACTS

The likely impacts of the development have been considered within this report.

SUITABILITY OF THE SITE

The site is considered suitable for the development proposed.

ANY SUBMISSIONS

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

PUBLIC INTEREST

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

ANY OTHER RELEVANT MATTERS CONSIDERATIONS NOT ALREADY ADDRESSED

There are no other matters for discussion.

CONCLUSION

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

RECOMMENDATION:

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

THAT the Council, as the consent authority, grant development consent to DA 1336/06 for Torrens title subdivision, demolition of existing dwellings and construction of a residential flat building on

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land at 7A-11 Powell Street, Killara for a period of two (2) years from the date of the Notice of Determination subject to the following conditions:

GENERAL CONDITIONS

Development in Accordance with Plans (New Development)

1. The development must be carried out in accordance with plans numbered DA02-DA09 H dated 16 July 2007, DA10 J dated 16 July 2007, DA11-13 H dated 16 July, DA13A H dated 31 July 2007, DA16 J dated 22 May 2007 and Landscape plan 77.07(06)/173 "E" Revision F dated 16 July 2007 and endorsed with Council's approval stamp, except where amended by the following conditions:

Inconsistency between documents

2. In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination of Council.

Notice to be given prior to demolition or excavation

3. Council shall be given written notice, at least 48 hours prior to the commencement of any development (including excavation, shoring or underpinning works) on the site.

Reason: Statutory requirement.

Notice of commencement

4. At least 48 hours prior to the commencement of any development or excavation works, a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

Notification of builder's details

5. Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

Reason: Statutory requirement.

Sediment controls

6. Prior to any work commencing on site, sediment and erosion control measures shall be installed along the contour immediately downslope of any future disturbed areas.

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The form of the sediment controls to be installed on the site shall be determined by reference to the 'NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction'. The erosion controls shall be maintained in an operational condition until the development activities have been completed and the site fully stabilised. Sediment shall be removed from the sediment controls following each heavy or prolonged rainfall period.

Reason: To preserve and enhance the natural environment.

Construction waste management plan

7. Prior to the commencement of any works, the Principal Certifying Authority shall be satisfied that a waste management plan, prepared by a suitably qualified person, has been prepared in accordance with Council's DCP 40 – Construction and Demolition Waste Management.

The plan shall address all issues identified in DCP 40, including but not limited to: the estimated volume of waste and method for disposal for the construction and operation phases of the development.

Note: The plan shall be provided to the Certifying Authority.

Reason: To ensure appropriate management of construction waste.

Noise and vibration management plan

8. Prior to the commencement of any works, a noise and vibration management plan is to be prepared by a suitably qualified expert addressing the likely noise and vibration from demolition, excavation and construction of the proposed development and provided to the Principal Certifying Authority. The management plan is to identify amelioration measures to ensure the noise and vibration levels will be compliant with the relevant Australian Standards and Ku-ring-gai Council's Code for the Control and Regulation of Noise on Building Sites. The report shall be prepared in consultation with any geotechnical report that itemises equipment to be used for excavation works.

- The management plan shall address, but not be limited to, the following matters
- identification of the specific activities that will be carried out and associated noise sources
- identification of all potentially affected sensitive receivers, including residences, churches, commercial premises, schools and properties containing noise sensitive equipment
- the construction noise objective specified in the conditions of this consent
- the construction vibration criteria specified in the conditions of this consent
- determination of appropriate noise and vibration objectives for each identified sensitive receiver
- noise and vibration monitoring, reporting and response procedures

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- assessment of potential noise and vibration from the proposed demolition, excavation and construction activities, including noise from construction vehicles and any traffic diversions
- description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction
- construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency
- construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency
- procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration
- contingency plans to be implemented in the event of non-compliances and/or noise complaints
- compliance with Council's Code for the Control and Regulation of Noise on Building Sites

Reason: To protect the amenity afforded to surrounding residents during the construction process.

Support for Council roads, footpaths, drainage reserves

9. Council property adjoining the construction site must be fully supported at all times during all excavation and construction works. Details of shoring, propping and anchoring of works adjoining Council property, prepared by a qualified structural engineer or geotechnical engineer, must be submitted to and approved by the Principal Certifying Authority (PCA), before the commencement of the works. A copy of these details must be forwarded to Council. Backfilling of excavations adjoining Council property or any void remaining at completion of construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

Approved tree works

10. Approval is given for the following works to be undertaken to trees on the site. A tree report prepared by Stuart Pittendrigh, dated October 2006, has been submitted. Tree numbers refer to this report.

Schedule

Tree location

Quercus robur (English Oak) Tree 2

Approved tree works

Minor crown lifting

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Schedule

Tree location

Araucaria heterophylla (Norfolk Island Pine) Tree 11

Approved tree works

Minor crown lifting

Cedrus deodara (Himalayan Cedar) Tree 3

Removal

Magnolia x soulangiana (Magnolia) Tree 4

Removal

Celtis occidentalis (Hackberry) Tree 5

Removal

Jacaranda mimosifolia (Jacaranda) Tree 6

Removal

Castanospermum australe (Moreton Bay Chestnut) Tree 7

Removal

Ulmus 'Louis van Houtte' (Golden Elm) Tree 21

Removal

Ulmus 'Louis van Houtte' (Golden Elm) Tree 23

Removal

Chamaecyparis obtusa (Hinoki False Cypress) Tree 26

Removal

Fraxinus 'Raywood' (Claret Ash) Tree 28

Removal

Removal or pruning of any other tree on the site is not approved.

Arborist's report

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

Schedule

Tree/location

Time of inspection

Jacaranda mimosifolia (Jacaranda) Tree 1

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Quercus robur (English Oak) Tree 2

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Araucaria heterophylla (Norfolk Island Pine) Tree 11

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls and boardwalks

Stenocarpus sinuatus (Firewheel Tree) Tree 8

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Cryptomeria japonica (Japanese Cedar) Tree 9

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

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Schedule

Tree/location

Brachychiton acerifolius (Flame Tree) Tree 13

Brachychiton acerifolius (Flame Tree) Tree 14

Calodendron capense (Cape Chestnut) Tree 15

Magnolia grandiflora (Bull-bay Magnolia) Tree 16

Liquidambar styraciflua (Liquidambar) Tree 18

Liquidambar styraciflua (Liquidambar) Tree 19

Ulmus procera 'Argenteo-variegata' (Elm) Tree 22

Eucalyptus haemastoma (Scribbly Gum) Tree 25

Time of inspection

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls

Commencement of excavation, stormwater lines within 6m of tree, during construction of retaining walls and driveway

Reason: To ensure protection of existing trees

Canopy/root pruning

12. Canopy and/or root pruning of the following tree(s) which is necessary to accommodate the approved building works shall be undertaken by an experienced arborist/horticulturist, with a minimum qualification of the horticulture certificate or tree surgery certificate:

Schedule

Tree/location

Quercus robur (English Oak) Tree 2

Araucaria heterophylla (Norfolk Pine) Tree 11

Tree works

Minor crown lifting

Minor crown lifting

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Reason: To protect the environment.

Tree removal on nature strip

13. Following removal of the *Betula pendula* (Silver Birch) Tree 25a from Council's nature strip, the nature strip shall be rehabilitated to the satisfaction of Council's Landscape Assessment Officer at no cost to Council.

Reason: To protect the streetscape.

Treatment of tree roots

14. 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

Reason: To protect existing trees.

Excavation near trees

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

Schedule

Tree/location

Radius from trunk

Jacaranda mimosifolia (Jacaranda) Tree 1	5m
Quercus robur (English Oak) Tree 2	8m
Araucaria heterophylla (Norfolk Island Pine) Tree 11	2m
Stenocarpus sinuatus (Firewheel Tree) Tree 8	3m
Cryptomeria japonica (Japanese Cedar) Tree 9	4m
Magnolia grandiflora (Bull-bay Magnolia) Tree 16	4m
Liquidambar styraciflua (Liquidambar) Tree 18	4m
Liquidambar styraciflua (Liquidambar) Tree 19	4m
Ulmus procera 'Argenteo-variegata' (Elm) Tree 22	7m
Eucalyptus haemastoma (Scribbly Gum) Tree 25	4m

Reason: To protect existing trees.

Hand excavation

16. 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

Jacaranda mimosifolia (Jacaranda) Tree 1	5m
Quercus robur (English Oak) Tree 2	8m
Araucaria heterophylla (Norfolk Island Pine) Tree 11	2m

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Schedule

Tree/location	Radius from trunk
Stenocarpus sinuatus (Firewheel Tree) Tree 8	3m
Cryptomeria japonica (Japanese Cedar) Tree 9	4m
Magnolia grandiflora (Bull-bay Magnolia) Tree 16	4m
Liquidambar styraciflua (Liquidambar) Tree 18	4m
Liquidambar styraciflua (Liquidambar) Tree 19	4m
Ulmus procera 'Argenteo-variegata' (Elm) Tree 22	7m
Eucalyptus haemastoma (Scribbly Gum) Tree 25	4m

Reason: To protect existing trees.

Thrust boring

- Excavation for the installation of any services within the specified radius of the trunk(s) of the following tree(s) shall utilise the thrust boring method. Thrust boring shall be carried out at least 600mm beneath natural ground level to minimise damage to tree(s) root system

Schedule

Tree/location	Radius from trunk
Jacaranda mimosifolia (Jacaranda) Tree 1	5m
Quercus robur (English Oak) Tree 2	8m
Araucaria heterophylla (Norfolk Island Pine) Tree 11	2m
Stenocarpus sinuatus (Firewheel Tree) Tree 8	3m
Cryptomeria japonica (Japanese Cedar) Tree 9	4m
Magnolia grandiflora (Bull-bay Magnolia) Tree 16	4m
Liquidambar styraciflua (Liquidambar) Tree 18	4m
Liquidambar styraciflua (Liquidambar) Tree 19	4m
Ulmus procera 'Argenteo-variegata' (Elm) Tree 22	7m
Eucalyptus haemastoma (Scribbly Gum) Tree 25	4m

Reason: To protect existing trees.

No storage of materials beneath trees

- No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

Reason: To protect existing trees.

Tree planting on nature strip

- The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along (enter street). The tree(s) used shall be a minimum 25 litres container size specimen(s):

Schedule

Tree/ species	Quantity	Location
Jacaranda mimosifolia (Jacaranda)	2	Wallaroo Close

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Reason: To provide appropriate landscaping within the streetscape.

Removal of refuse

20. All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

Canopy replenishment trees to be planted

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

Reason: To maintain the treed character of the area.

Stockpiling of top soil

22. Top soil shall be stripped from areas to be developed and stock-piled within the site. Stock-piled topsoil must be located outside drainage lines and tree canopies and be protected from run-on water by suitably positioned diversion banks. Where the period of storage will exceed fourteen (14) days, stock-piles are to be seeded or sprayed with an appropriate emulsion solution to minimise particle movement.

Reason: To protect the environment.

Temporary groundcover

23. On disturbed areas which will otherwise remain exposed for more than fourteen (14) days before permanent stabilisation works are undertaken, a temporary cover of mulch shall be applied or a dense cover crop shall be established utilising sterile/non seed-setting species.

Reason: To protect the environment.

Vegetating steep slopes

24. Constructed slopes greater than 1:3 gradient shall be vegetated immediately after earthworks are completed.

Reason: To protect the environment.

Drainage to street

25. Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the street drainage system. New drainage line connections to the street drainage

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system shall conform and comply with the requirements of Sections 5.3 and 5.4 of Ku-ring-gai Water Management Development Control Plan No. 47.

Reason: To protect the environment.

Grated drain at garage

26. A 200mm wide grated channel/trench drain, with a heavy-duty removable galvanised grate is to be provided in front of the garage door/basement parking slab to collect driveway runoff. The channel drain shall be connected to the main drainage system and must have an outlet of minimum diameter 150mm to prevent blockage by silt and debris.

Reason: Stormwater control.

Temporary disposal of stormwater runoff

27. During construction, stormwater runoff must be disposed of in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to manage and control runoff as far as the approved point of stormwater discharge. Such measures shall be to the satisfaction of the Principal Certifying Authority.

Reason: To preserve and enhance the natural environment.

Maintenance period for works in public road

28. A maintenance period of six (6) months applies to all work in the public road reserve carried out by the applicant - after the works have been completed to the satisfaction of Ku-ring-gai Council. In that maintenance period, the applicant shall be liable for any section of the public infrastructure work which fails to perform in the designed manner, or as would reasonably be expected under the operating conditions. The maintenance period shall commence once the applicant receives a formal letter from Council stating that the works involving public infrastructure have been completed satisfactorily.

Reason: To protect public infrastructure.

Road reserve safety

29. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across

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the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

Reason: To ensure safe public footways and roadways during construction

Road repairs necessitated by excavation and construction works

30. It is highly likely that damage will be caused to the roadway at or near the subject site as a result of the construction (or demolition or excavation) works. The applicant, owner and builder (and demolition or excavation contractor as appropriate) will be held responsible for repair of such damage, regardless of the Infrastructure Restorations Fee paid (this fee is to cover wear and tear on Council's wider road network due to heavy vehicle traffic, not actual major damage).

Section 102(1) of the Roads Act states "A person who causes damage to a public road is liable to pay to the appropriate roads authority the cost incurred by that authority in making good the damage."

Council will notify when road repairs are needed, and if they are not carried out within 48 hours, then Council will proceed with the repairs, and will invoice the applicant, owner and relevant contractor for the balance.

Reason: To protect public infrastructure.

Services

31. Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

Erosion control

32. Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

Vehicular access and garaging

33. Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be

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designed and constructed to comply with Australian Standard 2890.1 – 2004 “Off-Street car parking”. Details are to be provided to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that parking spaces are in accordance with the approved development.

No door restricting internal waste collection in basement

34. At all times, the basement garbage storage and collection area is to be accessible by Council’s Waste Collection Services. No doors, grilles, gates or other devices shall be provided in any location which would prevent this service. Where a gate, door or the like is to be erected, unimpeded access to the garbage collection point is to be provided by other means through written agreement with Council’s Waste Collection Services.

Reason: To facilitate access to the garbage collection point.

Compliance with submitted geotechnical report

35. A contractor with specialist excavation experience must undertake the excavations for the development and a suitably qualified and consulting geotechnical engineer must oversee excavation.

Geotechnical aspects of the development work, namely:

- * appropriate excavation method and vibration control
- * support and retention of excavated faces
- * hydro-geological considerations

must be undertaken in accordance with the recommendations of the geotechnical report prepared by Geotechnique. Approval must be obtained from all affected property owners, including Ku-ring-gai Council, where rock anchors (both temporary and permanent) are proposed below adjoining property(ies).

Reason: To ensure the safety and protection of property.

Provision of services underground

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

Reason: To maintain visual amenity.

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

Long service levy

37. In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council.

Reason: Statutory requirement.

Builder's indemnity insurance

38. The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

External finishes and materials (new building)

39. Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the external finishes of the building are consistent with the character of the streetscape. The materials are to be complimentary to the approved architectural appearance of the development. Nothing in this condition is to be construed as permitting the replacement of previously submitted materials with inferior or inadequate materials or finishes.

Note: Details of the colour, finish and substance of all external materials, including schedules and a sample board of materials and colours, are to be submitted.

Reason: To protect the streetscape and the integrity of the approved development

Outdoor lighting

40. Dim outdoor lighting shall be provided along the pathway of the proposed pedestrian route/access handle adjacent 5 and 7 Powell Street.

Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that all outdoor lighting will comply with AS/NZ1158.3: 1999 Pedestrian Area (Category P)

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Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Note: Details demonstrating compliance with these requirements are to be submitted prior to the issue of a Construction Certificate.

Reason: To provide high quality external lighting for security without adverse affects on public amenity from excessive illumination levels.

Access for people with disabilities (residential)

41. Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that access for people with disabilities to and from and between the public domain, residential units and all common open space areas is provided. Consideration must be given to the means of dignified and equitable access.

Compliant access provisions for people with disabilities shall be clearly shown on the plans submitted with the Construction Certificate. All details shall be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate. All details shall be prepared in consideration of the Disability Discrimination Act, and the relevant provisions of AS1428.1, AS1428.2, AS1428.4 and AS 1735.12.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

Adaptable units

42. Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the nominated adaptable units within the development application, 9, 7, 26 and 36 are designed as adaptable housing in accordance with the provisions of Australian Standard AS4299-1995: Adaptable Housing.

Note: Evidence from an appropriately qualified professional demonstrating compliance with this control is to be submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Disabled access & amenity.

Amendments to approved landscape plan

43. Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that the approved landscape plans, listed below and endorsed with Council's stamp, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

Plan no.	Drawn by	Dated
77.07(06)173/ E	Iscape Landscape Architecture	16/07/07

The above landscape plan(s) shall be amended as follows:

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Landscape Plans to be amended in accordance with approved architectural plans.

Proposed drainage pit shall be relocated outside of pedestrian access path to front setback.

Steps from private open space of Unit 3 to communal open space to north shall be located within the area excluded from Deep Soil area identified on Deep Soil Plan prepared by Futurespace, DA16/J, 27/07/07.

Proposed level to north of Unit 6 and directly west of Tree 1, to be RL120.60 shall be consistent with existing levels.

Trees 23 and 24 shall be replaced with two deciduous canopy trees such as *Ulmus procera* 'Louis van Houtte' or similar.

To preserve the following existing tree, the private courtyards for Units 3, 4 and 5, including retaining wall and steps, shall not to be located within specified radius

Tree/location

Radius from trunk

Quercus robur (English Oak) Tree 2

7m

Proposed planting of *Toona ciliata* (Red Cedar) within area of soft leaf buffalo lawn to east of Tree 1 shall be substituted with *Angophora floribunda* (Rough Barked Apple) or similar.

Proposed planting of eastern most *Toona ciliata* (Red Cedar) within area of Buffalo lawn to be substituted with *Nyssa sylvatica* (Tupelo) or similar.

Proposed planting of western most *Toona ciliata* (Red Cedar) within area of Basket Grass lawn to front setback shall be substituted with tall endemic canopy trees such as *Angophora costata* (Sydney Red Gum) or similar.

Proposed planting of eastern most *Toona ciliata* (Red Cedar) within area of Basket Grass lawn to front setback shall be substituted with tall endemic evergreen canopy trees such as *Angophora costata* (Sydney Red Gum) or *Eucalyptus saligna* (Sydney Blue Gum).

Existing *Magnolia x soulangiana* (Magnolia) Tree 29 shall be removed and replaced with *Eucalyptus saligna* (Sydney Blue Gum).

Proposed planting of *Toona ciliata* (Red Cedar) within front setback between driveway and pedestrian entry path shall be substituted with a tall endemic evergreen canopy trees such as *Angophora floribunda* (Rough Barked Apple) or *Eucalyptus paniculata* (Grey Ironbark) or similar.

To preserve existing tree/s, proposed planting of 3 *Eucalyptus saligna* (Sydney Blue Gum) along northern boundary adjoining heritage property at no. 7 Powell Street, shall be substituted with evergreen medium canopy trees such as 3 *Elaeocarpus reticulatus* (Blueberry Ash) or similar.

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To preserve existing tree/s, proposed planting of 1 Eucalyptus saligna (Sydney Blue Gum) along northern boundary east of Tree 2, shall be substituted with 2no evergreen medium canopy trees such as Elaeocarpus reticulatus (Blueberry Ash) or similar.

Note regarding on slab planting to southern side of building shall show minimum 1300mm soil depth in accordance with typical detail 1.

Notes on plan regarding low water use species to areas of proposed soft buffalo lawns along northern boundary, shall be deleted.

To provide sufficient area for screen planting, the proposed garden bed along the northern boundary of the communal open space shall be minimum 3m width.

Reason: To ensure adequate landscaping of the site

Landscape plan

44. Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that a landscape plan has been completed in accordance with Council's DA Guide, relevant development control plans and the conditions of consent by a landscape architect or qualified landscape designer.

Note: The landscape plan must be submitted to the Principal Certifying Authority.

Reason: To ensure adequate landscaping of the site.

Excavation for services

45. Prior to the issue of the Construction Certificate, the Principal Certifying shall be satisfied that no proposed underground services (ie. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

Note: A plan detailing the routes of these services and trees protected under the Tree Preservation Order, shall be submitted to the Principal Certifying Authority.

Reason: To ensure the protection of trees.

Landscape establishment bond

46. Prior to the commencement of any development or excavation works or prior to the issue of the Construction Certificate (whichever comes first) the applicant must lodge a \$ 10 000 landscape establishment bond with Council. This bond is to provide security that the landscape works are completed and maintained in accordance with the approved landscape plan/s and conditions of development consent. The bond shall be lodged in the form of a deposit or bank guarantee.

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

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

Reason: To ensure that the approved landscaping is established and maintained.

Tree protection bond

47. Prior to the commencement of any development or excavation works or prior to the issue of the Construction Certificate (whichever comes first) the applicant must lodge a \$ 20 000 tree protection bond with Council. This bond is to provide security that the following trees are maintained in a healthy condition as found prior to commencement of work upon the site.

Schedule

Tree/location	Bond value (\$)
Quercus robur (English Oak) Tree 2	\$5,000
Araucaria heterophylla (Norfolk Island Pine) Tree 11	\$5,000
Cryptomeria japonica (Japanese Cedar) Tree 9	\$2,500
Liquidambar styraciflua (Liquidambar) Tree 18	\$2,500
Liquidambar styraciflua (Liquidambar) Tree 19	\$2,500
Ulmus procera 'Argenteo-variegata' (Elm) Tree 22	\$2,500

The bond shall be lodged in the form of a deposit or bank guarantee. The bond will be returned following issue of the Occupation Certificate, provided the trees are undamaged and are in a healthy condition.

In the event that any specified trees are found damaged, dying or dead as a result of any negligence by the applicant or its agent or as a result of the construction works at any time during the construction period, Council will have the option to demand the whole or part therefore of the bond.

Reason: To ensure that the trees are maintained in the same condition as found prior to commencement of work.

Garbage storage

48. Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the development provides a common garbage collection/separation area sufficient in size to store all wheelie garbage bins and recycling bins provided by Council for the number of units in the development in accordance with DCP 40. The garbage collection point is to be accessible by Council's Waste Collection Services.

Note: The architectural plans are to be amended and provided to the Certifying Authority.

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Reason: Environmental protection.

Noise from plant in residential zone

49. Where any form of mechanical ventilation equipment or other noise generating plant is proposed as part of the development, prior to the issue of the Construction Certificate the Certifying Authority, shall be satisfied that the operation of an individual piece of equipment or operation of equipment in combination will not exceed more than 5dB(A) above the background level during the day when measured at the site's boundaries and shall not exceed the background level at night (10.00pm – 6.00 am) when measured at the boundary of the site.

C1. Note: A certificate from an appropriately qualified acoustic engineer is to be submitted with the Construction Certificate, certifying that all mechanical ventilation equipment or other noise generating plant in isolation or in combination with other plant will comply with the above requirements.

Reason: To comply with best practice standards for residential acoustic amenity.

Location of plant (residential flat buildings)

50. Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that all plant and equipment (including but not limited to air conditioning equipment) is located within the basement.

C1. Note: Architectural plans identifying the location of all plant and equipment shall be provided to the Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance and amenity for locality.

Number of bicycle spaces

51. The basement car park shall be adapted to provide 8 resident bicycle spaces and 4 visitor bicycle spaces in accordance with DCP 55. The bicycle parking spaces shall be designed in accordance with AS2890.3. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To provide alternative modes of transport to and from the site.

Conditions to be satisfied prior to the issue of the construction certificate or prior to demolition, excavation or construction (whichever comes first):

Public liability insurance – works on public land

52. Any person or contractor undertaking works on public land must take out public risk works within Council's road reserve or public land, as approved in this consent.

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The policy is to note and provide protection for Ku-ring-gai Council as an interested party and a copy of the policy must be submitted to Council prior to the commencement of any development (including demolition) or prior to the issue of the Construction Certificate (whichever comes first). The policy must be valid for the entire period that the works are being undertaken on public land.

Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land

Section 94 contribution – residential development

53. A contribution pursuant to section 94 of the Environmental Planning and Assessment Act as specified in Ku-ring-gai Section 94 Contributions Plan 2004-2009 for the services detailed in column A and for the amount detailed in Column B is required.

Column A	Column B
community facilities	\$1117.76
park acquisition and embellishment works	\$6384.75
sportsgrounds works	\$1318.32
aquatic / leisure centres	\$27.82
traffic and transport	\$150.28
section 94 Plan administration	\$100.04
Total contribution is:	\$668,774.48

The contribution shall be paid to Council prior to the commencement of any development (including demolition) or prior to the issue of the Construction Certificate (whichever comes first). The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index. Prior to payment, you are advised to check the contribution amount required with Council.

Reason: To ensure the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of the development.

Consolidation of lots

54. Prior to issue of the Construction Certificate the Applicant must subdivide 11 Powell Street, Lot 11 DP332479, and consolidate the existing Torrens lots which will form the development site. Evidence of lot consolidation, in the form of a plan registered with Land and Property Information, must be submitted for approval of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure continuous structures will not be placed across separate titles.

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Driveway crossing levels

55. Prior to issue of the Construction Certificate, driveway and associated footpath levels for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Ku-ring-gai Council. Such levels are only able to be issued by Council under the Roads Act 1993. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings".

Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant development application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment.

This development consent is for works wholly within the property. Development consent does not imply approval of footpath or driveway levels, materials or location within the road reserve, regardless of whether this information is shown on the development application plans. The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels.

The construction of footpaths and driveways outside the property in materials other than those approved by Council is not permitted.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

Infrastructure restoration fee

56. To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:
All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.

The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.

The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.

In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council

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considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.

In this condition:

“Council Property” includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place; and

“Infrastructure Restoration Fee” means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

Reason: To maintain public infrastructure

Driveway grades – basement car parks

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

- vehicular access can be obtained using grades of 20% (1 in 5) maximum (to allow the laden garbage collection vehicle to exit the site) and
- all changes in grade (transitions) comply with Australian Standard 2890.1 – “Off-street car parking” (refer clause 2.5.3) to prevent the scraping of the underside of vehicles.

If a new driveway crossing is proposed, the longitudinal sections must incorporate the driveway crossing levels as issued by Council upon prior application.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

Basement car parking details

58. Prior to issue of the Construction Certificate, certified parking layout plan(s) to scale showing all aspects of the vehicle access and accommodation arrangements must be submitted to and approved by the Certifying Authority. A qualified civil/traffic engineer must review the proposed vehicle access and accommodation layout and provide written certification on the plans that:

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

Reason: To ensure that parking spaces are in accordance with the approved development.

Erosion and drainage management

59. Earthworks and/or demolition of any existing buildings shall not commence until an erosion and sediment control plan is submitted to and approved by the Principal Certifying Authority. The plan shall comply with the guidelines set out in the Landcom manual “Managing Urban Stormwater: Soils and Construction” certificate. Erosion and sediment control works shall be implemented in accordance with the erosion and sediment control plan.

Reason: To preserve and enhance the natural environment.

Stormwater retention

60. Prior to the issue of a Construction Certificate, the Principal Certifying Authority is to be satisfied that:
1. A mandatory rainwater retention and re-use system, comprising storage tanks and ancillary plumbing is provided. The minimum total storage volume of the rainwater tank system, and the prescribed re-use of the water on site must satisfy all relevant BASIX commitments and the requirements specified in Chapter 6 of Ku-ring-gai Water Management Development Control Plan 47; and
 2. An on-site stormwater detention system must be provided to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with Chapter 6 of the Ku-ring-gai Council Water Management Development Control Plan 47 - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. The on-site detention system must be designed by a qualified civil/hydraulic engineer and must satisfy the design controls set out in Appendix 5 of DCP 47.

Reason: To protect the environment.

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Stormwater management plan

61. Prior to issue of the Construction Certificate, the applicant must submit, for approval by the Principal Certifying Authority, scale construction plans and specifications in relation to the stormwater management and disposal system for the development. The plan(s) must include the following detail:
- exact location and reduced level of discharge point to the public drainage system
 - Layout of the property drainage system components, including but not limited to (as required) gutters, downpipes, spreaders, pits, swales, kerbs, cut-off and intercepting drainage structures, subsoil drainage, flushing facilities and all ancillary stormwater plumbing - all designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence)
 - location(s), dimensions and specifications for the required rainwater storage and reuse tanks and systems and where proprietary products are to be used, manufacturer specifications or equivalent shall be provided
 - specifications for reticulated pumping facilities (including pump type and manufacturer specifications) and ancillary plumbing to fully utilise rainwater in accordance with Ku-ring-gai Council Development Control Plan 47 and/or BASIX commitments
 - details of the required on-site detention tanks required by Ku-ring-gai Water Management DCP 47, including dimensions, materials, locations, orifice and discharge control pit details as required (refer Chapter 6 and Appendices 2, 3 and 5 of DCP 47 for volume, PSD and design requirements)
 - the required basement stormwater pump-out system is to cater for driveway runoff and subsoil drainage (refer appendix 7.1.1 of Development Control Plan 47 for design)

The above construction drawings and specifications are to be prepared by a qualified and experienced civil/hydraulic engineer in accordance with Council's Water Management Development Control Plan 47, Australian Standards 3500.2 and 3500.3 - Plumbing and Drainage Code and the Building Code of Australia. The plans may be generally based on the Stormwater Management Concept Plan 372468 by AFCE Environment + Building submitted with the development application, which are to be advanced as necessary for construction certificate issue purposes.

Reason: To protect the environment.

Amendments to approved engineering plans

62. Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that the proposed water management measures for the site have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

The stormwater management plan or BASIX Certificate shall be amended as follows:

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- Untreated stormwater is not to be proposed for use inside the building.

The above amendments are required to ensure compliance with the following:

- NSW Health Guidelines
- Ku-ring-gai Council Water Management Development Control Plan 47.

Note: An amended stormwater management plan or BASIX Certificate shall be submitted to the Certifying Authority.

Reason: To ensure that the development is in accordance with the determination of Council.

Energy Australia requirements

63. Prior to issue of the Construction Certificate, the applicant must contact Energy Australia regarding power supply for the subject development. A written response detailing the full requirements of Energy Australia (including any need for underground cabling, substations or similar within or in the vicinity the development) shall be submitted to the Principal Certifying Authority for approval prior to issue of the Construction Certificate.

Any structures or other requirements of Energy Australia shall be indicated on the plans issued with the Construction Certificate, to the satisfaction of the Principal Certifying Authority and Energy Australia. The requirements of Energy Australia must be met in full prior to issue of the Occupation Certificate.

Reason: To ensure compliance with the requirements of Energy Australia.

Utility provider requirements

64. Prior to issue of the Construction Certificate, the applicant must make contact with all relevant utility providers whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained. All utility services or appropriate conduits for the same must be provided by the developer in accordance with the specifications of the utility providers.

Reason: To ensure compliance with the requirements of relevant utility providers.

CONDITIONS TO BE SATISFIED DURING THE DEMOLITION, EXCAVATION AND CONSTRUCTION PHASES AND PRIOR TO WORKS COMMENCING

Approved plans to be on site

65. A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

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Reason: To ensure that the development is in accordance with the determination of Council.

Prescribed conditions

66. The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- The work must be carried out in accordance with the requirements of the Building Code of Australia,
- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

Reason: Statutory requirement.

Statement of compliance with Australian Standards

67. The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plan and the statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of any works.

Reason: To ensure compliance with the Australian Standards.

Demolition, excavation and construction work hours

68. Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12.00pm Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 9.00am and 4.00pm Monday to Friday, with regular breaks of 15 minutes each hour.

Reason: To ensure reasonable standards of amenity to neighbouring properties.

Construction noise

69. During excavation, demolition and construction phases, noise generated from the site shall be controlled in accordance with the recommendations of the approved noise and vibration management plan.

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Reason: To ensure reasonable standards of amenity to neighbouring properties.

Site notice

70. A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted
- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer
- be durable and weatherproof
- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

Dust control

71. During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:

- physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust
- earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed
- all materials shall be stored or stockpiled at the best locations
- the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs
- all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust
- all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays
- gates shall be closed between vehicle movements and shall be fitted with shade cloth
- cleaning of footpaths and roadways shall be carried out daily

Reason: To protect the environment and amenity of surrounding properties.

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Use of road or footpath

72. During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

Guarding excavations

73. All excavation, demolition and construction works shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.

Reason: To ensure public safety.

Toilet facilities

74. During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Reason: Statutory requirement.

Tree protection fencing

75. 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.

Schedule

Tree/location

Radius from trunk

Stenocarpus sinuatus (Firewheel Tree) Tree 8	3m
Cryptomeria japonica (Japanese Cedar) Tree 9	4m
Magnolia grandiflora (Bull-bay Magnolia) Tree 16	2m
Liquidambar styraciflua (Liquidambar) Tree 18	4m
Liquidambar styraciflua (Liquidambar) Tree 19	4m
Brachychiton acerifolius (Flame Tree) Tree 13	2m
Brachychiton acerifolius (Flame Tree) Tree 14	2m
Calodendron capense (Cape Chestnut) Tree 15	2m

Reason: To protect existing trees during the construction phase.

Tree protection fencing excluding structure

76. To preserve the following tree/s, no work shall commence until the area beneath their canopy excluding that area of the proposed building shall be fenced off for the specified

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radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site:

Schedule

Tree/location	Radius from trunk
Jacaranda mimosifolia (Jacaranda) Tree 1	5m
Quercus robur (English Oak) Tree 2	8m
Araucaria heterophylla (Norfolk Island Pine) Tree 11	2m

The tree protection fence shall be constructed of star pickets at 2.4 metres wide spacings and connected by four strands of 2mm wire at 300mm wide spacings to a minimum height of 1.5 metres prior to work commencing.

Reason: To protect existing trees during the construction phase.

Tree protection fencing type galvanised mesh

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

Reason : To protect existing trees during construction phase

Tree protection signage

78. 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
- 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.

Reason: To protect existing trees during the construction phase.

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Tree protection mulching

79. Prior to works commencing and throughout construction, the area of the tree protection zone is to be mulched to a depth of 100mm with composted organic material being 75% Eucalyptus leaf litter and 25% wood.

Reason: To protect existing trees during the construction phase.

Tree protection – avoiding soil compaction

80. 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:

Schedule

Tree/Location

Ulmus procera 'Argenteo-variegata' (Elm) Tree 22

Eucalyptus haemastoma (Scribbly Gum) Tree 25

Reason: To protect existing trees during the construction phase.

Trunk protection

81. To preserve the following tree/s, no work shall commence until the trunk/s are protected by the placement of 2.0 metres lengths of 50 x 100mm hardwood timbers spaced at 150mm centres and secured by 2mm wire at 300mm wide spacings over suitable protective padding material. The trunk protection shall be maintained intact until the completion of all work on site.

Any damage to the tree/s shall be treated immediately by an experienced horticulturist/arborist, with minimum qualification of horticulture certificate or tree surgery certificate and a report detailing the works carried out shall be submitted to the Principal Certifying Authority:

Schedule

Tree/Location

Eucalyptus haemastoma (Scribbly Gum) Tree 25

Tree Fencing Inspection

82. 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.

Reason: To protect existing trees during the construction phase.

Protection of public places

83. If the work involved in the erection, demolition or construction of the development is likely to

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cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, a hoarding is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

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

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

Reason: To protect public places.

Recycling of building material (general)

84. During demolition and construction, the Principal Certifying Authority shall be satisfied that building materials suitable for recycling have been forwarded to an appropriate registered business dealing in recycling of materials. Materials to be recycled must be kept in good order.

Reason: To facilitate recycling of materials.

Construction signage

85. All construction signs must comply with the following requirements:
- are not to cover any mechanical ventilation inlet or outlet vent
 - are not illuminated, self-illuminated or flashing at any time
 - are located wholly within a property where construction is being undertaken
 - refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken
 - are restricted to one such sign per property
 - do not exceed 2.5m²
 - are removed within 14 days of the completion of all construction works

Reason: To ensure compliance with Council's controls regarding signage.

Approval for rock anchors

86. Approval is to be obtained from the property owner for any anchors proposed beneath adjoining private property. If such approval cannot be obtained, then the excavated faces are to be shored or propped in accordance with the recommendations of the geotechnical and structural engineers.

Reason: To ensure the ongoing safety and protection of property.

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Services

87. Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

Erosion control

88. Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

Demolition of Contributory buildings in UCA

89. The recording document is to be submitted and approved to the heritage officer's satisfaction prior to commencement of the work and prior to issue of a Construction Certificate. The recording document is to be a bound A4 report. Three copies of the report must be submitted, one copy with negatives (if B&W). Any archival documents such as family records, old photographs should also be included.

Black & White photography is preferred for archival purposes but digital photography may be used provided the resolution of the camera is 8 mega pixels or higher and images are on archival photographic paper using archival inks or dyes. Black & White film processed using colour processing (C 41) is not acceptable because it is not archival stable.

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

All photographs or images to be stored in archival sheets or envelopes numbered and cross-referenced to catalogue sheets and plans showing position of camera. A photographic recording sheet must be included. Photographs or images of the following

- each elevation
- selected interiors
- photographs of the tennis court
- all structures on site such as sheds, outhouses and significant landscape features

Item 4

- several photographs of house from public streets or laneways including several views showing relationship to neighbouring buildings.

Minimum requirements for B&W photography

- statement of reasons the recording was made
- photographic catalogue sheet
- photographic plan
- site plan to scale (1:200 – 1:500) showing all structures and site elements
- one set of numbered negatives
- contact prints labelled and cross referenced
- selected prints

Minimum requirements for Digital photography

- statement of reasons the recording was made
- photographic catalogue sheet
- photographic plan
- location plan showing relationship of site to nearby area
- site plan to scale (1:200 – 1:500) showing all structures and site elements
- CD or DVD with electronic images as TIFF file.
- set of thumbnail images (6 images on A4 paper) labelled and cross referenced
- selected 105 x 148mm images (A6) labelled and cross referenced (note only one report to contain selected large images)

Geotechnical report

90. Following demolition of the existing structures and prior to the commencement of any other works on the site, a supplementary geotechnical report is to be prepared. Recommendations are to be obtained for vibration monitoring. Works including inspections are to proceed in accordance with the recommendations of this report.

Reason: To ensure the safety and protection of property.

Dilapidation survey and report (private property)

91. Prior to the commencement of any demolition or excavation works on site, the Principal Certifying Authority shall be satisfied that a dilapidation report on the visible and structural condition of all structures upon the following lands, has been completed and submitted to Council:

Address

- 31 Lorne Avenue
- 8 Wallaroo Close
- 25a-29 Lorne Avenue

The dilapidation report must include a photographic survey of adjoining properties detailing their physical condition, both internally and externally, including such items as walls

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ceilings, roof and structural members. The report must be completed by a consulting structural/geotechnical engineer as determined necessary by that professional based on the excavations for the proposal and the recommendations of the submitted geotechnical report.

In the event that access for undertaking the dilapidation survey is denied by a property owner, the applicant must demonstrate in writing to the satisfaction of the Principal Certifying Authority that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

Note: A copy of the dilapidation report is to be provided to Council prior to any excavation works been undertaken. The dilapidation report is for record keeping purposes only and may be used by an applicant or affected property owner to assist in any civil action required to resolve any dispute over damage to adjoining properties arising from works.

Reason: To record the structural condition of likely affected properties before works commence.

Construction and traffic management plan

92. Prior to the commencement of any works on site, the applicant must submit for review by Council's engineers a construction and traffic management plan. The following matters must be specifically addressed in the plan:

1. A plan view of the entire site and frontage roadways indicating:
 - dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways
 - No construction access is to be obtained directly from Powell Street,
 - turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site
 - the locations of proposed work zones in the frontage roadways
 - location of any proposed crane and concrete pump and truck standing areas on and off the site
 - a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries
 - material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected
 - an on-site parking area for employees, tradespersons and construction vehicles as far as possible

2. Traffic control plan(s) for the site

All traffic control plans must be in accordance with the RTA publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person (minimum 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.

Item 4

Approval is to be obtained from Council for any temporary road closures or crane use from public property. Applications to Council shall be made a minimum of 4 weeks prior to the activity proposed being undertaken.

Traffic controllers are to be located at the site frontage and also at the intersection of Powell Street and Wallaroo Close when construction vehicles are using Wallaroo Close for access, in order to control pedestrians and other traffic using Wallaroo Close.

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

Light traffic roads and those subject to a load or height limit must be avoided where alternate routes exist.

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

The plan must provide evidence of RTA concurrence where construction access is provided directly from or within 20m of an arterial road.

The plan must provide a schedule of site inductions to be held on regular occasions and as determined necessary to ensure all new employees are aware of their construction management obligations. These must specify that construction-related vehicles are to comply with the approved requirements.

The plan must provide measures for minimising construction related traffic movements during school peak periods.

For those construction personnel that drive to the site, the applicant shall attempt to provide on-site parking so that their personnel's vehicles do not impact on the current parking demand in the area.

The construction and traffic management plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition. The construction management measures contained in the approved plan shall be implemented in accordance with the plan prior to the commencement of, and during, works on-site including excavation.

As the plan has a direct impact on the local road network, the plan shall be submitted to and reviewed by Council's Development Engineer. Written acknowledgment from Council's Engineer shall be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any works on site.

Reason: To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

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Dilapidation survey and report (public infrastructure)

93. Prior to the commencement of any demolition or excavation works on site, the Principal Certifying Authority shall be satisfied that a dilapidation report on the visible and structural condition of all structures of the following public infrastructure, has been completed and submitted to Council:

Public infrastructure

- Full road pavement width, including kerb and gutter, of Wallaroo Close and Powell Street over the site frontage, including the full intersection.
- All driveway crossings and laybacks opposite the subject site.

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

The developer may be held liable to any recent damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded by the requirements of this condition prior to the commencement of works.

Note: A written acknowledgment from Council must be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any excavation works.

Reason: To record the structural condition of public infrastructure before works commence.

CONDITIONS TO BE COMPLIED WITH PRIOR TO RELEASE OF SUBDIVISION CERTIFICATE FOR 11 POWELL STREET, KILLARA

Submission of plans of subdivision (Torrens Title)

94. For endorsement of the linen plan for the subdivision of 11 Powell Street, the applicant shall submit an original plan of subdivision plus 6 copies, suitable for endorsement by Council. The following details must be submitted with the plan of subdivision and its copies:

the endorsement fee current at the time of lodgement
the 88B instrument, if required, plus 6 copies
The Section 73 (Sydney Water) Compliance Certificate for the subdivision.

Note 1: It may be preferable to subdivide 11 Powell Street and consolidate the other properties at the same time, since there would be fewer lots created.

Note 2: Plans of subdivision and copies must not be folded.

Reason: Statutory requirement.

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CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:

Compliance with BASIX Certificate

95. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. 151370M have been complied with.

Reason: Statutory requirement.

Clotheslines and clothes dryers

96. Prior to the issue of the Occupation Certificate, the Principal Certifying Authority shall be satisfied that the units either have access to an external clothes line located in common open space or have a mechanical clothes dryer installed.

Reason: To provide access to clothes drying facilities.

Allocation of car parking spaces

97. A total of nine (9) car spaces within 'Basement Level 1' shall be clearly identified/signposted as being visitor car parking. The Basement Level 1 plan (DA04) approved with the Construction Certificate shall be amended accordingly.

Reason: To ensure compliance with LEP 194 and DCP 55.

Mechanical ventilation

98. Following completion, installation and testing of all the mechanical ventilation systems, the Principal Certifying Authority shall be satisfied of the following prior to the issue of any Occupation Certificate:

1. The installation and performance of the mechanical systems complies with:
 - the Building Code of Australia
 - Australian Standard AS1668
 - Australian Standard AS3666 where applicable
2. The mechanical ventilation system in isolation and in association with other mechanical ventilation equipment, when in operation will not be audible within a habitable room in any other residential premises before 7am and after 10pm Monday to Friday and before 8am and after 10pm Saturday, Sunday and public holidays. The operation of the unit outside these restricted hours shall emit a noise level of not greater than 5dbA above the background when measured at the nearest adjoining boundary.

Note: Written confirmation from an acoustic engineer that the development achieves the above requirements is to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

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Reason: To protect the amenity of surrounding properties.

Accessibility

99. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that:

- the lift design and associated functions are compliant with AS 1735.12 & AS 1428.2
- the level and direction of travel, both in lifts and lift lobbies, is audible and visible
- the controls for lifts are accessible to all persons and control buttons and lettering are raised
- international symbols have been used with specifications relating to signs, symbols and size of lettering complying with AS 1428.2
- the height of lettering on signage is in accordance with AS 1428.1 – 1993 the signs and other information indicating access and services incorporate tactile communication methods in addition to the visual methods

Reason: Disabled access & services.

Completion of landscape works

100. Prior to the release of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plan(s) and conditions of consent.

Reason: To ensure that the landscape works are consistent with the development consent.

Removal of noxious plants & weeds

101. The following noxious and/or environmental weed species shall be removed from the property prior to completion of building works:

Schedule

Plant species

Ipomoea sp. (Morning Glory Vine)
Erigeron karvinskianus (Seaside Daisy)
Olea europaea subsp. africana (African Olive)
Cinnamomum camphora (Camphor laurel)
Tradescantia albiflora (Wandering Jew)

Reason: To protect the environment.

Reinstatement of redundant crossings and completion of infrastructure works

102. Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that the following works in the road reserve have been completed:

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- new concrete driveway crossing in accordance with levels and specifications issued by Council
- removal of all redundant driveway crossings and kerb laybacks (or sections thereof) and reinstatement of these areas to footpath, turfed verge and upright kerb and gutter (reinstatement works to match surrounding adjacent infrastructure with respect to integration of levels and materials)
- full repair and resealing of any road surface damaged during construction
- full replacement of damaged sections of grass verge with a non-friable turf of native variety to match existing

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

Reason: To protect the streetscape.

Provision of copy of OSD designs if Council is not the PCA

103. Prior to issue of the Occupation Certificate, the following must be provided to Council's Development Engineer:

- a copy of the approved Construction Certificate stormwater detention/retention design for the site
- A copy of any works-as-executed drawings required by this consent
- The Engineer's certification of the as-built system.

Reason: For Council to maintain its database of as-constructed on-site stormwater detention systems.

Sydney Water Section 73 Compliance Certificate

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

Reason: Statutory requirement.

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Certification of as-constructed driveway/car park – RFB

105. Prior to issue of an Occupation Certificate, the Principal Certifying Authority is to be satisfied that:

- the as-constructed car park complies with the approved Construction Certificate plans
- the completed vehicle access and accommodation arrangements comply with Australian Standard 2890.1 – 2004 “Off-Street car parking” in terms of minimum parking space dimensions
- finished driveway gradients and transitions will not result in the scraping of the underside of cars
- no doors, gates, grilles or other structures have been provided in the access driveways to the basement carpark, which would prevent unrestricted access for internal garbage collection from the basement garbage storage and collection area

the vehicular headroom requirements of:

- Australian Standard 2890.1 – “Off-street car parking”,
- 2.44 metres height clearance for waste collection trucks (refer DCP 40) are met from the public street into and within the applicable areas of the basement car park.

Note: Evidence from a suitably qualified and experienced traffic/civil engineer indicating compliance with the above is to be provided to and approved by the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Reason: To ensure that vehicular access and accommodation areas are compliant with the consent.

Certification of drainage works

106. Prior to issue of the Occupation Certificate the Principal Certifying Authority is to be satisfied that:

- The stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans.
- The minimum retention and on-site detention storage volume requirements of BASIX and Ku-ring-gai Council Water Management DCP 47 respectively, have been achieved in full.
- Retained water is connected and available for use.
- Basement and subsoil areas are able to drain via a pump/sump system installed in accordance with AS3500.3 and appendix 7.1.1 of Ku-ring-gai Council Water Management DCP 47.
- All grates potentially accessible by children are secured.

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- Components of the new drainage system have been installed by a licensed plumbing contractor in accordance with the Plumbing and Drainage code AS3500.3 2003 and the BCA, and
- All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.
- The following certification sheets must be accurately completed and attached to the certification:
 - Rainwater retention certification sheet contained at appendix 13 of Water Management DCP 47
 - On-site detention certification sheet contained at appendix 4 of Water Management DCP 47.

Reason: To protect the environment.

WAE plans for stormwater management and disposal

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

- As built (reduced) surface and invert levels for all drainage pits.
- Gradients of drainage lines, materials and dimensions.
- As built (reduced) level(s) at the approved point of discharge to the public drainage system.
- As built location and internal dimensions of all detention and retention structures on the property (in plan view) and horizontal distances to nearest adjacent boundaries and structures on site.
- The achieved storage volumes of the installed retention and detention storages and derivative calculations.
- As built locations of all access pits and grates in the detention and retention system(s), including dimensions.
- The size of the orifice or control fitted to any on-site detention system.
- Dimensions of the discharge control pit and access grates.
- The maximum depth of storage possible over the outlet control.
- Top water levels of storage areas and indicative RL's through the overland flow path in the event of blockage of the on-site detention system.
- The WAE plan(s) must show the as-built details above in comparison to those shown on the drainage plans approved with the Construction Certificate prior to commencement of works. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifying Authority stamped construction certificate stormwater plans.

Reason: To protect the environment.

Basement pump-out maintenance

108. Prior to issue of the Occupation Certificate, the Principal Certifying Authority shall be satisfied that a maintenance regime has been prepared for the basement stormwater pump-out system.

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Note: A maintenance regime specifying that the system is to be regularly inspected and checked by qualified practitioners is to be prepared by a suitably qualified professional and provided to the Principal Certifying Authority.

Reason: To protect the environment.

Post-construction dilapidation report

109. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to the Principal Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Principal Certifying Authority must:

- compare the post-construction dilapidation report with the pre-construction dilapidation report
- have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

A copy of this report is to be forwarded to Council at the completion of the construction works.

Reason: Management of records.

Kitchen bench space

110. The kitchen benches within Units 3, 11, 19 and 27 shall be increased in length and width to provide additional working space.

Reason: To comply with SEPP 65 and maximise internal residential amenity.

CONDITIONS TO BE COMPLIED WITH PRIOR TO RELEASE OF THE SUBDIVISION CERTIFICATE

Submission of plans of subdivision (strata)

111. For issue of the subdivision certificate, the applicant shall submit an original plan of subdivision plus 6 copies suitable for endorsement by the consent authority. The following details must be submitted with the plan of subdivision and its copies, where Council is the consent authority:

- the endorsement fee current at the time of lodgment
- the 88B instrument plus 6 copies
- all surveyors and/or consulting engineers' certification(s) required under this subdivision consent.
- All parking spaces and all areas of common property, including visitor car parking spaces and on-site detention facilities, which are to be common property, must be

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included on the final plans of strata subdivision. Where Council is the certifying authority, officers will check the consent conditions on the subdivision. Failure to submit the required information will delay endorsement of the linen plan and may require payment of re-checking fees.

Plans (and copies) of subdivision must not be folded. Council will not accept bonds in lieu of completing subdivision works. If the certifying authority is not Council, then a copy of all of the above must be provided to Council.

Reason: Statutory requirement.

Submission of 88b instrument

112. Prior to the issue of the Subdivision Certificate, the applicant must submit an original instrument under Section 88B of the Conveyancing Act with the plan of subdivision, plus six (6) copies to Council. Ku-ring-gai Council must be named as the authority whose consent is required to release, vary or modify the burdens.

Reason: To create all required easements, rights-of-carriageway, positive covenants, restrictions-on-use or other burdens/benefits as may be required.

General easement/R.O.W. provision and certification

113. Prior to issue of the Subdivision Certificate, a registered surveyor is to provide details to Council that all physical structures are fully contained within the proposed allotments or will be fully covered by the proposed burdens upon registration of the final plan of subdivision. Alternatively, where the surveyor is of the opinion that creation of burdens and benefits is not required, then proof to this effect must be submitted to the Principal Certifying Authority.

Reason: To ensure that all physical structures are fully contained within the proposed allotments or will be fully covered by the proposed burdens upon registration of the final plan of subdivision.

Easement for waste collection

114. An easement for waste collection must be provided. This is to permit legal access for Council, and Council's contractors, and their vehicles over the subject property for the purpose of collecting waste from the property. The terms of the easement are to indemnify Council and Council's contractors against damages to private land or property whilst in the course of carrying out waste collection services. The terms of the easement are to be generally in accordance with Council's draft terms for an easement for waste collection.

Reason: To permit legal access for Council, Council's contractors and their vehicles over the subject site for waste collection.

OSD positive covenant

115. The applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the owner with the requirement to

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maintain the on-site stormwater detention facilities on the lot. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. The relative location of the On-Site Detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

Reason: To ensure maintenance of on site stormwater detention facilities.

Retention and re-use positive covenant

116. The applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the site stormwater retention and re-use facilities on the property. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instruments for protection of retention and re-use facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. The relative location of the reuse and retention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

Reason: To ensure maintenance of on site stormwater retention and re-use facilities.

Maintenance of water quality measures

117. The applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the water quality measures on the lot.

Reason: To ensure maintenance of water quality measures and to protect the environment.

No vehicular access directly from Powell Street

118. A restrictive covenant is to be created on the title, which prevents vehicular access to the subject property over the handle adjacent to 9 Powell Street.

Reason: To ensure safety of pedestrians.

N Richter
Executive Assessment Officer

M Leotta
**Team Leader
Development Assessment - South**

M Prendergast
**Manager
Development Assessment Services**




M Miocic
**Director
Development & Regulation**

Item 4

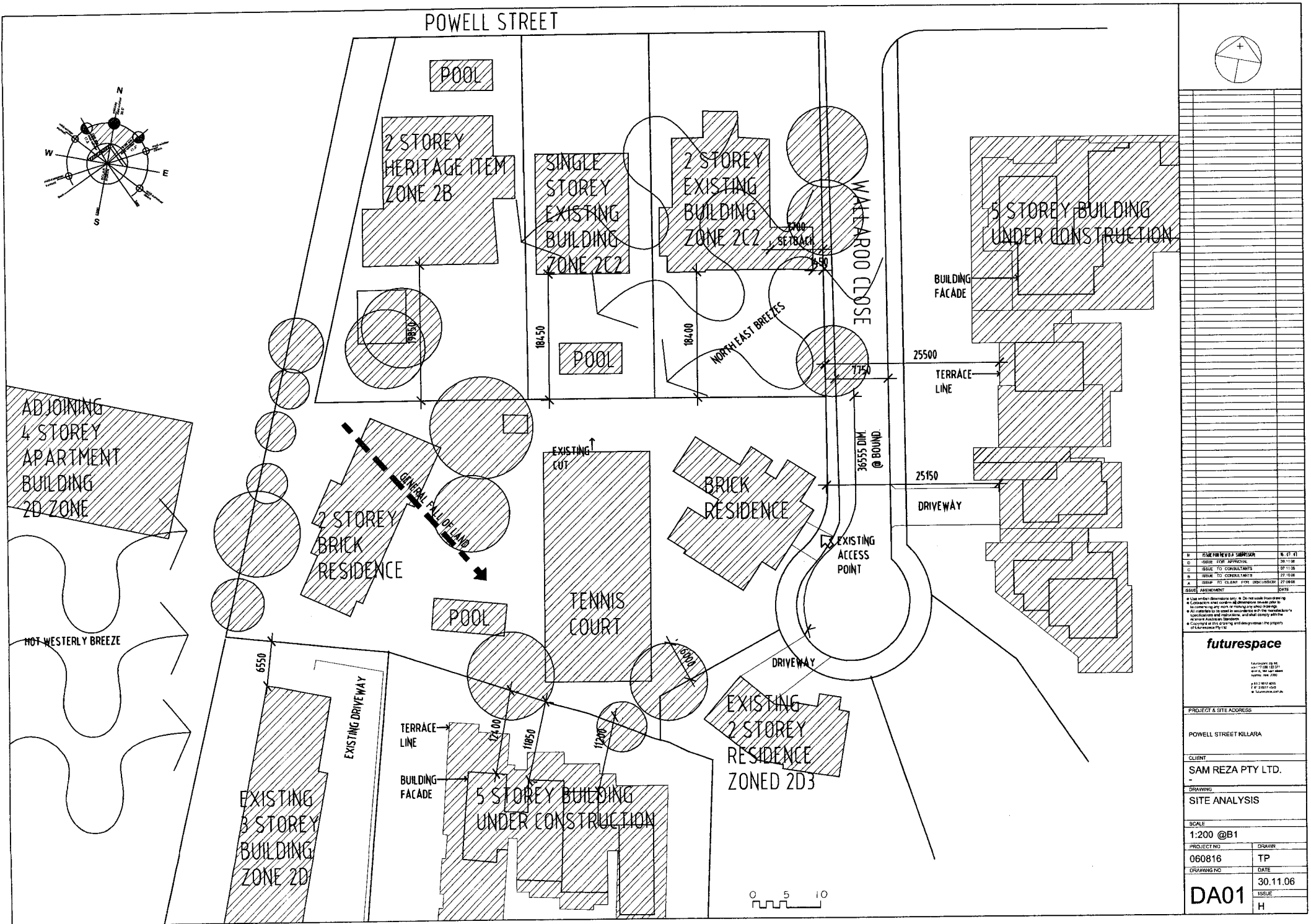
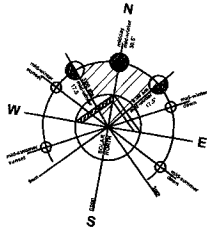
Attachments:

- Location Plan - 815673
- Zoning extract - 815673
- Site analysis - 815674
- Floor plans - 815679
- Elevations and sections - 815680
- Compliance diagrams - 815681
- Shadow diagrams - 815683
- Landscape plan - 815686



-  subject with
-  Properties notified
-  Submissions

POWELL STREET



REV	DATE	DESCRIPTION	BY	CHKD
D	10/11/06	FOR APPROVAL		
C	09/11/06	ISSUE TO CONSULTANTS		
B	27/10/06	ISSUE TO CONSULTANTS		
A	27/09/06	FOR DISCUSSION		
DATE				

* Use in accordance with the Australian Standard AS 1546-2000
 * All dimensions are in millimetres unless otherwise stated
 * All dimensions are to the centre of the building unless otherwise stated
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PROJECT & SITE ADDRESS
POWELL STREET KILLARA

CLIENT
SAM REZA PTY LTD.

DRAWING
SITE ANALYSIS

SCALE	1:200 @B1
PROJECT NO.	060816
DRAWN	TP
DATE	30.11.06
ISSUE	H

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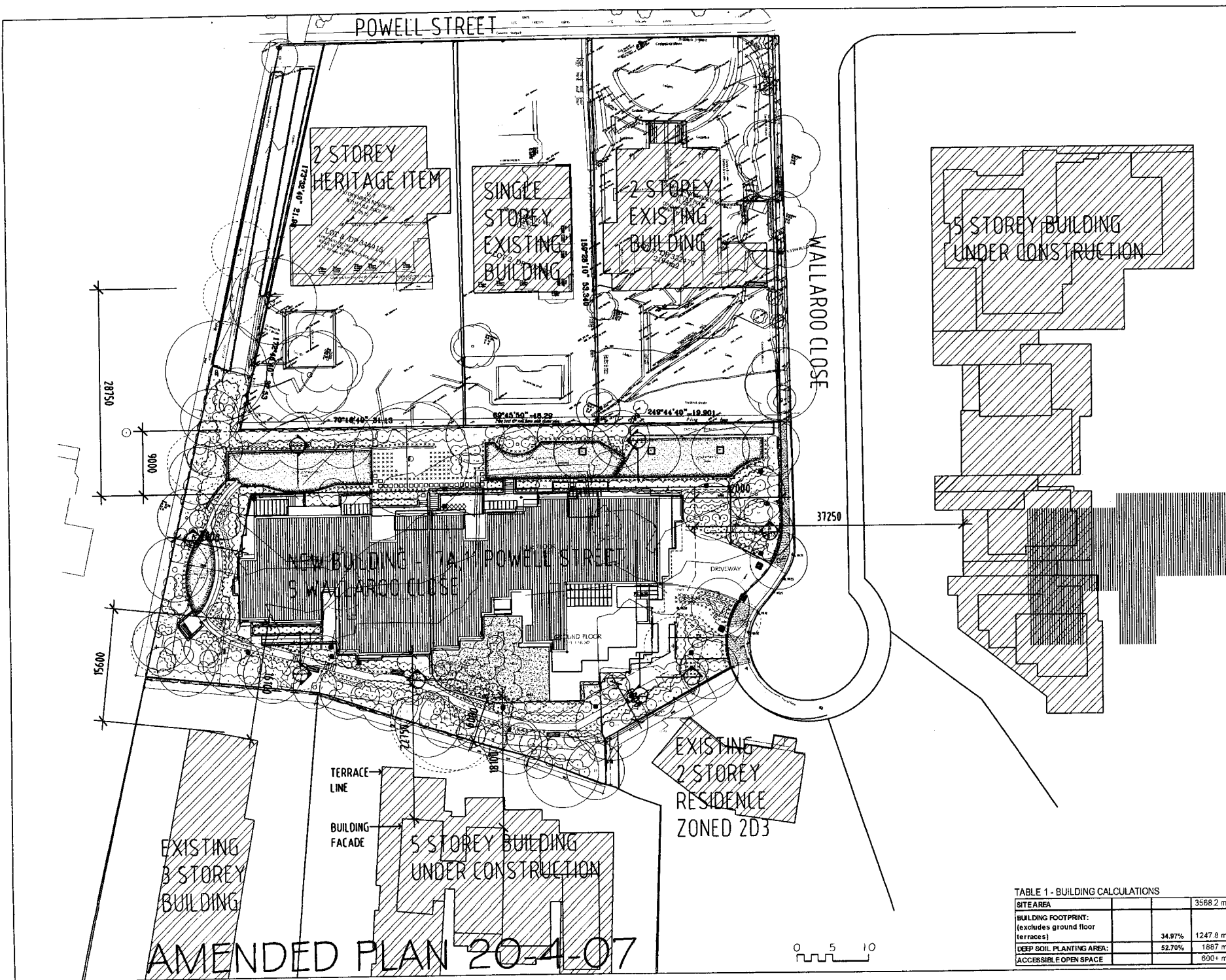


TABLE 1 - BUILDING CALCULATIONS

SITE AREA		3568.2 m ²
BUILDING FOOTPRINT: (excludes ground floor terraces)	34.97%	1247.8 m ²
DEEP SOIL PLANTING AREA:	52.70%	1887 m ²
ACCESSIBLE OPEN SPACE		600+ m ²



H	ISSUE 1 FOR NEW DA SUBMISSION	16.07.07
D	ISSUE 1 FOR APPROVAL	16.11.06
C	ISSUE 1 TO CONSULTANTS	27.11.06
B	ISSUE 1 TO CONSULTANTS	27.11.06
A	ISSUE 1 TO CLIENT FOR CONSTRUCTION	27.11.06

ISSUE 1 FOR APPROVAL

As the architect, I warrant that the information contained in this document is true and correct to the best of my knowledge and belief, and that I have not been negligent in the preparation of this document.

As the architect, I warrant that the information contained in this document is true and correct to the best of my knowledge and belief, and that I have not been negligent in the preparation of this document.

As the architect, I warrant that the information contained in this document is true and correct to the best of my knowledge and belief, and that I have not been negligent in the preparation of this document.

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PROJECT & SITE ADDRESS

POWELL STREET KILLARA

CLIENT

SAM REZA PTY LTD.

DRAWING

SITE PLAN

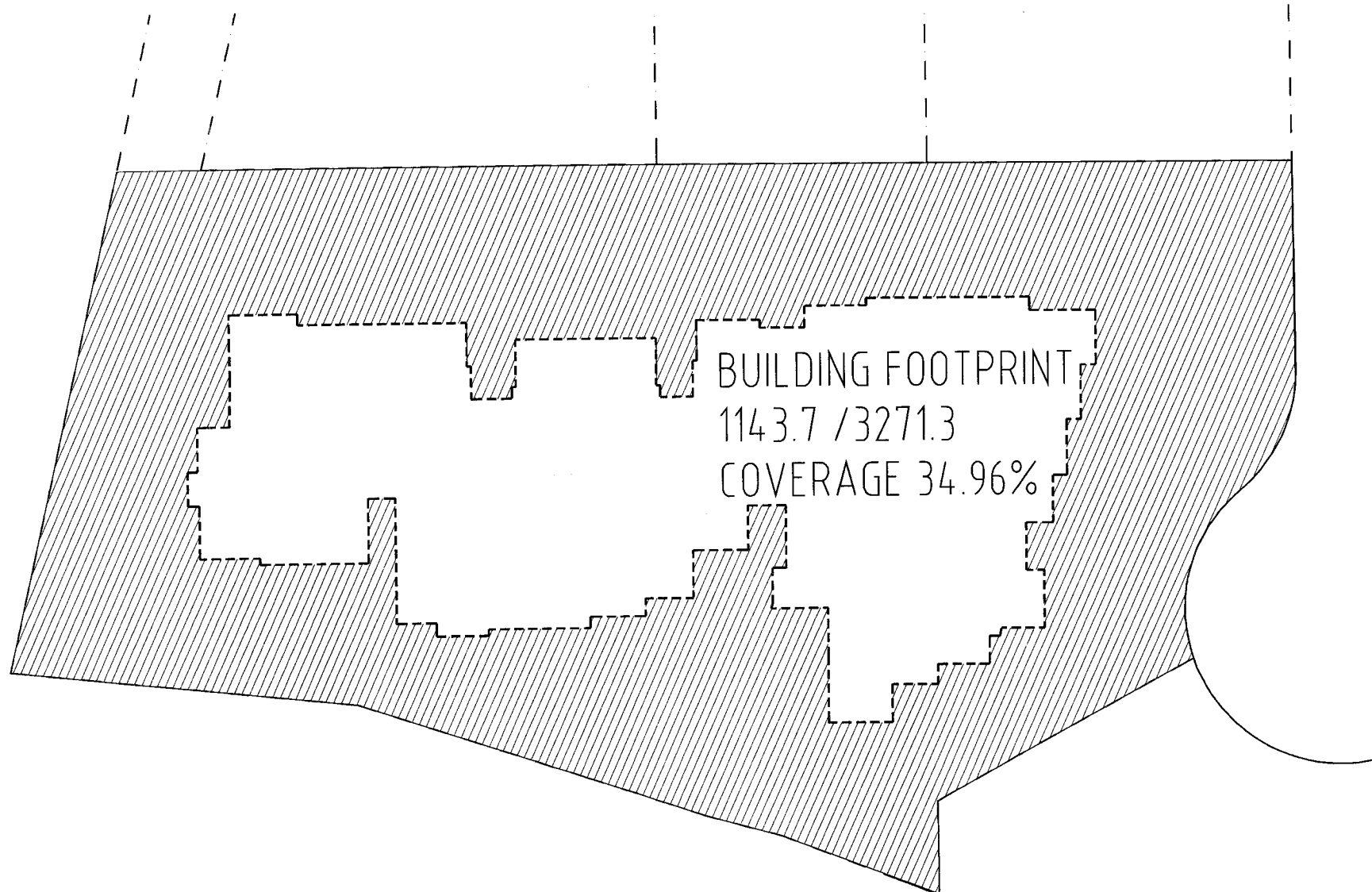
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DRAWING NO	DATE
	16.07.07
DA02	ISSUE
	H



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REVISIONS

PROJECT & SITE ADDRESS
POWELL STREET KILLARA

CLEAR
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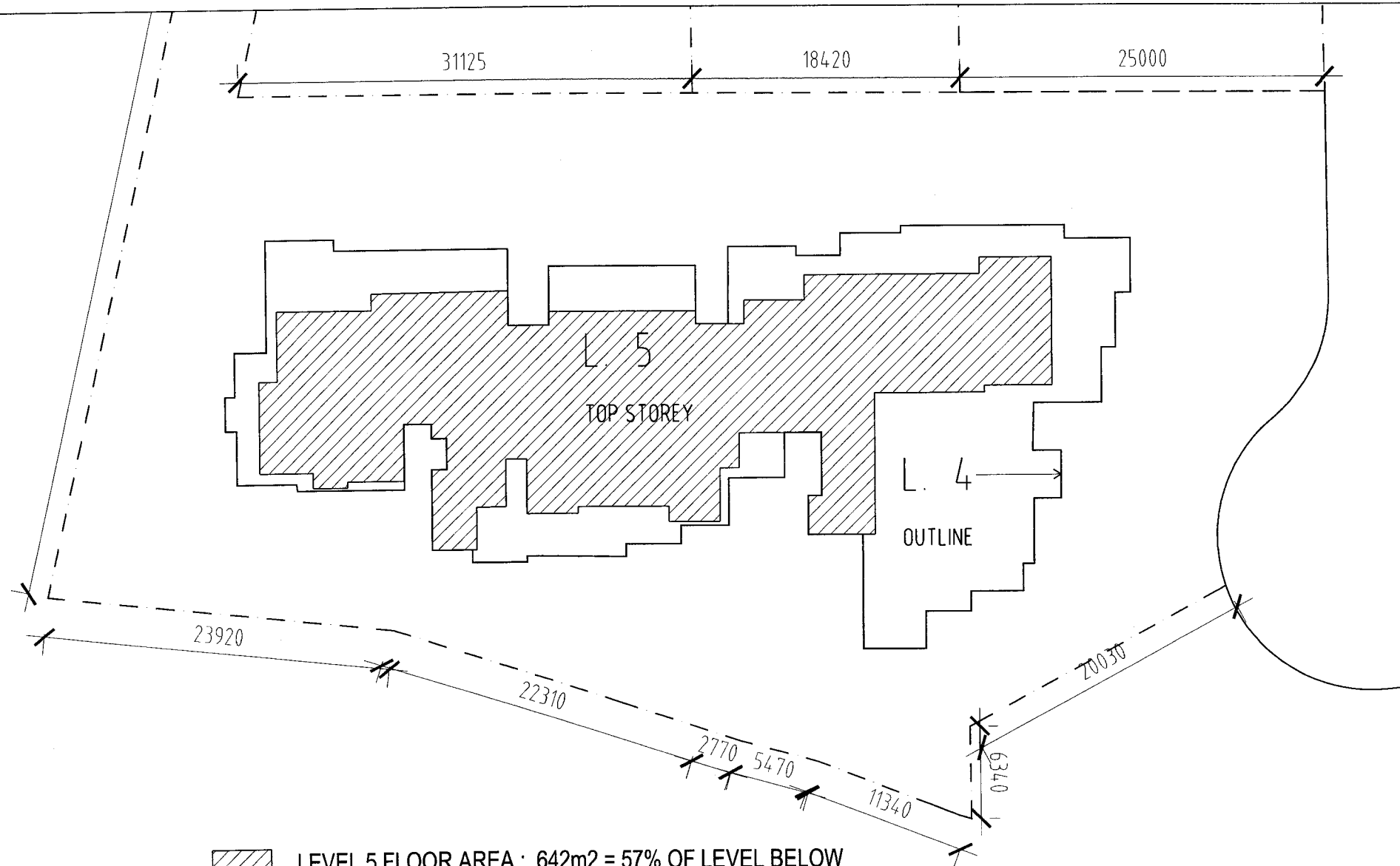
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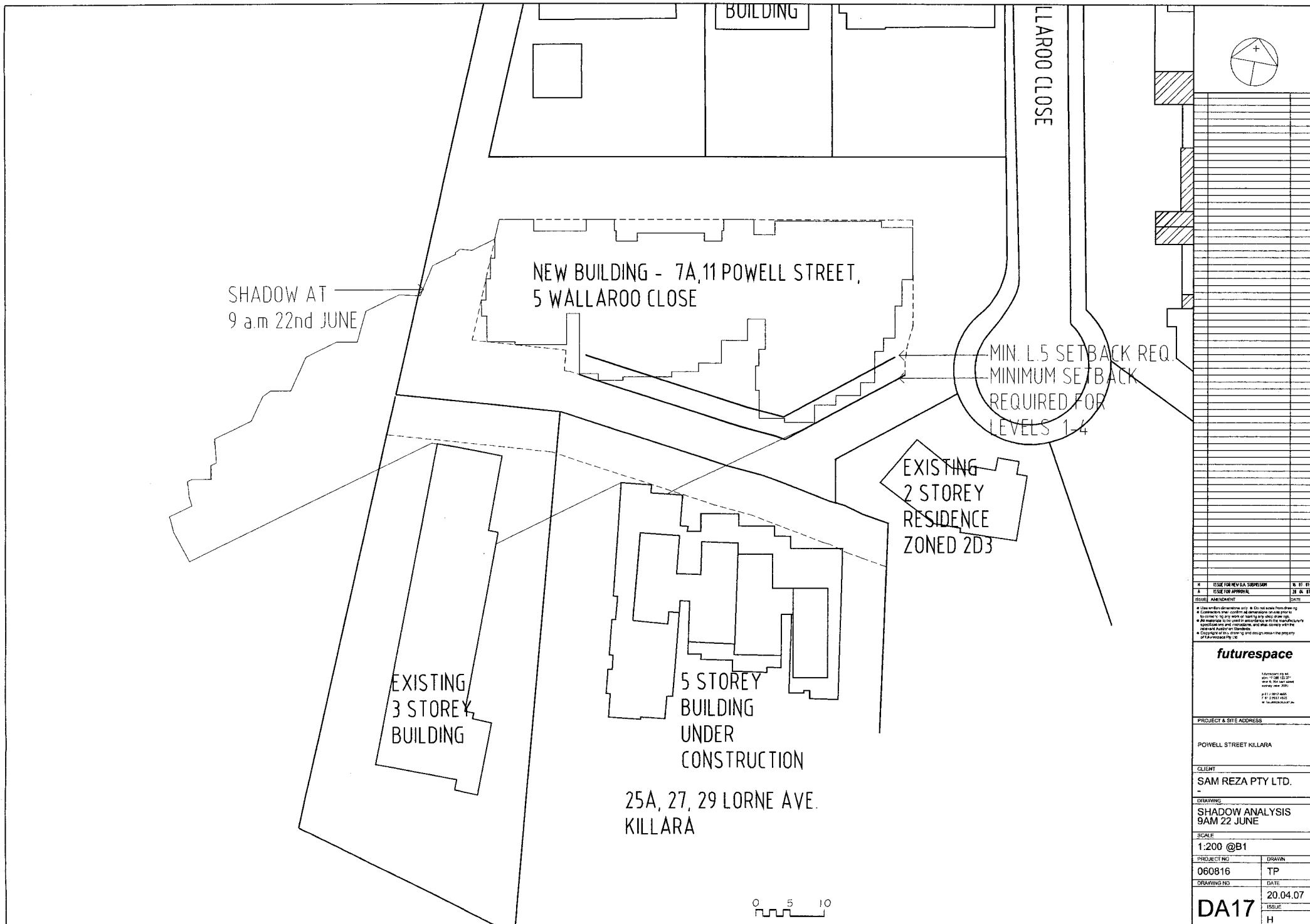
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Residential Development at Powell Street, Killara
 60% ALLOWANCE FOR UPPER LEVEL



futurespace



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A	EDGE FOR APPROVAL	20. 04. 07
ISSUE	AMENDMENT	DATE
<p>• All dimensions are in millimetres unless otherwise stated. • Do not scale from drawings. • Considerations shall conform to all applicable codes of practice. • Compliance with all applicable codes of practice. • All materials to be used in accordance with the manufacturer's specifications and standards, and shall comply with the relevant Australian Standards. • Approval of this drawing and assignment of the property of the land is required.</p>		
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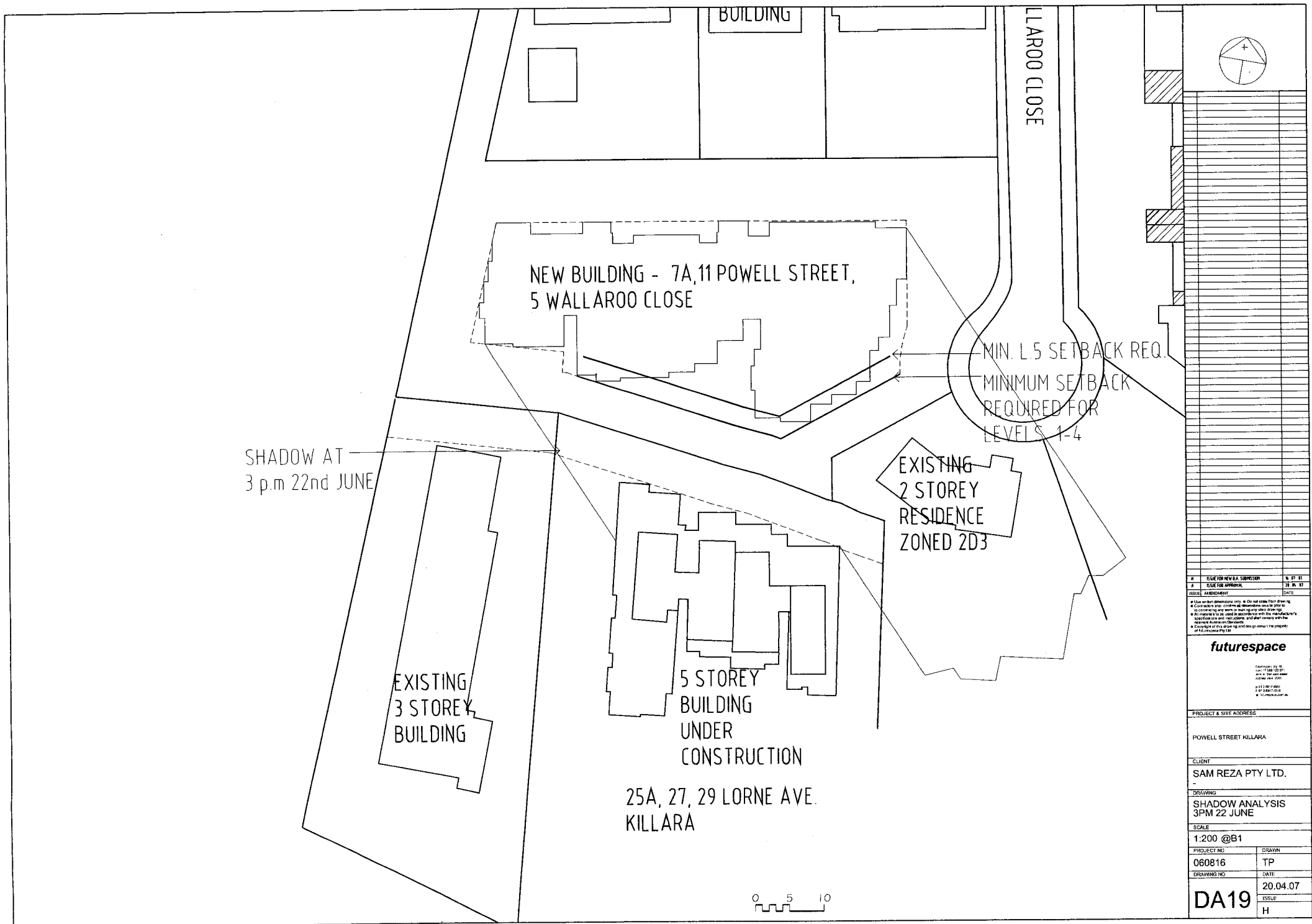
25A, 27, 29 LORNE AVE.
KILLARA

BUILDING

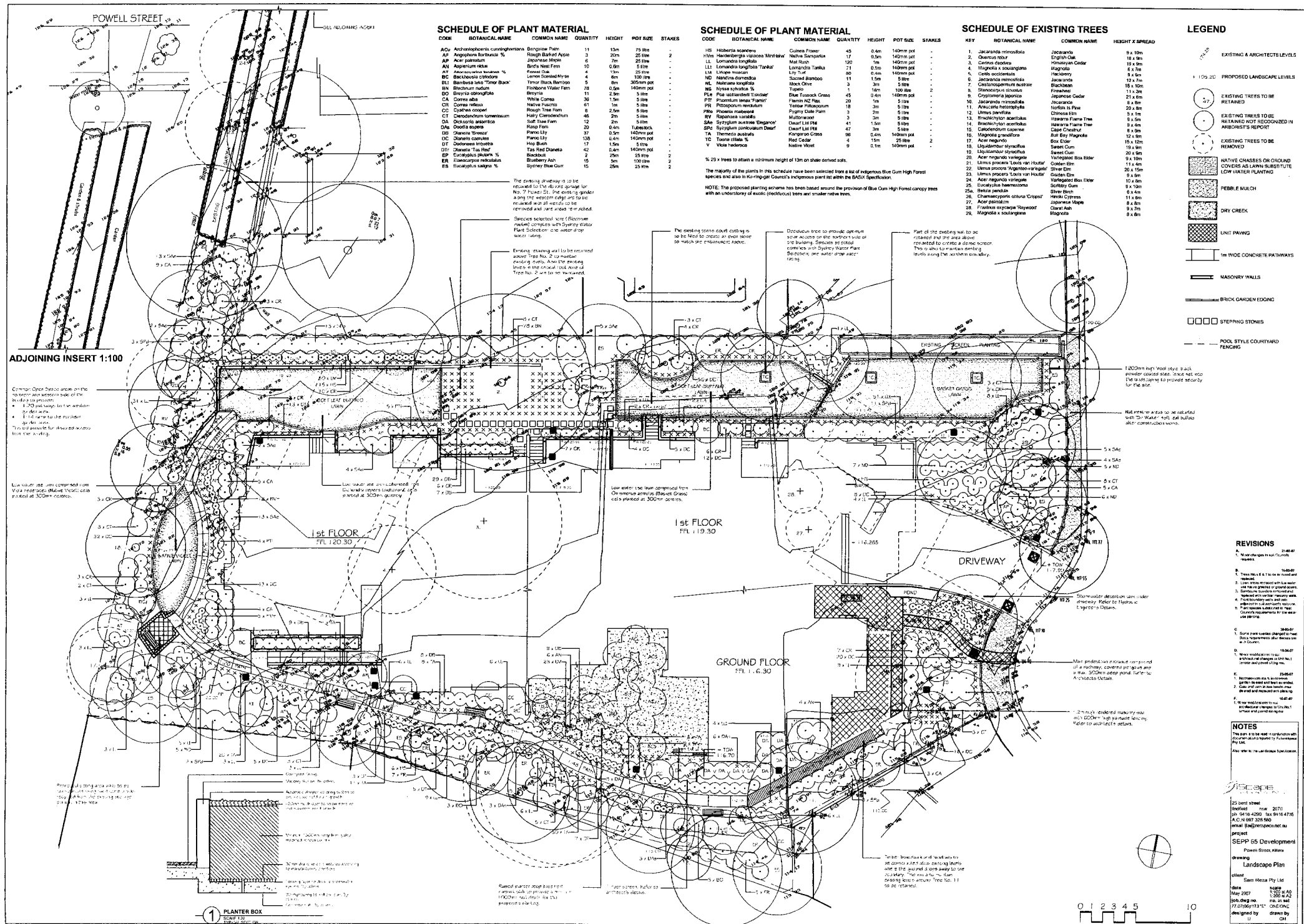
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I have reviewed documents and : On not suitable from drawing I have reviewed and confirmed all dimensions and all quantities to covering any work on making any change draw up The drawings are used in accordance with the manufacturer's standard data and instructions and they comply with the relevant standards and regulations. I have signed and dated the drawings and the property of future space Pty Ltd		
future space		
future space Pty Ltd 140-142 Victoria Road Melbourne VIC 3000 Australia Phone: 03 9593 1234 Fax: 03 9593 1235 Email: info@future-space.com.au www.future-space.com.au		
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DATE FOR NEW B.A. SUBMISSION		10.07.11
DATE FOR APPROVAL		28.06.11
ISSUE / AMENDMENT		DATE
<small>• This set of drawings is for information only. It does not constitute a contract. • Contractors must confirm all dimensions and levels prior to construction and must comply with the Australian Standards. • All materials to be used in accordance with the manufacturer's specifications and must comply with the Australian Standards. • Construction must comply with the relevant Australian Standards. • All dimensions are in millimetres unless otherwise stated. • All dimensions are to the face of the work unless otherwise stated.</small>		
futurespace		
<small>Consulting Pty. Ltd. Level 11, 111 Pitt Street Sydney, NSW 2000 P 02 9231 7400 F 02 9231 7401 E info@futurespace.com.au W www.futurespace.com.au</small>		
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COUNCILLOR ACCESS TO INFORMATION & INTERACTION WITH STAFF POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To adopt an amended policy on Councillor Access to Information and Interaction with Staff.
BACKGROUND:	Council's existing policy was adopted in June 1998.
COMMENTS:	The existing policy has been reviewed and updated with minor amendments.
RECOMMENDATION:	That the amended Councillor Access to Information and Interaction with Staff Policy be adopted.

PURPOSE OF REPORT

To adopt an amended policy on Councillor Access to Information and Interaction with Staff.

BACKGROUND

Council's existing policy was adopted in June 1998. Council's recently adopted Policy and Procedure Management document requires that such a policy be reviewed every three years. The Promoting Better Practice Review identified the need for the existing policy to be updated.

COMMENTS

The existing policy is based on the model policy developed by the Independent Commission Against Corruption in 1997. Generally the existing policy is considered to be reasonable and appropriate and does not require any substantial change.

The policy (**attached**) has been reviewed and amended to reflect existing practices. It includes the following minor changes:

- layout and presentation amended to confirm with the Policy and Procedure Management document and other recently reviewed policies
- references to legislation updated
- clause 3. dealing with interactions has been expanded and clarified to reflect existing arrangements, including an "approved contact positions" list and clarification in respect of contact with other staff such as Personal Assistants
- clause 6. dealing with interactions clarified to reflect existing arrangements.

CONSULTATION

None required or undertaken.

FINANCIAL CONSIDERATIONS

None.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The amended policy has been developed in conjunction with the General Manager and the Directors.

SUMMARY

Council's existing policy is some nine years old. The Promoting Better Practice Review identified the need for the existing policy to be updated. An amended Policy has been prepared incorporating only minor changes that reflect existing practices.

RECOMMENDATION

That the amended Councillor Access to Information and Interaction with Staff Policy be adopted.

John Clark
Director Corporate

John McKee
General Manager

Attachments: Amended Councillor Access to Information and Interaction with Staff Policy - 813648

Ku-ring-gai Council

Councillor Access to Information and Interaction with Staff Policy

1. Purpose

Under the provisions in the *Local Government Act 1993* (the Act), Councillors and staff have distinctly different roles to play in Council. The Council is responsible for the strategic direction, for determining the policy framework of Council and for allocating the resources. The Council also has a statutory role as the consent authority, under both the *Environmental Planning & Assessment Act 1979* and the *Local Government Act 1993*, for applications for development consent and local approvals. The General Manager with the senior officers of Council is responsible for the effective management of the organisation and the carrying out of Council's policies and strategic objectives.

However, the distinction between these two roles may be unclear. There often needs to be personal interaction between Councillors and senior officers, particularly regarding access to and provision of information, to effectively integrate policy making and service delivery. This has created the need for guidelines that help Councillors and staff to understand fully their respective roles and how they should operate in order to perform their job effectively.

Formalising procedures to specify how these rights should be exercised should be done without trying to restrict a Councillor's legal right to accessing staff and information. This policy is not intended to limit any statutory and common law rights Councillors have to access information. However, Councillors should avoid any perceptions of wrongdoing when exercising their rights as an elected representative, particularly the appearance of trying to improperly influence staff. This policy aims to help both parties understand clearly their role and how best to serve the organisation.

Doc distribution	Internal only	Doc status	Draft	File No	S05249
Document owner	General Manager	Contact officer/s	General Manager		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
1.0	2 June 1998	Original			
2.0		Legislative update, minor review			

The intention of this policy is to:

- provide clear communication channels to ensure the speedy provision of accurate information
- recognise the particular circumstances of Ku-ring-gai Council
- involve adequate training of staff and Councillors on the need for the policy and its requirements
- provide appropriate sanctions for non-compliance
- be reviewed regularly to monitor its effectiveness and compliance.

2. Objectives

The objectives of this policy are to:

- provide a documented process on how Councillors can access Council records
- ensure Councillors have access to all documents necessary for them to exercise their statutory role as a member of the governing body of the Council
- ensure that Councillors receive advice to help them in the performance of their civic duty in an orderly and regulated manner
- provide direction on Councillors' access to Council buildings
- provide a clear and consistent framework for the reporting of, and appropriate application of sanctions for, breaches of this policy.

3. Approved Contact Positions and Inappropriate Interactions

Council recognises the importance of having a strong professional working relationship between the Councillors and the senior staff. Council acknowledges that Councillors need to have contact with certain staff on matters before the Council.

The positions that Councillors may have contact with for information and advice on matters before the Council are referred to in this Policy as *approved contact positions*. A list of approved contact positions is set out in **Attachment A**. The General Manager may provide Councillors with an updated list from time to time.

The list identifies the position title and the name of the incumbent as at the effective date of this Policy. Where the incumbent in a position subsequently changes Councillors may have contact with the replacement incumbent as well as anyone who temporarily relieves in that position. Contact with staff in approved contact positions is deemed appropriate in accordance with this Policy unless otherwise directed by the Mayor or Council.

Advice, as distinct from basic information, cannot be obtained from other staff because, although it may be given in good faith, it could be incomplete, not given in its proper context or explained in a way that could be misleading.

Councillors may have contact with the Mayor's or Councillor's Personal Assistants for the purpose of receiving secretarial support as approved in the *Policy for the Payment of Expenses and Provision of Facilities to Councillors* or as otherwise approved by the Council or the General Manager

Councillors may also have contact with:

- the Personal Assistants of the General Manager and the Directors for matters of a simple routine nature, such as seeking basic information, to leave a message or confirm attendance at a function
- staff of the information technology help desk for assistance with Council owned computers
- other staff where it is necessary as part of a routine administrative process of the Council.

However, the following interactions are deemed inappropriate:

- Councillors approaching less-senior members of staff for information on sensitive or controversial matters
- members of staff approaching Councillors directly on staffing or political issues
- Councillors approaching staff (other than the General Manager and Directors) outside the Council building or outside hours of work to discuss Council business
- staff refusing to give information which is available to other Councillors to a particular Councillor because of the staff member's or Councillor's political views
- Councillors who have a personal development application before Council discussing the matter with less-senior staff in staff-only areas of the Council
- less-senior staff being asked to answer questions or provide documents to Councillors who are overbearing or threatening
- Councillors directing or pressuring staff in the performance of their work or recommendations they should make
- staff providing advice to Councillors without recording or documenting the interaction as they would if the advice was provided to a member of the community.

Where staff are uncertain about speaking to or assisting a Councillor no action should be taken without first obtaining the approval of the relevant Director.

4. Legislation for Councillors and staff

Chapters 9 and 11 of the Act set out the statutory roles and duties of Councillors and the General Manager. The introduction to Chapter 9 states that "each Council is a statutory corporation. The Councillors are the governing body of the corporation and they have the responsibility of directing and controlling the affairs of the Council in accordance with this Act."

Chapter 9 includes the following provisions:

The governing body (section 222)

The elected representatives, called "Councillors", comprise the governing body of the Council.

The role of the governing body (section 223)

The role of the governing body is to direct and control the affairs of the Council in accordance with this Act.

The role of the Mayor (section 226)

The role of the Mayor is:

- to exercise, in cases of necessity, the policy-making functions of the governing body of the Council between meetings of the Council (e.g. urgent demolition orders, authority to financially assist the community by the allocation of resources during natural disasters, commencement of urgent legal action)
- to exercise such other functions of the Council as the Council determines (e.g. determining the appropriateness of holding a special event such as a fun run)
- to preside at meetings of the Council
- to carry out the civic and ceremonial functions of the mayoral office.

The role of a Councillor as a member of the governing body (section 232(1))

The role of a Councillor is, as a member of the governing body of the Council:

- to direct and control the affairs of the Council in accordance with this Act (e.g. input into preparation of Council's management plan, financial plan and organisational structure)
- to participate in the optimum allocation of the Council's resources for the benefit of the area (e.g. input into deciding priorities for construction and maintenance work, etc)
- to play a key role in the creation and review of the Council's policies and objectives and criteria relating to the exercise of the Council's regulatory functions
- to review the performance of the Council and its delivery of services, and the management plans and revenue policies of the Council.

The role of a Councillor as an elected person (section 232(2))

The role of a Councillor is, as an elected person:

- to represent the interests of the residents and ratepayers
- to provide leadership and guidance to the community
- to facilitate communication between the community and the Council.

The role of the General Manager (section 335 (1))

The General Manager is generally responsible for the efficient and effective operation of the Council's organisation and for ensuring the implementation, without undue delay, of decisions of the Council.

The functions of the General Manager (section 335 (2), (3))

The General Manager has the following particular functions:

- the day-to-day management of the Council
- to exercise such of the functions of the Council as are delegated by the Council to the General Manager
- to appoint staff in accordance with an organisation structure and resources approved by the Council
- to direct and dismiss staff
- to implement the Council's equal employment opportunity management plan.

The General Manager has such other functions as may be conferred or imposed on the General Manager by or under this or any other Act.

5. Access to Council Records by Councillors

Statutory Provisions

Section 12 of the Act provides that the Council must give access to the current and previous versions of certain Council documents free of charge to all members of the public.

Section 15(1) and 16(1) of the *Freedom of Information Act 1989* (FOI Act) also include provisions for members of the public to a general right of access to Council documents.

Procedures

The following procedures apply to the access of Council records by Councillors:

- access to a Council file, record or other document can only be provided according to this policy to ensure that access is obtained in ways that are legal and appropriate. This policy does not limit or restrict statutory or common law rights of access
- Councillors can request the General Manager to provide access to a particular Council record
- Councillors who have a personal (as distinct from civic) interest in a document of Council have the same rights of access as any other person

- Councillors are entitled to access to all Council files, records or other documents where that document is identified in Section 12 of the Act or to a matter currently before the Council
- the General Manager shall not unreasonably decide that a document is not relevant to the performance of the Councillor's civic duty and deny access to a Council document. The General Manager must state his/her reasons for the decision if they refuse access
- Councillors can request access to other documents of the Council either by a Notice of Motion to the Council or a Freedom of Information application
- the General Manager shall keep a record of all requests by Councillors for access to information (other than those documents provided under section 12 of the Act or under the FOI Act).

If any Councillor requests a transcript or tape of Council's consideration of an item recorded in a Meeting, the request shall be made in writing to the General Manager within seven (7) days of the meeting setting out the reasons for the request. Any request for a transcript or tape recording of a debate at a meeting shall be complied with after the full cost of producing same has been met by the Councillor requesting the transcript or tape. Councillors are permitted to listen to the tape recording of the debate of a meeting, free of charge.

All Councillors shall be informed whenever a specific request for a copy of a tape is made by a Councillor.

Where a transcript of an item is requested by an individual Councillor and approved by the General Manager, a copy of such transcript shall be available to all Councillors for information with only reasonable requests to be considered.

Staff shall take all reasonable steps to ensure that the information upon which decisions or actions are based is factually correct and that all relevant information has been obtained.

Reasonableness and volume of requests for information

Council recognises the rights of every Councillor to access information, as set out in this Policy, in carrying out their role as a Councillor as set out in the Act.

While providing access to records and information for Councillors is an integral part of the staff organisation role within the responsibility of the General Manager, the balance between the volume and reasonableness of requests for information by individual councillors must be weighed against the amount of staff resources and associated costs of providing large volumes of information or in carrying out procedural reviews for individual Councillors. This also applies to repetition and duplication of the request.

Where there are issues regarding the volume, duplication and reasonableness of requests for information by individual Councillors, the General Manager shall have responsibility for determining if the information can be supplied, after assessing the impact the request will have on staff resources and other Council work. If the requests are deemed by the General Manager to breach the principles of reasonableness, or impact significantly on staff resources, then the General Manager should report the matter to the Council for determination. Options for alternative provision of information, such as verbal responses instead of typed lengthy responses, may be proposed by the General Manager.

6. Interaction between Councillors and Council staff

During meetings

The interaction between Councillors and staff at Council meetings and Committee meetings is regulated by:

- section 360 of the Act
- clause 249 of the *Local Government (General) Regulation* (the Regulation)
- Council's *Code of Conduct* and Council's *Code of Meeting Practice*.

Section 360 of the Act provides for Council to adopt a *Code of Meeting Practice* and states that meetings must be conducted in accordance with the Code.

Clause 249 of the Regulation details how, in Council meetings, Councillors can ask questions of other Councillors by going through the Chairperson. The Regulation also details the process Councillors must follow if they wish to ask a question of Council staff, by going through the General Manager.

Outside of meetings

Section 352 of the Act states that a member of staff is not subject to direction by the Council or by a Councillor as to the content of any advice or recommendation made by the Councillor. This does not prevent the Council or the Mayor from directing the General Manager to provide advice or a recommendation.

The Regulation (Clause 249) makes provision for a Councillor to obtain information at a Council meeting, or by a Question on Notice at a Council meeting. This process can also be extended to include Committee meetings if it is incorporated in Council's Code of Meeting Practice.

While the Regulation sets out the formal means for Councillors to obtain information, this policy sets out procedures designed to facilitate Councillors seeking information from staff according to the following guidelines:

- Councillors and staff must comply with this policy
- the General Manager is responsible to the Council for the performance and direction of all staff and day-to-day management of Council. Therefore, it is appropriate that all requests for information and advice outside of the forum of a Council or Committee meeting be directed to the staff in approved contact positions or as otherwise permitted by this Policy. Directors may also nominate a delegate staff member on a specific project
- for all but straightforward information and advice on administrative matters, Councillors should put their requests for information or advice in writing to be answered by the General Manager or the appropriate senior officer. These written requests then form part of Council records and can be filed appropriately
- if a Councillor is concerned about any refusal to provide information, they should firstly raise the matter with the General Manager or the Mayor (if it was the General Manager who refused to provide the advice). If the Councillor is still dissatisfied they should request the information by way of a Question on Notice to the Council
- Councillors must not attempt to direct staff as to the performance of their work. Staff must report all such attempts immediately to their Director or the General Manager
- Councillors must not request staff to undertake work for the Councillor or any other person
- a Councillor, member of staff or delegate must not take advantage of their official position to improperly influence other Councillors, members of staff or delegates in the performance of their public or professional duties for the purpose of securing private benefit for themselves or for some other person (*Code of Conduct*).
- contact and behaviour of staff and Councillors must be in accordance with Council's *Code of Conduct*.

7. Access to Council Offices

As elected members of the Council, Councillors are entitled to have access to the Council chamber, committee room, Councillors' rooms and public areas of the Council's buildings.

Councillors who are not in pursuit of their civic duties have the same rights of access to Council buildings and premises as any other member of the public.

A Councillor has no rights to enter staff-only areas without the express authorisation of the General Manager or a Director.

8. Implementation

The implementation of this policy is the responsibility of the Council and the General Manager.

Councillors and staff will be given initial and refresher training in this policy.

9. Breaches of this Policy

For this policy to be effective and meaningful, appropriate reporting of breaches and appropriate sanctions need to be established and consistently applied. All parties need to have confidence that the policy will be complied with and breaches will be dealt with appropriately. Any cases of clear breaches of the policy that are not dealt with appropriately will erode confidence in the ability of the Council to deal with complaints and reduce the efficiency of the Council.

For Councillors and staff, the policy is linked with Council's *Code of Conduct* and breaches dealt with accordingly. Breaches that involve a failure to comply with the *Code of Conduct* by a Councillor or the General Manager may be considered by the Council's Conduct Committee (clause 10 of the Code).

All occasions of a Councillor or staff member not complying with this policy should be immediately reported to the General Manager.

Where the report relates to the conduct of a Councillor, the General Manager shall immediately report the matter to the Mayor.

Where the report relates to the conduct of staff, the General Manager shall deal with the matter according to the terms of employment of the staff member. Proven breaches should also be dealt with accordingly, that is, by counselling, disciplinary action or dismissal.

Where a Councillor believes that the General Manager has failed to provide information to Councillors in accordance with the policy, the Councillor shall immediately report to the Mayor who will report the matter to the Council.

Before a report to Council by the General Manager (or the Mayor), the General Manager (or the Mayor) should undertake preliminary enquiries to establish the facts. The preliminary investigations may take any form the Mayor and General Manager considers appropriate, but must involve discussions with the staff member or Councillor involved. Natural justice principles need to be satisfied in dealing with an alleged breach.

The Council must decide whether a matter reported to it under this policy, reveals a breach. The Council may take any steps provided for in this policy that it considers reasonable in the circumstances.

Council, having resolved that a Councillor has failed to comply with this policy, should by resolution take one or more of the following forms of action:

- require the Councillor to apologise to the person concerned
- request a formal apology
- counsel the Councillor
- reprimand the Councillor
- resolve to make its decision on the matter public
- pass a censure motion at a Council meeting
- refer the matter to an appropriate investigative body if the matter is serious
- prosecute any breach of the law.

Sanctions for staff, depending on the severity, scale and importance of the breach, may include:

- counselling the staff member
- disciplinary action, including dismissal.

A serious breach of this policy may amount to corrupt conduct or maladministration. Should you be concerned at any time that reprisal action may be taken against you for reporting a serious breach then you might consider making a protected disclosure. A protected disclosure allows you to report corrupt conduct, maladministration or serious and substantial waste of public money and be protected from any reprisal action. Further information is available in the *Internal Reporting Policy - Protected Disclosures*.

10. Associated Documents

Codes and Policies

Code of Conduct

Code of Meeting Practice

Conflict of Interests Policy

Policy for the Payment of Expenses and Provision of Facilities to Councillors

Internal Reporting Policy – Protected Disclosures

External References

Independent Commission Against Corruption, Under Careful Consideration: Key Issues for Local Government, March 1997

ATTACHMENT A

List of Approved Contact Positions	
Department and Position Title	Incumbent 29/08/07
CIVIC MANAGEMENT	
General Manager	John McKee
Corporate Lawyer	Jamie Taylor
Internal Ombudsman	Katrina Annis-Brown
Media Relations Manager	Eric Aubert
COMMUNITY	
Director Community	Janice Bevan
Manager Communications	Martine Brieger
Manager Community and Recreation Property	(vacant)
Manager Community Development	Danny Houseas
Manager Customer Service	Mary Gillies
Manager Leisure and Cultural Development	Juan Perez
Manager Library Services	Ray Amos
CORPORATE	
Director Corporate	John Clark
Manager Finance	Tino Caltabiano
Manager Graphical Information Systems	Gary Lebens
Manager Human Resources	Maureen Ayers
Manager Information Technology	John Giovinazzo
Manager Purchasing and Insurance	Bill Bright
Senior Governance Officer	Geoff O'Rourke
DEVELOPMENT AND REGULATION	
Director Development and Regulation	Michael Miocic
Manager Compliance and Regulation	Anne Seaton
Team Leader Compliance	Thomas Cooper
Manager Development Assessment Services	Matt Prendergast
Team Leader Development Assessment Team Central	Richard Kinninmont
Team Leader Development Assessment Team North	Selwyn Segall
Team Leader Development Assessment Team South	Mark Leotta
Team Leader Development Engineers	Kathy Hawken
Team Leader Landscape Assessment	Ian Francis
OPERATIONS	
Director Operations	Greg Piconi
Manager Engineering Services	Ian Taylor
Manager Design and Projects	Roger Guerin
Manager Open Space Services	Matt Drago
Manager Traffic and Transport	George Koolik
Manager Waste, Drainage and Cleansing Services	Colin Wright
STRATEGY	
Director Strategy	Stephen Head
Commercial Services Coordinator	Deborah Silva
Manager Corporate Planning Policy and Sustainability	Peter Davies
Manager Urban Design	Antony Fabro

CONFLICT OF INTERESTS POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To adopt an amended Conflict of Interests Policy.
BACKGROUND:	Council's current Conflict of Interests Policy was adopted in 1998.
COMMENTS:	An amended Conflict of Interests Policy has been prepared.
RECOMMENDATION:	That the amended Conflict of Interests Policy be adopted.

PURPOSE OF REPORT

To adopt an amended Conflict of Interests Policy.

BACKGROUND

Council's current Conflict of Interest Policy was adopted in 1998 (**Attachment A**). The recent Promoting Better Practice Review identified the need for the existing policy to be updated.

COMMENTS

An amended Conflict of Interests Policy has been prepared (**Attachment B**). The Policy draws on a number of publications produced by the NSW Ombudsman and the Independent Commission Against Corruption.

The amended Policy significantly expands on the previous policy and it includes:

- an explanation and examples of a conflict of interests
- an explanation of pecuniary and non-pecuniary interests
- an explanation of the difference between actual, perceived and potential conflicts of interests
- checklists to help determine a conflict of interests and pecuniary interest
- an explanation of individual responsibilities
- a conflict of interests disclosure form.

The Policy provides guidelines on how to identify and manage a conflict of interests. The overriding principle of the Policy is that each Councillor and staff member is responsible for identifying and assessing their own situations where a conflict of interests exists. The person then declares and resolves the conflict in a transparent manner so that any suggestion of bias is avoided. The public interest is then served and is seen to be served.

As each case is different the extent of the conflict will vary and the appropriate action to be taken will vary. Sometimes legal advice may need to be obtained. Where there is a pecuniary interest there are mandatory actions that must be taken.

CONSULTATION

None required or undertaken.

FINANCIAL CONSIDERATIONS

None.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The draft Policy has been developed in conjunction with the General Manager and the Directors.

SUMMARY

Council's existing Conflict of Interests Policy is some nine years old. The recent Promoting Better Practice Review identified the need for the existing policy to be updated. An amended Policy has been prepared.

RECOMMENDATION

That the amended Conflict of Interests Policy be adopted.

John Clark
Director Corporate

John McKee
General Manager

Attachments: **A. Conflict of Interest Policy adopted 01/12/98 - 809205**
 B. Amended Conflict of Interests Policy - 813276



POLICY on **CONFLICT** of **INTEREST**

Adopted by Council on 1/12/98

POLICY ON CONFLICT OF INTEREST

Objective

To provide a mechanism for dealing with conflicts of interest.

Scope

This Policy applies to Councillors and staff of Ku-ring-gai Council and sets out the requirements for dealing with conflict of interest matters of a non-pecuniary nature.

Definition

(i) Pecuniary Interest

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated (Sections 442 and 443 of the Local Government Act). Persons with whom the Councillor/staff may be associated with includes but is not limited to relatives, partners, employers, friends, neighbours and acquaintances.

(ii) Non-Pecuniary Interest

A non-pecuniary interest is any private or personal interest which does not pertain or relate to money. Where there is no financial gain or loss involved, other factors could influence the Councillor or staff member's capacity to perform their job or decision making.

Obligations of a Councillor, Member of Staff

A Councillor, member of staff must avoid and appropriately resolve any conflict of interest or incompatibility between his or her private or personal interests and the impartial performance of his or her public or professional duties.

(a) Pecuniary Interests

A person who has a pecuniary interest in a matter is to comply with the Local Government Act.

(b) Non-Pecuniary Interests

A Councillor or member of staff who has a non-pecuniary interest in a matter before Council is to disclose that interest and advise Council whether or not the extent of the interest is such that they will not take part in discussion of and any voting on the matter.

Any Councillor or member of staff who has any doubt as to whether they do or do not have a conflict of interest in a particular matter, must seek advice and act in a manner that is consistent with this policy and its intent.

If such a conflict arises during a meeting, the person concerned should immediately inform the meeting of the interest.

Gifts, Benefits, Travel

Councillors and staff should not accept any gift, benefit, accommodation or travel from any person or organisation having dealings with the Council unless that gift, benefit, etc is of a token kind and to decline to accept would cause embarrassment to the donor.

All such gifts, benefits received should be declared in writing to the General Manager and recorded in Council's Disclosure register.

Prizes, benefits obtained by a Council-funded delegate at a conference must be declared and handed in to the General Manager. Council is to determine the best method of disposal including whether to return the benefit to the delegate.

Sanctions

If Council finds a breach of this policy substantiated after the matter has been investigated it may in its discretion take such action as is deemed appropriate, in relation to the individual concerned. The action taken will be dependent on the severity, scale and importance of the breach.

Staff

Sanctions for staff may include, but are limited to:

- * counselling
- * disciplinary proceedings
- * dismissal
- * the laying of criminal charges and/or
- * taking of civil action

Councillors

Sanctions for Councillors may include, but are limited to:

- * requesting the Councillor to make a formal apology
- * counselling
- * issuing a reprimand
- * public disclosure of inappropriate conduct (such as making the community aware of the breach through the media)
- * passing a censure motion at a Council meeting
- * referring the matter to an appropriate investigative body (if the matter is serious)
- * prosecuting any breaches of the law

Monitoring and Review

This policy is to be reviewed annually or as required by the General Manager to ensure that it remains appropriate, workable and effective. Such reviews will be conducted in consultation with Councillors and staff and will result in the appropriate updating, modification and re-issuing of the policy as required.

Ku-ring-gai Council

Conflict of Interests Policy

1. Purpose

The purpose of this policy is to provide a framework for Councillors and staff to recognise and deal with conflicts of interests, both pecuniary and non-pecuniary, so as to ensure that Council decisions are not compromised by any self interest or personal affiliations.

This policy applies to all Councillors, staff, delegates, advisors, members of committees, volunteers and contractors (who principally provide their labour).

This policy operates in addition to all other obligations under the *Local Government Act 1993* (the Act), any other legislation, or relevant codes and policies regarding the disclosure of any interests.

2. Objectives

The objectives of this policy are to:

- explain a conflict of interests
- provide guidelines on how to determine and deal with a conflict of interests
- ensure that Councillors and staff understand and meet their obligations under the Act and Council's *Code of Conduct* (the Code) in respect of conflicts of interests
- ensure that the Councillors and staff operate with integrity, impartiality and fairness appropriately resolving any conflict of interests.

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History of approved versions					
Version	Effective date	Summary of changes			
1.0	1 Dec 1998	Original			
2.0		Rewrite incorporating ICAC material			

3. Definitions

In this policy:

staff means all employees of Ku-ring-gai Council (full time, part time, temporary or casual). It also includes, for the purposes of this policy only, all delegates, advisors, members of committees, volunteers and contractors (who principally provide their labour)

you and **your** refers to Councillors and staff of Ku-ring-gai Council

4. Legislation

Chapter 14 of the Act (sections 439 – 490B) covers honesty and disclosure of interests and states that:

- the pecuniary interests of councillors, council delegates and other persons involved in making decisions or giving advice on council matters must be declared and recorded
- councillors and staff must not take part in decisions on council matters in which they have a pecuniary interest.

The legislation explains what a pecuniary interest is, what disclosures must be made and when they must be made. It also sets out the procedure for a pecuniary interest complaint.

Where decisions are being made about pecuniary interests you should refer to the Act for complete definitions, exclusions and requirements.

The Act may be accessed on the internet at

http://www.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/

5. Code of Conduct

The Code sets out the minimum requirements of behaviour for Councillors and staff in carrying out their functions and duties. Conflict of interests is dealt with in clause 6 of the Code.

6. What is a conflict of interests?

As Councillors and staff we are entrusted with powers and public resources and we are expected to carry out our roles and duties without bias.

A conflict of interests occurs when you are in a position to be influenced, or appear to be influenced, by your private interests when carrying out your Council role or job. A conflict of interests can involve avoiding personal disadvantage as well as gaining personal advantage. Your private interests may include social and professional activities and interests with individuals or groups, including family and friends, as well as financial interests.

Having a conflict of interests is not wrong and not necessarily a problem. It is how it is managed that is important.

Council's effectiveness depends on the public having confidence in the integrity of the Councillors and staff. If there is any doubt about our integrity the reputation of the Council, Councillors and staff may be damaged. Conflicts of interests must be managed and resolved in a transparent way.

7. What are the different types of conflict of interests?

A conflict of interests may be pecuniary or non pecuniary.

A pecuniary interest involves a situation where there is the potential to gain or lose financially from your position or decision, i.e. where there is a reasonable likelihood or expectation of appreciable financial gain or loss to you, your family or an associate (*sections 442, 443 and 448 of the Act*).

A non-pecuniary interest can involve personal or family relationships or involve sporting, social or cultural activities that could influence your judgement or decisions even though there is no financial gain or loss to you. It is just as important as a pecuniary interest.

A conflict of interests may be further classified as actual, perceived or potential.

Actual conflict of interests is where	Perceived conflict of interests is where	Potential conflict of interests is where
you are in a position to be influenced by your private interests when doing your role or job	you are in a position to appear to be influenced by your private interests when doing your role or job	you are in a position where you may be influenced in the future by your private interests when doing your role or job

8. Deciding if you have a conflict of interests

There are a number of factors that you need to consider when making a decision about whether you have a conflict of interests, including whether you have:

- financial and economic interests, such as debts and assets
- a family or private business
- a secondary employment commitment
- affiliations with commercial and non-profit organisations, sporting bodies, clubs and associations
- affiliations with political, trade union or professional organisations and other personal interests
- obligations to professional, community, ethnic, family or religious groups in a personal or professional capacity, or relationships to people living in the same household
- enmity towards or competition with another individual or group
- significant family or other relationships with clients, contractors or other staff working in the same or a related organisation
- highly specialist skills in an area where demand for the skills frequently exceeds supply
- future employment prospects or plans.

The Independent Commission Against Corruption (ICAC) has developed checklists to help determine a conflict of interests and a pecuniary interest. These checklists are set out in **Attachments A and B** and should be used when you are in a situation where you think you might have a conflict of interests.

The following are examples of possible conflicts of interests. The list is a guide only. It is not exhaustive. These are sample situations that may assist in helping you to decide if you have a conflict of interest. Each case will depend upon the exact circumstances and the relationships that exist.

Examples for Councillors:

- you are deciding on a development application for a property owned by a friend
- you are deciding on a development application and you have given a commitment to someone to refuse it before you have considered the assessment report
- you are deciding on a rezoning application for a property owned by your partner
- you are deciding on drainage works outside of a club in which you are a member
- you are deciding on footpath works outside of the property of someone who handed out election material for you
- you are deciding on giving a notice to comply with an order to a person who is in competition with your private business

Examples for staff:

- you are conducting an inspection on a property that you own
- you are assessing a tender and one of the tenderers is your brother
- you are hiring a consultant and one of the applicants is a friend
- you are assessing a development application for a property that is close to where you live
- you are deciding on recommending drainage works outside of a club in which you are a member
- you have drawn up building plans for a friend and they are being assessed by your team member.

9. What are my responsibilities?

You must always act with impartiality and in the public interest. That means you must be fair, unbiased and act in the best interests of the community as a whole.

You must not take into account personal interests or other irrelevant considerations. You should avoid conflicts between your personal interests and your public duties. Where a conflict of interests cannot reasonably be avoided you are responsible for resolving your conflict and managing it in a transparent manner.

This means you must:

- be aware of your obligations to avoid and resolve conflicts of interests
- assess your personal and public interests and decide whether you have a conflict
- disclose all conflicts of interests and resolve them in the public interest
- keep a record of your decision making and actions.

Initially you should make your own assessment of whether a conflict of interests exists and if so whether it is pecuniary. The checklists in Attachments A and B will help you do this.

Depending upon the circumstances the following strategies are used for managing and resolving a conflict of interests:

Register	your conflict of interests (in writing or verbally during a meeting)
Restrict	your involvement in the matter
Recruit	another person to take over responsibility for the matter
Remove	yourself completely from dealing with the matter
Relinquish	the personal interest that is creating the conflict
Resign	your position when there are no other workable options.

For staff the appropriate strategy will be worked through with your supervisor, manager, director and/or the General Manager having regard to the significance of the particular issue, the extent of the conflict, the potential impact on impartial performance and the likely perceptions.

Councillors must:

- disclose the existence and the nature of a pecuniary interest you have in any item at a Council or committee meeting (*section 451 of the Act*)
- leave the meeting during consideration, discussion and voting on the item in which you have a pecuniary interest (*section 451 of the Act*)
- complete written disclosure returns annually (*section 449 of the Act*).

Councillors should:

- disclose in writing to the General Manager a conflict of interests you have in any matter being dealt with by the Council that you are involved in or are likely to be involved in
- disclose the existence and nature of a non-pecuniary interest you have in any item at a Council or committee meeting
- consider leaving the meeting or otherwise refraining from consideration, discussion and voting on the item in which you have a non-pecuniary interest.

Staff must:

- disclose in writing to the General Manager (the General Manager to the Council) a pecuniary interest you have in any Council matter that you are dealing with or otherwise involved in
- disclose in writing to your supervisor or the General Manager a non-pecuniary interest you have in any Council matter that you are dealing with or otherwise involved in
- work with your supervisor, manager, director and/or the General Manager and take all necessary steps to appropriately manage and resolve the conflict in the public interest
- disclose the existence and the nature of a pecuniary interest you have in any item at a committee meeting if you are a member of that committee (*section 451 of the Act*)
- leave the committee meeting during consideration, discussion and voting on the item in which you have a pecuniary interest if you are a member of that committee (*section 451 of the Act*)
- disclose the existence and nature of a pecuniary or non-pecuniary interest you have in any item at a Council, committee or other meeting at which you are present
- comply with any direction of the chairperson or decision of the Council, committee or other meeting where you have a pecuniary or non-pecuniary interest to leave the meeting or otherwise refrain from participation in the meeting for that item

- complete written disclosure returns annually if required (*section 449 of the Act*).

You should always err on the side of caution when deciding whether to disclose a conflict of interests and what action to take. This usually means disclosing even if the potential conflict seems remote.

Where a disclosure is to be made in writing the ***Conflict of Interests Disclosure Form (Attachment C)*** is to be used. Completed disclosure forms will be recorded in Council's Conflict of Interests Register.

Disclosures made at meetings will be recorded in the minutes of the meeting together with a statement on the action taken by the Councillor or staff member at the meeting. Even if a disclosure was previously made in writing it will still need to be made again verbally at any meeting in which the matter is discussed.

10. Implementation

The implementation of this policy is the responsibility of the Council and the General Manager. Councillors and staff will be given initial and refresher training in this policy.

You will be given support and assistance in identifying and resolving conflicts of interests. If at any time you are uncertain about your responsibilities you could seek assistance as follows:

- Councillors should discuss with the Mayor, General Manager or Internal Ombudsman
- Staff should discuss with your supervisor, manager, director, Internal Ombudsman or the General Manager.

In some circumstances you may need to seek legal advice. Ultimately you have the responsibility to disclose and resolve your conflicts of interests.

Disclosures will be treated confidentially unless otherwise required by law.

You should also consider the following documents that are of relevance to conflicts of interests:

Code of Meeting Practice. This code explains what actions need to be taken with a pecuniary interest at a council or committee meeting.

Gifts and Benefits Policy. This policy explains gifts and benefits and how to deal with them to avoid being compromised or appearing to be compromised.

Secondary Employment Policy. This policy explains secondary employment (staff who have a second job), when it is permissible and what steps need to be taken to obtain approval for secondary employment.

Recruitment and Selection Policy. This policy outlines the processes that are followed to ensure that recruitment is made on a merit basis.

Sponsorship Policy. This policy outlines the principles applying to sponsorship negotiation and implementation and outlines the mechanisms used to obtain and grant sponsorships.

Statement of Business Ethics. This statement provides ethical guidance to individuals, organisations and companies that are in, or proposing to be in, a business relationship with Council. It sets out the standards of ethical behaviour that will be followed by staff and what is expected from others in all Council business dealings.

11. Breaches of this policy

The obligation to comply with this policy rests with each individual Councillor and staff member.

Staff who believe that a Councillor or other staff have breached this policy are encouraged to discuss the matter with their immediate supervisor or manager. Should you be dissatisfied with the outcome of the discussion and subsequent action you should raise the matter with your director or the General Manager.

Councillors should raise any concerns with the Mayor or the General Manager.

Breaches that involve a failure to comply with this policy by a Councillor or the General Manager may be considered by the Council's Conduct Committee (clause 10 of the Code).

The Council, Mayor or General Manager as appropriate will investigate any complaint received and take such action as is considered necessary.

Breaches of this policy may result in:

- counselling
- formal apology
- censure motions for Councillors
- loss of reputation
- disciplinary action, including dismissal
- criminal investigation
- criminal charges.

A formal written complaint about a failure to disclose a pecuniary interest can be made by anyone to the Director-General of the Department of Local Government. The Director-General may investigate the complaint or refer it to an other authority such as the NSW Ombudsman, the Independent Commission Against Corruption, the Commissioner of Police or the Director of Public Prosecutions for investigation. The complaint may also be considered by the Pecuniary Interest and Disciplinary Tribunal.

A serious breach of this policy may amount to corrupt conduct or maladministration. Should you be concerned at any time that reprisal action may be taken against you for reporting a breach then you might consider making a protected disclosure. A protected disclosure allows you to report corrupt conduct, maladministration or serious and substantial waste of public money and be protected from any reprisal action. Further information is available in the *Internal Reporting Policy - Protected Disclosures*.

12. Associated Documents

Codes and Policies

Code of Conduct
Code of Meeting Practice
Gifts and Benefits Policy
Internal Reporting Policy - Protected Disclosures
Purchasing Policy and Procedures Manual
Recruitment and Selection Policy
Secondary Employment Policy
Sponsorship Policy
Statement of Business Ethics

External References

NSW Ombudsman Good Conduct and Administrative Practice Guidelines (2nd edition), May 2006
NSW Ombudsman, Public Sector Agencies Fact Sheet no. 3, Conflict of Interests, July 2003
Independent Commission Against Corruption, Under Careful Consideration: Key Issues for Local Government, March 1997
Independent Commission Against Corruption, Managing Conflict of Interests in the Public Sector, Toolkit, November 2004
Independent Commission Against Corruption, Identifying Conflict of Interests in the Public Sector, December 2004
Independent Commission Against Corruption, Identifying and Managing Conflict of Interests in the Public Sector, December 2004

ATTACHMENT A

Ku-ring-gai Council	
CHECKLIST FOR IDENTIFYING A CONFLICT OF INTERESTS	
Use this checklist when you think you might have an actual, perceived or potential conflict of interests. Ask yourself the following questions.	
Issue	
What is the issue being considered and the situation in which you are involved?	
What is your public duty with this issue and how are you expected to serve the public interest?	
Making an assessment Use the following questions to assess whether you have an actual , reasonably perceived or potential conflict of interests. If you answer yes to any of the questions you are likely to have a conflict of interests. The test when assessing these situations is "Could this conflict with my public duty to serve the public interest?"	
What is the situation?	
Would I or anyone associated with me benefit from or be detrimentally affected by my proposed decision or action?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Could there be benefits for me in the future that could cast doubt on my objectivity?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I have a current or previous personal, professional or financial relationship or association of any significance with an interested party?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Would my reputation or that of a relative, friend or associate stand to be enhanced or damaged because of the proposed decision or action?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I or a relative, friend or associate stand to gain or lose financially in some covert or unexpected way?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I hold any personal or professional views or biases that may lead others to reasonably conclude that I am not an appropriate person to deal with the matter?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have I contributed in a private capacity in any way to the matter being dealt with?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have I made any promises or commitments in relation to the matter?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have I received a benefit or hospitality from someone who stands to gain or lose from my proposed decision or action?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Am I a member of an association, club or professional organisation or do I have any particular ties and affiliations with organisations or individuals who stand to gain or lose by my proposed decision or action?	Yes <input type="checkbox"/> No <input type="checkbox"/>


Could this situation have an influence on my future employment opportunities outside of my current Council role or duties?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Could there be any other benefits or factors that could cast doubts on my objectivity?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I still have any doubts about my proposed decision or action?	Yes <input type="checkbox"/> No <input type="checkbox"/>
What perceptions could others have?	
What assessment would a fair-minded member of the public make of the circumstances?	
Could my involvement in this matter cast doubt on my integrity or on Council's integrity?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If I saw someone else doing this, would I suspect that they might have a conflict of interests?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If I did participate in this action or decision, would I be happy if my colleagues and the public became aware of my involvement and any association or connection?	Yes <input type="checkbox"/> No <input type="checkbox"/>
How would I feel if my actions were highlighted in the media?	
Is the matter or issue one of great public interest or controversy where my proposed decision or action could attract greater scrutiny by others?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Should I seek help?	
Am I confident of my ability to act impartially and in the public interest?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I feel a need to seek advice or discuss the matter with an objective party?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does this person know more about these things than I do?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is all the relevant information available to ensure a proper assessment?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I know what Council's Code of Conduct requires in relation to conflict of interests?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I need to discuss any issues regarding this with my superior?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I understand the possible penalties that may apply if I proceed with an action or decision with an unresolved conflict of interests?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Can I now make a decision?	
Have I assessed whether I need to obtain appropriate independent legal and other impartial advice?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Am I comfortable with my decision to seek (or not seek) advice, and with the advice that I have been given?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If I disagree with any advice given, am I able to state a defensible case to those who made the assessment?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Can I determine what is the best option to ensure impartiality, fairness and protect the public interest?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does this option ensure openness and transparency in my proposed decision or action?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have I identified and documented the facts and circumstances governing my evaluation of, and decision on, how I should handle the situation?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does my decision allow me to act and be seen to act in a fair, impartial and objective manner?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Remember – seeking and following advice of a suitably qualified person is evidence of good faith but does not transfer the responsibility from you to decide whether or not you have a conflict of interests.	

ATTACHMENT B

<p style="text-align: center;">Ku-ring-gai Council</p> <p style="text-align: center;">CHECKLIST FOR IDENTIFYING A PECUNIARY INTEREST</p>	
<p>Use this checklist to identify whether you have a pecuniary or non-pecuniary conflict of interest.</p>	
<p>What is a pecuniary interest?</p> <p>You have a pecuniary interest in a matter if you have or should reasonably have a realistic expectation that you or a relative or an associate stand to gain a benefit or suffer a loss, whether directly or indirectly.</p> <p>It is not necessary to be able to identify or quantify the benefit or loss that might either directly or indirectly be attributable to you as a consequence of the relationship.</p> <p>Money does not have to change hands – the benefit could be an increase or decrease in the value of property or other material interest.</p> <p>As soon as a pecuniary interest of a relative or an associate is recognised you must treat it as if it was your own pecuniary interest.</p> <p>Using the checklist below may be useful.</p>	
Does the matter fall within the legislated definition of a pecuniary interest?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there a realistic expectation that I will, directly or indirectly, gain a financial or other material benefit or suffer a financial or other material loss?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will the matter affect my earning capacity or financial situation?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will it have an impact on the value of any shares or property that I own?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I have a second job or private business that may be affected by the matter?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do I have any debts owing to a person who will be affected by the matter?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have I accepted hospitality, sponsored travel or other benefits from a person who will be affected by the matter?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there a realistic expectation that someone in a personal or business relationship with me will, directly or indirectly, gain a financial or other material benefit or suffer a financial or other material loss?	Yes <input type="checkbox"/> No <input type="checkbox"/>
By nature of my relationship with this individual, would any benefit or loss they receive be expected, under normal circumstances, to flow through to me?	Yes <input type="checkbox"/> No <input type="checkbox"/>

ATTACHMENT C

<p>Ku-ring-gai Council</p> <p>CONFLICT OF INTERESTS REGISTER</p> <p>Conflict of Interests Disclosure form</p>			
<p>This form is for use by Councillors and staff in conjunction with the Conflict of Interests Policy. See the Policy for guidance on what is a conflict of interests. Complete this form as soon as you become aware of a conflict of interests unless you are making a verbal disclosure at a meeting. The completed form is to be referred to the General Manager. Staff are to provide the form initially to their supervisor, manager or director for referral to the General Manager. Completed forms become part of the Conflict of Interests Register.</p> <p>To the General Manager, Ku-ring-gai Council, In accordance with the Conflict of Interests Policy, I disclose the following conflict of interests:</p>			
Personal details			
Councillor or staff name			
Staff department and position			
Conflict of Interests details			
The matter I am dealing with or I am otherwise involved in is			
My expected roles or duties with respect to this matter are			
My personal interests that may impact, or be seen to impact, on my roles or duties are			
I have identified the conflict of interests as (mark as appropriate)	Pecuniary interest <input type="checkbox"/>	Actual conflict of interests <input type="checkbox"/>	
	Non-pecuniary interest <input type="checkbox"/>	Perceived conflict of interests <input type="checkbox"/>	
	AND A	Potential conflict of interests <input type="checkbox"/>	
Signatures			
I declare the above to be correct to the best of my knowledge	Signature of Councillor or staff	Date	
Declaration received and noted	Signature of General Manager	Date	

Statement of Conflict of Interests resolution or management			
Action to be taken to resolve or manage the conflict of interests is			
The above action has been agreed on to resolve the conflict of interests	Signature of Councillor or staff	Date	
	Signature of General Manager	Date	
Statement of adjustment to Conflict of Interests resolution or management			
Adjustment to action taken to resolve or manage the conflict of interests is			
The above action adjustment has been agreed on to resolve the conflict of interests	Signature of Councillor or staff	Date	
	Signature of General Manager	Date	
Statement of finalisation of Conflict of Interests			
The conflict of interests has now been resolved and no further action is required	Signature of Councillor or staff	Date	
	Signature of General Manager	Date	

GIFTS AND BENEFITS POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To adopt a Gifts and Benefits Policy.
BACKGROUND:	Gifts and Benefits are dealt with in Council's Code of Conduct. Council does not have a specific Gifts and Benefits Policy.
COMMENTS:	A draft Gifts and Benefits Policy has been prepared.
RECOMMENDATION:	That the attached Gifts and Benefits Policy be adopted.

PURPOSE OF REPORT

To adopt a Gifts and Benefits Policy.

BACKGROUND

Gifts and Benefits are dealt with in Council's Code of Conduct. Council does not have a specific Gifts and Benefits Policy. The recent Promoting Better Practice Review identified the need for a Gifts and Benefits Policy to be developed to support and expand upon the general requirements of the Code of Conduct.

COMMENTS

A draft Gifts and Benefits Policy has been prepared (**Attachment A**). The Policy draws on a number of publications produced by the NSW Ombudsman and the Independent Commission Against Corruption.

The Policy includes:

- an explanation of gifts and benefits for the purposes of the policy
- information on how to deal with offers of a gift or benefit
- a gifts and benefits decision making guide
- a gifts and benefits disclosure form.

The Policy requires, in particular, that all gifts and benefits with a retail value (including gst) over \$30.00 be disclosed and recorded in a Gifts and Benefits Register.

The Gifts and Benefits Policy complements the statutory requirement for the completion of annual disclosure returns by Councillors and designated staff. The Policy will apply to all staff not just those who are designated staff.

The Policy addresses the issue of a sense of obligation being created by a gift or benefit that can then compromise a person's impartiality. This sense of obligation can be as significant for low value gifts or benefits as it is for the high value gifts and benefits that are required to be disclosed in the annual returns. Although the sense of obligation may not be real, it may be perceived to be real. Hence, the manner in which non-token gifts and benefits are dealt with needs to be managed through a policy document to ensure public trust and confidence in the Council.

The Policy also supports Council's recently adopted Statement of Business Ethics (**Attachment B**).

CONSULTATION

None required or undertaken.

FINANCIAL CONSIDERATIONS

None.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The draft Policy has been developed in conjunction with the General Manager and the Directors.

SUMMARY

The recent Promoting Better Practice Review identified the need for a Gifts and Benefits Policy to be developed to support and expand upon the general requirements of the Code of Conduct. A Gifts and Benefits Policy has been prepared.

RECOMMENDATION

That the Gifts and Benefits Policy be adopted.

John Clark
Director Corporate

John McKee
General Manager

Attachments: **A. Gifts and Benefits Policy - 808168**
 B. Statement of Business Ethics - 804174

Ku-ring-gai Council Gifts and Benefits Policy

1. Purpose

Sometimes people who deal with Ku-ring-gai Council wish to express appreciation for service or assistance given by a Councillor or staff or wish to demonstrate good faith in a business relationship by the giving of some form of gift or benefit.

In some circumstances the giving of a gift or benefit has the potential to compromise a person by creating a sense of obligation and thereby affecting impartiality. This is of particular significance for Councillors and for staff who have approval, regulatory or purchasing roles.

The purpose of this policy is to establish guidelines for dealing with gifts and benefits and establish transparent processes so that the integrity and independence of the individual and the Council is not compromised.

This policy applies to all Councillors and staff, delegates, members of committees, volunteers and contractors (who principally provide their labour).

This policy operates in addition to all other obligations under the *Local Government Act 1993* (the Act), any other legislation, or relevant codes and policies regarding the disclosure of any interests.

2. Objectives

The objectives of this policy are to:

- explain gifts and benefits
- provide clear guidelines on how to deal with gifts and benefits
- ensure that Councillors and staff understand and meet their obligations under Council's *Code of Conduct* (the Code) and *Conflict of Interests Policy* so as not to be compromised or appear to be compromised because of a gift or benefit
- demonstrate to anyone who may wish to offer a gift or benefit that the matter will be dealt with in an open and transparent manner.

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History of approved versions					
Version	Effective date	Summary of changes			
1.0		Original			

3. Definitions

In this policy:

contractor means anyone who works for Ku-ring-gai Council under a contract arrangement whereby they principally provide their labour

gift or benefit means any product or service (including hospitality) voluntarily provided to a Councillor or staff member, as further explained in this policy, at no charge or at a discounted charge or free of any other consideration as a consequence of the recipient's role as a Councillor or staff member. It includes gifts or benefits received by family or associates of a Councillor or staff member. It includes any circumstance where there was no opportunity given to decline the gift or benefit

staff means all employees of Ku-ring-gai Council (full time, part time, temporary or casual). It also includes, for the purposes of this policy only, all delegates, advisors, members of committees, volunteers and contractors (who principally provide their labour)

you and ***your*** refers to Councillors and staff of Ku-ring-gai Council

4. Code of Conduct

Gifts and benefits are dealt with in clause 7 of the Code. This Policy expands on the provisions of the Code and establishes a procedure for disclosing gifts and benefits.

5. What is a gift or benefit?

Generally something that you are given that is of token or small value in gratitude for something done is not a gift or benefit for the purposes of this policy. All other gifts and benefits received in relation to your role as a Councillor or staff will need to be dealt with in accordance with this policy.

The following are examples of what usually is a gift or benefit (the list is not exhaustive):

- an expensive present received by you in appreciation of service to a customer of Council
- an expensive present received by your partner from someone connected to Council
- a restaurant meal provided by a consultant to Council

- an invitation to a sporting event in a private room from a property developer who does or might work in the Ku-ring-gai local government area
- an invitation to a Christmas party hosted by a supplier or potential supplier to Council
- a free interstate trip to view a potential suppliers product
- any prize received in a raffle, competition or other game of chance in circumstances where you are engaging in your Council role
- preferential treatment, such as queue jumping, given by someone connected to Council
- contributions to a loyalty program from someone connected to Council, such as frequent flyer points
- a product or service received through a purchase incentive scheme operated by a supplier to Council, i.e. something given for free if something else is bought
- a product or a service received from someone connected with the Council at a price that is less than that generally charged to the public.

However, for the purpose of this policy, a gift or benefit is not:

- any product or service that is offered but not accepted
- any product or service that genuinely has no connection to your role as a Councillor or staff member
- any product or service that is accepted on behalf of the Council and immediately becomes the property of Council
- any product or service that is given to a Councillor or staff member by the Council, another Councillor or staff member (except a contractor) as an award, any other form of recognition or to celebrate an occasion
- any product or service received that has a retail value of \$30.00 (including gst) or less
- any multiple products or services received from the same person, people, company or organisation in any period of 12 months where the products or services have a total retail value of \$60.00 (including gst) or less
- any reasonable meal or other hospitality received at a function inherently related to your role as Councillor or staff, a function where you are officially representing the Council, or where the appropriate fee for the function has been paid
- any discounted product or service if the discount is reasonable and generally available or capable of being negotiated by others not connected with the Council and acceptance of the product or service will not compromise the Council or be seen to compromise the Council
- any discounted product or service if the discount is offered to staff generally (such as through a staff social club) and the arrangements will not compromise the Council or be seen to compromise the Council and the arrangements have the approval of the General Manager

- any product or service received in relation to your membership of any industrial or professional organisation, club or other association or body
- any product or service received by your relative or associate from someone connected to Council if you genuinely did not know about it
- a political donation or contribution to an election fund that is subject to the provisions of the relevant election funding legislation
- any sponsorship arrangement that is dealt with in accordance with Council's *Sponsorship Policy*.

6. Offers of a gift or benefit

You must always consider the purpose and value of the gift or benefit before making a decision to accept it. Ask yourself:

"Why is the person offering me this gift or benefit? If I accept this gift or benefit how will it be perceived by a reasonable person?"

You must never:

- request a gift or benefit
- accept a gift or benefit that is money or readily exchanged for money, regardless of the amount
- use your position to improperly influence others so as to receive a gift or benefit
- use your position to improperly influence others so as to obtain a gift or benefit for someone else
- accept anything from a potential supplier when you are involved or in assessing or deciding on quotes, expressions of interest or tenders
- accept anything from an applicant to Council when you are involved in assessing or deciding on their application.

You should consider declining a gift or benefit if:

- it appears in the circumstances to be more than a token gift of gratitude
- it would create a sense of obligation on your part to the person offering it
- it could be reasonably perceived by an impartial observer that there may be a sense of obligation to the person offering it.

An impartial observer's perception of a gift or benefit and any resulting sense of obligation may be influenced by:

- the scale, extravagance or value of the gift or benefit
- the frequency of occurrence of the giving of the gift or benefit
- the degree of openness surrounding the giving of the gift or benefit.

Where you are uncertain what action to take regarding the offer of a gift or benefit you should use the decision making guide **(Attachment A)** to help you decide. Any gift or benefit accepted shall be subject to the provisions of this policy.

In deciding whether to accept a gift or benefit consideration should be given to whether refusal of the gift or benefit in the circumstances could be discourteous or cause offence to the person offering the gift or benefit. Care should be taken in handling circumstances where there are cultural differences. In some circumstances it is recognised that declining a gift may be difficult, inappropriate or offensive.

Care should be taken where food or drink has been received (particularly if it has not been commercially produced, packaged and appropriately stored) and where its origin or suitability for consumption may be uncertain.

Where you decide to decline a gift or benefit (except where it is a bribe, see clause 8) you should politely thank the person for the offer. You should also explain what your obligations are under this policy and the importance of impartiality and perceptions.

Staff should always seek advice from their supervisor, manager, director, or the General Manager in any instances where a gift or benefit appears to be generous in the circumstances. In such circumstances the employee may be required to decline acceptance of the gift or benefit, return it, transfer it to Council's ownership or donate it to a charity. You should also seek advice where the gift or benefit was received in circumstances where you were not given the opportunity to decline it and if you had that opportunity you would have declined it.

7. Gifts and Benefits Register and Disclosures

The details of all gifts and benefits received must be entered into the Gifts and Benefits Register by completion of a ***Gifts and Benefits Disclosure Form (Attachment B)***. The form must be completed within seven (7) days of receiving the gift or benefit. If you received the gift or benefit when you are outside of the Ku-ring-gai local government area, you must complete the form within seven (7) days of your return.

If you receive a gift or benefit that you decide to distribute amongst other staff or it is intended for more than just yourself it is your responsibility to complete a disclosure form on behalf of those staff.

If you receive something that doesn't meet the definition of a gift or benefit you are encouraged to complete a disclosure form if it is appropriate in the circumstances for openness and transparency.

The Gifts and Benefits Register is available for public inspection.

The General Manager will review all entries made by staff in the Gifts and Benefits Register and determine any action that may be considered appropriate in relation to any entry. Such action may include:

- the giving of advice or counselling
- removal of staff from a particular decision making, regulatory or purchasing role
- requiring the gift or benefit to be returned
- requiring the gift or benefit to be donated to charity
- requiring the gift or benefit to become the property of Council.

Gifts or benefits provided to Council as an organisation rather than to individual Councillors or staff will be entered into the Gifts and Benefits Register and will be publicly acknowledged.

8. Bribes

A bribe is any form of gift or benefit made in order to influence your behaviour and public duty and to act other than with honesty and integrity. It may be money or anything else. It is a crime to offer, seek or accept a bribe.

If you think you have been offered a bribe or otherwise believe that an offer made to you was intended to influence your behaviour you must reject the offer and end the conversation. You must then make a record of what has happened and report it to your supervisor, manager, director or the General Manager for report to the Independent Commission Against Corruption (ICAC).

9. Implementation

The implementation of this policy is the responsibility of the General Manager.

Councillors and staff will be given initial and refresher training in this policy. The policy will be reinforced at critical times such as prior to Christmas. If at any time you are uncertain about your responsibilities you may discuss the matter confidentially with the Internal Ombudsman.

Council has a *Statement of Business Ethics*. This statement provides ethical guidance to individuals, organisations and companies that are in, or proposing to be in, a business relationship with Council. It sets out the standards of ethical behaviour that will be followed by staff and what is expected from others in all Council business dealings. The statement is made available in all circumstances where Council deals with suppliers of goods and services. The statement makes reference to this *Gifts and Benefits Policy*.

10. Breaches of this policy

The obligation to comply with this policy rests with each individual Councillor and staff member.

Staff who believe that a Councillor or other staff are in breach of this policy are encouraged to discuss the matter with their immediate supervisor or manager. Should you be dissatisfied with the outcome of the discussion and subsequent action you should raise the matter with your director or the General Manager.

Councillors should raise any concerns with the General Manager. Any concerns about the General Manager should be raised with the Mayor. The General Manager or Mayor as appropriate will investigate any report received and take such action as is considered necessary.

Breaches of this policy may result in:

- counselling
- censure motions for Councillors
- loss of reputation
- disciplinary action, including dismissal
- criminal investigation
- criminal charges.

A serious breach of this policy may amount to corrupt conduct or maladministration. Should you be concerned at any time that reprisal action may be taken against you for reporting a serious breach then you might consider making a protected disclosure. A protected disclosure allows you to report corrupt conduct, maladministration or serious and substantial waste of public money and be protected from any reprisal action. Further information is available in the *Internal Reporting Policy - Protected Disclosures*.

11. Associated Documents

Codes and Policies

Code of Conduct

Conflict of Interests Policy

Internal Reporting Policy - Protected Disclosures

Purchasing Policy and Procedures Manual

Sponsorship Policy

Statement of Business Ethics

External References

NSW Ombudsman Good Conduct and Administrative Practice Guidelines (2nd edition), May 2006

NSW Ombudsman, Public Sector Agencies Fact Sheet no. 7, Gifts and Benefits, March 2004

Independent Commission Against Corruption, Gifts, Benefits or Just Plain Bribes? Guidelines for Public Sector Agencies and Officials, June 1999

Independent Commission Against Corruption, Managing Gifts and Benefits in the Public Sector, Toolkit, June 2006

DRAFT

ATTACHMENT A

Gifts and benefits decision making guide

- **Is the gift or benefit one of money or readily exchanged for money?**
 - Yes – refuse offer and report to the General Manager or your supervisor to assess if it is a bribe
 - No – lower risk, you could consider:
- **Is it more than a token gift of gratitude offered in exchange for you doing something in your official capacity?**
 - Yes – refuse offer and report to the General Manager or your supervisor to assess if it is a bribe
 - No – lower risk, you could consider:
- **Could the gift or benefit be seen by other people to influence your behaviour as a Councillor or member of staff?**
 - Yes – refuse offer
 - No – lower risk, you could consider:
- **Will you or the Council be making important decisions regarding the giver in the near future?**
 - Yes – refuse offer
 - No – lower risk, you could consider:
- **Does the gift or benefit have a retail value (including gst) of more than \$30.00?**
 - Yes – consider refusing offer
 - No – lower risk, you could consider:
- **Have you received other gifts or benefits from this person, company or organisation in the last 12 months that would, with the inclusion of this offer, have a total retail value (including gst) of more than \$60.00?**
 - Yes – consider refusing offer
 - No – you could consider accepting the gift or benefit

ATTACHMENT B

<p>Ku-ring-gai Council</p> <p>GIFTS AND BENEFITS REGISTER</p> <p>Gifts and Benefits Disclosure Form</p>			
<p>This form is for use by Councillors and staff in conjunction with the <i>Gifts and Benefits Policy</i>. See the Policy for guidance on what is a gift or benefit. You must complete this form within seven (7) days of receiving a gift or benefit. If you receive the gift or benefit when you are outside of the Ku-ring-gai local government area you must complete the form with seven (7) days of return to the area. The completed form is to be referred to the General Manager. Staff are to have the form noted by their director before referral to the General Manager. Completed forms become part of the Gifts and Benefits Register which may be accessed by anyone.</p>			
<p>To the General Manager, Ku-ring-gai Council In accordance with the <i>Gifts and Benefits Policy</i>, I disclose the following gift or benefit received:</p>			
Personal details			
Councillor or staff name			
Staff department and position			
Gift or benefit details			
Gift or benefit received by (mark as appropriate)	myself <input type="checkbox"/> or my relative/associate <input type="checkbox"/>		
Name of relative/associate (if applicable)		Relationship to self	
Gift or benefit received from (name and address of person and organisation/company providing the gift or benefit)			
Description of gift or benefit			
Date/s gift or benefit received		Estimated retail value incl gst	\$
Comments in relation to this disclosure (optional)			
Signatures and action			
I declare the above to be true and correct	Signature of Councillor or staff	Date	
Noted by Director	Signature of Director	Date	
Noted by General Manager	Signature of General Manager	Date	
Action by General Manager (if applicable)			

Council and this statement...

Ku-ring-gai Council works with private, public and non-profit sectors to provide a diverse range of services to the community. The community expects us to have high ethical standards in everything we do. We are expected to not have any conflict between our own interests and our obligations to the community.

This statement is intended for anyone in the private, public or non-profit sectors who is involved in a business arrangement with us or is proposing to be in such an arrangement. It explains our ethical position. Anyone dealing with Ku-ring-gai Council in a business arrangement is expected to comply with the ethical framework in which we work. This statement outlines what you can expect from us and what we will expect from you in any business dealings.

In this statement, “we”, “us” and “our” refer to Ku-ring-gai Council, its Councillors, staff, authorised delegates and volunteers. “You” and “your” refers to individuals, organisations and businesses (including agents and sub-contractors) that deal with or wish to deal with Ku-ring-gai Council.

We operate under a *Code of Conduct* that is based on the following key principles:

Integrity

We must not place ourselves under any financial or other obligation that might reasonably be thought to influence us in the performance of our duties.

Leadership

We promote and support the key principles by demonstrating effective leadership which maintains and strengthens public trust and confidence in the integrity of the Council.

Selflessness

We make our decisions solely in the public interest and do not act in order to gain any financial or other benefit for ourselves, our family, friends or business interests.

Objectivity

We make our decisions solely on merit and in accordance with our statutory obligations.

Accountability

We are accountable to the public for our decisions and actions and must consider issues on their merits, taking into account the views of others.

Openness

We are as open as possible about our decisions and actions, giving reasons for decisions and restricting information only when the wider public interest clearly demands this.

Honesty

We act honestly. We declare private interests relating to our public duties and take steps to resolve any conflicts in a way that protects the public interest.

Respect

We treat others with respect at all times.

What this means ...

This means we uphold high standards of behaviour and ethics. We:

- Act with integrity to maintain public trust
- Resolve personal and professional conflicts in the public interest
- Respect and follow the spirit and intent of the law as well as our policies and procedures
- Use all public resources properly and efficiently
- Make decisions based on merit
- Give reasons for our decisions.

In making our business decisions we strive to obtain the best value for money. Depending on the circumstances, our decision making takes into account many things including upfront costs, ongoing costs, suitability, quality, reliability, availability, experience, reputation, safety, legal compliance and environmental friendliness.

While we strive to obtain the best price for goods and services we do not necessarily buy at the cheapest price nor sell at the highest price. We are required to call tenders for goods and services estimated to cost more than \$150,000 and to specify the assessment criteria in our tender documents. We obtain quotes for other goods and services in accordance with our *Purchasing Policy and Procedures Manual*. However, we do not always go to open tender nor get quotes for low value items. We do not generally invite proposals from businesses that have performed poorly in the past. We do not normally restrict our dealings to just one business unless there are exceptional circumstances and valid reasons to do so.

We are fair in our decision making. That means we are objective, reasonable and even-handed. It does not mean that we can satisfy everyone all of the time. If you are adversely affected by our decision that may be unfortunate, but it does not necessarily mean it is unfair. We will publicly support our decisions unless we have to maintain confidentiality or protect privacy.

What you can expect from us ...

You can expect us to:

- Be professional, honest, accessible, open, fair and ethical
- Communicate clearly and respond promptly to questions resolving any issues quickly
- Comply with the law, this statement and the policies and procedures that guide our methods of operation
- Provide open competition for work in the necessary or optimum way
- Resolve any actual, perceived or potential conflicts of interests in the public interest
- Make objective decisions based on merit considering reasonable criteria and only relevant and material facts

- Strive to achieve the best value for money
- Never seek any gifts or other personal benefits
- Protect privacy and confidentiality where necessary
- Provide a safe and healthy work environment.

What we expect from you ...

We expect you to:

- Be professional, honest, accessible, open, fair and ethical
- Communicate clearly and respond promptly to questions resolving any issues quickly
- Comply with the law, this statement, our policies and procedures and all relevant specifications
- Declare to us any actual, perceived or potential conflicts of interests if and when they occur and work with us to resolve them in the public interest
- Provide us with a quality product or service on time that gives us value for money
- Not pressure us in our decision making
- Not offer to us any bribes, gifts or benefits that are intended to influence our decision making
- Not be involved in any collusive practices
- Talk directly to us about any problems you have with our relationship and not discuss anything publicly or with the media
- Protect privacy and confidentiality where expected or necessary
- Tell us about any unethical business practices that you know exist
- Provide a safe and healthy work environment.

Other important things to note also ...

Gifts

We do not expect to get a gift from you in return for work from us. While we do not encourage gift giving we do understand that sometimes people like to show appreciation or demonstrate good faith in our business relationship by giving a gift. Only token gifts of nominal value that do not create a sense of obligation may be accepted by us. We have a *Gifts and Benefits Policy* and a Register in which certain gifts are recorded.

Sponsorships

We sometimes get financial or other sponsorship for our activities and events. We also provide sponsorships, grants and donations to others. In accordance with our *Sponsorship Policy* your sponsorship practices are open and transparent and do not compromise our decision making.

Secondary employment

In accordance with our *Secondary Employment Policy* we cannot have a second job that might create a conflict of interests. We can not use commercially sensitive information in order to get another job.

Non-compliance...

If we engage in unethical or illegal (including corrupt) behaviour it could lead to:

- Criminal investigation
- Criminal prosecution
- Loss of reputation
- Disciplinary action that may result in dismissal.

If you engage in any unethical or illegal (including corrupt) behaviour it could lead to:

- Criminal investigation
- Criminal prosecution
- Termination of order/contract
- Disqualification of tender
- Loss of future work
- Loss of approval
- Loss of reputation.

Further information...

We think that compliance with this statement benefits everyone and upholds public trust and confidence in Ku-ring-gai Council. Understanding and complying with this statement may also assist you to compete on a level playing field to obtain other public sector work operating under similar requirements.

If you have any questions about this statement please contact our Public Officer. If you are concerned about a possible breach of this statement, or about any conduct that could involve fraud, corruption, maladministration or serious and substantial waste of public funds, please contact the General Manager or Internal Ombudsman. You may also consider contacting the NSW Ombudsman and/or the Independent Commission Against Corruption (ICAC).

Ku-ring-gai Council 818 Pacific Highway, Gordon Locked Bag 1056, Pymble NSW 2073	Ph 9424 0888 Fax 9424 0880 kmc@kmc.nsw.gov.au www.kmc.nsw.gov.au
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REVIEW OF ELECTORAL MATTERS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To review electoral matters in accordance with the Local Government Act (the Act).

BACKGROUND:

The Act allows for a constitutional referendum to be held in certain circumstances. Council is required to review ward boundaries and determine the number of Councillors.

COMMENTS:

There are a number of issues for Council to consider.

RECOMMENDATION:

That the number of Councillors for the next term of Council remain at ten, that the proposed constitutional referendum in respect of changing the method of election of Mayor be conducted in conjunction with the September 2008 ordinary election and public notice be given of a proposed boundary change between the Wahroonga and Comenarra wards.

PURPOSE OF REPORT

To review electoral matters in accordance with the Local Government Act (the Act).

BACKGROUND

The Act allows for a constitutional referendum to be held in certain circumstances. Council is required to review ward boundaries and determine the number of Councillors.

The Ku-ring-gai local government area is divided into five wards with two councillors for each ward, making a total of ten Councillors. Councillors are elected by the electors in each ward (known as method 1 under the Act). The Mayor is elected by the councillors annually.

The next ordinary Council election is scheduled for Saturday 27 September 2008.

The Act allows for a constitutional referendum to be held in the following circumstances:

1. to divide a Council area into wards or to abolish wards
2. to change the number of Councillors
3. to change the method of electing the Mayor to either direct election by the electors every 4 years or by the Councillors every year
4. to change the method by which Councillors are elected where wards exist.

The requirements for constitutional referendums are set out in Department of Local Government (DLG) Circular 07-30 (**Attachment A**). Decisions made at a constitutional referendum are binding on the Council.

Changes approved at a constitutional referendum held in conjunction with the next ordinary election will apply from the September 2012 electoral term.

Council must keep ward boundaries under review and must determine, not less than 12 months before the next ordinary election, the number of Councillors for the following term.

COMMENTS

There are a number of issues for Council to consider.

Ward boundaries

Section 211 of the Act requires council to keep the ward boundaries under review. In particular Council must ensure that the number of electors in each ward does not differ by more than 10 per cent. If such a difference occurs then a change in ward boundaries should be undertaken.

Item 8

S03733
21 August 2007

The number of electors in each ward as at 14 July 2007 and the percentage variance is:

With existing ward boundaries		
Wards	Electors	% Variance
Comenarra	13931	10.12
Gordon	14235	8.16
Roseville	14543	6.17
St Ives	14674	5.33
Wahroonga	15500	0
Total	72883	

Although only minor, the 10 percent variation has been exceeded with the Comenarra ward and therefore ward boundaries should be changed to meet the requirements of the Act. Although not stated in the DLG Circular, Council has, in accordance with section 211 of the Act, an option to defer taking any action to change the ward boundary for some two years (until the end of the first year of the next term of Council). At that point if there is still a 10% variation the ward boundaries must be changed.

An estimate has been made of the likely change to elector numbers in the Wahroonga and Comenarra wards over the next two years as a consequence of home unit developments. This has revealed that it is likely that there will be 750 new electors in Wahroonga ward and 500 new electors in Comenarra ward. This will make the variance worse.

Council may wish to proceed with action to more evenly distribute elector numbers across the Wahroonga and Comenarra wards. If so the ward boundary changes must be finalised by 31 December 2007. Council must consult with the Electoral Commissioner and the Australian Statistician to ensure, as far as is practicable, that new ward boundaries align to census districts.

An examination of the ward boundaries in relation to census district boundaries has revealed a census district (no. 1370501) in the area between the Pacific Highway and the railway line at Wahroonga that is split between Wahroonga and Comenarra wards. In any review of the ward boundaries the Electoral Commissioner will expect Council to no longer have this census district split between two wards.

Therefore if Council wishes to proceed to change the ward boundaries now it is suggested that the balance of this census district and the two adjoining census districts (1370502 and 1370405) be moved from Wahroonga to Comenarra ward. This will result in 561 existing electors between the Pacific Highway and the railway line moving into Comenarra ward with the new ward boundary at that location being the railway line. This will more evenly distribute the current elector numbers as follows:

After suggested ward boundary change		
Wards	Electors	% Variance
Comenarra	14492	2.99
Gordon	14235	4.71
Roseville	14543	2.65
St Ives	14674	1.77
Wahroonga	14939	0
Total	72883	

A plan of the suggested boundary change is attached (**Attachment B**).

Councillor numbers

Section 224(2) of the Act requires Council to determine the number of Councillors for the next term not less than 12 months before the next ordinary election, i.e. by 27 September this year. If the number of Councillors is proposed to be changed it cannot be implemented unless it is first approved at a constitutional referendum.

The work involved in conducting a constitutional referendum is similar to that for conducting a general election (closing and printing electoral rolls, booking polling places, engaging polling officials, publicity, counting ballot papers, etc). As such there is insufficient time to complete a constitutional referendum by 27 September. This means the number of Councillors for the next term must remain at 10.

Council could conduct a constitutional referendum on changing the number of Councillors at the ordinary election in September 2008. If approved at the referendum the changes would apply from September 2012.

Method of election of Mayor

Council, at its meeting on 22 November 2005, resolved to conduct a constitutional referendum on changing the method of election of the Mayor to that of direct election by the electors.

If Council proceeds to conduct this referendum in conjunction with the ordinary election in September 2008 and the electors approve the change in the method of election of Mayor, then the changes will apply from September 2012.

Method of election of Councillors

Council may also consider changing the method of election of Councillors to method 2 under the Act. Method 2 provides for some of the Councillors to be elected by the whole of the electorate and some to be elected by the electors of each ward. Changing the method of election of the Councillors will also require approval at a constitutional referendum.

CONSULTATION

Any change to the ward boundaries will require a public consultation process to be undertaken. This includes exhibiting a plan of the proposed boundary change for 28 days and seeking public submissions for 42 days. After considering any submissions made Council may then determine the new ward boundary.

FINANCIAL CONSIDERATIONS

A constitutional referendum may be held on any Saturday with the concurrence of the NSW Electoral Commissioner. Constitutional referendums are usually held in conjunction with an ordinary election to avoid the duplication of costs.

Item 8

S03733
21 August 2007

The Electoral Commissioner has advised that the estimated cost to Ku-ring-gai Council for the next ordinary election is \$522,700. The inclusion of a constitutional referendum will incur additional costs for publicity, printing and counting.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

None.

SUMMARY

Council may consider options for a constitutional referendum, including changing the method of election of the Mayor and changing the number of Councillors. Council has previously resolved to conduct a constitutional referendum on changing the method of election of Mayor. Changes approved at a constitutional referendum conducted in conjunction with the September 2008 election will apply from September 2012. Council is required to review the ward boundaries to ensure that there is no more than a 10% variation between the numbers of electors in each ward. There is a variation in excess of 10% between the number of electors in Comenarra and Wahroonga wards.

RECOMMENDATION

- A. That the number of Councillors for the next term of Council remain at ten.
- B. That the proposed constitutional referendum in respect of changing the method of election of Mayor be conducted in conjunction with the September 2008 ordinary election.
- C. That public notice be given of proposed boundary changes between the Wahroonga and Comenarra wards in order to meet the requirements of the Local Government Act in respect of elector numbers per ward.

John Clark
Director Corporate

John McKee
General Manager

Attachments: **A. Department of Local Government Circular 07-30 - 797046**
 B. Map of possible ward boundary change - 816077

Circular No. 07-30
Date 9 July 2007
Doc ID. A96648

Contact Susan Hartley
02 4428 4214
susan.hartley@dlg.nsw.gov.au

CONSTITUTIONAL REFERENDUMS

Before the ordinary elections in September 2008, councils should review their electoral and constitutional structures and determine whether to initiate a constitutional referendum under section 16 of the *Local Government Act 1993* where changes are desired. The NSW Electoral Commission has the responsibility to conduct referendums.

Approval from electors at a constitutional referendum is required for any proposal that:

1. divides a council area into wards or abolishes wards (sections 16, 210 and 210A of the Act)
2. changes the number of councillors (section 224(2) of the Act)
3. changes the method of electing the mayor to either direct election by its electors every 4 years or election by the councillors every year (sections 228 and 229 of the Act)
4. changes the method by which councillors are elected where the council's area is divided into wards (sections 279(2), 280 and 281 of the Act).

Divide an area into wards or abolish wards

Section 210(5) of the Act requires council to seek the approval of its electors at a constitutional referendum to either divide an area into wards or to abolish wards. After receiving elector approval, and before dividing its area into wards, a council must undertake the consultation required by section 210A of the Act.

A constitutional referendum held in conjunction with the next ordinary elections in 2008 where approval is given by electors to divide its area into wards would, after compliance with the consultation required by section 210A of the Act, come into effect for the electoral term commencing in September 2012. Compliance with section 210A is not required in the instance where approval has been given by electors at a referendum to abolish wards.

Change the number of councillors

Section 224(2) of the Act requires that not less than 12 months before the next ordinary election council must determine the number of its councillors for the following term.

Council must then seek and receive the approval of its electors at a constitutional referendum for any change. This approval would have the effect of changing the number of councillors for the electoral term commencing in September 2012.

Alter ward boundaries

The council of an area that is divided into wards is required by section 211 of the Act to keep ward boundaries under review. If a review is undertaken, the council is required to, among other things, consult the Electoral Commissioner.

The Electoral Commissioner has advised that any council seeking to refer an alteration of ward boundaries must do so by 31 December 2007.

Change the way the mayor is elected

The Act provides two methods by which a mayor can be elected — by popular vote at an ordinary election or by vote among the councillors. Section 228 of the Act permits a council to change the way the mayor is elected by seeking approval of its electors at a constitutional referendum.

Councils with areas that are divided into wards are reminded that section 280(2) of the Act excludes a popularly elected mayor from consideration when determining the number of councillors to be elected for each ward.

In those circumstances councils should be mindful that changing the method of electing the mayor could result in an increase or decrease in the number of councillors to be elected.

If electors at a constitutional referendum conducted in conjunction with the 2008 ordinary council elections approve a change to the way the mayor is elected, that change will come into effect for the electoral term commencing in September 2012.

Alter the method of electing councillors

The councillors for an area that is divided into wards are to be elected in accordance with either section 280 or 281 of the Act.

The method of election under section 280 (method 1) is to apply unless a decision made at a constitutional referendum is in force, which requires the method of election to be conducted under section 281 (method 2).

The decision made at a referendum must also specify the number of councillors to be elected by the ward electorate and the number of councillors (if any) to be elected by the area electorate.

If electors at a constitutional referendum conducted in conjunction with the 2008 ordinary elections approve a change to the method for electing councillors, this change will come into effect for the electoral term commencing in September 2012.

Conducting a constitutional referendum

If council intends to resolve to conduct a constitutional referendum, it should refer to clause 274(3) of the Local Government (General) Regulation 2005 and comply with the notification requirements contained in Schedule 10 of the Regulation.

It is of critical importance that the referendum question or questions are carefully framed to ensure that workable decisions are achieved. All questions put at a referendum should be clear, concise, and capable of being responded to with a 'yes' or 'no' answer.

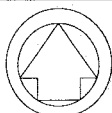
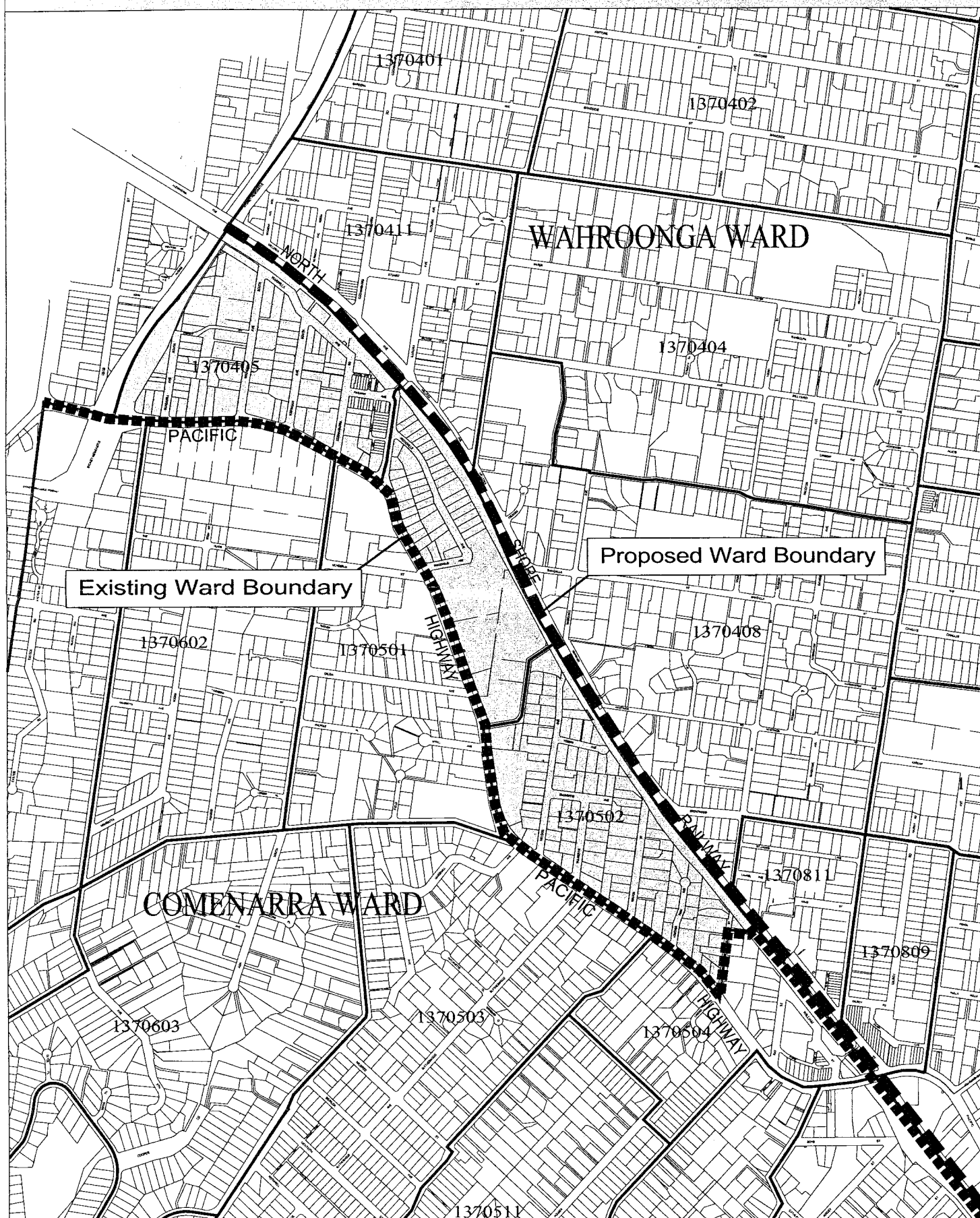
If more than one referendum question is being asked on a particular subject then extra care needs to be taken to ensure that the possible combinations of 'yes' and 'no' answers do not produce a conflicting decision.

Councils are responsible for the preparation and publicity of the required explanatory material. Councils must ensure this material presents a balanced case both for and against any proposition to be put to a constitutional referendum.



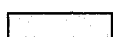
Garry Payne AM
Director General

PROPOSED BOUNDARY ADJUSTMENT Between Wahroonga and Comenarra Wards

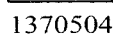


SCALE: 1:12000

DATE: 08-08-2007



- Properties changing from Wahroonga to Comenarra



1370504 - Census District



2006 TO 2010 MANAGEMENT PLAN 4TH QUARTER REVIEW AS AT 30 JUNE 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

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

BACKGROUND:

Section 407 of the Local Government Act requires Council to report, within two months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.

COMMENTS:

A progress report for all Objectives, Actions and Key Performance Indicators contained in the 2006-2010 Management Plan is **attached**.

RECOMMENDATION:

That the 4th quarter Management Plan review 2006-2010 be received and noted.

PURPOSE OF REPORT

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

BACKGROUND

Section 407 of the Local Government Act requires Council to report, within two months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.

The 2006-2010 Management Plan was adopted by Council on 13 June 2006.

The Management Plan contains seven principal activities, namely:

- Civic Leadership
- Integrated Planning
- Community Development
- Natural Environment
- Built Environment
- Financial Sustainability
- Council's Corporate Services

Each of the principal activities contain a series of Objectives, Actions and Key Performance Indicators which provide detail on how Council plans to achieve desired outcomes and how performance will be measured.

COMMENTS

The requirements set out in Council's Management Plan provide the foundation for measuring the performance of the organisation at a given point in time.

To ensure that the reporting of performance is both accurate and meaningful the attached report tracks progress using a status code and comments as to the current status of all Key Performance Indicators. The options available under the heading 'status code' details are as follows:

Status Code	Definition
Completed	KPI has been carried out in accordance with the Management Plan.
Achieved to Date	Work has been undertaken in accordance with the project plan to ensure that the task will be fully complete by the final due date.
Not Yet Due	Timeframe for commencement of the KPI has not been reached.
Deferred	KPI has been placed on hold.
Not Achieved	KPI has not been completed as required in the Management Plan.

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All Key Performance Indicators are categorised by one of the five status codes to indicate current performance against the Management Plan.

Analysis of Results

Council's 2006-2010 Management Plan contains 95 KPIs. The following table shows Council's overall KPI achievement results as at the end of June 2007.

Status	Achievement	Percentage
Completed	83	87.4%
Not Achieved	11	11.6%
Deferred	1	1.1%

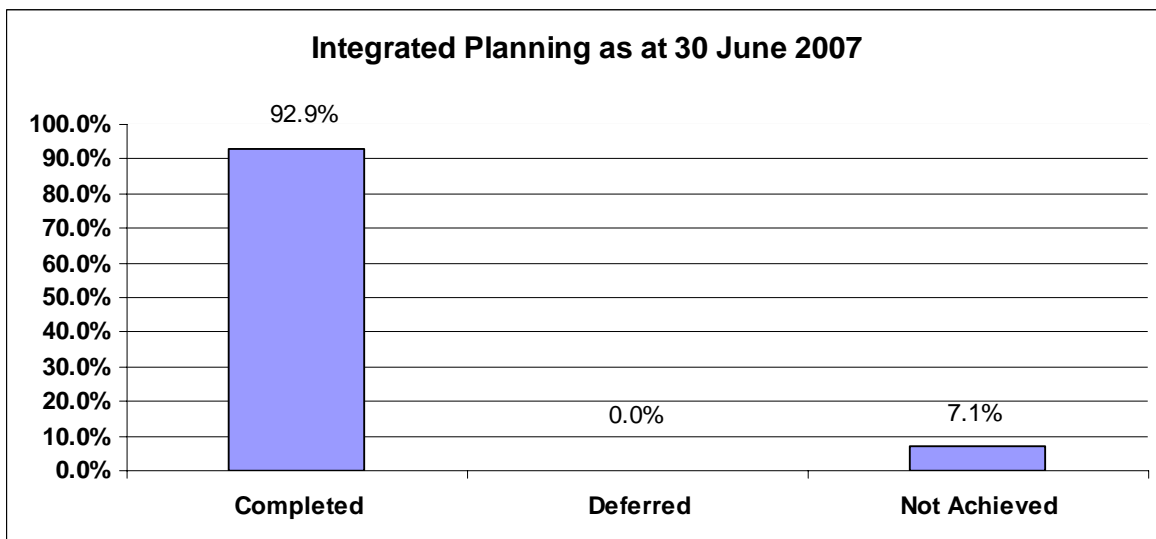
The following table provides an analysis by Principal Activity as at 30 June 2007.

Principal Activity	No of KPIs	Completed	Deferred	Not Achieved
Civic Leadership	5	5	0	0
Integrated Planning	14	13	0	1
Community Development	21	20	0	1
Natural Environment	9	9	0	0
Built Environment	19	13	0	6
Financial Sustainability	14	11	1	2
Council's Corporate Services	13	12	0	1
Total	95	83	1	11

This is represented graphically below:

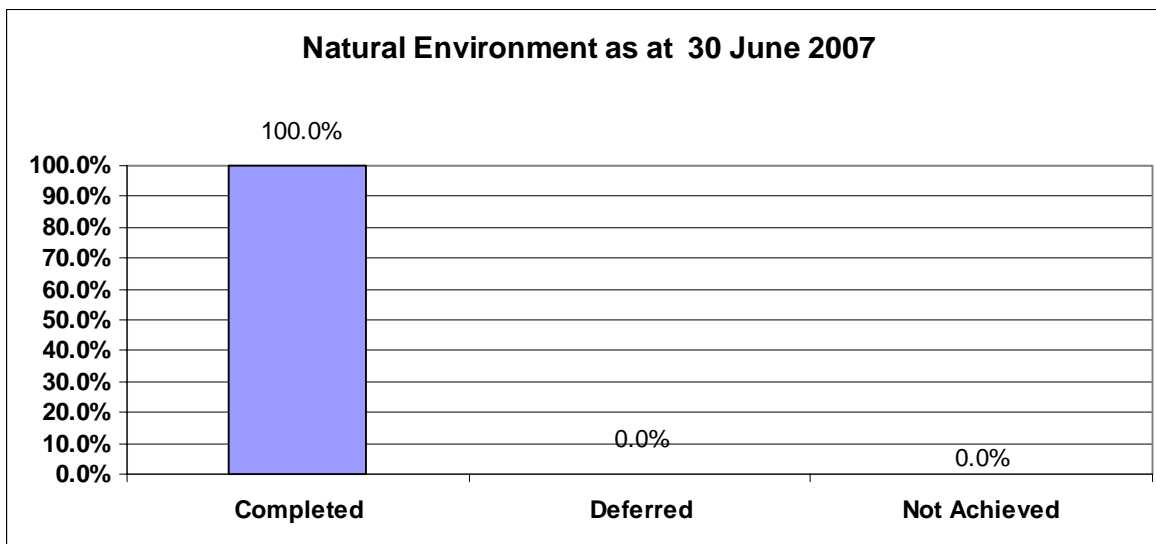
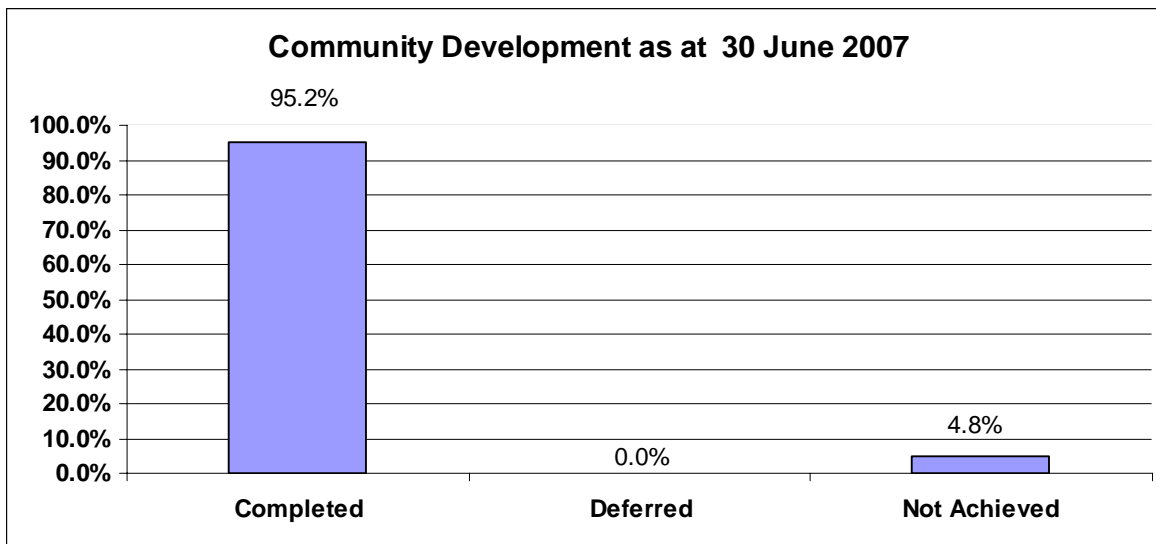
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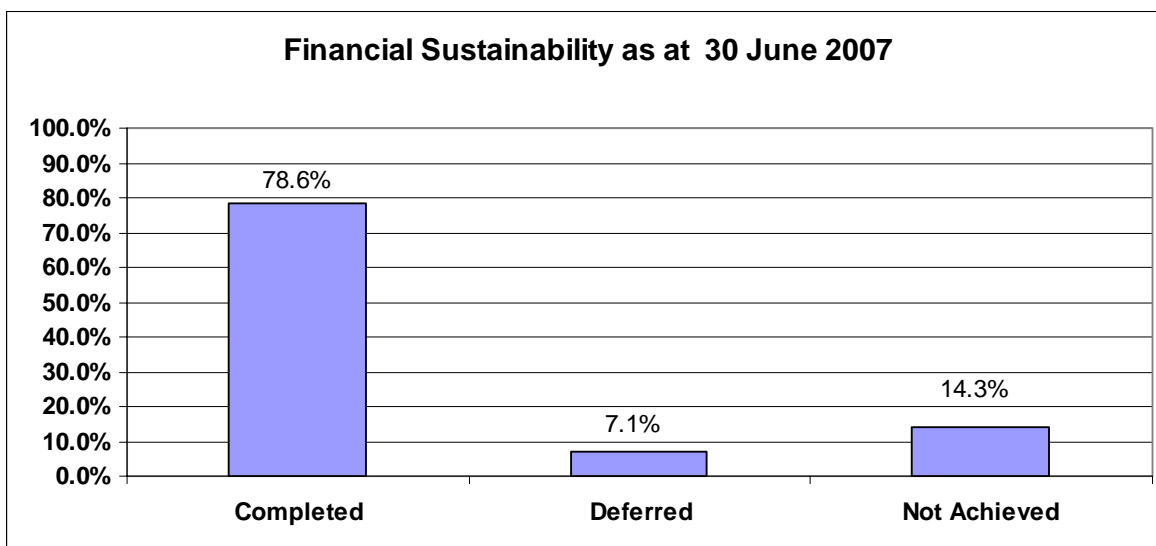
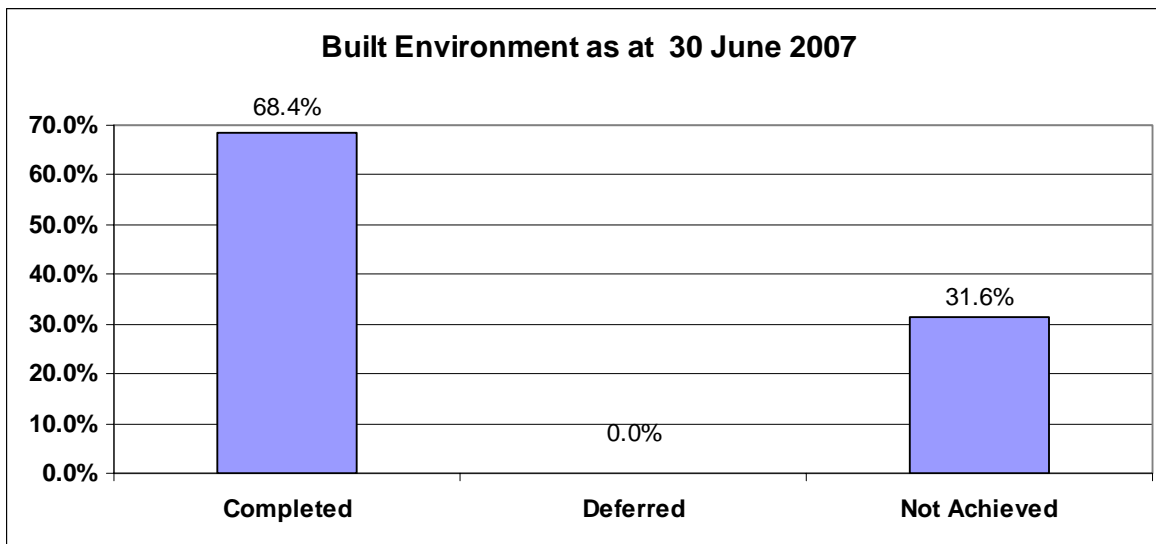
Item 9

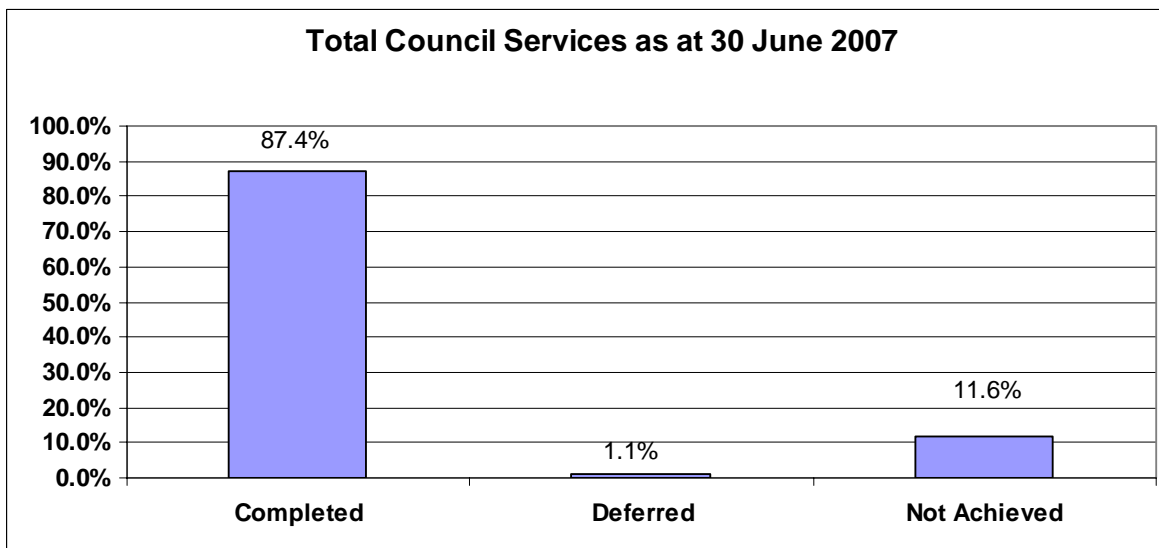
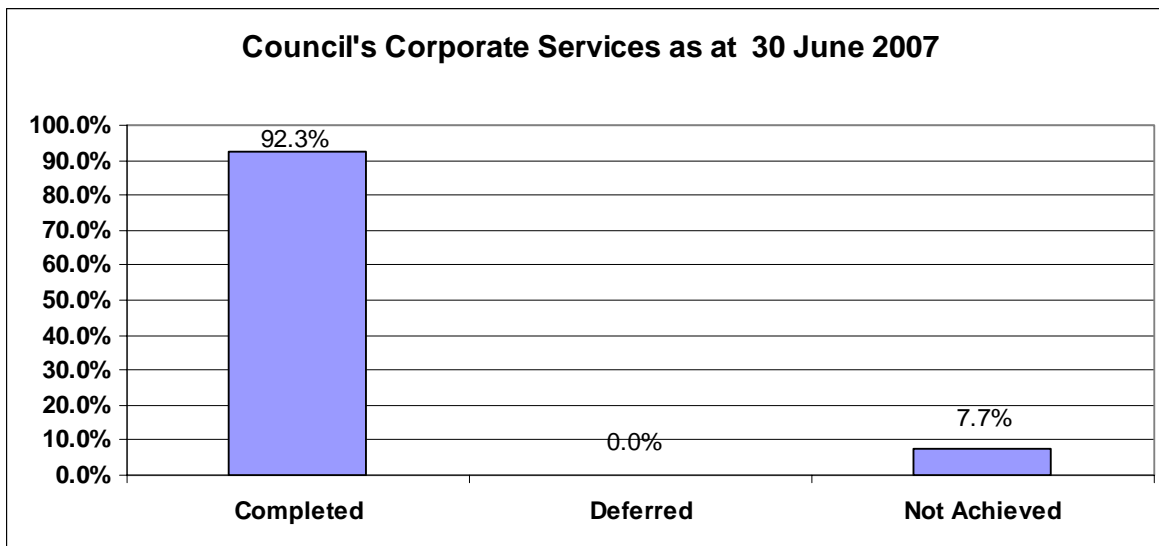
S04708
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The following comments are provided for each principal activity on some of the most significant indicators for the period ended 30 June 2007.

➤ **Civic Leadership**

Through the Management Plan process, review the implementation of Council's principal activities
– Progress reports on the implementation of Council's principal activities through the Management Plan process were submitted to Council within two months of the end of each quarter. The reports were expanded during the year to provide further commentary on key issues for each principal activity and information on the status of any outstanding resolutions of Council and Questions Without Notice.

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The June report shows satisfactory performance against targets set in the Management Plan with 87.4% of Key Performance Indicators achieved. Further information on specific items are detailed later in this report.

Report to Council on results of outcomes of community consultation methods, including resident's feedback register and vision workshop - Community consultation was undertaken across many functions of the organisation. Major consultations were run as part of the development of the town centre Local Environment Plans, the development of the Management Plan and how council communicates through the use of the Residents Feedback Register. As part of the development of the Sustainability Plan, consultations across all key age groups culminated in two inter generation forums. Other consultation occurred across a range of Council's services including:

- Children's Service Providers
- St Ives Skaters
- Gordon Student Resource Centre participants (programming and service improvements)
- Killara, St Ives and Ku-ring-gai High Schools
- St Ives Young People (Youth Centre special programs and events).

Report to Council on initiatives to enhance Council's corporate identity - A number of initiatives were undertaken including an organisational climate survey seeking employees' views on a range of functions affecting the operations & service delivery of Council. Other initiatives that were undertaken include the replacement of Council's PABX (go live scheduled for September), the development of Council's website in March 2007 and the establishment of group to improve customer service across Council. The entry signs were installed in December 2006 and Council's new logo was implemented in December. The customer services standards project has recommended the introduction of a standard dress code for council staff and a working party has been established to implement the recommendations.

➤ **Integrated Planning**

Following submission of the final town centres LEP and DCP to the NSW Department of Planning in December 2006, progress on the town centre program has continued with key documentation being prepared for the developer contribution strategy and Associated Facilities Plan. A review of the current Section 94 Plan, Public Domain Planning, Open Space Planning, Parking Management Plan and other information for Council to consider the reclassification of its key sites within the town centres has also been progressed.

The revised Bushfire Prone Land Map has been prepared and exhibited in accordance with the Rural Fire Service requirements. The Plan will now be submitted to Council for final consideration and a request that the plan be certified by the Rural Fire Commissioner.

The Open Space Acquisition Strategy has commenced with the draft strategy placed on public exhibition. Detailed analysis of open space requirements from LEP 194, LEP 200 and the town centres has been undertaken. A final report on the Open Space Acquisition Strategy will be made to Council in September 2007.

The review of 154 potential Heritage Items was exhibited and reported back to Council in June 2007.

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Council has commenced preparation of the new Ku-ring-gai Comprehensive Local Environmental Plan and associated Development Control Plan. This plan will be consistent with the NSW Standard LEP Template developed by the NSW Department of Planning. In April 2007 Council adopted the overall strategy with a timeline and methodology for preparation and delivery of the new LEP and DCP, and this will involve significant input across Council, a wide range of stakeholders including residents, business community, regional councils and state government agencies.

➤ **Community Development**

- The highlight of Council's Centenary of Local Government celebrations was the launch of "Under the Canopy" by the Governor of NSW, Professor Marie Bashir at a Commemorative Council Meeting in the second quarter (December 2006).
- Council's new Corporate Identity was successfully implemented in 3rd quarter, after an extensive research and development phase, which resulted in a modern stylised designed logo for Ku-ring-gai Council.
- The Customer Service Standards project produced a draft standards manual after extensive consultation with staff. The standards will be implemented following staff training sessions.
- Unfortunately the Festival on the Green, which was scheduled for the 4th quarter, had to be cancelled due to excessive weather conditions.

➤ **Natural Environment**

In managing our biodiversity council has continued its long term regeneration of 24 bushland sites, the majority containing threatened or critically threatened ecological communities. This effort was noted by the Department of Environment and Climate Change in using Browns Forest and Dalrymple Hay Nature Reserve as the first demonstration site to showcase the management of threatened species and ecological communities. Supporting these programs Council also developed a range of community based programs including Bush neighbours and Landcare that has resulted in a successful regional NSW Government grant of \$438,000 to further progress these programs. This year has also seen the development and adoption of a bushland encroachment policy to assist in the prioritisation of dealing with the 2450 priorities that adjoin our bushland reserves and extensions to Wombin Reserve and the Bat Colony through agreements with the Department of Planning.

Managing our fire risk remains a priority and to this end 11 new fire breaks have been constructed as well as substantial progress as part of the construction of the new fire trail linking North Wahroonga and North Turramurra. Throughout the year the bushfire prone lands map as initially certified in 2002 was updated through extensive field work. This draft map is currently on exhibition and is expected to be sent to the Commissioner of the NSW Rural Fire Service late 2007.

The management of water also remained a focus with the completion of five projects designed to protect and improve the condition of the downstream waterways. In addition a detailed review of the past water quality and macro invertebrate data was undertaken as well as progressing new

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monitoring and modelling techniques incorporating flow gauging of developed and natural streams, the use of terrestrial macro-invertebrates as surrogate indicators of ecological health and undertaking transects of various streams to assess the long term impact of changes in urban hydrology.

Progressing the organisation's commitment to energy and water conservation, a water conservation specialist has been appointed to identify and implement a range of measures across various council buildings and assets. A detailed feasibility is underway with retrofitting to commence late 2007. The project complements the development of a climate change discussion paper scheduled for the consideration by Council late 2007.

➤ **Built Environment**

The majority of road, footpath, traffic facilities and drainage works have been completed and the status of these projects is included in the fourth quarter budget review report.

Tenders for the construction of the new depot have not been called as the construction certificate plans and tender documents have not been finalised. An Expression of Interests for the construction of the new depot was called in May 2007 and seven (7) suitably qualified construction companies expressed an interest in tendering for the work. Negotiations are still continuing with the sale of the existing depot site on matters relating to the handling of the remediation process. This matter is being discussed between the legal representatives of both parties in order to finalise the wording in the contract for sale.

- **Maintain outstanding DA numbers below 550**

As at end June 2007, the number of outstanding applications (DA, S96 and S82A reviews) stood at 350. This represents a minor increase from the 346 applications reported for the third quarter. However, this is significantly below the desired threshold of 550 applications. This is a continuing and very pleasing trend which is paralleled by an ongoing reduction in median processing times for all application types.

In addition, our median processing time for all DA, S96 and S82A review applications for the 2006/07 financial year was 38 days which is a significant reduction over the 56 days reported for the previous financial year.

- **Continue case reporting on Land and Environment Court appeal outcomes**

Regular case reporting on appeal outcomes by Council's solicitors and Corporate Lawyer has been in place since June 2005. This indicates a relatively sound success rate for Council in Class One appeals over recent years and over the course of the 2006/07 financial year. The number of appeals continued to reduce to a total of 49 during 2006/07 which is 22 less than for the previous financial year.

Legal costs also reduced to a total of \$1,195,900 during 2006/07. Whilst the total costs exceeding the revised budget of \$1,060,000 (original budget was \$1,600,000) they nevertheless represent a reduction of \$44,000 over the total cost of \$1,239,900 incurred during the 2005/06 financial year.

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- Implement the Compliance Policy

The draft Compliance Policy has taken considerable time and resources to complete. The draft Policy will be presented to Councillors at the September 2007 Planning Committee meeting.

- Establish electronic DA tracking facility for customers

The Proclaim applications data base went live on 5 February 2007. The electronic DA tracking capabilities of the Proclaim system are basic and limited in comparison to the Masterview software which Council resolved to acquire in July 2007. The DA tracking and reporting module of Masterview is in the process of being implemented and should be fully operational by September 2007.

➤ **Financial Sustainability**

- Council's Financial Statements have been prepared and are ready for referral to Council's auditors. Subject to the audit results, Council's financial position remains sound with most indicators meeting industry benchmarks. Consequently the requirements and principles of the 10 year financial model have been met and it is anticipated that a surplus above what was budgeted for will be achieved.
- Although not completed by the end of the financial year, the lease of Firs Estate Cottage is almost complete. Following DA approval in June, negotiations with the proponent are being finalised. This will result in a financial return to Council and the opportunity for the community to once again access and utilise the Cottage.
- Council's investment portfolio grew from \$36.4 million at the start of the year to \$55.2 million as at 30 June 2007. Throughout the year, council's portfolio was expanded in terms of the types of investments purchased. This provides diversification in relation to market, institutions and duration to reduce risk and increase returns. Year to Date returns for 2006/07 were 7.37% compared to a benchmark return of 6.42%.

➤ **Council's Corporate Services**

The following corporate systems were scheduled for upgrade or new implementation in 2006/07:

- Bookings software system – Qvisual system went live in May for tennis facility bookings. Planning for sportsground bookings implementation has commenced.
- Payroll/HR system – the implementation of this system was dependant on the successful upgrade of Council's financial system which was completed in December 2006. Following this, the implementation of the HR/Payroll system began in April 2007 with a scheduled 'go live' date of 1 July. Throughout the project there have been several system issues that are yet to be resolved resulting in a delay for the 'go live'. This has now been tentatively rescheduled for October 2007.
- Upgrade of Financials to allow integration with other systems – upgrade was successful and put into production on 18 December 2006.

Resolution and Questions Without Notice

The following comments are provided for Resolutions of Council or Questions Without Notice which are outstanding:

Date	QWN/Resolution	Description	Action
13/03/07	QWN	Planning Committee Restructure	Draft report prepared for consideration at Policy Committee (13/08) in conjunction with Notice of Motion from Ordinary Meeting of Council 14/08/07
27/02/07	QWN	Restructuring Committees	Draft report prepared for consideration at Policy Committee (13/08) in conjunction with Notice of Motion from Ordinary Meeting of Council 14/08/07
17/7/07	QWN	Number of successful S96 applications lodged over past 2 years	Will be reported to Council in September 2007
19/3/07	Resolution	Notice of Motion – Private Certifying Authorities – Development Consents	Will be reported to Council in September 2007
8/5/07	Resolution	Town centre DCP including Precinct H - Roseville	Reported to Council meeting 28/8/07; matters to do with affordable housing and vegetation mapping underway and update provided to the Planning Committee.
17/7/07	Resolution	Petition to amend Boundary	Acknowledgement letter sent to residents; circulated internally for input and to relevant State Agencies.
17/7/07	Resolution	Former freeway corridor land in South Turramurra	To be discussed at Planning Committee Meeting in September 2007. Resolution forwarded to DoP for further discussion.
24/7/07	QWN	Council owned heritage properties	To be discussed at Heritage Advisory Committee (21/8/07) and will be reported back to Council in September 2007.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The requirements outlined in the Management Plan 2006-2010 are funded in Council's budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments have provided the status and comments on the progress of Key Performance Indicators in the **attached** progress report.

SUMMARY

Comments on the status of the fourth quarter report on the Management Plan have been included in the attached document. This also includes comments on the status of key performance indicators that are currently in progress and not yet due.

RECOMMENDATION

That the report on the progress of the Key Performance Indicators contained in the 2006-2010 Management Plan for the 4th quarter of the Plan, be received and noted.

John Clark
Director Corporate

John McKee
General Manager

Attachments: Principal Activity progress report for the quarter ended 30 June 2007 - 816349

Management Plan Progress Report 2006-2010

Civic Leadership

Ku-ring-gai Council will work to ensure that its affairs are conducted in an open and transparent manner.

Council will effectively consult with the community to ensure that it provides quality services which reflect the expectations of ratepayers and represent best value.

Ku-ring-gai will aspire to be recognised as a model Council in NSW.

Budget 2006/2007:	
Expenditure	\$597,400
Revenue	-\$1,500
General (Net) Funding	\$595,900

Objective 1

Mgt Plan related Yes

To provide community leadership that is:

- Efficient.
- Effective.
- Transparent.
- Participative.
- Accountable.

Actions

- 01 Continue to assess the level & mix of services provided to the community.
- 02 Analyse initiatives to enhance Council's corporate identity.

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Through the Management Plan process, review the implementation of Council's principal activities	Each Quarter <i>Relates to Action</i>	- General Manager

COMPLETED

First quarter report adopted by Council on 28 November 2006, second quarter reported adopted on 27 February 2007, third quarter report adopted on 22 May 2007 and fourth quarter report is to be considered by Council on 28 August 2007.

02	Establish the resource allocation and financial framework for Council's operations.	2nd Quarter <i>Relates to Action</i>	- General Manager
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COMPLETED

10 year financial model referred to Council on 12 December 2006. Base model used to formulate the budget for 07/08 which was adopted by Council on 19 June 2007.

Management Plan Progress Report 2006-2010

Civic Leadership

- | | | | |
|----|---|---|-------------------|
| 03 | Report to Council on results of outcomes of community consultation methods, including resident's feedback register and vision workshop. | 4th Quarter
<i>Relates to Action</i> | - General Manager |
|----|---|---|-------------------|

COMPLETED

Community consultation was undertaken across many functions of the organisation. Major consultations were run as part of the development of the town centre Local Environment Plans, the development of the Management Plan and how council communicates through the use of the Residents Feedback Register and as part of the development of the Sustainability Plan consultations across all key age groups culminating in 2 inter generation forums. Other consultation occurred across a range of Council's services including:
Children's Service Providers, St Ives Skaters, Gordon Student Resource Centre participants (programming and service improvements), Killara, St Ives and Ku-ring-gai High Schools, and St Ives Young People (Youth Centre special programs and events).

- | | | | |
|----|---|---|-------------------|
| 04 | Report to Council on initiatives to enhance Council's corporate identity. | As required
<i>Relates to Action</i> | - General Manager |
|----|---|---|-------------------|

COMPLETED

A number of initiatives were undertaken including an organisational climate survey, seeking employees' views on a range of functions affecting the operations & service delivery of Council. Other initiatives that were undertaken include the replacement of Council's PABX (go live scheduled for September), the redevelopment of Council's website in March 2007 and the establishment of group to improve customer service across Council. The entry signs were installed in December 2006 and Council's new logo was implemented in December. The customer services standards project has recommended the introduction of a standard dress code for council staff and a working party has been established to implement the recommendations.

- | | | | |
|----|---|---|-------------------|
| 05 | Continue to implement organisation wide customer service training programs. | As required
<i>Relates to Action</i> | - General Manager |
|----|---|---|-------------------|

COMPLETED

A number of programs were initiated to provide Council wide customer service training. These included:

- leadership training programs for all Managers & team leaders across Council.
- refinement of Council's induction program & introduction of "re-induction" for existing staff members.
- establishment of the customer service working group to improve the delivery of customer service across Council.
- A draft customer service standards manual has been developed after extensive consultation with staff and training for all staff in the implementation of recommendations in the standards manual has commenced.

Management Plan Progress Report 2006-2010

Integrated Planning

Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.

Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area.

Council must respond to State Government and Community demands for additional housing, greater housing choice and associated facilities.

Budget 2006/2007:	
Expenditure	\$1,482,400
Revenue	\$369,400
General (Net) Funding	\$1,113,000

Objective 1

Mgt Plan related Yes

Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
11	Continue to review potential Heritage items (including pre war and inter war), develop heritage inventory sheets and report as required.	4th Quarter <i>Relates to Action</i>	- Director Planning and Environment

COMPLETED

Exhibition completed - review of submissions and a report considered by Council on 12 June 2007. Matter now deferred to a Planning Committee.

Objective 2

Mgt Plan related Yes

Housing, transport, open space and community facilities will meet the needs of a changing community while protecting heritage and the natural environment.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Finalise integrated plan for St Ives.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment

COMPLETED

Draft LEP and DCP have been adopted by Council and been forwarded to the Department of Planning requesting the Plan be made.

Management Plan Progress Report 2006-2010

Integrated Planning

02	Finalise integrated plan for Turramurra.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting the Plan be made.</i>			
<hr/>			
03	Finalise integrated plan for Gordon.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting the Plan be made.</i>			
<hr/>			
04	Finalise integrated plan for Pymble.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting the Plan be made.</i>			
<hr/>			
05	Finalise integrated plan for Roseville.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting Plan be made.</i>			
<hr/>			
06	Finalise integrated plan for Lindfield.	2nd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Draft LEP and DCP have been adopted by Council and forwarded to the Department of Planning requesting the Plan be made.</i>			
<hr/>			
07	Development of comprehensive LEP and DCP as per Council's program.	Ongoing <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Report adopted on 24 April 2007 for the timing and key process for the preparation of the comprehensive LEP.</i>			
<hr/>			
08	Complete drafting of plans of Management as per Council's adopted program.	Ongoing <i>Relates to Action</i>	- Director Open Space
<hr/>			
NOT ACHIEVED			
<i>Revisions to sportsground & tennis court plans of management currently being prepared. A brief is being developed.</i>			
<hr/>			

Management Plan Progress Report 2006-2010

Integrated Planning

09	Report to Council on initiatives undertaken to progress infrastructure and intersection upgrades to Gordon, Pymble, Lindfield and Roseville town centres.	2nd Quarter <i>Relates to Action</i>	- Director Technical Services
<hr/>			
COMPLETED			
<i>The traffic study for Gordon was presented to Council in June 2006. RTA have provided comments under the Section 62 notification. Further investigation has been finalised on an option to widen the Pacific Highway and was reported to Council on 30 November 2006. All other traffic studies have been adopted by Council.</i>			
<hr/>			
10	Commence implementation of priority actions of the Open Space Acquisition Strategy.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
<hr/>			
COMPLETED			
<i>Acquisition strategy was reported to Council on 8 May 2007. This is currently on public exhibition.</i>			
<hr/>			
11	Public domain manual completed and reported to Council.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Open Space - Director Planning and Environment - Director Technical Services
<hr/>			
COMPLETED			
<i>Town Centres plans completed by 31 December 2006. Public domain plans for each centre were completed as part of the Town Centres program and will be further developed for the Section 94 Strategy. A more comprehensive manual to address the entire LGA has been commenced and a brief prepared which was discussed at the June 2007 Planning Committee meeting. Report presented to Council on 8 May 2007.</i>			

Objective 3

Mgt Plan related Yes

Stakeholders including residents, community groups, government agencies and the development sector will be actively engaged in the planning process.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	All planning documents referred to Council for consideration to include accessibility criteria.	Ongoing <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>Accessibility criteria included in town centre draft DCP's considered by Council. Town Centre plans completed by 31 December 2006. These plans incorporate accessibility criteria. Further accessibility criteria will be included in the Public Domain Manual, Parking Management Plans and policies applied to current DAs, eg. Lindfield Station easy access upgrade.</i>			

Management Plan Progress Report 2006-2010

Integrated Planning

02

Bushfire prone land map to be reported to Council.

4th Quarter

- Director Open Space

Relates to Action

COMPLETED

The Draft Bushfire Prone Land Map was considered by Council on 19 June 2007 and was on exhibition over July. A report will need to be brought back to Council for final adoption prior to sending to the NSW Rural Fire Service Commissioner to certify the Map.

Management Plan Progress Report 2006-2010

Community Development

Ku-ring-gai is characterised by a socially and culturally diverse community that values a safe and healthy environment. Council provides services and programs that respond to the specific needs of the Ku-ring-gai community.

Budget 2006/2007:	
Expenditure	\$14,210,500
Revenue	\$4,914,400
General (Net) Funding	\$9,296,100

Objective 1

Mgt Plan related Yes

To contribute to a sustainable, safe, healthy and vibrant community through the provision of integrated services and programs.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Continue to implement the 'Sports in Ku-ring-gai' strategy and report progress to Council.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
COMPLETED <i>Work on elements of the strategy has commenced and is being reported to Council through direct reports and also the Parks, Sport & Recreation Reference Group. Sports Forum held October 2006 and May 2007. Reports encapsulating North Turramurra Recreation Area, Canoon Road and Capital Works progress have been presented to Council.</i>			
02	Community Services programs revised and report to Community Development Committee.	Ongoing <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>Community Development and Cultural Services sections continue to provide regular reports to Community Development Committee. A non-user survey has recently been conducted at the library, youth entertainment program has been reviewed, and the cultural program is currently being assessed. New classes have been introduced at the Art Centre. Music in the Park series has been successfully held at Robery Pymble Park in March</i>			
03	Continue to implement recommendations in Community Plan and report quarterly to Community Development Committee.	Ongoing <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>Community Plan updates are provided at each Community Development Committee meeting. Topics covered include aged services transport needs, social isolation, youth drug and alcohol forum, youth entertainment program. Report presented to committee outlining long day care needs in K'gai, extent of wait lists, and number of new and approved child care places. Multi cultural advisory sub committee discussion paper and terms of reference developed for consideration. Seniors Week evaluation report tabled. Sponsorship and Graffiti Policy discussions and consultation</i>			

Management Plan Progress Report 2006-2010

Community Development

05 Develop concept plan for multi-purpose children's facility. 4th Quarter - Director Community Services
Relates to Action

COMPLETED

Concept plan completed and referred to Strategy for further consideration at Facilities Committee and Town Centre planning, and for inclusion in S94 plans

Objective 2

Mgt Plan related Yes

To provide a library service that addresses the information, cultural and recreation needs of the community.

Actions

Key Performance Indicators

No	Details	DueDate	Responsible Officer
01	Establish a volunteers' program to enhance the library services.	4th Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED Preliminary research has been undertaken into the roles and usage patterns of volunteers within the library's objectives. Book club and reading groups have been established with associated programs and events managed by volunteers. Plans have been developed to further increase volunteer involvement and additional programs within the library in 2007-08			
02	Develop a marketing plan for the Library including the development of an e-newsletter.	2nd Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED The library marketing plan has been developed and includes a SWOT analysis, strategies, goals and targets. The e-newsletter that has been prepared and lodged with Communications for inclusion in the webpage, is included in the marketing plan. The e-newsletter is a quarterly document which includes matters such as an overview of the library's activities such as Law Week, author talks and displays, details of listings of new items, contact details and cross promotional material from Council.			
03	Introduce an art exhibition in the Library program.	3rd Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED Art in the Library guidelines, including art criteria, exhibiting arrangements, sales and duration of exhibitions, have been developed. Expressions Of Interest have been invited, with an exhibition calendar to be developed for the next 12 months.			
04	Review technology access services provided by the Library.	1st Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED Technology services reviewed by Library and IT staff. Recommendations include the establishment of the E-zone Project which has been funded by State Library of NSW.			

Management Plan Progress Report 2006-2010

Community Development

Objective 4

Mgt Plan related Yes

To provide programs that represent value for money and are financially sustainable.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Deliver the program for Centenary of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Community Services

COMPLETED

Under the Canopy was launched by the Governor of NSW Professor Marie Bashir at a Commemorative Council Meeting on 8 December 2006. Festival on The Green featured heritage entertainment, special citizenship ceremony & local history tent. The Centenary Concert in the Park, which was held in Wahroonga Park, in September 2006, was attended by over 3,000 people and featured Monica Trapaga and John Morrison's Big Band. Council also provided \$10,000 to community groups to contribute to centenary projects, in the Centenary Grants Program. Approximately 40 community groups applied for funding for a range of projects including a gala centenary concert, public art projects and historical tours.

02	Investigate alternative methods and programs for the removal of graffiti.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Technical Services
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COMPLETED

Draft graffiti policy and strategies was reported to the Policy and Community Development Committees and the draft policy was adopted by Council at its meeting of 24 April 2007. The draft policy was placed public exhibition.

Objective 5

Mgt Plan related Yes

To develop community pride and identity through cultural planning, community celebrations and cultural awareness programs.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Community Festival held.	4th Quarter <i>Relates to Action</i>	- Director Community Services - Director Community Services

COMPLETED

The event was regrettably cancelled due to severe wet weather conditions.

Management Plan Progress Report 2006-2010

Community Development

02	Proposal for a cultural entertainment program to be established and report and advise on progress to Community Development Committee.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Community Services
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COMPLETED

Proposal for additional concerts in the park was adopted by Council in 2006. A jazz concert was held in Wahroonga Park in September 2006, along with a Classical Concert in Robert Pymble Park in March 2007. Both events were extremely successful with 99% of respondents surveyed stating they would happily attend the next concert.

03	Continue to implement recommendations in Cultural Plan and report quarterly to Community Services Committee.	Ongoing <i>Relates to Action</i>	- Director Community Services - Director Community Services
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COMPLETED

Public Art Policy has been produced along with the heritage plan, "Working Together", which has been developed in conjunction with community and heritage groups. Regular reports are provided to the Community Development Committee and Heritage Advisory Committee (Tulkiyan).

Objective 6

Mgt Plan related Yes

To provide quality open space, sufficient to meet the needs of the community.

Actions

Key Performance Indicators

No	Details	DueDate	Responsible Officer
01	Continue to develop and implement master plans for District Parks.	Ongoing <i>Relates to Action</i>	- Director Open Space
NOT ACHIEVED Community consultation has been held for Sir David Martin Reserve and Swain Garden; draft master plans are being developed and will be reported to Council on 14 August 2007. A Councillor briefing was held on 23 July 2007. Work has commenced on the Turramurra Park masterplan. The remainder of masterplans have not been completed due to allocation of resources and other priorities. Increased emphasis will be placed on achieving the program set out by Council by the end of 2007/2008 financial year.			
02	Construction timetable and tender for Stage 1 of North Turramurra Recreation Area reported to Council.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
COMPLETED Concept Plans reported to Council on 8 May 2007, seeking resolution of forward project plan.			
03	Planned improvements to West Pymble Pool reported to Council.	2nd Quarter <i>Relates to Action</i>	- Director Open Space
COMPLETED Stage 5 tender documents complete. Report back to Council in November 2007 with preferred tender. Stage 5 works to commence in May 2008. Stage 5 to be funded from carry forwards from 2006/2007 and funds from 2007/2008 and 2008/2009 financial years.			

Management Plan Progress Report 2006-2010

Community Development

04 Funding strategy and timetable for indoor pool/leisure centre reported to Council. 1st Quarter - Director Open Space
Relates to Action

COMPLETED

Reported to Council on 8 May 2007 recommending future actions in relation to indoor / pool / leisure centre.

Objective 7

Mgt Plan related Yes

Increase awareness of, and participation in cultural, sporting, recreational and neighbourhood activities.

Actions

Key Performance Indicators

No	Details	DueDate	Responsible Officer
01	Continue to communicate quarterly on Open Space programs and plans. COMPLETED <i>Out in the Open Spring edition published September and received the RH Doherty Award.</i>	Ongoing <i>Relates to Action</i>	- Director Open Space
02	Continue to increase participation in Council's environmentally based community programs. COMPLETED <i>The care programs have registered 169 new volunteers in 06/07 taking the total to over 900 active volunteers. 10 new bushcare groups, 3 new parkcare groups and 4 new streetcare groups were formed in that year, giving us a total of 97 active groups.</i>	4th Quarter <i>Relates to Action</i>	- Director Open Space
03	Further develop the "Active Ku-ring-gai" program. COMPLETED <i>Term 1 in 2007 launched "Gym without Walls" and Tai Chi. Tuesday night tennis and Pilates continued. Terms 2, 3 and 4 program included Pilates in the Park, Tai Chi and "Gym without Walls" and an expansion of the tennis competition to Thursday nights.</i>	Ongoing <i>Relates to Action</i>	- Director Open Space
04	Report on volunteer hours worked by bushcare groups. COMPLETED <i>Volunteer participation in Bushcare Streetcare and Parkcare work sessions is in excess of 12240 hours in the last 12 months.</i>	4th Quarter <i>Relates to Action</i>	- Director Open Space

Management Plan Progress Report 2006-2010

Natural Environment

The identity of Ku-ring-gai comes from the relationship between natural bushland, creeks, street trees and our urban area.

Urban development and human interaction occur within our community and our natural resources and impact on the sustainability of the area.

Ku-ring-gai recognises the value of integrated natural resource management.

Budget 2006/2007:	
Expenditure	\$18,868,500
Revenue	\$10,375,000
General (Net) Funding	\$8,493,500

Objective 1

Mgt Plan related Yes

To understand and manage our natural environment to ensure that it is preserved and enhanced for current and future generations.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Supplementary State of the Environment Report prepared.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment
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COMPLETED			
<i>Regional State of the Environment completed with NSROC and reported to Council on 28 November 2006. The report has been forwarded to the Department of Local Government as required by the Local Government Act. A full copy is available on the website.</i>			
<hr/>			
02	State of Environment Plan linked to Management Plan.	3rd Quarter <i>Relates to Action</i>	- Director Planning and Environment
<hr/>			
COMPLETED			
<i>The identification of environmental pressures and development of actions remains an ongoing program across Council. As part of the development of the 2007/11 Management Plan, new indicators have been incorporated to facilitate program development in key areas and provide greater accountability and transparency as to actions and outcomes. Indicators have been based on the Global Reporting Initiative, an international set of reporting indicators relevant for public sector agencies and more locally relevant ones as applicable.</i>			

Management Plan Progress Report 2006-2010

Natural Environment

Objective 2

Mgt Plan related Yes

The community and Council have access to information to guide evidenced based decisions to sustainably manage our environment.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Annual report prepared on implementation of projects funded by the environmental levy.	4th Quarter <i>Relates to Action</i>	- Director Open Space
<hr/>			
COMPLETED			
<i>A report of the first year of the Levy was incorporated into the 2005/06 Annual Report, as considered by Council on 28 November 2006. The program of the current year's projects are reviewed quarterly and program direction is, and will continue to be considered by the Environmental Levy Programs & Environmental Levy Audit Committee, with minutes of these meetings reported to Council.</i>			
<hr/>			
02	Report on implementation of biodiversity strategy.	3rd Quarter <i>Relates to Action</i>	- Director Open Space
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COMPLETED			
<i>Review of the Strategy is ongoing and was formally considered at the February 2007 meeting of the Bushland, Catchments & Natural Areas Reference Group meeting. The Strategy was used to set actions, performance targets and key performance indicators in the development of the Management Plan 2007/11.</i>			
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Management Plan Progress Report 2006-2010

Natural Environment

Objective 3

Mgt Plan related Yes

To apply Council's resources in the most effective and efficient manner to contribute to protecting and managing our natural environment.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Reduce the percentage of bushland that is degraded by weeds (by 1%)	4th Quarter <i>Relates to Action</i>	- Director Open Space
COMPLETED <i>The condition of the bushland as reflected by the presence of weeds is assessed through Council's weed mapping project. Annual assessments are undertaken on 29 sites under regeneration with the balance of the bushland mapped on a 3 year rotational basis (currently mapping the Cowan Catchment). An assessment on the program of all regeneration sites was completed in June 2007.</i> <i>Outcomes of the bush regeneration and weed control programs have been achieved to date. Final mapping and comparison will be done on completion of Cowan Catchment weed mapping and uploaded onto Council's GIS system. Mapping and uploading of data is continuing for Cowan Catchment. When all uploading is completed, Land Information section will incorporate all data into one GIS layer.</i>			
02	Report on extensions to fire breaks at the urban/bushland interface.	4th Quarter <i>Relates to Action</i>	- Director Open Space
COMPLETED <i>New breaks constructed in 2006/07 include:</i> <i>Boundary Rd to Barton Cres (Fraser Park)- 10 properties</i> <i>Highfield Rd to Lady Game Dr - 21 properties</i> <i>Bedford Rd - 1 property</i> <i>Slade Ave - 6 properties</i> <i>Birdwood Ave - 1 property</i> <i>Valley Park Cres - 25 properties</i> <i>Kokoda Ave - 23 properties</i> <i>Raleigh (prepared but not commenced) - 4 properties</i> <i>Environmental Levy funded breaks:</i> <i>Wyuna - Kiparra - 1.5 km of bushland interface</i> <i>Richmond to Woodbury - 1.2 km of bushland interface</i> <i>Windsor to Burns - 1.6 km of bushland interface</i> <i>There has been no extension to the 22.5km of fire breaks already established.</i>			

Management Plan Progress Report 2006-2010

Natural Environment

03	The number of projects undertaken that improve riparian condition.	4th Quarter <i>Relates to Action</i>	- Director Open Space
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COMPLETED

Projects completed include:

Stormwater outlet protection and creek bank stabilisation at Maddison Reserve

Du Faur wetland - restoration of the wetland underway following review of design and performance.

Bolwarra Avenue - stormwater outlet protection

Karuah Road - rain gardens installed

Edenborough Oval - filtering of stormwater prior to storage for irrigation

Other sites:

Swain Garden - in planning stage (Stormwater harvesting)

The Glade - planning stage to stabilize bed and bank commenced in May 2007.

04	Report on energy and water conservation initiatives.	3rd Quarter <i>Relates to Action</i>	- Director Planning and Environment
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COMPLETED

On 12 December 2006 Council resolved to appoint an energy & water conservation specialist to undertake a range of conservation projects across a diversity of Council buildings and assets. This follows the adoption of The Energy & Water Conservation Plan by Council on 27 June 2006. An energy and water conservation specialist has been appointed to implement initiatives as outlined in the plan and as resolved by Council in December 2006.

05	Implement prioritised program of riparian restoration and improvements.	1st Quarter <i>Relates to Action</i>	- Director Planning and Environment
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COMPLETED

A review of the condition of the riparian systems across the LGA has been completed and reported to the Bushland, Catchments & Natural Areas Reference Group. A works program has been developed and is being implemented as part of the Environmental Levy program.

Management Plan Progress Report 2006-2010

Built Environment

Ku-ring-gai has an ageing infrastructure that requires significant funding to be sustainable and meet the needs of the community.

Pressure is being placed on the built environment by increased development and the need for Council to manage appropriate forms of development that are sympathetic to the area.

There is an ongoing need to ensure a reliable, consistent, effective and efficient development assessment and regulation service.

Budget 2006/2007:	
Expenditure	\$20,203,300
Revenue	\$11,297,900
General (Net) Funding	\$8,905,400

Objective 1

Mgt Plan related Yes

Management of our assets (roads, drains, footpaths, buildings, open space) that meet current and future uses and needs within resources available.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
02	Complete road and footpath program within 10% of time and cost estimates.	4th Quarter <i>Relates to Action</i>	- Director Technical Services

COMPLETED

The road works program is complete and expenditure is in accordance with Council's adopted budget and the majority of projects have been completed with the exception of Ayres Road due to RTA requirements for a traffic signal design associated with the widening works. A summary of all projects will be included in the 4th quarter budget report to Council. All footpath works are complete with the exception of the cycleway works on Kissing Point Road due to difficulties in finding a suitable route and further consultation with residents and Bicycle NSW. Also the pathway at Monteith Street is underway and a contractor has been engaged to install a galvanised steel stairway to provide access and prevent damage to the bushland. The project is currently under construction and due to be completed by early August 2007.

03	An adopted five year building maintenance program for all major Council buildings.	1st Quarter <i>Relates to Action</i>	- Director Technical Services
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COMPLETED

Reported to Council on 12 September 2006 and adopted by Council.

Management Plan Progress Report 2006-2010

Built Environment

04	An adopted program for upgrading Open Space assets and implementing the environmental levy.	1st Quarter <i>Relates to Action</i>	- Director Open Space
COMPLETED <i>Open Space capital works programs for all asset classes have been adopted by Council including sportsfields, playgrounds, tennis courts, parks and golf courses and environmental projects. The environmental levy has an adopted program to improve a range of environmental assets. Projects include: * three walking tracks (AGAL site Pymble - completed. Rofe Park in progress & Howson Turramurra in planning stage) * water harvesting (Lindfield Soldiers Memorial Oval, The Glade, Edenborough Oval, Comenarra Playing Fields and Swain Gardens. * Street gardens (incorporating stormwater biofiltration systems which filters storm water prior to entering the stormwater system and ultimately into the bush). * Stormwater outlet (construction work has commenced to reduce erosion within bushland reserves and protect our endangered ecological communities in bushland. Bush regeneration will continued at these sites to maintain optimal regeneration of native species).</i>			
05	An adopted five year rolling program for roads and footpaths.	1st Quarter <i>Relates to Action</i>	- Director Technical Services
COMPLETED <i>Reported to Council in August 2006 and adopted by Council.</i>			
05	Complete annual program for design & upgrading of open space assets within 10% of cost and time estimates.	4th Quarter <i>Relates to Action</i>	- Director Open Space
NOT ACHIEVED <i>Certain key projects have not been completed. The stormwater harvesting projects have required additional time to complete overall designs and cost estimates are generally higher than budgeted amounts. Expenditure on Environmental Levy projects has progressed well, with significant catch up achieved against the previous years carry forwards. A total of \$2.1 million has been expended on Environmental Levy projects this financial year.</i>			
06	An adopted program for improvements to the drainage system in all catchments.	1st Quarter <i>Relates to Action</i>	- Director Technical Services
COMPLETED <i>Drainage program reported to Council in December 2006 and adopted by Council.</i>			
07	Report on Infrastructure Levy projects and implementation. (subject to approval of levy).	1st Quarter <i>Relates to Action</i>	- Director Technical Services
COMPLETED <i>Infrastructure Levy approved in late June 2006 and program adopted by Council in July 2006. All infrastructure levy projects are now complete.</i>			

Management Plan Progress Report 2006-2010

Built Environment

08	Call and let tenders for new depot site at Suakin Street.	1st Quarter	- Director Technical Services
<i>Relates to Action</i>			

NOT ACHIEVED

Tenders could not be called until DA and CC plans are approved. DA approved by Council on 24 October 2006. Preparation of Construction Certificate and tender documents currently underway. Expressions of Interest have been called for the construction of the new depot and closed on 18 May 2007. Seven Expressions of Interests have been received and all companies that have submitted an EOI are capable of constructing the new depot. Consequently, when the CC plans have been completed, all companies will be requested to tender for the construction of the new depot. Negotiations on the sale of the existing depot are being finalised and details of the negotiated settlement is expected to be advised to Council in August 2007. Negotiations are continuing with the preferred tenderer for the sale of the existing depot site with only some minor issues relating to the remediation of the site to be resolved.

09	Report on the implementation of the recommendations contained in the Lane Cove Catchment & Combined Works Program report.	4th Quarter	- Director Technical Services
<i>Relates to Action</i>			

COMPLETED

The recommendations in the report on the Lane Cove catchment study was covered in the report to Council on the drainage improvements program in December 2007. The program included works from all three main catchments. Future funding for drainage was covered in the report on the various asset classes that went to Council in June 2007.

Objective 2

Mgt Plan related Yes

To ensure development assessment is consistent with Council's policies and codes and provides an efficient and effective service.

Actions

03

Key Performance Indicators

No	Details	DueDate	Responsible Officer
02	Implement the Compliance Policy.	1st Quarter	- Director Development and Regulation
<i>Relates to Action</i>			

NOT ACHIEVED

Draft Compliance Policy completed and awaiting referral to the Planning Committee in August/September 2007.

03	Conduct public education regarding the role of Council Compliance Officers, Private Certifiers and Principal Certifying Authorities.	Ongoing	- Director Development and Regulation
<i>Relates to Action</i>			

COMPLETED

Education Brochures have been prepared and will be distributed through all customer contact points and on the website.

Management Plan Progress Report 2006-2010

Built Environment

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|----|---|---|---------------------------------------|
| 03 | Audit and report on development compliance for completed development sites. | 4th Quarter
<i>Relates to Action</i> | - Director Development and Regulation |
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NOT ACHIEVED

Sites have been audited. Preparation of report to Council delayed due to ongoing Compliance staff shortages. Results to be reported in 1st quarter 2007/08.

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|----|--|---|---------------------------------------|
| 04 | Maintain outstanding DA numbers below 550. | 4th Quarter
<i>Relates to Action</i> | - Director Development and Regulation |
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COMPLETED

Outstanding DAs, S96 and S82A applications reduced to 350 as at end of 4th quarter.

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|----|---|-------------------------------------|---------------------------------------|
| 05 | Continue case reporting on L&E Court appeal outcomes. | Ongoing
<i>Relates to Action</i> | - Director Development and Regulation |
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COMPLETED

Report to Council meeting 28 August 2007.

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|----|--|---|---------------------------------------|
| 06 | Introduce electronic DA lodgement service. | 4th Quarter
<i>Relates to Action</i> | - Director Development and Regulation |
|----|--|---|---------------------------------------|

NOT ACHIEVED

DA lodgement working party has evaluated electronic DA lodgement systems at other Councils. All such Councils have needed to purchase and implement the Masterview plan software in order to develop electronic DA lodgement capability. Council resolved in July 2007 to purchase the Masterview product which is the first step in developing electronic DA lodgement capabilities.

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|----|--|---|---------------------------------------|
| 07 | Establish electronic DA tracking facility for customers. | 4th Quarter
<i>Relates to Action</i> | - Director Development and Regulation |
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NOT ACHIEVED

DA tracking to come on line in September 2007. In July 2007 Council resolved to purchase the Masterview product which facilitates electronic DA tracking.

Management Plan Progress Report 2006-2010

Built Environment

Objective 3

Mgt Plan related Yes

To provide multi purpose accessible facilities for community use.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Lease and licence agreements finalised and executed as they fall due.	4th Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>Amendments to generic Scout lease have been made and negotiations are continuing with Scouts Australia (NSW). Reports submitted to Council over a variety of lease renewals as they become due.</i>			
02	Monitor usage of Council's facilities and report.	2nd Quarter <i>Relates to Action</i>	- Director Community Services
COMPLETED <i>Statistics recorded on a weekly basis and reported to the Community Development Committee on a regular basis. Currently the commercial portfolio is fully leased</i>			
03	Report on new/improved facilities in major town centres and associated funding options.	Ongoing <i>Relates to Action</i>	- Director Community Services - Director Development and Regulation - Director Finance and Business - Director Open Space - Director Planning and Environment - Director Technical Services
COMPLETED <i>Priorities to be developed by the Facilities Committee. Criteria for new facilities has been discussed at Facilities Committee. Each Town Centre plan has identified new and refurbished facilities. Further work to occur in relation to financial strategies during 2007. Report made to Council on 27 March 2007 outlining the process and timing for Facilities Plan, Developer Contributions Strategy and Section 94 Plan for the Town Centres. A report to Council of 8 May 2007 outlined new town square options for the Gordon Centre. Working to adopted time frame of works relating to this, up to end of year.</i>			

Management Plan Progress Report 2006-2010

Financial Sustainability

Ku-ring-gai has an ageing infrastructure and a heavy reliance on rating revenue as a proportion of total income.

Council has an annual budget of \$87.5 million, of which \$25.2 million is committed to capital and project works.

Budget 2006/2007:	
Expenditure	\$4,389,100
Revenue	\$4,452,300
General (Net) Funding	-\$63,200

Council's financial strategies are governed by a 10 year financial model which is reviewed by Council each year. The aim of the model is to increase Council's commitment to asset renewal while simultaneously reducing debt.

Objective 1

Mgt Plan related Yes

To ensure the financial sustainability of Council which allows for efficient service delivery and the effective management of Council's assets, now and in future years.

Actions

Key Performance Indicators

No	Details	DueDate	Responsible Officer
01	10 year Financial Model reviewed and adopted by Council.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED Model presented at the Finance Committee on 4 December and adopted by Council on 12 December 2006.			
02	Requirements contained in Council's 10 year financial model are implemented.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED The 2007/08 budget which was adopted by Council on 19 June 2007, was developed based on the 10 year financial model. The key principles of the model were implemented throughout 2006/07 and reflected in the financial results at year end.			
03	Council's investment returns to meet or exceed the benchmark rate.	Ongoing <i>Relates to Action</i>	- Director Finance and Business
COMPLETED Benchmark exceeded for every month of the year. Council's portfolio has been expanded to include additional direct investments in an effort to improve returns. The annual return for 2006/07 was 7.37% compared to a benchmark return of 6.42%.			

Management Plan Progress Report 2006-2010

Financial Sustainability

04	Balanced budget developed for public exhibition.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>A balanced draft budget was presented to Council on 24 April 2007 which Council resolved to place on public exhibition for 28 days commencing 4 May 2007. The 2007/11 Management Plan which contains the 2007/08 budget was then adopted by Council on 19 June 2007.</i>			
05	Annual Financial Statements adopted and submitted to the Department of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Statements were submitted to the Department of Local Government in early October and were presented to Council along with the auditor's report on 10 October 2006.</i>			
06	Investment performance reported to Council on a monthly basis.	Monthly <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Reports submitted to Council each month with returns exceeding benchmark.</i>			
07	Council's Budget review reported to Council within two months of the end of each financial quarter.	Each Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>First quarter report was adopted by Council on 28 November 2006, second quarter report was adopted on 27 February 2007, third quarter report was adopted on 22 May 2007 and fourth quarter report is to be considered by Council on 28 August 2007.</i>			
08	Notional rate return audited and submitted to Department of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Notional rate return audited and submitted to the Department of Local Government in November 2006.</i>			
09	Council's debt reduced to \$10.5 million.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Debt repayments were made during the year as they fell due and outstanding debt was reduced to \$10.5 million.</i>			
10	\$1,981,800 committed to works of 'direct community benefit'.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Works totalling \$1,981,800 form part of Council's adopted budget for 2006/07.</i>			

Management Plan Progress Report 2006-2010

Financial Sustainability

11	Report to Council on the review of Council's methodology to maintain Council's assets at a satisfactory standard.	3rd Quarter <i>Relates to Action</i>	<ul style="list-style-type: none">- Director Finance and Business- Director Open Space- Director Technical Services
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COMPLETED

Discussion paper on a proposal for allocation of funding between assets was presented to the Finance Committee on 4 December 2006. The matter was further discussed at the Councillors' Workshop in February 2007. The final report was reported to Council in June 2007 and Council adopted the recommendations of the report.

Objective 2

Mgt Plan related Yes

To continuously explore opportunities to maximise the financial return and community benefit from Council's commercial property holdings.

Actions

Key Performance Indicators

No	Details	DueDate	Responsible Officer
01	Analyse and report to Council on alternative options and financial viability of Marian Street Theatre.	1st Quarter <i>Relates to Action</i>	- Director Finance and Business
DEFERRED A condition assessment of the building needed to be undertaken before proceeding with analysing options for the future use of Marian Street. A report on the assessment and future use of the premises was considered by Council in December 2006. Following that, an EOI for the lease of the building was conducted in February 2007. The EOI closed early April. Some respondents had been requested to provide additional information and a report to Council was to be provided following assessment of the submissions. The EOI process was then deferred in order to undertake a full review and feasibility study of the Theatre. Quotations currently being sought with a report to Council to be submitted second half of 2007			
02	Firs Estate Cottage Lease to be executed.	1st Quarter <i>Relates to Action</i>	- Director Finance and Business
NOT ACHIEVED Council considered a report on the results of the EOI for the lease of the building on 12 December. Following that, Council officers have been negotiating with the two proponents recommended in the report. A DA was lodged April 2007 and approved in June 2007 and lease terms and negotiations were reported to Council July 2007. Draft lease currently being prepared by Council's solicitors. Lease to commence upon issuance of construction certificate estimated August/September 2007.			
03	Potential funding opportunities identified and reported to Council as part of the Town Centre redevelopment, including assessment of surplus landholdings outside the town centres.	Ongoing <i>Relates to Action</i>	- Director Finance and Business
NOT ACHIEVED Assessment of Council land holdings underway. Development of comprehensive land register under review.			

Management Plan Progress Report 2006-2010

Council's Corporate Services

Provision of a range of services which act as a focal point for the delivery of information and Customer Services.

Provision of internal services to support the organisation.

Budget 2006/2007:	
Expenditure	\$7,001,900
Revenue	\$47,581,800
General (Net) Funding	-\$40,579,900

Objective 1

Mgt Plan related Yes

To improve services to the community through the provision of timely and accurate information.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Annual Report adopted and submitted to the Department of Local Government.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>The Annual Report was enhanced in 2006 by commencing to incorporate the principles of Global Reporting Initiative standards as well as the statutory reporting requirements of the Local Government Act. The Report was considered by Council on 28 November 2006 and subsequently submitted to the Department of Local Government.</i>			
02	Management Plan adopted.	4th Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>On 24 April 2007 Council resolved to place the Draft Management Plan 2007-2011 on public exhibition for 28 days commencing 4 May 2007. On 19 June Council adopted the 2007-2011 Management Plan.</i>			
03	Council's Land and Environment Court Costs reported to Council on a quarterly basis.	Each Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>First quarter report was adopted by Council on 14 November 2006, second quarter report was adopted on 27 February 2007, third quarter report was adopted on 24 April 2007 and fourth quarter report is to be considered by Council on 28 August 2007.</i>			
04	Management Plan progress reported to Council within two months of the end of each financial quarter.	Each Quarter <i>Relates to Action</i>	- General Manager
COMPLETED <i>First quarter report adopted by Council on 28 November 2006, second quarter report was adopted on 27 February 2007, third quarter report was adopted on 22 May 2007 and fourth quarter report is to be considered by Council on 28 August 2007.</i>			

Management Plan Progress Report 2006-2010

Council's Corporate Services

05	Report and analysis of NSW Department of Local Government Comparative data presented to Council.	2nd Quarter <i>Relates to Action</i>	- Director Finance and Business
<hr/>			
COMPLETED			
<i>Report was not completed in 2nd quarter as Department of Local Government did not publish the comparative information until January 2007. A report was submitted to Council on 27 February 2007.</i>			
<hr/>			
06	Report quarterly to Council on resolutions which have not been implemented with accompanying explanations.	Each Quarter <i>Relates to Action</i>	- General Manager
<hr/>			
COMPLETED			
<i>Report presented to Council 22 May 2007 on any resolutions still outstanding or requiring additional work, funding or resources with a further report to be considered by Council on 28 August 2007.</i>			
<hr/>			
07	Database of Council resolutions is kept up to date with responsible officers clearly nominated.	Each Quarter <i>Relates to Action</i>	- Director Finance and Business
<hr/>			
COMPLETED			
<i>Database is being maintained.</i>			
<hr/>			
08	New bookings software system for Council services implemented.	3rd Quarter <i>Relates to Action</i>	- Director Community Services - Director Finance and Business - Director Open Space
<hr/>			
COMPLETED			
<i>Qvisual System has been implemented and is in use for tennis court and associated facility bookings, and sportsgrounds. The next stage of implementation will be community facilities and programs.</i>			
<hr/>			

Management Plan Progress Report 2006-2010

Council's Corporate Services

Objective 2

Mgt Plan related Yes

To ensure that Council's information is protected, developed and maintained effectively and efficiently.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Implement new payroll system to fully integrate with Finance 1.	1st Quarter <i>Relates to Action</i>	- Director Finance and Business
NOT ACHIEVED <i>Implementation of this system was dependent on an upgrade to Council's existing financial management software. This upgrade is was successfully completed in December 2006. Implementation of the Technology One HR/Payroll system commenced in April 2007 with a scheduled go-live date of 1 July 2007. System problems have resulted in a deferral of the go-live and a new date is yet to be determined.</i>			
02	Upgrade Finance 1 to allow integration of other systems.	3rd Quarter <i>Relates to Action</i>	- Director Finance and Business
COMPLETED <i>Upgrade successfully completed and put into production on 18 December 2006.</i>			
03	Council's web based functionality improved.	2nd Quarter <i>Relates to Action</i>	- Director Community Services - Director Finance and Business
COMPLETED <i>Redesign is now completed. Improved functionality includes:</i> <ul style="list-style-type: none">- e-newsletters- online forms- advanced search- business paper search- site map- personalisation module where users can save their favourite documents and images- restructure on information			

Management Plan Progress Report 2006-2010

Council's Corporate Services

Objective 3

Mgt Plan related Yes

To expand the provision of Customer Service.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Implement organisational customer service procedure	2nd Quarter	- Director Community Services
<i>Relates to Action</i>			

COMPLETED

Progress has been made through the customer services working party which identified gaps in services and functions, and has developed the action plan which will be implemented in the next financial year.
Council business processes, procedures and forms have been reviewed in consultation with relevant staff, and a Customer Service Standards manual has been developed to meet organisational and operational needs.
The new PABX phone system, including call centre software due for implementation Sept 2007.
Customer Service Standards have been developed and implementation of standards will commence following training for all staff

Objective 5

Mgt Plan related Yes

Provide communication services that support the dissemination and exchange of information within Council and the community.

Actions

Key Performance Indicators

<u>No</u>	<u>Details</u>	<u>DueDate</u>	<u>Responsible Officer</u>
01	Corporate Communications Strategy implemented.	4th Quarter	- Director Community Services
<i>Relates to Action</i>			

COMPLETED

Review of current Corporate Communications strategy completed, with further research undertaken to develop a Corporate Communications Strategy. The following elements have been implemented to date:

- Newsletter issued quarterly
- Marketing strategies developed for individual projects or programs
- Advertising, including weekly corporate advertisement designed and written as required
- Media releases issued weekly
- Printed materials produced on demand and reviewed for visual consistency and plain English
- School visits to Council Chamber conducted with groups participating in mock debates
- Council stalls set up for community fairs
- New Corporate Identity developed
- Daily updates of website
- Website redesign commenced
- Citizenship ceremonies conducted monthly

2006 TO 2007 BUDGET REVIEW 4TH QUARTER ENDED JUNE 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report on the review of actual expenditure and income against the budget, as revised at three previous quarters for the year ended 30 June 2007 and seek approval to carry over budgets to fund the incomplete works at 30 June 2007.

BACKGROUND:

This review analyses the financial performance of the Council for the year ended 30 June 2007.

COMMENTS:

This report compares the actual versus budget resulting in a variance of \$1,191,904. A detailed 2006/07 project status report is included. The carried forward works of \$1,798,800 and the allocation of internally restricted assets not budgeted is submitted for Council approval.

RECOMMENDATION:

That the budget review be received and noted, that carry overs totalling \$1,798,800 be approved and that various transfers to reserves be approved.

PURPOSE OF REPORT

To report on the review of actual expenditure and income against the budget, as revised at three previous quarters for the year ended 30 June 2007 and seek approval to carry over budgets to fund the incomplete works at 30 June 2007.

BACKGROUND

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

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

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

As this report is the final review for the year it is not appropriate to request a revised estimate for income and expenditure for the year.

Unspent expenditure votes in the 2006/07 budget ledger can be carried over pursuant to sub-Clause 211 (3) of the Local Government (General) Regulation 2005, ie

All such approvals and votes lapse at the end of a Council's financial year. However, this subclause does not apply to approvals and votes relating to:

- (a) work carried out or started, or contracted to be carried for the Council, or*
- (b) any service provided, or contracted to be provided for the Council, or*
- (c) goods or materials to be provided, or contracted to be provided, for the Council, or*
- (d) facilities provided or started, or contracted to be provided for the Council, before the end of year concerned, or to the payment of remuneration to members of the Council's staff.*

This review includes the identification of unspent operational and capital budgets to be carried forward to 2007/08. **Attachment B** to this report provides a summary of proposed carry forward works.

At the Council meeting held on 13 June, Council adopted the 2006-2010 Management Plan, which incorporated the annual budget for Council for 2006/2007. The resolution adopting this Management Plan was under Minute 210.

COMMENTS

General Budgetary Position

This review analyses the overall financial performance of Council by responsibility centre comparing actual expenditure and revenue against budget as at 30 June 2007. Council's budgetary position for the year ended 30 June 2007 is within expectations.

The operating result for the 2006/07 financial year was a surplus of \$25,890,990 compared to a budgeted surplus of \$16,108,200, a positive variance of \$9,782,790.

In terms of variations that are associated with restricted assets, Domestic Waste ended the year with a negative variation of \$77,508 funded from the Domestic Waste Reserve. Council has also received \$17,812,249 in Contributions against a budget of \$8,944,700 leaving a positive variation for the year of \$8,867,549, this variance being primarily Sec 94 funds and Contributions to Works. In addition, there is a net positive variation of restricted interest of \$243,749. As all these amounts are externally restricted, it is appropriate that they are removed from the general budgetary surplus. This results in a budget variance of \$749,300.

The sale and write-off of assets throughout the year resulted in a net loss of \$108,938 and depreciation was \$333,666 over budget. These are accounting book entries and as such do not affect Council's general revenue budget.

In summary the operating budget for Council, allowing for the above adjustments results in a budgeted surplus of \$1,191,904.

It should be noted that Council's annual financial statements are still subject to audit and as such the figures shown in this report may vary as a result of completing end of year accounts. A report on the final result for the year will be presented to Council with the annual financial statements in September 2007.

This total variance is broken down as follows:

COUNCIL	Original Budget	Actual YTD	Budget YTD	Variance
Expenditure	\$73,373,000	\$73,544,464	\$73,299,600	(\$244,864)
Income	\$84,908,000	\$99,435,454	\$89,407,800	\$10,027,654
Sub Total	\$11,535,000	\$25,890,990	\$16,108,200	\$9,782,790
Less External Restricted Variances				(9,033,490)
Add Back Sale & write off of assets				108,938
Add Depreciation variances				\$333,666
Net Result				\$1,191,904

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Variations at a departmental level are highlighted in the table below:

DEPARTMENT	Original Budget	Actual	Rev Budget	Variance
	\$	\$	\$	\$
CIVIC MANAGEMENT	2,525,000	2,656,459	2,600,100	(56,359)
COMMUNITY SERVICES	7,434,000	7,203,197	7,449,600	246,403
DEVELOPMENT & REGULATION	2,745,000	2,458,612	2,684,900	226,288
FINANCE & BUSINESS	(43,059,000)	(56,330,826)	(47,587,100)	8,743,726
OPEN SPACE	8,346,000	7,726,271	8,196,400	470,129
PLANNING & ENVIRONMENT	750,000	780,028	831,600	51,572
TECHNICAL SERVICES	10,018,000	9,798,306	10,018,300	219,994
WASTE MANAGEMENT	(295,000)	(183,036)	(302,000)	(118,964)
NET EXPENDITURE / (REVENUE)	(11,535,000)	(25,890,990)	(16,108,200)	9,782,790

Comments on responsibility centres variances were to be provided when:

(a) actual expenditure is more than **\$50,000 under** the approved (revised) annual budget or (b) if actual expenditure is more than **\$20,000 over** the approved (revised) annual budget.

(c) actual revenue is more than **\$50,000 over** the approved (revised) annual budget or (d) if actual revenue is more than **\$20,000 under** the approved (revised) annual budget.

Variances by Responsibility Centre

CIVIC MANAGEMENT		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Councillor Support	TOTAL EXPENSE	596,591	564,400	(32,191)
Councillor Support	NET EXPENDITURE	596,591	564,400	(32,191)
Executive Support	TOTAL EXPENSE	790,068	814,200	24,132
Executive Support	NET EXPENDITURE	790,068	814,200	24,132
Human Resource Management	TOTAL EXPENSE	1,304,163	1,244,500	(59,663)
Human Resource Management	TOTAL REVENUE	34,364	23,000	(11,364)
Human Resource Management	NET EXPENDITURE	1,269,800	1,221,500	(48,300)
NET EXPENDITURE / (REVENUE)		2,656,459	2,600,100	(56,359)

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Councillor Support completed the year \$32,191 or 5.7% over budget. This was primarily due to minor overruns of \$12,600 in conferences, \$4,100 in legal fees, \$3,000 in subscriptions and other minor expenses.

Executive Support

No major variations to report in this area.

Human Resource Management

Human Resource Management completed the year \$59,663 or 4.8% over budget in expenditure. The variation is primarily due to an increase in recruitment costs of \$20,500, consultant's fees \$17,800 associated with the recruitment of Director Corporate. There were also overruns in legal costs of \$22,300 relating to industrial relation issues, and employee costs.

COMMUNITY SERVICES		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Community Development	TOTAL EXPENSE	3,000,496	3,239,600	239,104
Community Development	TOTAL REVENUE	1,948,234	2,028,900	80,666
Community Development	NET EXPENDITURE	1,052,262	1,210,700	158,438
Community Facilities Unit	TOTAL EXPENSE	999,222	1,257,500	258,278
Community Facilities Unit	TOTAL REVENUE	569,061	651,800	82,739
Community Facilities Unit	NET EXPENDITURE	430,160	605,700	175,540
Communications	TOTAL EXPENSE	320,508	299,800	(20,708)
Communications	TOTAL REVENUE	2,168	0	(2,618)
Communications	NET EXPENDITURE	318,340	299,800	(18,540)
Cultural Services	TOTAL EXPENSE	1,138,159	1,131,100	(7,059)
Cultural Services	TOTAL REVENUE	688,112	775,100	86,988
Cultural Services	NET EXPENDITURE	450,047	356,000	(94,047)
Customer Services	TOTAL EXPENSE	918,938	924,900	5,962
Customer Services	TOTAL REVENUE	17,875	25,000	7,125
Customer Services	NET EXPENDITURE	901,063	899,900	(1,163)
Library Services	TOTAL EXPENSE	3,913,157	3,975,100	61,943
Library Services	TOTAL REVENUE	297,113	315,600	18,487
Library Services	NET EXPENDITURE	3,616,044	3,659,500	43,456
Management Support – Community Services	TOTAL EXPENSE	460,487	443,000	(17,487)
Management Support – Community Services	TOTAL REVENUE	25,205	25,000	(205)
Management Support – Community Services	NET EXPENDITURE	435,281	418,000	(17,281)
NET EXPENDITURE / (REVENUE)		7,203,197	7,449,600	246,403

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Community Development

Community Development was \$239,104 or 7.4% under budget in expenditure. This was made up principally by savings in rebates associated with our community facilities of \$110,000 as well as savings associated with child care benefits of \$56,000 and savings of \$34,700 in materials & contracts. Revenue variance of \$80,666 is primarily due to rental income of various kindergarten and child care centres not being realised for the year.

Community Facilities Unit

Community Facilities Unit was \$258,278 or 20.5% under budget in expenditure. This variation is mainly due to savings in employee costs of \$51,400, rental rebates savings of \$80,000 and building maintenance of \$120,100. This however, was offset by rental income of \$51,000 of various halls and meeting rooms which was lower than anticipated.

Communications

Communications was \$20,708 or 6.9% over budget in expenditure. This was primarily due to staffing costs associated with additional demands for graphic designer services including Centenary of Local Government, Website Project and internal promotions.

Cultural Services

Cultural Services was \$86,988 or 11.2% under budget in income. This is primarily due to \$45,000 of Sec94 Funds to be transferred to fund the Public Art project as well as childcare rebate income and sponsorship income not achieved as anticipated.

Customer Services

No major variations to report in this area.

Library Services

Library services completed the year with a net saving of \$43,456 or 1.6%. This is mainly due to a combination of unfilled positions and savings in operating expenses, totalling \$119,615. However, this was partly offset by insufficient depreciation estimates of \$61,505.

Management Support Community Services

No major variations to report in this area.

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DEVELOPMENT & REGULATION		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Administrative Service	TOTAL EXPENSE	1,073,875	1,086,600	12,725
Administrative Service	TOTAL REVENUE	257,195	188,400	(68,795)
Administrative Service	NET EXPENDITURE	816,680	898,200	81,520
Building Control Services	TOTAL EXPENSE	337,891	357,400	19,509
Building Control Services	TOTAL REVENUE	607,525	673,000	65,475
Building Control Services	NET EXPENDITURE	(269,633)	(315,600)	(45,967)
Compliance & Environmental Services	TOTAL EXPENSE	842,584	817,300	(25,284)
Compliance & Environmental Services	TOTAL REVENUE	120,891	128,000	7,109
Compliance & Environmental Services	NET EXPENDITURE	721,693	689,300	(32,393)
Development Control Services	TOTAL EXPENSE	3,481,412	3,482,200	788
Development Control Services	TOTAL REVENUE	1,631,657	1,888,000	256,343
Development Control Services	NET EXPENDITURE	1,849,755	1,594,200	(255,555)
Regulatory Services	TOTAL EXPENSE	891,901	874,200	(17,701)
Regulatory Services	TOTAL REVENUE	1,047,146	898,600	(148,546)
Regulatory Services	NET EXPENDITURE	(155,245)	(24,400)	130,845
Specialist Support Services	TOTAL EXPENSE	255,538	268,200	12,662
Specialist Support Services	TOTAL REVENUE	760,176	425,000	(335,176)
Specialist Support Services	NET EXPENDITURE	(504,638)	(156,800)	347,838
NET EXPENDITURE / (REVENUE)		2,458,612	2,684,900	226,288

Administrative Services

Administrative Services were \$68,795 or 36.5% over budget in income due to \$62,525 being mis-allocated to this centre. This income is part of Development Control income.

Building Control Services

Building Control Services was \$65,475 or 9.7% under budget in income. This mainly is due to both construction certificate and building inspection income not achieving budget expectations.

Compliance & Environment Services

Compliance & Environment Services was \$25,284 or 3.1% over budget. This variance is primarily due to an increase in fire compliance contractors.

Development Control

At the time of writing this report legal costs and associated expenses in relation to Environment Court matters were \$1,195,900. This compares to the original budget of \$1,600,000, and revised budget of \$1,060,000, a negative variation of \$135,900.

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Development Control Services was \$256,343 or 13.6% under budget in income, however this variance should be reduced by \$62,525 as income was incorrectly allocated to administration. The true variance of \$152,539 is primarily due to a shortfall of Development Application (DA) income of \$127,000 and DA notification income of \$23,000.

Regulatory Services

Regulatory Services was \$148,546 or 16.5% over budget in income. This was primarily attributable to revenue increases for both car parking and dog registrations for the year.

Specialist Support Services

Specialist Support Services were \$335,176 or 78.9% over budget in income. This result was attributable to additional infrastructure restoration fees and was transferred to the Infrastructure Restoration Reserve.

FINANCE & BUSINESS DEVELOPMENT		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$		\$
Council Services	TOTAL EXPENSE	188,116	189,500	1,384
Council Services	TOTAL REVENUE	2,286	1,500	(786)
Council Services	NET EXPENDITURE	185,830	188,000	2,170
Corporate Accounts	TOTAL EXPENSE	4,780,767	4,031,700	(749,067)
Corporate Accounts	TOTAL REVENUE	67,004,066	57,506,500	(9,497,566)
Corporate Accounts	NET EXPENDITURE	(62,223,299)	(53,474,800)	8,748,499
Financial Management	TOTAL EXPENSE	1,155,309	1,198,400	43,091
Financial Management	TOTAL REVENUE	141,316	150,100	8,784
Financial Management	NET EXPENDITURE	1,013,992	1,048,300	34,308
Information Technology	TOTAL EXPENSE	2,063,046	2,035,600	(27,446)
Information Technology	TOTAL REVENUE	40,000	40,000	(0)
Information Technology	NET EXPENDITURE	2,023,046	1,995,600	(27,446)
Insurance & Risk	TOTAL EXPENSE	875,423	886,900	11,477
Insurance & Risk	TOTAL REVENUE	61,892	52,000	(9,892)
Insurance & Risk	NET EXPENDITURE	813,531	834,900	21,369
Management Support – Finance & Business	TOTAL EXPENSE	157,025	196,600	39,575
Management Support – Finance & Business	NET EXPENDITURE	157,025	196,600	39,575
Print Room	TOTAL EXPENSE	198,691	189,000	(9,691)
Print Room	TOTAL REVENUE	224,775	228,900	4,125
Print Room	NET EXPENDITURE	(26,084)	(39,900)	(13,816)

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FINANCE & BUSINESS DEVELOPMENT		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$		\$
Property Services	TOTAL EXPENSE	1,597,473	1,478,400	(119,073)
Property Services	TOTAL REVENUE	761,491	730,300	(31,191)
Property Services	NET EXPENDITURE	835,982	748,100	(87,822)
Records	TOTAL EXPENSE	496,684	525,200	28,516
Records	NET EXPENDITURE	496,684	525,200	28,516
Supply	TOTAL EXPENSE	393,534	391,900	(1,634)
Supply	TOTAL REVENUE	1,066	1,000	(66)
Supply	NET EXPENDITURE	392,468	390,900	(1,568)
NET EXPENDITURE / (REVENUE)		(56,330,826)	(47,587,100)	8,743,726

Council Services

No major variations to report in this area.

Corporate Accounts

Statutory Levies performed to budget for the year.

Corporate Accounts provided a positive income variance of \$8,748,499 or 16.4%. This mainly relates to Sec 94 developer contributions and Sec 94 interest received. These funds are externally restricted.

Financial Management

No major variations to report in this area.

Information Technology

Information Technology was \$27,446 or 1.3% over budget in expenditure. This was primarily due to an increase in computer lease costs of \$23,000, more than anticipated.

Insurance & Risk

No major variations to report in this area.

Management Support Finance & Business

No major variations to report in this area.

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No major variations to report in this area.

Property Services

Property Services was \$119,073 or 8.1 % over budget in expenditure, this is mainly due to an increase of building trades work on Council properties.

Records

No major variations to report in this area.

Supply

No major variations to report in this area.

OPEN SPACE		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Bushland & Natural Resources	TOTAL EXPENSE	2,337,191	2,344,200	7,009
Bushland & Natural Resources	TOTAL REVENUE	47,436	49,600	2,164
Bushland & Natural Resources	NET EXPENDITURE	2,289,755	2,294,600	4,845
Management Support – Open Space	TOTAL EXPENSE	305,130	371,000	65,870
Management Support – Open Space	TOTAL REVENUE	(19,718)	0	19,718
Management Support – Open Space	NET EXPENDITURE	324,848	371,000	46,152
Parks	TOTAL EXPENSE	1,790,732	1,936,400	145,668
Parks	TOTAL REVENUE	64,064	54,700	(9,364)
Parks	NET EXPENDITURE	1,726,668	1,881,700	155,032
Plant Nursery	TOTAL EXPENSE	159,299	242,900	83,601
Plant Nursery	TOTAL REVENUE	111,618	163,900	52,282
Plant Nursery	NET EXPENDITURE	47,681	79,000	31,319
Sport & Recreation	TOTAL EXPENSE	4,274,110	4,560,300	286,190
Sport & Recreation	TOTAL REVENUE	2,728,172	2,886,500	158,328
Sport & Recreation	NET EXPENDITURE	1,545,938	1,673,800	127,862
Tree & Landscape Assessment	TOTAL EXPENSE	555,224	585,400	30,176
Tree & Landscape Assessment	TOTAL REVENUE	107,737	110,000	2,263
Tree & Landscape Assessment	NET EXPENDITURE	447,487	475,400	27,913
Trees	TOTAL EXPENSE	1,343,894	1,420,900	77,006
Trees	NET EXPENDITURE	1,343,894	1,420,900	77,006
NET EXPENDITURE / (REVENUE)		7,726,271	8,196,400	470,129

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Bushland & Natural Resources

No major variations to report in this area.

Management Support Open Space

Management Support Open Space expenditure was under budget by \$65,870 or 17.8% mainly due to savings in employee costs as a result of vacant positions during the year.

Parks

Parks expenditure is under budget by \$145,668 or 7.5%. This is mainly due to savings in both employee costs due to vacant positions and savings in grass cutting contractors.

Plant Nursery

Plant Nursery expenditure is \$83,601 or 34.4% under budget mainly due to savings in employee costs. This however, is partially offset with income under budget by \$52,282 or 31.9% due to lower than expected sale of plants during the year.

Sport & Recreation

The Sport and Recreation area ended the year \$127,862 or 7.6% under budget.

The \$286,190 positive variance in expenditure is made up of savings in employee costs of \$201,000 and savings of \$273,000 in operating expenses. However, this was partially offset by an overrun of \$185,000 in building maintenance.

Income was under budget by \$158,328 as a result of lower than expected golf course income.

Tree & Landscape Assessments

No major variations to report in this area.

Trees

Trees expenditure is under budget by \$77,006 or 5.4% mainly due to savings in employee costs due to staff vacancies during the year.

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PLANNING & ENVIRONMENT		2006/2007 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Land Information Services	TOTAL EXPENSE	213,266	267,700	54,434
Land Information Services	TOTAL REVENUE	247,552	288,000	40,448
Land Information Services	NET EXPENDITURE	(34,286)	(20,300)	13,986
Management Support – Planning & Environment	TOTAL EXPENSE	247,581	354,400	106,819
Management Support – Planning & Environment	NET EXPENDITURE	247,581	354,400	106,819
Urban Planning	TOTAL EXPENSE	566,734	497,500	(69,234)
Urban Planning	NET EXPENDITURE	566,734	497,500	(69,234)
NET EXPENDITURE / (REVENUE)		780,028	831,600	51,572

Land Information

Land Information expenditure is under budget by \$54,434 or 20.3% as a result of savings in employee costs due to a staff vacancy during the year.

Income is under budget by \$40,448 or 14.0%. This variation primarily relates to Section 149 certificate income of \$26,000 and internal printing income less than anticipated.

Management Support Planning

Management Support Planning expenditure is under budget by \$106,819 or 30.1% as a result of savings in employee costs due to staff vacancies during the year.

Urban Planning

Urban Planning expenditure is over budget by \$69,234 or 13.9%. This overrun related mainly to employee costs and extra internal printing required for the year.

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TECHNICAL SERVICES		2005/2006 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Depot Support Services	TOTAL EXPENSE	427,470	332,100	(95,370)
Depot Support Services	NET EXPENDITURE	427,470	332,100	(95,370)
Fleet Operations	TOTAL EXPENSE	3,207,829	2,987,300	(220,529)
Fleet Operations	TOTAL REVENUE	3,654,603	3,668,600	13,997
Fleet Operations	NET EXPENDITURE	(446,774)	(681,300)	(234,526)
Maintenance & Construction	TOTAL EXPENSE	7,928,898	7,825,400	(103,498)
Maintenance & Construction	TOTAL REVENUE	2,216,641	2,366,000	149,359
Maintenance & Construction	NET EXPENDITURE	5,712,257	5,459,400	(252,857)
Pavement Rehabilitation	TOTAL EXPENSE	9,670	0	(9,670)
Pavement Rehabilitation	NET EXPENDITURE	9,670	0	(9,670)
Management Support – Technical Services	TOTAL EXPENSE	1,899,222	1,908,500	9,278
Management Support – Technical Services	TOTAL REVENUE	295,754	252,500	(43,254)
Management Support – Technical Services	NET EXPENDITURE	1,603,468	1,656,000	52,532
Street Sweeping, Litter Control & Clean	TOTAL EXPENSE	1,362,691	1,439,500	76,809
Street Sweeping, Litter Control & Clean	NET EXPENDITURE	1,362,691	1,439,500	76,809
Trade Services	TOTAL EXPENSE	1,877,187	1,776,700	(100,487)
Trade Services	TOTAL REVENUE	1,845,014	1,181,200	(663,814)
Trade Services	NET EXPENDITURE	32,174	595,500	563,326
Traffic & Project Service	TOTAL EXPENSE	1,264,617	1,340,600	75,983
Traffic & Project Service	TOTAL REVENUE	167,267	123,500	(43,767)
Traffic & Project Service	NET EXPENDITURE	1,097,350	1,217,100	119,750
NET EXPENDITURE / (REVENUE)		9,798,306	10,018,300	219,994

Depot Support Services

Depot Support Services expenditure is over budget by \$95,370 or 28.7%, relating to higher than anticipated internal building maintenance costs from Trade Services.

Fleet Operations

Fleet Operations expenditure is over budget by \$220,529 or 7.4% due to higher than anticipated depreciation for plant and equipment.

Maintenance & Construction

Maintenance and Construction expenditure is over budget by \$103,498 or 1.3% due to increased use of contractors as a result of increased restoration works. Income is under budget by \$149,359

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or 6.3% due to a delay in restoration invoices being raised. However, these invoices have since been raised in the current financial year and the income has now been accrued.

Pavement Rehabilitation

No major variations to report in this area.

Management Support Technical Services

No major variations to report in this area.

Street Sweeping, Litter Control & Clean

Street Sweeping, Litter Control expenditure is under budget by \$76,809 or 5.3% as a result of savings in employee costs due to staff vacancies.

Trade Services

The overall expenditure budget for trade services was \$1,776,700 and income budget was \$1,181,200 resulting in a \$595,500 budget deficit. The actual expenditure for trade services was \$1,877,187 and actual income was \$1,845,014 resulting in a \$32,174 actual deficit.

Trade Services expenditure is over budget by \$100,487 or 5.7% due to increased use of temporary staff and contractors due to staff vacancies. Income is over budget by \$663,814 or 56.2% due to an increase in internal building maintenance income during the year, which relates to additional work undertaken for various departments of Council.

Traffic & Projects

Traffic & Projects expenditure is under budget by \$75,983 or 5.7% as a result of savings in employee costs due to traffic staff vacancy for several months.

WASTE MANAGEMENT		2005/2006 Financial Year		
		Actual	Rev Budget	Variance
		\$	\$	\$
Domestic Waste Services	TOTAL EXPENSE	10,422,830	10,088,000	(334,830)
Domestic Waste Services	TOTAL REVENUE	10,105,322	9,848,000	(257,322)
Domestic Waste Services	NET EXPENDITURE	317,508	240,000	(77,508)
Trade Waste Services	TOTAL EXPENSE	1,119,832	1,117,600	(2,232)
Trade Waste Services	TOTAL REVENUE	1,620,377	1,659,600	39,223
Trade Waste Services	NET EXPENDITURE	(500,545)	(542,000)	(41,455)
NET EXPENDITURE / (REVENUE)		(183,036)	(302,000)	(118,964)

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Domestic Waste expenditure is over budget by \$334,830 or 3.3% due to higher than anticipated contractor payments and waste disposal costs. Income is over budget by \$257,322 or 2.6% due to additional income in user fees & charges. These variances have no impact on Council's operating budget as domestic waste over expenditure is funded by the Domestic Waste Reserve.

Trade Waste

Trade Waste income is under budget by \$39,223 or 2.4% due to changes in Council's customer base.

Projects 2006/2007

Actual expenditure for projects for the year ended 30 June 2007 is \$12,874,331 against the revised budget of \$16,965,550. This leaves unspent funds of \$4,091,291 or 24.1% for the year.

Project variations at a department level are as follows:

	PROJECTS 2006/2007		
DEPARTMENT	Actual	Rev Budget	Variance
	\$	\$	\$
Civic Management	0	42,000	42,000
Community Services	148,720	203,400	54,680
Finance & Business	137,278	196,600	59,322
Open Space	3,500,523	7,246,450	3,745,927
Planning & Environment	826,680	805,000	(21,680)
Technical Services	8,252,816	8,472,100	219,284
Waste Management	8,313	0	(8,313)
TOTAL EXPENDITURE	12,874,331	16,965,550	4,091,219

A project status report is attached (**Attachment C**).

Civic Management

This project relates to new OH&S procedures and is fully funded by Council's insurer and needs to be carried forward into next financial year. Program not started due to staff vacancies within Human Resources.

Community Services

Most of the capital projects in this department were completed. There are four projects that will be carried over to the new financial year, three of which are funded by grants.

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Finance & Business Development

This department had a total project budget of \$196,600. Out of this budget, \$137,278 was spent. The remaining funds will be carried over to the new financial year and utilised on future IT initiatives.

Planning & Environment

The department of Planning & Environment had a project budget of \$805,000. Of this budget, \$826,680 was spent. All projects were completed during the year.

Open Space

Open Space spent \$3,500,523 against a total budget of \$7,246,450. Unspent funds relate primarily to the Section 94 plan projects which total \$2,817,300. Various projects will be carried forward into the 2007/2008 financial year.

Technical Services

Technical Services had a project budget of \$8,472,100. Of this, \$8,252,816 was spent during the year. Works on footpaths, drainage, traffic facilities and business centres will be carried out early in the current financial year and carry forward funds will be required to pay for these works.

Waste Management

Waste Management spent \$8,313 on Waste Education which is funded by the Domestic Waste Reserve.

Projects Carried Forwards 2006/2007

Attachment B lists projects which were originally included in the 2006/2007 budget by formal resolution on 13 June 2006. Budgets voted for some works have not been fully spent and accordingly are requested to be carried forward into the current financial period.

Some projects were committed to be completed but work concluded after year end. Consequently this money needs to be carried forward to fund invoices for works completed. The total requested carried forward works is \$1,798,800 of which there is matching revenue totalling \$1,708,600 leaving a net total to be funded from general revenue of \$90,200.

Justification for each carried forward project request is attached (**Attachment B**)

A number of these projects were always scheduled to be undertaken over more than one year.

Adjustments to Internally Restricted Cash at 30 June 2007

In addition to the unspent expenditure votes from the 2006/07 budget proposed for carry over, there are a number of adjustments to reserves that do not qualify for carry over pursuant to subclause 211 of the Local Government (general) regulation 2005. It is proposed that funding be made available for the adjustments to reserves by restricting cash at 30 June 2007.

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The adjustments to reserves not budgeted in 2006/07 total \$918,306, and are listed in the following table.

Reserve	Amount	Purpose/Use	Target
Contingency	\$82,183	To make allowance unforeseen, unplanned, non discretionary costs that may arise during the financial period	To maintain 0.5% of Council's net rates. Balance at 30 June 2007 after adjustment totals \$207,400.
Bonds & Deposits	\$200,000	To facilitate the refund of bonds held by Council	To maintain 20% of total liability (\$4,801,000 @ 30/06/07)= \$960,200, as recommended by Council's external auditor . Balance at 30 June 2007 after adjustment= \$525,000 which represents 10.94% of total liability.
Election	\$313,123	To amortise the cost of holding a Council Election over the four year term of the Council	\$522,700 September 2008 as per advice from Electoral Commission. Balance at 30 June 2007 after adjustment= \$382,700
Employee Leave Entitlements	\$323,000	To fund 15% of the total employee leave entitlements liability. This is in addition to amounts budgeted annually to cover expected commitments in the current financial year	Balance at 30 June 2007 after adjustment= \$1,350,000 which represents 20% of total liability (\$6,750,000 @ 30/06/07) and industry best practice. Please note recommendation should be to increase from 15% of employee leave entitlements liability to 20%

Report by Responsible Accounting Officer

The reported favourable variance between actual and budget of \$1,191,904 will improve working capital and is subject to confirmation through Council's consideration of the Financial Statements report next month. Caution needs to be stressed on the above variance due to timing differences and processing of accruals between the preparation of this review and the preparation of the Financial Statements. This variance has been determined after recognising \$1,798,800 of incomplete works relating to the 06/07 financial year. Note 6 of the Financial Statements will disclose the revenue funded component viz., \$90,200 as internally restricted cash for the purpose of funding carry over works.

Clause 211 of the Local Government (General) Regulation 2005 requires the Council to authorise additional funds for lapsed votes. The information to support an authorisation of additional expenditure has been included in this report for the Council to consider at the same time as considering the budget review for the final quarter as required by Clause 203 of the same Regulation. It is important that Council properly budgets for and manage the resources that are available to fulfil its Management Plan.

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The measure used is the percentage of re-votes to the expenses for the Council for the year and will result in an Amber performance indicator of Financial Health.

In relation to the primary indicator of Financial Health it is anticipated the available working capital balance will be approximately \$500,000.

Accordingly, the projected financial position as at the end of the next financial year is satisfactory.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

It is not necessary to include any requests for budget variations in the June review. A report will be referred to Council in the near future, which will analyse Council's working fund position. This report is dependent on the finalisation of Council's financial statements.

The carried forwards which are funded from general revenue total \$90,200. This amount is to be funded from Council's revenue funded Carried Forward Works Reserve.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Finance has included comments from Directors and managers for their respective departments and were consulted in developing the list of attached carried forward projects.

SUMMARY

Council's overall budget for the financial year ending 30 June 2007 resulted in a surplus of \$25,890,990 compared to a budgeted surplus of \$16,108,200. Taking into account variations that relate to restricted assets, the sale and write-off of assets and depreciation, Council's operating budget was a surplus of \$1,191,904.

It should be noted that figures in this report may be subject to refinement resulting from the external audit to be conducted next month. Final results will be subsequently reported to Council.

For the year ended 30 June 2007 the total requested carried forward works are \$1,798,800. There is matching revenue for carried forward works in the amount of \$1,708,600, a net total to be funded from general revenue of \$90,200.

Should Council approve the full list of carried forwards works, this amount of \$90,200 is to be funded from Council's Revenue funded Carried Forward Works Reserve.

RECOMMENDATION

- A. That the Budget Review report as at 30 June 2007 be adopted.
- B. That the schedule of carry-over requests totalling \$1,798,800 be approved, the funds voted for expenditure and the estimates for 2007/08 be adjusted accordingly (see **Attachment B**).
- C. That the following allocations of cash be made as at 30 June 2007:
 - 1. Transfer \$82,183 to the Contingency Reserve
 - 2. Transfer \$200,000 to the Bonds and Deposits Reserve
 - 3. Transfer \$313,123 to the Election Reserve
 - 4. Transfer \$323,000 to the Employee Leave Entitlements Reserve

Michael Lopez
Management Accountant

Tino Caltabiano
Manager Finance

Attachments:

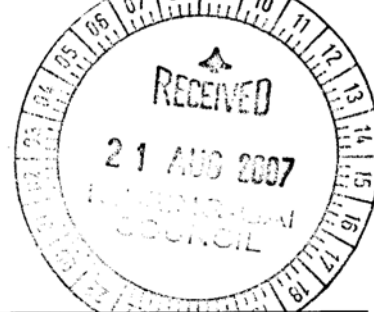
- A. 2006/07 Management Reports - 816324**
- B. 2006/07 Proposed Carried Forward Projects - 816329**
- C. Project Status Report - 816331**



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COUNCIL SUMMARY

Total Council



NET EXPENDITURE Department	Adjustments		Adjustments Year To Date			Commitments Full Year	
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Civic	(26,074)	0	2,656,459	2,600,100	(56,359)	0	2,600,100
Community	(44,911)	0	7,203,197	7,449,600	246,403	(2)	7,449,600
Development & Regulation	(328,804)	0	2,458,612	2,684,900	226,288	0	2,684,900
Corporate	456,756	0	(56,330,826)	(47,587,100)	8,743,726	51	(47,587,100)
Open Space	(245,366)	0	7,726,271	8,196,400	470,129	(92)	8,196,400
Planning & Enviro	(42,489)	0	780,028	831,600	51,572	0	831,600
Operations	26,625	0	9,798,306	10,018,300	219,994	0	10,018,300
Waste Management	961,876	0	(183,036)	(302,000)	(118,964)	0	(302,000)
NET EXPENDITURE / (REVENUE)	757,613	0	(25,890,990)	(16,108,200)	9,782,790	(44)	(16,108,200)
PROJECTS							
Capital Projects	(4,917,005)	0	828,773	2,216,600	1,387,827	0	2,216,600
Operating Projects	(2,425,743)	0	1,219,019	1,189,400	(29,619)	49	1,189,400
TOTAL PROJECTS	(7,342,748)	0	2,047,793	3,406,000	1,358,207	49	3,406,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(309,204)	0	26,751,487	28,443,400	1,691,913	0	28,443,400
Operating Expenses	285,326	0	9,896,092	10,068,000	171,908	49	10,068,000
Materials & Contract	1,388,589	0	18,423,414	17,502,500	(920,914)	(93)	17,502,500
Statutory Levies	0	0	2,300,219	2,290,000	(10,219)	0	2,290,000
Pensioner Rebate	(6,738)	0	1,010,404	997,000	(13,404)	0	997,000
Interest Expense	0	0	642,722	724,000	81,278	0	724,000
Depreciation	0	0	7,088,866	6,755,200	(333,666)	0	6,755,200
Balance Sheet	0	0	0	0	0	0	0
Internal Transactions	152,653	0	6,536,971	5,915,200	(621,771)	0	5,915,200
TOTAL OPERATING EXPENSE	1,510,625	0	72,650,177	72,695,300	45,123	(44)	72,695,300
CAPITALISED EXPENSE							
Balance Sheet	275,340	0	894,287	604,300	(289,987)	0	604,300
TOTAL CAPITALISED EXPENSE	275,340	0	894,287	604,300	(289,987)	0	604,300
TOTAL EXPENSE	1,785,965	0	73,544,464	73,299,600	(244,864)	(44)	73,299,600
REVENUE							
Pensioner Rebate	0	0	0	0	0	0	0
Rates	153,854	0	38,123,026	37,889,000	234,026	0	37,889,000
Infrastructure Levy	7,158	0	1,925,831	1,914,000	11,831	0	1,914,000
Environmental Levy	6,161	0	1,968,973	1,958,000	10,973	0	1,958,000
Annual Charges	109,407	0	9,749,837	9,607,000	142,837	0	9,607,000
User Fees & Charges	39,650	0	15,723,731	15,741,000	(17,269)	0	15,741,000
Interest Income	234,686	0	3,006,979	2,763,500	243,479	0	2,763,500
Grants Recurrent	(1,259)	0	4,533,150	4,630,400	(97,250)	0	4,630,400
Contributions	300,000	0	17,812,249	8,944,700	8,867,549	0	8,944,700
Other Revenue	47,537	0	47,537	0	47,537	0	0
Internal Transactions	152,653	0	6,544,141	5,960,200	583,941	0	5,960,200
TOTAL REVENUE	1,049,848	0	99,435,454	89,407,800	10,027,654	0	89,407,800
NET DEFICIT / (SURPLUS)	736,117	0	(25,890,990)	(16,108,200)	9,782,790	(44)	(16,108,200)



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DEPARTMENT SUMMARY

Department : Civic

NET EXPENDITURE Responsibility Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Councillor Support	(1,125)	0	596,591	564,400	(32,191)	0	564,400
Executive Support	(29,021)	0	790,068	814,200	24,132	0	814,200
Human Resource Management	4,071	0	1,269,800	1,221,500	(48,300)	0	1,221,500
NET EXPENDITURE / (REVENUE)	(26,074)	0	2,656,459	2,600,100	(56,359)	0	2,600,100
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(41,812)	0	1,670,561	1,725,900	55,339	0	1,725,900
Operating Expenses	15,382	0	811,152	699,100	(112,052)	0	699,100
Materials & Contract	356	0	54,185	48,500	(5,685)	0	48,500
Statutory Levies	0	0	0	0	0	0	0
Depreciation	0	0	783	800	17	0	800
Internal Transactions	0	0	154,142	148,800	(5,342)	0	148,800
TOTAL OPERATING EXPENSE	(26,074)	0	2,690,822	2,623,100	(67,722)	0	2,623,100
CAPITALISED EXPENSE							
Balance Sheet	0	0	0	0	0	0	0
TOTAL CAPITALISED EXPENSE	0	0	0	0	0	0	0
TOTAL EXPENSE	(26,074)	0	2,690,822	2,623,100	(67,722)	0	2,623,100
REVENUE							
User Fees & Charges	0	0	34,364	23,000	(11,364)	0	23,000
TOTAL REVENUE	0	0	34,364	23,000	(11,364)	0	23,000
NET SURPLUS / (DEFICIT)	26,074	0	(2,656,459)	(2,600,100)	56,359	0	(2,600,100)
PROJECTS							
Operating Projects	42,002	0	(1)	0	1	0	0
TOTAL PROJECTS	42,002	0	(1)	0	1	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Councillor Support

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Councillor Support	(1,125)	0	596,591	564,400	(32,191)	0	564,400
NET EXPENDITURE / (REVENUE)	(1,125)	0	596,591	564,400	(32,191)	0	564,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(6,255)	0	139,371	136,100	(3,271)	0	136,100
Operating Expenses	5,051	0	320,241	295,000	(25,241)	0	295,000
Materials & Contract	80	0	33,305	33,500	195	0	33,500
Internal Transactions	0	0	103,674	99,800	(3,874)	0	99,800
TOTAL OPERATING EXPENSE	(1,125)	0	596,591	564,400	(32,191)	0	564,400
TOTAL EXPENSE	(1,125)	0	596,591	564,400	(32,191)	0	564,400
NET SURPLUS / (DEFICIT)	1,125	0	(596,591)	(564,400)	32,191	0	(564,400)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Executive Support

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year
	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Executive Support	(29,021)	0	790,068	814,200	24,132	0	814,200
NET EXPENDITURE / (REVENUE)	(29,021)	0	790,068	814,200	24,132	0	814,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(33,476)	0	691,658	732,700	41,042	0	732,700
Operating Expenses	4,180	0	51,938	41,500	(10,438)	0	41,500
Materials & Contract	276	0	10,419	6,500	(3,919)	0	6,500
Depreciation	0	0	783	800	17	0	800
Internal Transactions	0	0	35,271	32,700	(2,571)	0	32,700
TOTAL OPERATING EXPENSE	(29,021)	0	790,068	814,200	24,132	0	814,200
TOTAL EXPENSE	(29,021)	0	790,068	814,200	24,132	0	814,200
NET SURPLUS / (DEFICIT)	29,021	0	(790,068)	(814,200)	(24,132)	0	(814,200)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Human Resource Management

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Occupational, Health and Safety	7,166	0	127,764	121,000	(6,764)	0	121,000
Payroll Processing	(6,715)	0	144,058	134,200	(9,858)	0	134,200
Staff Training and Development	6,460	0	329,214	346,900	17,686	0	346,900
Workforce Management	(2,839)	0	668,764	619,400	(49,364)	0	619,400
NET EXPENDITURE / (REVENUE)	4,071	0	1,269,800	1,221,500	(48,300)	0	1,221,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(2,080)	0	839,533	857,100	17,567	0	857,100
Operating Expenses	6,151	0	438,973	362,600	(76,373)	0	362,600
Materials & Contract	0	0	10,462	8,500	(1,962)	0	8,500
Internal Transactions	0	0	15,197	16,300	1,104	0	16,300
TOTAL OPERATING EXPENSE	4,071	0	1,304,163	1,244,500	(59,663)	0	1,244,500
TOTAL EXPENSE	4,071	0	1,304,163	1,244,500	(59,663)	0	1,244,500
REVENUE							
User Fees & Charges	0	0	34,364	23,000	(11,364)	0	23,000
TOTAL REVENUE	0	0	34,364	23,000	(11,364)	0	23,000
NET SURPLUS / (DEFICIT)	(4,071)	0	(1,269,800)	(1,221,500)	48,300	0	(1,221,500)
PROJECTS							
Operating Projects	0	0	(42,003)	0	42,003	0	0
TOTAL PROJECTS	0	0	(42,003)	0	42,003	0	0



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DEPARTMENT SUMMARY

Department : Community

NET EXPENDITURE Responsibility Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Community Developmen	(17,091)	0	1,052,262	1,210,700	158,438	0	1,210,700
Community & Recreation Property U	22,359	0	430,160	605,700	175,540	0	605,700
Communications	(10,344)	0	318,340	299,800	(18,540)	0	299,800
Cultural Services	103,881	0	450,047	356,000	(94,047)	(2)	356,000
Customer Services	(36,668)	0	901,063	899,900	(1,163)	0	899,900
Library Services	(92,507)	0	3,616,044	3,659,500	43,456	0	3,659,500
Mgmt Sup Community	(14,541)	0	435,281	418,000	(17,281)	0	418,000
NET EXPENDITURE / (REVENUE)	(44,911)	0	7,203,197	7,449,600	246,403	(2)	7,449,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(250,326)	0	5,951,661	6,119,000	167,339	0	6,119,000
Operating Expenses	(107,853)	0	1,789,970	2,058,400	268,430	0	2,058,400
Materials & Contract	6,687	0	683,394	709,600	26,206	(2)	709,600
Depreciation	0	0	1,180,073	1,120,500	(59,573)	0	1,120,500
Internal Transactions	46,861	0	639,836	753,500	113,664	0	753,500
TOTAL OPERATING EXPENSE	(304,630)	0	10,244,934	10,761,000	516,066	(2)	10,761,000
CAPITALISED EXPENSE							
Balance Sheet	0	0	506,032	510,000	3,968	0	510,000
TOTAL CAPITALISED EXPENSE	0	0	506,032	510,000	3,968	0	510,000
TOTAL EXPENSE	(304,630)	0	10,750,966	11,271,000	520,034	(2)	11,271,000
REVENUE							
Rates	0	0	0	0	0	0	0
User Fees & Charges	(258,449)	0	2,747,149	2,934,800	187,651	0	2,934,800
Grants Recurrent	(1,270)	0	800,456	841,600	41,144	0	841,600
Internal Transactions	0	0	164	45,000	44,837	0	45,000
TOTAL REVENUE	(259,719)	0	3,547,769	3,821,400	273,631	0	3,821,400
NET SURPLUS / (DEFICIT)	44,911	0	(7,203,197)	(7,449,600)	(246,403)	2	(7,449,600)
PROJECTS							
Capital Projects	0	0	20,333	0	(20,333)	0	0
Operating Projects	(1,270)	0	50,731	50,000	(731)	0	50,000
TOTAL PROJECTS	(1,270)	0	71,064	50,000	(21,064)	0	50,000



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Community Development

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Aged Services	4,559	0	90,207	126,100	35,893	0	126,100
Children Services Development	15,996	0	291,402	373,200	81,798	0	373,200
Family Day Care	(4,437)	0	107,890	187,000	79,110	0	187,000
Service Planning and Development	(5,515)	0	278,286	282,700	4,414	0	282,700
Thomas Carlyle Children's Centre	(20,865)	0	98,658	45,600	(53,058)	0	45,600
Youth Services	(6,830)	0	185,819	196,100	10,281	0	196,100
NET EXPENDITURE / (REVENUE)	(17,091)	0	1,052,262	1,210,700	158,438	0	1,210,700
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(59,952)	0	1,428,198	1,444,400	16,202	0	1,444,400
Operating Expenses	(67,110)	0	876,982	1,054,900	177,918	0	1,054,900
Materials & Contract	2,741	0	187,738	222,000	34,262	0	222,000
Depreciation	0	0	252,766	253,500	734	0	253,500
Internal Transactions	23,443	0	254,812	264,800	9,988	0	264,800
TOTAL OPERATING EXPENSE	(100,878)	0	3,000,496	3,239,600	239,104	0	3,239,600
TOTAL EXPENSE	(100,878)	0	3,000,496	3,239,600	239,104	0	3,239,600
REVENUE							
User Fees & Charges	(82,516)	0	1,399,122	1,468,000	68,878	0	1,468,000
Grants Recurrent	(1,270)	0	549,112	560,900	11,788	0	560,900
TOTAL REVENUE	(83,786)	0	1,948,234	2,028,900	80,666	0	2,028,900
NET SURPLUS / (DEFICIT)	17,091	0	(1,052,262)	(1,210,700)	(158,438)	0	(1,210,700)
PROJECTS							
Operating Projects	(1,270)	0	5,730	10,000	4,270	0	10,000
TOTAL PROJECTS	(1,270)	0	5,730	10,000	4,270	0	10,000



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Community & Recreation Property

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Community Facilities Unit	(1,968)	0	69,259	82,200	12,941	0	82,200
Community Halls	16,957	0	273,431	410,700	137,269	0	410,700
Meeting Rooms	7,370	0	87,470	112,800	25,330	0	112,800
NET EXPENDITURE / (REVENUE)	22,359	0	430,160	605,700	175,540	0	605,700
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(2,759)	0	68,414	119,800	51,386	0	119,800
Operating Expenses	(49,168)	0	393,615	474,800	81,185	0	474,800
Materials & Contract	155	0	6,522	11,000	4,478	0	11,000
Depreciation	0	0	371,968	373,100	1,132	0	373,100
Internal Transactions	16,019	0	158,702	278,800	120,098	0	278,800
TOTAL OPERATING EXPENSE	(35,753)	0	999,222	1,257,500	258,278	0	1,257,500
TOTAL EXPENSE	(35,753)	0	999,222	1,257,500	258,278	0	1,257,500
REVENUE							
User Fees & Charges	(58,112)	0	569,061	651,800	82,739	0	651,800
TOTAL REVENUE	(58,112)	0	569,061	651,800	82,739	0	651,800
NET SURPLUS / (DEFICIT)	(22,359)	0	(430,160)	(605,700)	(175,540)	0	(605,700)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Communications

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Communications	(10,344)	0	318,340	299,800	(18,540)	0	299,800
NET EXPENDITURE / (REVENUE)	(10,344)	0	318,340	299,800	(18,540)	0	299,800
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(11,033)	0	265,730	243,500	(22,230)	0	243,500
Operating Expenses	689	0	29,226	32,600	3,374	0	32,600
Materials & Contract	0	0	22,817	19,900	(2,917)	0	19,900
Internal Transactions	0	0	2,734	3,800	1,066	0	3,800
TOTAL OPERATING EXPENSE	(10,344)	0	320,508	299,800	(20,708)	0	299,800
TOTAL EXPENSE	(10,344)	0	320,508	299,800	(20,708)	0	299,800
REVENUE							
User Fees & Charges	0	0	2,168	0	(2,168)	0	0
TOTAL REVENUE	0	0	2,168	0	(2,168)	0	0
NET SURPLUS / (DEFICIT)	10,344	0	(318,340)	(299,800)	18,540	0	(299,800)
PROJECTS							
Operating Projects	0	0	51,499	40,000	(11,499)	0	40,000
TOTAL PROJECTS	0	0	51,499	40,000	(11,499)	0	40,000



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Cultural Services

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Art Centre	79,816	0	115,069	78,000	(37,069)	(25)	78,000
Community Programs	27,982	0	58,336	57,400	(936)	0	57,400
Cultural Development	(6,118)	0	91,297	109,400	18,103	0	109,400
Community Functions	2,201	0	185,345	111,200	(74,145)	0	111,200
NET EXPENDITURE / (REVENUE)	103,881	0	450,047	356,000	(94,047)	(25)	356,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(20,958)	0	729,066	751,700	22,634	0	751,700
Operating Expenses	2,163	0	66,091	50,300	(15,791)	0	50,300
Materials & Contract	3,341	0	280,590	280,800	210	(25)	280,800
Depreciation	0	0	21,304	21,400	96	0	21,400
Internal Transactions	1,513	0	41,107	26,900	(14,207)	0	26,900
TOTAL OPERATING EXPENSE	(13,940)	0	1,138,159	1,131,100	(7,059)	(25)	1,131,100
TOTAL EXPENSE	(13,940)	0	1,138,159	1,131,100	(7,059)	(25)	1,131,100
REVENUE							
Rates	0	0	0	0	0	0	0
User Fees & Charges	(117,821)	0	649,618	679,400	29,782	0	679,400
Grants Recurrent	0	0	38,494	50,700	12,206	0	50,700
Internal Transactions	0	0	0	45,000	45,000	0	45,000
TOTAL REVENUE	(117,821)	0	688,112	775,100	86,988	0	775,100
NET SURPLUS / (DEFICIT)	(103,881)	0	(450,047)	(356,000)	94,047	25	(356,000)
PROJECTS							
Operating Projects	0	0	22,000	0	(22,000)	0	0
TOTAL PROJECTS	0	0	22,000	0	(22,000)	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Customer Services

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Customer Services	(36,668)	0	901,063	899,900	(1,163)	0	899,900
NET EXPENDITURE / (REVENUE)	(36,668)	0	901,063	899,900	(1,163)	0	899,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(40,726)	0	839,086	853,300	14,214	0	853,300
Operating Expenses	3,653	0	65,041	52,100	(12,941)	0	52,100
Materials & Contract	404	0	10,306	12,300	1,994	0	12,300
Depreciation	0	0	181	200	19	0	200
Internal Transactions	0	0	4,323	7,000	2,677	0	7,000
TOTAL OPERATING EXPENSE	(36,668)	0	918,938	924,900	5,962	0	924,900
TOTAL EXPENSE	(36,668)	0	918,938	924,900	5,962	0	924,900
REVENUE							
User Fees & Charges	0	0	17,875	25,000	7,125	0	25,000
TOTAL REVENUE	0	0	17,875	25,000	7,125	0	25,000
NET SURPLUS / (DEFICIT)	36,668	0	(901,063)	(899,900)	1,163	0	(899,900)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Library Services

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Library Services	(9,558)	0	429,414	320,112	(109,302)	0	320,112
Gordon Library	(22,476)	0	1,067,281	1,128,596	61,315	0	1,128,596
Information Services	(10,935)	0	678,247	720,592	42,345	0	720,592
Lindfield Library	(4,878)	0	161,621	176,600	14,979	0	176,600
Special Library Services	(4,762)	0	119,266	127,396	8,130	0	127,396
St. Ives Library	(10,380)	0	311,140	296,504	(14,636)	0	296,504
Technical Services	(15,237)	0	322,923	373,300	50,377	0	373,300
Turramurra Library	(11,007)	0	360,463	343,800	(16,663)	0	343,800
Young Adult and Childrens Services	(3,273)	0	165,688	172,600	6,912	0	172,600
NET EXPENDITURE / (REVENUE)	(92,507)	0	3,616,044	3,659,500	43,456	0	3,659,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(99,481)	0	2,304,435	2,393,200	88,765	0	2,393,200
Operating Expenses	1,041	0	255,950	286,800	30,850	0	286,800
Materials & Contract	46	0	153,464	157,600	4,136	0	157,600
Depreciation	0	0	532,805	471,300	(61,505)	0	471,300
Internal Transactions	5,887	0	160,469	156,200	(4,269)	0	156,200
TOTAL OPERATING EXPENSE	(92,507)	0	3,407,125	3,465,100	57,975	0	3,465,100
CAPITALISED EXPENSE							
Balance Sheet	0	0	506,032	510,000	3,968	0	510,000
TOTAL CAPITALISED EXPENSE	0	0	506,032	510,000	3,968	0	510,000
TOTAL EXPENSE	(92,507)	0	3,913,157	3,975,100	61,943	0	3,975,100
REVENUE							
User Fees & Charges	0	0	84,100	85,600	1,500	0	85,600
Grants Recurrent	0	0	212,850	230,000	17,150	0	230,000
Internal Transactions	0	0	164	0	(164)	0	0
TOTAL REVENUE	0	0	297,113	315,600	18,487	0	315,600
NET SURPLUS / (DEFICIT)	92,507	0	(3,616,044)	(3,659,500)	(43,456)	0	(3,659,500)
PROJECTS							
Capital Projects	0	0	20,333	0	(20,333)	0	0
Operating Projects	0	0	(28,498)	0	28,498	0	0
TOTAL PROJECTS	0	0	(8,165)	0	8,165	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Community

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Community S	(14,541)	0	435,281	418,000	(17,281)	0	418,000
NET EXPENDITURE / (REVENUE)	(14,541)	0	435,281	418,000	(17,281)	0	418,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(15,419)	0	316,731	313,100	(3,631)	0	313,100
Operating Expenses	878	0	103,063	106,900	3,837	0	106,900
Materials & Contract	0	0	21,957	6,000	(15,957)	0	6,000
Depreciation	0	0	1,048	1,000	(48)	0	1,000
Internal Transactions	0	0	17,688	16,000	(1,688)	0	16,000
TOTAL OPERATING EXPENSE	(14,541)	0	460,487	443,000	(17,487)	0	443,000
TOTAL EXPENSE	(14,541)	0	460,487	443,000	(17,487)	0	443,000
REVENUE							
User Fees & Charges	0	0	25,205	25,000	(205)	0	25,000
TOTAL REVENUE	0	0	25,205	25,000	(205)	0	25,000
NET SURPLUS / (DEFICIT)	14,541	0	(435,281)	(418,000)	17,281	0	(418,000)
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



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DEPARTMENT SUMMARY

Department : Development & Regulation

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Building Unit	(878)	0	(269,633)	(315,600)	(45,967)	0	(315,600)
Compliance & Health Services	(21,324)	0	721,693	689,300	(32,393)	0	689,300
Administration	(29,505)	0	816,680	898,200	81,520	0	898,200
Development Assessment	(94,549)	0	1,849,755	1,594,200	(255,555)	0	1,594,200
Regulation	(176,864)	0	(155,245)	(24,400)	130,845	0	(24,400)
Development Engineers	(5,684)	0	(504,638)	(156,800)	347,838	0	(156,800)
NET EXPENDITURE / (REVENUE)	(328,804)	0	2,458,612	2,684,900	226,288	0	2,684,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(207,145)	0	4,580,395	4,689,600	109,205	0	4,689,600
Operating Expenses	18,166	0	1,500,870	1,454,600	(46,270)	0	1,454,600
Materials & Contract	12,348	0	268,731	203,400	(65,331)	0	203,400
Depreciation	0	0	492	2,300	1,808	0	2,300
Internal Transactions	0	0	504,114	509,700	5,586	0	509,700
TOTAL OPERATING EXPENSE	(176,631)	0	6,854,601	6,859,600	4,999	0	6,859,600
CAPITALISED EXPENSE							
Balance Sheet	0	0	28,600	26,300	(2,300)	0	26,300
TOTAL CAPITALISED EXPENSE	0	0	28,600	26,300	(2,300)	0	26,300
TOTAL EXPENSE	(176,631)	0	6,883,201	6,885,900	2,699	0	6,885,900
REVENUE							
User Fees & Charges	152,173	0	4,424,589	4,201,000	(223,590)	0	4,201,000
TOTAL REVENUE	152,173	0	4,424,589	4,201,000	(223,590)	0	4,201,000
NET SURPLUS / (DEFICIT)	328,804	0	(2,458,612)	(2,684,900)	(226,288)	0	(2,684,900)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Building Unit

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Building Certificates & Finals	0	0	0	0	0	0	0
Building Unit	(878)	0	(269,633)	(315,600)	(45,967)	0	(315,600)
NET EXPENDITURE / (REVENUE)	(878)	0	(269,633)	(315,600)	(45,967)	0	(315,600)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(12,228)	0	289,100	319,000	29,900	0	319,000
Operating Expenses	38	0	2,567	2,400	(167)	0	2,400
Materials & Contract	0	0	21,293	11,500	(9,793)	0	11,500
Internal Transactions	0	0	24,932	24,500	(432)	0	24,500
TOTAL OPERATING EXPENSE	(12,190)	0	337,891	357,400	19,509	0	357,400
TOTAL EXPENSE	(12,190)	0	337,891	357,400	19,509	0	357,400
REVENUE							
User Fees & Charges	(11,312)	0	607,525	673,000	65,475	0	673,000
TOTAL REVENUE	(11,312)	0	607,525	673,000	65,475	0	673,000
NET SURPLUS / (DEFICIT)	878	0	269,633	315,600	45,967	0	315,600
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Compliance & Health Services

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Development Compliance	(11,312)	0	233,883	232,800	(1,083)	0	232,800
Environmental Compliance NOW 17	0	0	0	0	0	0	0
Public Health Services	(10,012)	0	488,600	456,500	(32,100)	0	456,500
Health Notice Costs	0	0	(790)	0	790	0	0
NET EXPENDITURE / (REVENUE)	(21,324)	0	721,693	689,300	(32,393)	0	689,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(23,735)	0	544,099	568,100	24,001	0	568,100
Operating Expenses	53	0	156,189	146,000	(10,189)	0	146,000
Materials & Contract	6,858	0	65,615	27,000	(38,615)	0	27,000
Depreciation	0	0	285	300	15	0	300
Internal Transactions	0	0	76,397	75,900	(497)	0	75,900
TOTAL OPERATING EXPENSE	(16,824)	0	842,584	817,300	(25,284)	0	817,300
TOTAL EXPENSE	(16,824)	0	842,584	817,300	(25,284)	0	817,300
REVENUE							
User Fees & Charges	4,500	0	120,891	128,000	7,109	0	128,000
TOTAL REVENUE	4,500	0	120,891	128,000	7,109	0	128,000
NET SURPLUS / (DEFICIT)	21,324	0	(721,693)	(689,300)	32,393	0	(689,300)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Administration

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Mgt Support - Environment & Reg Se	(11,368)	0	274,363	272,100	(2,263)	0	272,100
Administration	(18,137)	0	542,317	626,100	83,783	0	626,100
NET EXPENDITURE / (REVENUE)	(29,505)	0	816,680	898,200	81,520	0	898,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(34,530)	0	916,957	931,300	14,343	0	931,300
Operating Expenses	706	0	25,273	30,900	5,627	0	30,900
Materials & Contract	1,740	0	76,205	66,500	(9,705)	0	66,500
Internal Transactions	0	0	26,839	32,900	6,061	0	32,900
TOTAL OPERATING EXPENSE	(32,084)	0	1,045,275	1,061,600	16,325	0	1,061,600
CAPITALISED EXPENSE							
Balance Sheet	0	0	28,600	25,000	(3,600)	0	25,000
TOTAL CAPITALISED EXPENSE	0	0	28,600	25,000	(3,600)	0	25,000
TOTAL EXPENSE	(32,084)	0	1,073,875	1,086,600	12,725	0	1,086,600
REVENUE							
User Fees & Charges	(2,579)	0	257,195	188,400	(68,795)	0	188,400
TOTAL REVENUE	(2,579)	0	257,195	188,400	(68,795)	0	188,400
NET SURPLUS / (DEFICIT)	29,505	0	(816,680)	(898,200)	(81,520)	0	(898,200)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Development Assessment

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Development Assessments	(94,549)	0	1,849,755	1,594,200	(255,555)	0	1,594,200
NET EXPENDITURE / (REVENUE)	(94,549)	0	1,849,755	1,594,200	(255,555)	0	1,594,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(97,429)	0	2,009,147	2,012,000	2,853	0	2,012,000
Operating Expenses	7,842	0	1,151,881	1,149,500	(2,381)	0	1,149,500
Materials & Contract	0	0	51,477	50,000	(1,477)	0	50,000
Depreciation	0	0	207	2,000	1,793	0	2,000
Internal Transactions	0	0	268,700	268,700	0	0	268,700
TOTAL OPERATING EXPENSE	(89,587)	0	3,481,412	3,482,200	788	0	3,482,200
TOTAL EXPENSE	(89,587)	0	3,481,412	3,482,200	788	0	3,482,200
REVENUE							
User Fees & Charges	4,962	0	1,631,657	1,888,000	256,343	0	1,888,000
TOTAL REVENUE	4,962	0	1,631,657	1,888,000	256,343	0	1,888,000
NET SURPLUS / (DEFICIT)	94,549	0	(1,849,755)	(1,594,200)	255,555	0	(1,594,200)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Regulation

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Animal Control	378	0	19,366	27,300	7,934	0	27,300
Parking & Traffic	(160,919)	0	(564,850)	(436,400)	128,450	0	(436,400)
Regulatory Services	(16,324)	0	390,240	384,700	(5,540)	0	384,700
NET EXPENDITURE / (REVENUE)	(176,864)	0	(155,245)	(24,400)	130,845	0	(24,400)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(28,249)	0	595,218	619,000	23,782	0	619,000
Operating Expenses	9,527	0	162,426	122,700	(39,726)	0	122,700
Materials & Contract	3,750	0	51,911	48,400	(3,511)	0	48,400
Internal Transactions	0	0	82,346	82,800	454	0	82,800
TOTAL OPERATING EXPENSE	(14,972)	0	891,901	872,900	(19,001)	0	872,900
CAPITALISED EXPENSE							
Balance Sheet	0	0	0	1,300	1,300	0	1,300
TOTAL CAPITALISED EXPENSE	0	0	0	1,300	1,300	0	1,300
TOTAL EXPENSE	(14,972)	0	891,901	874,200	(17,701)	0	874,200
REVENUE							
User Fees & Charges	161,893	0	1,047,146	898,600	(148,546)	0	898,600
TOTAL REVENUE	161,893	0	1,047,146	898,600	(148,546)	0	898,600
NET SURPLUS / (DEFICIT)	176,864	0	155,245	24,400	(130,845)	0	24,400
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Development Engineers

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Development Assessment Engineers	(10,974)	0	219,286	228,200	8,914	0	228,200
Infrastructure Restoration	5,290	0	(723,924)	(385,000)	338,924	0	(385,000)
NET EXPENDITURE / (REVENUE)	(5,684)	0	(504,638)	(156,800)	347,838	0	(156,800)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(10,974)	0	225,874	240,200	14,326	0	240,200
Operating Expenses	0	0	2,535	3,100	565	0	3,100
Materials & Contract	0	0	2,230	0	(2,230)	0	0
Internal Transactions	0	0	24,900	24,900	0	0	24,900
TOTAL OPERATING EXPENSE	(10,974)	0	255,538	268,200	12,662	0	268,200
TOTAL EXPENSE	(10,974)	0	255,538	268,200	12,662	0	268,200
REVENUE							
User Fees & Charges	(5,290)	0	760,176	425,000	(335,176)	0	425,000
TOTAL REVENUE	(5,290)	0	760,176	425,000	(335,176)	0	425,000
NET SURPLUS / (DEFICIT)	5,684	0	504,638	156,800	(347,838)	0	156,800
PROJECTS							
TOTAL PROJECTS							



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DEPARTMENT SUMMARY

Department : Corporate

NET EXPENDITURE Responsibility Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Business Development	0	0	0	0	0	0	0
Council Services	(1,124)	0	185,830	188,000	2,170	0	188,000
Corporate Accounts	364,716	0	(62,223,299)	(53,474,800)	8,748,499	0	(53,474,800)
Financial Management	(4,726)	0	1,013,992	1,048,300	34,308	0	1,048,300
Information Tech	1,894	0	2,023,046	1,995,600	(27,446)	0	1,995,600
Insurance & Risk	5,697	0	813,531	834,900	21,369	0	834,900
Mgmt Sup Fin & Bus	(2,125)	0	157,025	196,600	39,575	2	196,600
Print Room	(4,805)	0	(26,084)	(39,900)	(13,816)	0	(39,900)
Property Services	119,799	0	835,982	748,100	(87,882)	0	748,100
Records	(5,346)	0	496,684	525,200	28,516	0	525,200
Supply	(17,223)	0	392,468	390,900	(1,568)	49	390,900
NET EXPENDITURE / (REVENUE)	456,756	0	(56,330,826)	(47,587,100)	8,743,726	51	(47,587,100)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	680,182	0	2,452,563	2,425,300	(27,263)	0	2,425,300
Operating Expenses	203,069	0	3,172,713	2,785,200	(387,513)	49	2,785,200
Materials & Contract	34,275	0	1,082,094	1,000,000	(82,094)	2	1,000,000
Statutory Levies	0	0	2,293,855	2,290,000	(3,855)	0	2,290,000
Pensioner Rebate	2,997	0	833,307	812,000	(21,307)	0	812,000
Interest Expense	0	0	642,722	724,000	81,278	0	724,000
Depreciation	0	0	460,209	461,100	891	0	461,100
Balance Sheet	0	0	0	0	0	0	0
Internal Transactions	26,694	0	648,877	565,600	(83,277)	0	565,600
TOTAL OPERATING EXPENSE	947,217	0	11,586,339	11,063,200	(523,139)	51	11,063,200
CAPITALISED EXPENSE							
Balance Sheet	281,903	0	319,728	60,000	(259,728)	0	60,000
TOTAL CAPITALISED EXPENSE	281,903	0	319,728	60,000	(259,728)	0	60,000
TOTAL EXPENSE	1,229,120	0	11,906,067	11,123,200	(782,867)	51	11,123,200
REVENUE							
Pensioner Rebate	0	0	0	0	0	0	0
Rates	153,854	0	38,123,026	37,889,000	(234,026)	0	37,889,000
Infrastructure Levy	7,158	0	1,925,831	1,914,000	(11,831)	0	1,914,000
Environmental Levy	6,161	0	1,968,973	1,958,000	(10,973)	0	1,958,000
User Fees & Charges	22,967	0	1,180,518	994,900	(185,618)	0	994,900
Interest Income	234,686	0	2,992,632	2,763,500	(229,132)	0	2,763,500
Grants Recurrent	0	0	2,972,425	3,027,300	54,875	0	3,027,300
Contributions	300,000	0	17,812,249	8,944,700	(8,867,549)	0	8,944,700
Other Revenue	47,537	0	47,537	0	(47,537)	0	0
Internal Transactions	0	0	1,213,703	1,218,900	5,197	0	1,218,900
TOTAL REVENUE	772,363	0	68,236,893	58,710,300	(9,526,593)	0	58,710,300
NET SURPLUS / (DEFICIT)	(456,756)	0	56,330,826	47,587,100	(8,743,726)	(51)	47,587,100
PROJECTS							
Operating Projects	0	0	137,278	196,600	59,322	49	196,600
TOTAL PROJECTS	0	0	137,278	196,600	59,322	49	196,600



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Council Services

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Council Meetings - NOW C/C 2101	0	0	559	0	(559)	0	0
Corporate Governance	(1,124)	0	185,270	188,000	2,730	0	188,000
NET EXPENDITURE / (REVENUE)	(1,124)	0	185,830	188,000	2,170	0	188,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(7,044)	0	141,153	143,400	2,247	0	143,400
Operating Expenses	5,920	0	27,325	25,700	(1,625)	0	25,700
Materials & Contract	0	0	4,095	4,700	605	0	4,700
Internal Transactions	0	0	15,542	15,700	158	0	15,700
TOTAL OPERATING EXPENSE	(1,124)	0	188,116	189,500	1,384	0	189,500
TOTAL EXPENSE	(1,124)	0	188,116	189,500	1,384	0	189,500
REVENUE							
User Fees & Charges	0	0	2,286	1,500	(786)	0	1,500
TOTAL REVENUE	0	0	2,286	1,500	(786)	0	1,500
NET SURPLUS / (DEFICIT)	1,124	0	(185,830)	(188,000)	(2,170)	0	(188,000)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Corporate Accounts

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Corporate Accounts	787,907	0	(44,982,572)	(45,764,800)	(782,228)	0	(45,764,800)
Statutory Levies	0	0	2,293,855	2,290,000	(3,855)	0	2,290,000
Section 94	(423,192)	0	(19,534,582)	(10,000,000)	9,534,582	0	(10,000,000)
NET EXPENDITURE / (REVENUE)	364,716	0	(62,223,299)	(53,474,800)	8,748,499	0	(53,474,800)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	795,110	0	(13,544)	(210,300)	(196,756)	0	(210,300)
Operating Expenses	138,331	0	723,976	416,000	(307,976)	0	416,000
Statutory Levies	0	0	2,293,855	2,290,000	(3,855)	0	2,290,000
Pensioner Rebate	2,997	0	833,307	812,000	(21,307)	0	812,000
Interest Expense	0	0	642,722	724,000	81,278	0	724,000
Internal Transactions	0	0	451	0	(451)	0	0
TOTAL OPERATING EXPENSE	936,438	0	4,480,767	4,031,700	(449,067)	0	4,031,700
CAPITALISED EXPENSE							
Balance Sheet	300,000	0	300,000	0	(300,000)	0	0
TOTAL CAPITALISED EXPENSE	300,000	0	300,000	0	(300,000)	0	0
TOTAL EXPENSE	1,236,438	0	4,780,767	4,031,700	(749,067)	0	4,031,700
REVENUE							
Rates	153,854	0	38,123,026	37,889,000	(234,026)	0	37,889,000
Infrastructure Levy	7,158	0	1,925,831	1,914,000	(11,831)	0	1,914,000
Environmental Levy	6,161	0	1,968,973	1,958,000	(10,973)	0	1,958,000
User Fees & Charges	122,326	0	211,394	60,000	(151,394)	0	60,000
Interest Income	234,686	0	2,992,632	2,763,500	(229,132)	0	2,763,500
Grants Recurrent	0	0	2,932,425	2,987,300	54,875	0	2,987,300
Contributions	300,000	0	17,812,249	8,944,700	(8,867,549)	0	8,944,700
Other Revenue	47,537	0	47,537	0	(47,537)	0	0
Internal Transactions	0	0	990,000	990,000	0	0	990,000
TOTAL REVENUE	871,723	0	67,004,066	57,506,500	(9,497,566)	0	57,506,500
NET SURPLUS / (DEFICIT)	(364,716)	0	62,223,299	53,474,800	(8,748,499)	0	53,474,800
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Financial Management

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Financial Management	6,901	0	615,719	641,700	25,981	0	641,700
Rates & Debtors	(11,627)	0	398,274	406,600	8,326	0	406,600
NET EXPENDITURE / (REVENUE)	(4,726)	0	1,013,992	1,048,300	34,308	0	1,048,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(36,293)	0	769,489	822,900	53,412	0	822,900
Operating Expenses	32,489	0	330,089	319,700	(10,389)	0	319,700
Materials & Contract	0	0	3,547	3,500	(47)	0	3,500
Internal Transactions	0	0	52,184	52,300	116	0	52,300
TOTAL OPERATING EXPENSE	(3,803)	0	1,155,309	1,198,400	43,091	0	1,198,400
TOTAL EXPENSE	(3,803)	0	1,155,309	1,198,400	43,091	0	1,198,400
REVENUE							
User Fees & Charges	923	0	141,316	150,100	8,784	0	150,100
TOTAL REVENUE	923	0	141,316	150,100	8,784	0	150,100
NET SURPLUS / (DEFICIT)	4,726	0	(1,013,992)	(1,048,300)	(34,308)	0	(1,048,300)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Information Tech

NET EXPENDITURE		Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
IT Support		1,894	0	2,023,046	1,995,600	(27,446)	0	1,995,600
NET EXPENDITURE / (REVENUE)		1,894	0	2,023,046	1,995,600	(27,446)	0	1,995,600
NET OPERATING RESULT								
EXPENSE								
Employee Costs		(18,751)	0	400,269	447,800	47,532	0	447,800
Operating Expenses		11,146	0	682,404	615,200	(67,204)	0	615,200
Materials & Contract		25,455	0	863,092	814,400	(48,692)	0	814,400
Pensioner Rebate		0	0	0	0	0	0	0
Depreciation		0	0	72,548	76,000	3,452	0	76,000
Internal Transactions		0	0	25,065	24,700	(365)	0	24,700
TOTAL OPERATING EXPENSE		17,851	0	2,043,378	1,978,100	(65,278)	0	1,978,100
CAPITALISED EXPENSE								
Balance Sheet		(15,957)	0	19,668	57,500	37,832	0	57,500
TOTAL CAPITALISED EXPENSE		(15,957)	0	19,668	57,500	37,832	0	57,500
TOTAL EXPENSE		1,894	0	2,063,046	2,035,600	(27,446)	0	2,035,600
REVENUE								
Grants Recurrent		0	0	40,000	40,000	0	0	40,000
TOTAL REVENUE		0	0	40,000	40,000	0	0	40,000
NET SURPLUS / (DEFICIT)		(1,894)	0	(2,023,046)	(1,995,600)	27,446	0	(1,995,600)
PROJECTS								
Operating Projects		0	0	133,115	192,500	59,385	0	192,500
TOTAL PROJECTS		0	0	133,115	192,500	59,385	0	192,500



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Insurance & Risk

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Insurance and Risk	4,510	0	690,177	716,700	26,523	0	716,700
Security Services	1,187	0	123,354	118,200	(5,154)	0	118,200
NET EXPENDITURE / (REVENUE)	5,697	0	813,531	834,900	21,369	0	834,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(3,202)	0	66,035	61,500	(4,535)	0	61,500
Operating Expenses	8,899	0	809,348	823,300	13,952	0	823,300
Materials & Contract	0	0	31	2,100	2,069	0	2,100
Internal Transactions	0	0	9	0	(9)	0	0
TOTAL OPERATING EXPENSE	5,697	0	875,423	886,900	11,477	0	886,900
TOTAL EXPENSE	5,697	0	875,423	886,900	11,477	0	886,900
REVENUE							
User Fees & Charges	0	0	61,892	52,000	(9,892)	0	52,000
TOTAL REVENUE	0	0	61,892	52,000	(9,892)	0	52,000
NET SURPLUS / (DEFICIT)	(5,697)	0	(813,531)	(834,900)	(21,369)	0	(834,900)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgmt Sup Fin & Bus

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Finance & Bu	(2,125)	0	157,025	196,600	39,575	20	196,600
NET EXPENDITURE / (REVENUE)	(2,125)	0	157,025	196,600	39,575	20	196,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(3,945)	0	80,980	102,100	21,120	0	102,100
Operating Expenses	988	0	46,526	64,400	17,874	0	64,400
Materials & Contract	833	0	11,765	12,000	235	20	12,000
Internal Transactions	0	0	17,755	18,100	345	0	18,100
TOTAL OPERATING EXPENSE	(2,125)	0	157,025	196,600	39,575	20	196,600
TOTAL EXPENSE	(2,125)	0	157,025	196,600	39,575	20	196,600
NET SURPLUS / (DEFICIT)	2,125	0	(157,025)	(196,600)	(39,575)	(20)	(196,600)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Print Room

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Print Room	(4,805)	0	(26,084)	(39,900)	(13,816)	0	(39,900)
NET EXPENDITURE / (REVENUE)	(4,805)	0	(26,084)	(39,900)	(13,816)	0	(39,900)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(4,805)	0	98,643	102,900	4,257	0	102,900
Operating Expenses	0	0	30,450	30,700	250	0	30,700
Materials & Contract	0	0	67,312	55,000	(12,312)	0	55,000
Depreciation	0	0	2,286	400	(1,886)	0	400
TOTAL OPERATING EXPENSE	(4,805)	0	198,691	189,000	(9,691)	0	189,000
TOTAL EXPENSE	(4,805)	0	198,691	189,000	(9,691)	0	189,000
REVENUE							
User Fees & Charges	0	0	1,073	0	(1,073)	0	0
Internal Transactions	0	0	223,703	228,900	5,197	0	228,900
TOTAL REVENUE	0	0	224,775	228,900	4,125	0	228,900
NET SURPLUS / (DEFICIT)	4,805	0	26,084	39,900	13,816	0	39,900
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Property Services

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Cleaning Services	(4,063)	0	271,819	266,500	(5,319)	0	266,500
Property Services	123,862	0	564,163	481,600	(82,563)	0	481,600
NET EXPENDITURE / (REVENUE)	119,799	0	835,982	748,100	(87,882)	0	748,100
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(10,974)	0	251,274	269,100	17,826	0	269,100
Operating Expenses	27	0	325,316	292,200	(33,116)	0	292,200
Materials & Contract	2,703	0	119,565	98,700	(20,865)	0	98,700
Depreciation	0	0	384,560	383,900	(660)	0	383,900
Internal Transactions	26,694	0	516,758	434,500	(82,258)	0	434,500
TOTAL OPERATING EXPENSE	18,450	0	1,597,473	1,478,400	(119,073)	0	1,478,400
TOTAL EXPENSE	18,450	0	1,597,473	1,478,400	(119,073)	0	1,478,400
REVENUE							
User Fees & Charges	(101,349)	0	761,491	730,300	(31,191)	0	730,300
TOTAL REVENUE	(101,349)	0	761,491	730,300	(31,191)	0	730,300
NET SURPLUS / (DEFICIT)	(119,799)	0	(835,982)	(748,100)	87,882	0	(748,100)
PROJECTS							
Operating Projects	0	0	4,162	4,100	(62)	49	4,100
TOTAL PROJECTS	0	0	4,162	4,100	(62)	49	4,100



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Records

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Records Management	(5,346)	0	496,684	525,200	28,516	0	525,200
NET EXPENDITURE / (REVENUE)	(5,346)	0	496,684	525,200	28,516	0	525,200
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(13,610)	0	317,199	338,900	21,701	0	338,900
Operating Expenses	5,120	0	170,567	177,000	6,433	0	177,000
Materials & Contract	3,144	0	5,376	6,000	624	0	6,000
Depreciation	0	0	815	800	(15)	0	800
Internal Transactions	0	0	527	0	(527)	0	0
TOTAL OPERATING EXPENSE	(5,346)	0	494,484	522,700	28,216	0	522,700
CAPITALISED EXPENSE							
Balance Sheet	0	0	2,200	2,500	300	0	2,500
TOTAL CAPITALISED EXPENSE	0	0	2,200	2,500	300	0	2,500
TOTAL EXPENSE	(5,346)	0	496,684	525,200	28,516	0	525,200
NET SURPLUS / (DEFICIT)	5,346	0	(496,684)	(525,200)	(28,516)	0	(525,200)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Supply

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Accounts Payable	(5,528)	0	122,831	118,200	(4,631)	0	118,200
Purchasing / Supply	(11,695)	0	269,637	272,700	3,063	636	272,700
NET EXPENDITURE / (REVENUE)	(17,223)	0	392,468	390,900	(1,568)	636	390,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(16,305)	0	341,066	347,000	5,934	0	347,000
Operating Expenses	148	0	26,710	21,000	(5,710)	636	21,000
Materials & Contract	0	0	5,171	3,600	(1,571)	0	3,600
Statutory Levies	0	0	0	0	0	0	0
Internal Transactions	0	0	20,586	20,300	(286)	0	20,300
TOTAL OPERATING EXPENSE	(16,157)	0	393,534	391,900	(1,634)	636	391,900
TOTAL EXPENSE	(16,157)	0	393,534	391,900	(1,634)	636	391,900
REVENUE							
User Fees & Charges	1,066	0	1,066	1,000	(66)	0	1,000
TOTAL REVENUE	1,066	0	1,066	1,000	(66)	0	1,000
NET SURPLUS / (DEFICIT)	17,223	0	(392,468)	(390,900)	1,568	(636)	(390,900)
PROJECTS							
TOTAL PROJECTS							



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DEPARTMENT SUMMARY

Department : Open Space

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Bush & Nat Resources	(57,438)	0	2,289,755	2,294,600	4,845	0	2,294,600
Tree&Landscape Asses	(24,982)	0	447,487	475,400	27,913	0	475,400
Mgmt Sup Strategy	(8,763)	0	324,848	371,000	46,152	0	371,000
Plant Nursery	9,062	0	47,681	79,000	31,319	0	79,000
Parks	1,973	0	1,726,668	1,881,700	155,032	0	1,881,700
Sport & Recreation	(136,194)	0	1,545,938	1,673,800	127,862	(92)	1,673,800
Trees	(29,024)	0	1,343,894	1,420,900	77,006	0	1,420,900
NET EXPENDITURE / (REVENUE)	(245,366)	0	7,726,271	8,196,400	470,129	(92)	8,196,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(276,646)	0	6,077,425	6,727,500	650,075	0	6,727,500
Operating Expenses	23,634	0	641,130	954,000	312,870	0	954,000
Materials & Contract	77,383	0	1,781,644	1,840,400	58,756	(92)	1,840,400
Statutory Levies	0	0	6,364	0	(6,364)	0	0
Pensioner Rebate	0	0	8	0	(8)	0	0
Depreciation	0	0	403,061	371,400	(31,661)	0	371,400
Internal Transactions	53,178	0	1,844,648	1,559,800	(284,848)	0	1,559,800
TOTAL OPERATING EXPENSE	(122,451)	0	10,754,281	11,453,100	698,819	(92)	11,453,100
CAPITALISED EXPENSE							
Balance Sheet	(3,475)	0	11,299	8,000	(3,299)	0	8,000
TOTAL CAPITALISED EXPENSE	(3,475)	0	11,299	8,000	(3,299)	0	8,000
TOTAL EXPENSE	(125,926)	0	10,765,581	11,461,100	695,519	(92)	11,461,100
REVENUE							
User Fees & Charges	119,440	0	3,014,081	3,226,800	212,719	0	3,226,800
Internal Transactions	0	0	25,229	37,900	12,671	0	37,900
TOTAL REVENUE	119,440	0	3,039,310	3,264,700	225,390	0	3,264,700
NET SURPLUS / (DEFICIT)	245,366	0	(7,726,271)	(8,196,400)	(470,129)	92	(8,196,400)
PROJECTS							
Capital Projects	40,695	0	820,478	25,000	(795,478)	0	25,000
Operating Projects	76,803	0	2,438,159	150,700	(2,287,459)	0	150,700
TOTAL PROJECTS	117,497	0	3,258,636	175,700	(3,082,936)	0	175,700



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Bush & Nat Resources

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Mgt Suppt - Bushland & Natural Res	(24,206)	0	683,588	688,400	4,812	0	688,400
Bushland Education	(4,960)	0	137,755	136,800	(955)	0	136,800
Bushland Reserves	(24,172)	0	1,142,242	1,146,900	4,658	0	1,146,900
Community Bushcare	(5,040)	0	173,684	172,500	(1,184)	0	172,500
Wildflower Gardens	939	0	152,486	150,000	(2,486)	0	150,000
NET EXPENDITURE / (REVENUE)	(57,438)	0	2,289,755	2,294,600	4,845	0	2,294,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(69,897)	0	1,622,299	1,786,800	164,501	0	1,786,800
Operating Expenses	363	0	84,112	102,800	18,688	0	102,800
Materials & Contract	9,841	0	341,742	173,500	(168,242)	0	173,500
Statutory Levies	0	0	28	0	(28)	0	0
Depreciation	0	0	11,407	13,000	1,593	0	13,000
Internal Transactions	5,729	0	275,953	260,100	(15,853)	0	260,100
TOTAL OPERATING EXPENSE	(53,963)	0	2,335,541	2,336,200	659	0	2,336,200
CAPITALISED EXPENSE							
Balance Sheet	(3,475)	0	1,650	8,000	6,350	0	8,000
TOTAL CAPITALISED EXPENSE	(3,475)	0	1,650	8,000	6,350	0	8,000
TOTAL EXPENSE	(57,438)	0	2,337,191	2,344,200	7,009	0	2,344,200
REVENUE							
User Fees & Charges	0	0	47,436	49,600	2,164	0	49,600
TOTAL REVENUE	0	0	47,436	49,600	2,164	0	49,600
NET SURPLUS / (DEFICIT)	57,438	0	(2,289,755)	(2,294,600)	(4,845)	0	(2,294,600)
PROJECTS							
Capital Projects	0	0	0	0	0	0	0
Operating Projects	48,642	0	15,489	0	(15,489)	0	0
TOTAL PROJECTS	48,642	0	15,489	0	(15,489)	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Tree&Landscape Asses

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Landscape Assessment	(15,215)	0	329,653	346,700	17,047	0	346,700
Tree Assessments	(9,768)	0	117,835	128,700	10,865	0	128,700
NET EXPENDITURE / (REVENUE)	(24,982)	0	447,487	475,400	27,913	0	475,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(25,175)	0	518,648	533,600	14,952	0	533,600
Operating Expenses	91	0	12,460	22,600	10,140	0	22,600
Materials & Contract	0	0	822	2,000	1,178	0	2,000
Pensioner Rebate	0	0	8	0	(8)	0	0
Internal Transactions	0	0	23,287	27,200	3,913	0	27,200
TOTAL OPERATING EXPENSE	(25,084)	0	555,224	585,400	30,176	0	585,400
TOTAL EXPENSE	(25,084)	0	555,224	585,400	30,176	0	585,400
REVENUE							
User Fees & Charges	(102)	0	107,737	110,000	2,263	0	110,000
TOTAL REVENUE	(102)	0	107,737	110,000	2,263	0	110,000
NET SURPLUS / (DEFICIT)	24,982	0	(447,487)	(475,400)	(27,913)	0	(475,400)
PROJECTS							
TOTAL PROJECTS							



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Strategy

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Open Space	(8,763)	0	304,684	345,900	41,216	0	345,900
Community Land Planning	0	0	20,164	25,100	4,936	0	25,100
NET EXPENDITURE / (REVENUE)	(8,763)	0	324,848	371,000	46,152	0	371,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(10,457)	0	259,850	295,000	35,150	0	295,000
Operating Expenses	1,562	0	8,533	27,900	19,367	0	27,900
Materials & Contract	133	0	17,746	17,500	(246)	0	17,500
Depreciation	0	0	470	500	30	0	500
Internal Transactions	0	0	18,531	30,100	11,569	0	30,100
TOTAL OPERATING EXPENSE	(8,763)	0	305,130	371,000	65,870	0	371,000
TOTAL EXPENSE	(8,763)	0	305,130	371,000	65,870	0	371,000
REVENUE							
User Fees & Charges	0	0	(19,718)	0	19,718	0	0
TOTAL REVENUE	0	0	(19,718)	0	19,718	0	0
NET SURPLUS / (DEFICIT)	8,763	0	(324,848)	(371,000)	(46,152)	0	(371,000)
PROJECTS							
Capital Projects	0	0	0	0	0	0	0
Operating Projects	21,456	0	171,778	27,400	(144,378)	0	27,400
TOTAL PROJECTS	21,456	0	171,778	27,400	(144,378)	0	27,400



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Plant Nursery

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Plant Nursery	9,062	0	47,681	79,000	31,319	0	79,000
NET EXPENDITURE / (REVENUE)	9,062	0	47,681	79,000	31,319	0	79,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(5,068)	0	92,439	154,700	62,261	0	154,700
Operating Expenses	13,162	0	30,184	17,500	(12,684)	0	17,500
Materials & Contract	0	0	13,683	32,900	19,217	0	32,900
Depreciation	0	0	7,741	9,000	1,259	0	9,000
Internal Transactions	968	0	15,253	28,800	13,547	0	28,800
TOTAL OPERATING EXPENSE	9,062	0	159,299	242,900	83,601	0	242,900
TOTAL EXPENSE	9,062	0	159,299	242,900	83,601	0	242,900
REVENUE							
User Fees & Charges	0	0	87,141	130,000	42,859	0	130,000
Internal Transactions	0	0	24,477	33,900	9,423	0	33,900
TOTAL REVENUE	0	0	111,618	163,900	52,282	0	163,900
NET SURPLUS / (DEFICIT)	(9,062)	0	(47,681)	(79,000)	(31,319)	0	(79,000)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Parks

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Parks	(5,523)	0	182,765	189,400	6,635	0	189,400
Council Properties	793	0	91,345	99,700	8,355	0	99,700
Railway Gardens	0	0	0	0	0	0	0
Roadside Vegetation NOW C/C:2452	0	0	0	0	0	0	0
Parks	6,703	0	1,452,558	1,592,600	140,042	0	1,592,600
NET EXPENDITURE / (REVENUE)	1,973	0	1,726,668	1,881,700	155,032	0	1,881,700
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(34,017)	0	901,721	981,600	79,879	0	981,600
Operating Expenses	191	0	30,680	32,300	1,620	0	32,300
Materials & Contract	27,253	0	425,709	614,300	188,591	0	614,300
Depreciation	0	0	73,797	67,900	(5,897)	0	67,900
Internal Transactions	8,547	0	349,175	240,300	(108,875)	0	240,300
TOTAL OPERATING EXPENSE	1,973	0	1,781,082	1,936,400	155,318	0	1,936,400
CAPITALISED EXPENSE							
Balance Sheet	0	0	9,649	0	(9,649)	0	0
TOTAL CAPITALISED EXPENSE	0	0	9,649	0	(9,649)	0	0
TOTAL EXPENSE	1,973	0	1,790,732	1,936,400	145,668	0	1,936,400
REVENUE							
User Fees & Charges	0	0	64,064	50,700	(13,364)	0	50,700
Internal Transactions	0	0	0	4,000	4,000	0	4,000
TOTAL REVENUE	0	0	64,064	54,700	(9,364)	0	54,700
NET SURPLUS / (DEFICIT)	(1,973)	0	(1,726,668)	(1,881,700)	(155,032)	0	(1,881,700)
PROJECTS							
Capital Projects	28,161	0	364,653	0	(364,653)	0	0
Operating Projects	0	0	3,207	0	(3,207)	0	0
TOTAL PROJECTS	28,161	0	367,860	0	(367,860)	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Sport & Recreation

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Sport & Recreation	(25,884)	0	640,286	701,700	61,414	0	701,700
Gordon Golf Course	7,302	0	(217,338)	(201,900)	15,438	(1,198)	(201,900)
North Turramurra Golf Course	(31,424)	0	(19,457)	(179,600)	(160,143)	0	(179,600)
Swimming Pool	5,909	0	99,117	76,600	(22,517)	0	76,600
Tennis Courts	10,411	0	(224,155)	(247,400)	(23,245)	0	(247,400)
General Sportsgrounds	(104,982)	0	1,150,906	1,352,000	201,094	0	1,352,000
St Ives Showground	2,473	0	116,578	172,400	55,822	0	172,400
NET EXPENDITURE / (REVENUE)	(136,194)	0	1,545,938	1,673,800	127,862	(1,198)	1,673,800
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(87,207)	0	1,818,323	2,019,500	201,177	0	2,019,500
Operating Expenses	8,044	0	464,992	738,600	273,608	0	738,600
Materials & Contract	24,577	0	766,572	798,800	32,228	(1,198)	798,800
Statutory Levies	0	0	6,336	0	(6,336)	0	0
Depreciation	0	0	309,646	281,000	(28,646)	0	281,000
Internal Transactions	37,935	0	908,240	722,400	(185,840)	0	722,400
TOTAL OPERATING EXPENSE	(16,652)	0	4,274,110	4,560,300	286,190	(1,198)	4,560,300
TOTAL EXPENSE	(16,652)	0	4,274,110	4,560,300	286,190	(1,198)	4,560,300
REVENUE							
User Fees & Charges	119,542	0	2,727,421	2,886,500	159,079	0	2,886,500
Internal Transactions	0	0	752	0	(752)	0	0
TOTAL REVENUE	119,542	0	2,728,172	2,886,500	158,328	0	2,886,500
NET SURPLUS / (DEFICIT)	136,194	0	(1,545,938)	(1,673,800)	(127,862)	1,198	(1,673,800)
PROJECTS							
Capital Projects	3,625	0	400,130	25,000	(375,130)	0	25,000
Operating Projects	0	0	(2,256)	0	2,256	0	0
TOTAL PROJECTS	3,625	0	397,874	25,000	(372,874)	0	25,000



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Trees

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Trees	(12,102)	0	292,561	268,800	(23,761)	0	268,800
Street Trees	(16,921)	0	1,051,332	1,152,100	100,768	0	1,152,100
NET EXPENDITURE / (REVENUE)	(29,024)	0	1,343,894	1,420,900	77,006	0	1,420,900
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(44,825)	0	864,145	956,300	92,155	0	956,300
Operating Expenses	221	0	10,169	12,300	2,131	0	12,300
Materials & Contract	15,580	0	215,371	201,400	(13,971)	0	201,400
Internal Transactions	0	0	254,209	250,900	(3,309)	0	250,900
TOTAL OPERATING EXPENSE	(29,024)	0	1,343,894	1,420,900	77,006	0	1,420,900
TOTAL EXPENSE	(29,024)	0	1,343,894	1,420,900	77,006	0	1,420,900
NET SURPLUS / (DEFICIT)	29,024	0	(1,343,894)	(1,420,900)	(77,006)	0	(1,420,900)
PROJECTS							
Operating Projects	132	0	97,478	123,300	25,822	0	123,300
TOTAL PROJECTS	132	0	97,478	123,300	25,822	0	123,300



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DEPARTMENT SUMMARY

Department : Planning & Enviro

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Environmental Policy	0	0	0	0	0	0	0
Land Information	(12,956)	0	(34,286)	(20,300)	13,986	0	(20,300)
Mgmt Sup Planning	(8,520)	0	247,581	354,400	106,819	0	354,400
Urban Planning	(21,014)	0	566,734	497,500	(69,234)	0	497,500
NET EXPENDITURE / (REVENUE)	(42,489)	0	780,028	831,600	51,572	0	831,600
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(40,525)	0	836,561	938,200	101,639	0	938,200
Operating Expenses	1,555	0	52,175	68,400	16,225	0	68,400
Materials & Contract	0	0	24,506	10,700	(13,806)	0	10,700
Internal Transactions	0	0	114,338	102,300	(12,038)	0	102,300
TOTAL OPERATING EXPENSE	(38,970)	0	1,027,581	1,119,600	92,019	0	1,119,600
TOTAL EXPENSE	(38,970)	0	1,027,581	1,119,600	92,019	0	1,119,600
REVENUE							
User Fees & Charges	3,519	0	247,552	274,000	26,448	0	274,000
Internal Transactions	0	0	0	14,000	14,000	0	14,000
TOTAL REVENUE	3,519	0	247,552	288,000	40,448	0	288,000
NET SURPLUS / (DEFICIT)	42,489	0	(780,028)	(831,600)	(51,572)	0	(831,600)
PROJECTS							
Operating Projects	(12,297)	0	826,073	792,100	(33,973)	0	792,100
TOTAL PROJECTS	(12,297)	0	826,073	792,100	(33,973)	0	792,100



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Land Information

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Geographical Information Services	(12,956)	0	(34,286)	(20,300)	13,986	0	(20,300)
NET EXPENDITURE / (REVENUE)	(12,956)	0	(34,286)	(20,300)	13,986	0	(20,300)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(9,437)	0	194,220	246,200	51,980	0	246,200
Operating Expenses	0	0	3,000	3,600	600	0	3,600
Materials & Contract	0	0	2,899	3,200	301	0	3,200
Internal Transactions	0	0	13,147	14,700	1,553	0	14,700
TOTAL OPERATING EXPENSE	(9,437)	0	213,266	267,700	54,434	0	267,700
TOTAL EXPENSE	(9,437)	0	213,266	267,700	54,434	0	267,700
REVENUE							
User Fees & Charges	3,519	0	247,552	274,000	26,448	0	274,000
Internal Transactions	0	0	0	14,000	14,000	0	14,000
TOTAL REVENUE	3,519	0	247,552	288,000	40,448	0	288,000
NET SURPLUS / (DEFICIT)	12,956	0	34,286	20,300	(13,986)	0	20,300
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Planning

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Planning	(8,520)	0	247,581	354,400	106,819	0	354,400
NET EXPENDITURE / (REVENUE)	(8,520)	0	247,581	354,400	106,819	0	354,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(9,201)	0	187,416	302,300	114,884	0	302,300
Operating Expenses	681	0	12,405	6,500	(5,905)	0	6,500
Materials & Contract	0	0	19,288	6,000	(13,288)	0	6,000
Internal Transactions	0	0	28,472	39,600	11,128	0	39,600
TOTAL OPERATING EXPENSE	(8,520)	0	247,581	354,400	106,819	0	354,400
TOTAL EXPENSE	(8,520)	0	247,581	354,400	106,819	0	354,400
NET SURPLUS / (DEFICIT)	8,520	0	(247,581)	(354,400)	(106,819)	0	(354,400)
PROJECTS							
Operating Projects	(12,297)	0	524,365	792,100	267,735	0	792,100
TOTAL PROJECTS	(12,297)	0	524,365	792,100	267,735	0	792,100



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Urban Planning

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Urban Planning	(21,014)	0	566,734	497,500	(69,234)	0	497,500
NET EXPENDITURE / (REVENUE)	(21,014)	0	566,734	497,500	(69,234)	0	497,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(21,888)	0	454,925	389,700	(65,225)	0	389,700
Operating Expenses	874	0	36,771	58,300	21,529	0	58,300
Materials & Contract	0	0	2,320	1,500	(820)	0	1,500
Internal Transactions	0	0	72,719	48,000	(24,719)	0	48,000
TOTAL OPERATING EXPENSE	(21,014)	0	566,734	497,500	(69,234)	0	497,500
TOTAL EXPENSE	(21,014)	0	566,734	497,500	(69,234)	0	497,500
REVENUE							
User Fees & Charges	0	0	0	0	0	0	0
TOTAL REVENUE	0	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	21,014	0	(566,734)	(497,500)	69,234	0	(497,500)
PROJECTS							
Operating Projects	607	0	302,316	0	(302,316)	0	0
TOTAL PROJECTS	607	0	302,316	0	(302,316)	0	0



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DEPARTMENT SUMMARY

Department : Operations

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Depot Support Servs	(994)	0	427,470	332,100	(95,370)	0	332,100
Fleet Operations	71,949	0	(446,774)	(681,300)	(234,526)	0	(681,300)
Maint & Construction	50,197	0	5,712,257	5,459,400	(252,857)	0	5,459,400
Mgmt Sup Tech Services	110,400	0	1,603,468	1,656,000	52,532	0	1,656,000
Pavement Rehab	(121)	0	9,670	0	(9,670)	0	0
Street Sweep & Litter	3,051	0	1,362,691	1,439,500	76,809	0	1,439,500
Trade Services	(158,172)	0	32,174	595,500	563,326	0	595,500
Traffic & Projects	(49,686)	0	1,097,350	1,217,100	119,750	0	1,217,100
NET EXPENDITURE / (REVENUE)	26,625	0	9,798,306	10,018,300	219,994	0	10,018,300
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(138,293)	0	4,911,484	5,549,400	637,916	0	5,549,400
Operating Expenses	128,871	0	1,900,844	1,964,400	63,556	0	1,964,400
Materials & Contract	167,634	0	4,513,878	4,054,400	(459,478)	0	4,054,400
Pensioner Rebate	0	0	0	0	0	0	0
Depreciation	0	0	5,040,114	4,780,300	(259,814)	0	4,780,300
Internal Transactions	24,164	0	1,582,636	1,261,600	(321,036)	0	1,261,600
TOTAL OPERATING EXPENSE	182,377	0	17,948,956	17,610,100	(338,856)	0	17,610,100
CAPITALISED EXPENSE							
Balance Sheet	(3,088)	0	28,628	0	(28,628)	0	0
TOTAL CAPITALISED EXPENSE	(3,088)	0	28,628	0	(28,628)	0	0
TOTAL EXPENSE	179,289	0	17,977,584	17,610,100	(367,484)	0	17,610,100
REVENUE							
User Fees & Charges	0	0	2,330,847	2,479,500	148,653	0	2,479,500
Grants Recurrent	11	0	664,584	587,500	(77,084)	0	587,500
Internal Transactions	152,653	0	5,183,848	4,524,800	(659,048)	0	4,524,800
TOTAL REVENUE	152,664	0	8,179,278	7,591,800	(587,478)	0	7,591,800
NET SURPLUS / (DEFICIT)	(26,625)	0	(9,798,306)	(10,018,300)	(219,994)	0	(10,018,300)
PROJECTS							
Capital Projects	527,430	0	5,473,093	2,191,600	(3,281,493)	0	2,191,600
Operating Projects	4,498	0	293,944	0	(293,944)	0	0
TOTAL PROJECTS	531,928	0	5,767,037	2,191,600	(3,575,437)	0	2,191,600



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Depot Support Servs

NET EXPENDITURE		Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Management Support - Depot Service		(994)	0	427,470	332,100	(95,370)	0	332,100
NET EXPENDITURE / (REVENUE)		(994)	0	427,470	332,100	(95,370)	0	332,100
NET OPERATING RESULT								
EXPENSE								
Employee Costs		(10,679)	0	214,471	225,900	11,429	0	225,900
Operating Expenses		590	0	33,529	34,800	1,271	0	34,800
Materials & Contract		0	0	7,968	5,000	(2,968)	0	5,000
Depreciation		0	0	2,762	33,900	31,138	0	33,900
Internal Transactions		9,095	0	168,740	32,500	(136,240)	0	32,500
TOTAL OPERATING EXPENSE		(994)	0	427,470	332,100	(95,370)	0	332,100
TOTAL EXPENSE		(994)	0	427,470	332,100	(95,370)	0	332,100
NET SURPLUS / (DEFICIT)		994	0	(427,470)	(332,100)	95,370	0	(332,100)
PROJECTS								
TOTAL PROJECTS								



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Fleet Operations

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Fleet Operati	(6,330)	0	187,291	237,800	50,509	0	237,800
Operational Fleet	33,317	0	(716,987)	(771,700)	(54,713)	0	(771,700)
Passenger Fleet	54,673	0	(355,375)	(648,500)	(293,125)	0	(648,500)
Small Plant & Equipment	764	0	51,199	57,500	6,301	0	57,500
Workshop	(10,476)	0	387,099	443,600	56,501	0	443,600
NET EXPENDITURE / (REVENUE)	71,949	0	(446,774)	(681,300)	(234,526)	0	(681,300)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	11,744	0	618,828	740,600	121,772	0	740,600
Operating Expenses	1,788	0	400,408	442,300	41,892	0	442,300
Materials & Contract	58,337	0	913,555	779,900	(133,655)	0	779,900
Depreciation	0	0	1,225,885	990,900	(234,985)	0	990,900
Internal Transactions	80	0	35,263	33,600	(1,663)	0	33,600
TOTAL OPERATING EXPENSE	71,949	0	3,193,938	2,987,300	(206,638)	0	2,987,300
CAPITALISED EXPENSE							
Balance Sheet	0	0	13,891	0	(13,891)	0	0
TOTAL CAPITALISED EXPENSE	0	0	13,891	0	(13,891)	0	0
TOTAL EXPENSE	71,949	0	3,207,829	2,987,300	(220,529)	0	2,987,300
REVENUE							
User Fees & Charges	0	0	311,002	325,000	13,998	0	325,000
Internal Transactions	0	0	3,343,600	3,343,600	0	0	3,343,600
TOTAL REVENUE	0	0	3,654,603	3,668,600	13,997	0	3,668,600
NET SURPLUS / (DEFICIT)	(71,949)	0	446,774	681,300	234,526	0	681,300
PROJECTS							
Capital Projects	(2,048)	0	612,573	700,000	87,427	0	700,000
TOTAL PROJECTS	(2,048)	0	612,573	700,000	87,427	0	700,000



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Maint & Construction

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Mgt Support - Maintenance & Constr	(7,616)	0	193,284	221,700	28,416	0	221,700
Access Crossings	(2,660)	0	(50,388)	(39,500)	10,888	0	(39,500)
Drainage Maintenance & Repair	(6,289)	0	902,273	942,600	40,327	0	942,600
Footpath Maintenance	2,505	0	672,387	756,200	83,813	0	756,200
Kerb & Gutter Maintenance	917	0	220,255	204,200	(16,055)	0	204,200
Patching	1,047	0	112,830	113,600	770	0	113,600
Restorations	(1,161)	0	(494,009)	(756,600)	(262,591)	0	(756,600)
Road Maintenance	63,969	0	3,528,189	3,364,600	(163,589)	0	3,364,600
Road Maintenance - Road Shoulders	(2,056)	0	411,583	450,200	38,617	0	450,200
Car Parks	1,541	0	215,853	202,400	(13,453)	0	202,400
NET EXPENDITURE / (REVENUE)	50,197	0	5,712,257	5,459,400	(252,857)	0	5,459,400
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(37,166)	0	1,368,956	1,668,400	299,444	0	1,668,400
Operating Expenses	1,037	0	28,245	47,300	19,055	0	47,300
Materials & Contract	73,006	0	2,293,851	2,072,700	(221,151)	0	2,072,700
Depreciation	0	0	3,708,951	3,657,000	(51,951)	0	3,657,000
Internal Transactions	13,320	0	528,895	380,000	(148,895)	0	380,000
TOTAL OPERATING EXPENSE	50,197	0	7,928,898	7,825,400	(103,498)	0	7,825,400
TOTAL EXPENSE	50,197	0	7,928,898	7,825,400	(103,498)	0	7,825,400
REVENUE							
User Fees & Charges	0	0	1,951,641	2,106,000	154,359	0	2,106,000
Grants Recurrent	0	0	265,000	260,000	(5,000)	0	260,000
TOTAL REVENUE	0	0	2,216,641	2,366,000	149,359	0	2,366,000
NET SURPLUS / (DEFICIT)	(50,197)	0	(5,712,257)	(5,459,400)	252,857	0	(5,459,400)
PROJECTS							
Capital Projects	326,708	0	(277,936)	0	277,936	0	0
Operating Projects	0	0	28,794	0	(28,794)	0	0
TOTAL PROJECTS	326,708	0	(249,141)	0	249,141	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Mgnt Sup Tech Services

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Management Support - Technical Se	(11,811)	0	307,465	341,800	34,335	0	341,800
Public Lighting	119,685	0	1,090,049	1,077,000	(13,049)	0	1,077,000
Rural Fire Brigade Services	0	0	90,709	133,900	43,191	0	133,900
SES Services	2,526	0	115,246	103,300	(11,946)	0	103,300
NET EXPENDITURE / (REVENUE)	110,400	0	1,603,468	1,656,000	52,532	0	1,656,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(12,697)	0	262,080	305,200	43,120	0	305,200
Operating Expenses	121,246	0	1,368,705	1,352,800	(15,905)	0	1,352,800
Materials & Contract	202	0	72,153	90,600	18,447	0	90,600
Depreciation	0	0	22,513	18,100	(4,413)	0	18,100
Internal Transactions	1,649	0	173,770	141,800	(31,970)	0	141,800
TOTAL OPERATING EXPENSE	110,400	0	1,899,222	1,908,500	9,278	0	1,908,500
TOTAL EXPENSE	110,400	0	1,899,222	1,908,500	9,278	0	1,908,500
REVENUE							
User Fees & Charges	0	0	3,214	2,000	(1,214)	0	2,000
Grants Recurrent	0	0	292,539	250,500	(42,039)	0	250,500
TOTAL REVENUE	0	0	295,754	252,500	(43,254)	0	252,500
NET SURPLUS / (DEFICIT)	(110,400)	0	(1,603,468)	(1,656,000)	(52,532)	0	(1,656,000)
PROJECTS							
Capital Projects	1,143	0	316,395	0	(316,395)	0	0
Operating Projects	0	0	260,653	0	(260,653)	0	0
TOTAL PROJECTS	1,143	0	577,047	0	(577,047)	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Pavement Rehab

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Pavement Rehabilitation & Reconstruction	(121)	0	9,670	0	(9,670)	0	0
NET EXPENDITURE / (REVENUE)	(121)	0	9,670	0	(9,670)	0	0
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(121)	0	9,670	0	(9,670)	0	0
TOTAL OPERATING EXPENSE	(121)	0	9,670	0	(9,670)	0	0
TOTAL EXPENSE	(121)	0	9,670	0	(9,670)	0	0
NET SURPLUS / (DEFICIT)	121	0	(9,670)	0	9,670	0	0
PROJECTS							
Capital Projects	199,895	0	2,905,747	1,491,600	(1,414,147)	0	1,491,600
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	199,895	0	2,905,747	1,491,600	(1,414,147)	0	1,491,600

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Litter Control & Clearing	(4,321)	0	270,472	278,100	7,628	0	278,100
Routine Pit Clearance	(4,313)	0	159,022	201,700	42,678	0	201,700
Street Sweeping	12,320	0	676,872	701,000	24,129	0	701,000
Unformed Shoulder Clearing	(635)	0	256,325	258,700	2,375	0	258,700
NET EXPENDITURE / (REVENUE)	3,051	0	1,362,691	1,439,500	76,809	0	1,439,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(21,045)	0	581,875	704,200	122,325	0	704,200
Operating Expenses	14	0	10,899	14,500	3,601	0	14,500
Materials & Contract	24,082	0	323,317	274,200	(49,117)	0	274,200
Internal Transactions	0	0	446,600	446,600	0	0	446,600
TOTAL OPERATING EXPENSE	3,051	0	1,362,691	1,439,500	76,809	0	1,439,500
TOTAL EXPENSE	3,051	0	1,362,691	1,439,500	76,809	0	1,439,500
REVENUE							
Internal Transactions	0	0	0	0	0	0	0
TOTAL REVENUE	0	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	(3,051)	0	(1,362,691)	(1,439,500)	(76,809)	0	(1,439,500)
PROJECTS							
Operating Projects	0	0	0	0	0	0	0
TOTAL PROJECTS	0	0	0	0	0	0	0



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Trade Services

NET EXPENDITURE Cost Centre	Adjustments		Adjustments Year To Date			Commitments	Full Year Budget
	Actual	Budget	Actual	Budget	Variance		
OPERATING							
Management Support - Trade Services	(6,853)	0	198,447	173,200	(25,247)	0	173,200
Building Management	(151,319)	0	(166,273)	422,300	588,573	0	422,300
NET EXPENDITURE / (REVENUE)	(158,172)	0	32,174	595,500	563,326	0	595,500
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(17,522)	0	816,455	774,300	(42,155)	0	774,300
Operating Expenses	(25)	0	11,102	16,100	4,998	0	16,100
Materials & Contract	12,008	0	845,317	781,700	(63,617)	0	781,700
Pensioner Rebate	0	0	0	0	0	0	0
Depreciation	0	0	78,738	79,100	362	0	79,100
Internal Transactions	20	0	125,576	125,500	(76)	0	125,500
TOTAL OPERATING EXPENSE	(5,519)	0	1,877,187	1,776,700	(100,487)	0	1,776,700
TOTAL EXPENSE	(5,519)	0	1,877,187	1,776,700	(100,487)	0	1,776,700
REVENUE							
User Fees & Charges	0	0	4,766	0	(4,766)	0	0
Internal Transactions	152,653	0	1,840,247	1,181,200	(659,047)	0	1,181,200
TOTAL REVENUE	152,653	0	1,845,014	1,181,200	(663,814)	0	1,181,200
NET SURPLUS / (DEFICIT)	158,172	0	(32,174)	(595,500)	(563,326)	0	(595,500)
PROJECTS							
TOTAL PROJECTS							



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RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Traffic & Projects

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Investigation & Design	(29,354)	0	642,438	692,900	50,462	0	692,900
Road Safety	(3,319)	0	40,795	38,200	(2,595)	0	38,200
Traffic Management	(17,013)	0	379,528	468,000	88,472	0	468,000
Road Safety Programs	0	0	34,588	18,000	(16,588)	0	18,000
NET EXPENDITURE / (REVENUE)	(49,686)	0	1,097,350	1,217,100	119,750	0	1,217,100
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(50,807)	0	1,039,150	1,130,800	91,650	0	1,130,800
Operating Expenses	4,221	0	47,957	56,600	8,643	0	56,600
Materials & Contract	0	0	57,716	50,300	(7,416)	0	50,300
Depreciation	0	0	1,266	1,300	34	0	1,300
Internal Transactions	0	0	103,792	101,600	(2,192)	0	101,600
TOTAL OPERATING EXPENSE	(46,587)	0	1,249,880	1,340,600	90,720	0	1,340,600
CAPITALISED EXPENSE							
Balance Sheet	(3,088)	0	14,737	0	(14,737)	0	0
TOTAL CAPITALISED EXPENSE	(3,088)	0	14,737	0	(14,737)	0	0
TOTAL EXPENSE	(49,675)	0	1,264,617	1,340,600	75,983	0	1,340,600
REVENUE							
User Fees & Charges	0	0	60,223	46,500	(13,723)	0	46,500
Grants Recurrent	11	0	107,044	77,000	(30,044)	0	77,000
TOTAL REVENUE	11	0	167,267	123,500	(43,767)	0	123,500
NET SURPLUS / (DEFICIT)	49,686	0	(1,097,350)	(1,217,100)	(119,750)	0	(1,217,100)
PROJECTS							
Capital Projects	0	0	(6,065)	0	6,065	0	0
TOTAL PROJECTS	0	0	(6,065)	0	6,065	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

DEPARTMENT SUMMARY

Department : Waste Management

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Responsibility Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Domestic Waste	836,789	0	317,508	240,000	(77,508)	0	240,000
Trade Waste	125,087	0	(500,545)	(542,000)	(41,455)	0	(542,000)
NET EXPENDITURE / (REVENUE)	961,876	0	(183,036)	(302,000)	(118,964)	0	(302,000)
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(13,144)	0	270,838	268,500	(2,338)	0	268,500
Operating Expenses	2,501	0	27,238	83,900	56,662	0	83,900
Materials & Contract	1,089,906	0	10,014,983	9,635,500	(379,483)	0	9,635,500
Pensioner Rebate	(9,735)	0	177,089	185,000	7,911	0	185,000
Depreciation	0	0	4,134	18,800	14,666	0	18,800
Internal Transactions	1,755	0	1,048,381	1,013,900	(34,481)	0	1,013,900
TOTAL OPERATING EXPENSE	1,071,283	0	11,542,662	11,205,600	(337,062)	0	11,205,600
TOTAL EXPENSE	1,071,283	0	11,542,662	11,205,600	(337,062)	0	11,205,600
REVENUE							
Pensioner Rebate	0	0	0	0	0	0	0
Annual Charges	109,407	0	9,749,837	9,607,000	(142,837)	0	9,607,000
User Fees & Charges	0	0	1,744,630	1,607,000	(137,630)	0	1,607,000
Interest Income	0	0	14,347	0	(14,347)	0	0
Grants Recurrent	0	0	95,686	174,000	78,314	0	174,000
Internal Transactions	0	0	121,198	119,600	(1,598)	0	119,600
TOTAL REVENUE	109,407	0	11,725,698	11,507,600	(218,098)	0	11,507,600
NET SURPLUS / (DEFICIT)	(961,876)	0	183,036	302,000	118,964	0	302,000
PROJECTS							
Operating Projects	0	0	8,313	0	(8,313)	0	0
TOTAL PROJECTS	0	0	8,313	0	(8,313)	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Domestic Waste

NET EXPENDITURE	Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre	Actual	Budget	Actual	Budget	Variance		Budget
OPERATING							
Domestic Waste	238,209	0	(4,880,495)	(4,405,800)	474,695	0	(4,405,800)
Green Waste Service	339,379	0	3,294,532	2,947,300	(347,232)	0	2,947,300
Recycling Service	259,201	0	1,903,472	1,698,500	(204,972)	0	1,698,500
NET EXPENDITURE / (REVENUE)	836,789	0	317,508	240,000	(77,508)	0	240,000
NET OPERATING RESULT							
EXPENSE							
Employee Costs	(11,135)	0	229,416	229,300	(116)	0	229,300
Operating Expenses	2,501	0	26,488	83,000	56,512	0	83,000
Materials & Contract	967,179	0	8,937,323	8,558,000	(379,323)	0	8,558,000
Pensioner Rebate	(9,735)	0	177,089	185,000	7,911	0	185,000
Depreciation	0	0	4,134	18,800	14,666	0	18,800
Internal Transactions	1,755	0	1,048,381	1,013,900	(34,481)	0	1,013,900
TOTAL OPERATING EXPENSE	950,565	0	10,422,830	10,088,000	(334,830)	0	10,088,000
TOTAL EXPENSE	950,565	0	10,422,830	10,088,000	(334,830)	0	10,088,000
REVENUE							
Pensioner Rebate	0	0	0	0	0	0	0
Annual Charges	113,776	0	9,314,229	9,167,000	(147,229)	0	9,167,000
User Fees & Charges	0	0	681,060	507,000	(174,060)	0	507,000
Interest Income	0	0	14,347	0	(14,347)	0	0
Grants Recurrent	0	0	95,686	174,000	78,314	0	174,000
TOTAL REVENUE	113,776	0	10,105,322	9,848,000	(257,322)	0	9,848,000
NET SURPLUS / (DEFICIT)	(836,789)	0	(317,508)	(240,000)	77,508	0	(240,000)
PROJECTS							
Operating Projects	0	0	8,313	0	(8,313)	0	0
TOTAL PROJECTS	0	0	8,313	0	(8,313)	0	0



MONTHLY FINANCIAL REPORTING - 2006/07

RESPONSIBILITY CENTRE SUMMARY

Responsibility Centre : Trade Waste

NET EXPENDITURE		Adjustments		Adjustments Year To Date			Commitments	Full Year
Cost Centre		Actual	Budget	Actual	Budget	Variance		Budget
OPERATING								
Trade Waste		125,087	0	(500,545)	(542,000)	(41,455)	0	(542,000)
NET EXPENDITURE / (REVENUE)		125,087	0	(500,545)	(542,000)	(41,455)	0	(542,000)
NET OPERATING RESULT								
EXPENSE								
Employee Costs		(2,009)	0	41,422	39,200	(2,222)	0	39,200
Operating Expenses		0	0	750	900	150	0	900
Materials & Contract		122,727	0	1,077,660	1,077,500	(160)	0	1,077,500
TOTAL OPERATING EXPENSE		120,718	0	1,119,832	1,117,600	(2,232)	0	1,117,600
TOTAL EXPENSE		120,718	0	1,119,832	1,117,600	(2,232)	0	1,117,600
REVENUE								
Annual Charges		(4,369)	0	435,608	440,000	4,392	0	440,000
User Fees & Charges		0	0	1,063,571	1,100,000	36,429	0	1,100,000
Internal Transactions		0	0	121,198	119,600	(1,598)	0	119,600
TOTAL REVENUE		(4,369)	0	1,620,377	1,659,600	39,223	0	1,659,600
NET SURPLUS / (DEFICIT)		(125,087)	0	500,545	542,000	41,455	0	542,000
PROJECTS								
TOTAL PROJECTS								

Departments	Request to Carry Forward		
	Expenditure	Income	Net
	\$	\$	\$
Community Services	52,500	47,500	(5,000)
Open Space	1,032,500	1,006,700	(25,800)
Technical Services	612,400	612,400	0
Finance & Business	101,400	42,000	(59,400)
Total Projects	1,798,800	1,708,600	(90,200)



COMMUNITY SERVICES

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
100055 - A Non-User Survey of Library	Unexpended Grants	900	900	0	Funds required to be carried forward for further library purchases.
100294 - I.D. Community Profile	General Fund	5,000	0	5,000	This project is part of N.S.R.O.C. agreement to develop specific web enabled demographic profiles for each council. The annual fee of \$5000 is needed for maintaining and updating demographic profiles as new census information becomes available. The funds are required in 07/08 to meet the contractual agreement and to support the new Demographic Profile based on 2006 census data.
100418 - VRRTS Project	Unexpended Grants	7,500	7,500	0	A request has been made to the NSE Department of Ageing Disability and Home Care Services to carry over funds to the 07/08 financial year. The funds will be used to support the operations of the volunteer Recruitment Referral and Training Service. Any unspent funds will need to be returned to the Department consistent with the grant acquittal process.
100564 - Ezone Project	Unexpended Grants	39,100	39,100	0	Funds required to cover outstanding invoices paid in 2007/2008.
Total Projects		52,500	47,500	5,000	

OPEN SPACE

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
Environmental Levy Projects	Environmental Levy	425,200	425,200	0	To be carried over. Projects and budgets for 2007/08 being prepared as part of Capital Works Program.
100514 - Tree Planting	General Funds	25,800	0	25,800	Carry forward to tree planting programme to pay outstanding invoices.
100571 - Loyal Henry Park Playground	Loan Reduction Reserve	12,900	12,900	0	C/F to Parks development
100572 - Hamilton Park Playground	Loan Reduction Reserve	8,000	8,000	0	C/F to Parks development
100565 - Lindfield Soldiers Memorial (Parks)	Loan Reduction Reserve	38,200	38,200	0	C/f to Sportsfield development
100566 - Seven Little Australians Park & Walking Track (Parks)	Loan Reduction Reserve	25,800	25,800	0	C/F to Parks development
100567 - Echo Point & Moores Creek Walking Track (Parks)	Loan Reduction Reserve	61,300	61,300	0	C/F to Parks development
100586 - Loyal Henry Park (Parks)	Loan Reduction Reserve	9,900	9,900	0	C/F to Parks development
100628 - District Park Upgrade (Parks)	Loan Reduction Reserve	51,000	51,000	0	C/F to Parks development

OPEN SPACE

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
100598 - Hassell Park Cricket Net Upgrade	Contributions To Works	13,000	13,000	0	C/f to Sportsfield programme
Two Creeks Track Upgrade(Landscaping)	Unexpended Grant	45,000	45,000	0	Needed to complete project.
100504 - Catchment Management	Loan Reduction Reserve	114,000	114,000	0	Need to match exiting grant funds
Sportsfield Program - 100568 Lindfield Oval	Loan Reduction Reserve	20,000	20,000	0	C/F to Sportsfield development
Sportsfield Program - 100569 Aluba Oval	Loan Reduction Reserve	16,000	16,000	0	C/F to Sportsfield development
100415 - Enviro Trust Glade	Unexpended Grants	63,800	63,800	0	Project to commence August 2007. Delays were experienced in finalising design. Project to be co-ordinated with sportsfield capital works projects
100517 - Tennis Court Refurbishment	Loan Reduction Reserve	24,800	24,800	0	Carry Forward to pay outstanding invoices
100045 - Integrated Catchment Restoration	Unexpended Grants	9,900	9,900	0	Project is for the long term maintenance of bush regeneration associated with stormwater controls and improvements at Barra Brui Oval, St Ives.
100080 - North Turrumurra Recreation Area	Sec 94 Funds	9,700	9,700	0	Carry Forward to continue project

OPEN SPACE

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
100390 - Noxious Weeds	Unexpended Grants	11,300	11,300	0	Project designated to fund bush regeneration, weed removal and sediment control on crown land. Contract to be awarded in August 2007 to commence works at St Ives Showground.
100623 - Noxious Weed Control	Unexpended Grants	24,600	24,600	0	Project for DPI weed control and inspections - spent but not journalled.
100654 - GRI Sustainability Plan	Unexpended Grants	20,000	20,000	0	Project to assist in the development of the sustainability plan. Will be expended by end December, 2007.
100662 Killara Gordon Sewer Mining	Contributions To Works	2,300	2,300	0	Project funds to be allocated to the development and construction of sewer mining plant at Gordon Golf Course.
Total Projects		1,032,500	1,006,700	25,800	

TECHNICAL SERVICES

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
Business Centre Program	Loan Reduction Reserve	47,800	47,800	0	Carry Forward for works at West Pymble Shopping Centre. Design currently being prepared.
Drainage Program	Drainage Reserve	200,600	200,600	0	100650 - Killeaton St \$65,000 100652 - Memorial Ave \$60,000 These two projects were late additions to the program and are still in the design stage. 100651 - Bobbin Head Rd K&G \$25,000 - delayed by change of plan by school, work to start when the school finalises their plans 100779 - Alice St \$50,600 - Work is currently in progress.
Footpath Program	Loan Reduction Reserve	254,000	254,000	0	100143 - Kendall St \$4,000 100576 - Dunoon Ave \$4,000 100577 - Monteith St \$100,000 100578 - Boundary St \$45,000 100580 - Tryon Rd \$10,000 100581 - Bobbin Head Rd - 12,000 100574 - Kissing Point Rd \$15,000 All above projects are works in progress. CF funds needed to complete them or finalise payments 100302 - Cherry St \$30,000 - delayed by Energy Australia pole removal, materials ordered, work to start in August. 100166 - Yanko Rd \$34,000. - delayed due to unavailability of contractors. Work to commence September.
Traffic Facilities	Loan Reduction Reserve	110,000	110,000	0	Maxwell St \$10,000 - Need to re-design & re-consult following resident objections. Yarrabung/Catherine \$50,000 Yarrabung/Stanley \$50,000 - Both projects delayed due to lack of staff resources following resignation. Designs in progress
Total Projects		612,400	612,400	0	

FINANCE & BUSINESS

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
100511 - IT System Replacement	General Funds	59,400	0	59,400	The funds of this project is committed to the HR's payroll project, which will be completed in next financial year.
100649 - OH&S Procedures	Contributions To Works	42,000	42,000	0	These funds are incentive payment of \$42,000 received from Council's insurer to be spent on OH&S procedures.
Total Projects		101,400	42,000	59,400	

PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: Civic
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TOTALS >> 42,000 42,000 0 42,003 -42,000 42,000 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100649	OH&S Procedures	42,000	42,000	0	42,003	-42,000	42,000	0				These funds are an incentive payment of \$42,000 received from Council's insurer to be spent on OH&S procedures .



PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: Community
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TOTALS >> 203,400 203,400 148,720 77,656 -54,680 54,680 0 31,500

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100055	A Non-User Survey of Library 2004/2005	11,500	11,500	10,630	0	-870	870	0	31,500	100%	1/03/2007	A Library Development Grant was received from State Library to conduct a Non Library Users Survey. BBC Planners were engaged to do the survey which was completed on 1/3/2007.
100294	I.D. Community Profile 2005/2006	10,000	10,000	5,000	0	-5,000	5,000	0		100%	1/06/2006	There is an annual fee of \$5,000 is to maintain and update the Demographic Profile on Council's website which has been completed this year. The balance of these funds are to be used to develop the new Demographic Profile based on 2006 Census data.
100400	RAAF Base Public Art 2005/2006	22,000	22,000	22,000	0	0	0	0		100%	29/10/2006	The RAAF Base Memorial was completed in October 2006. Funding was provided by the Department of Veteran Affairs (\$2,000) CSIRO (\$22,000) and other funds from Section 94/Public Art and Cultural Development funds.
100416	Youth Anti-Racism Project 2005/2006	1,800	1,800	0	0	-1,800	1,800	0		100%	31/12/2006	Acquittal completed. Funds for this project were expended using GL 1205.1128
100418	VRRTS Project 2005/2006	8,200	8,200	2,000	1,270	-6,200	6,200	0				A request has been placed with the NSW Department of Ageing & Disability as to whether those funds can be moved forward and spent in the 2007-2008 financial year. To-date we have not received a response from the Department.
100512	Web Page Upgrade	40,000	40,000	40,000	0	-1	1	0		90%	1/09/2007	The project will be completed in September 2007 with improved functionality (bulk upload and personalisation modules installed). Some costs will be charged to the Env Levy and DWM.
100564	Ezone Project	76,400	76,400	37,258	76,386	-39,142	39,142	0		90%	20/06/2007	A State Library grant of \$76,386 was received to upgrade IT facilities in all branches. As at 10 July 2007, \$6,260 remains unspent, and a variation of grant has been requested from the State Library to purchase additional equipment.
100589	Community Languages Collection	9,000	9,000	20,333	0	11,333	-11,333	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.
100592	Tutoring Australasia	13,000	13,000	0	0	-13,000	13,000	0			On going	Three Licences have been negotiated to provide online tutoring assistance for Ku-ring-gai students. The licences remain under review to determine whether the Library decides to renew after 12 months.

PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: Community
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TOTALS >> 203,400 203,400 148,720 77,656 -54,680 54,680 0 31,500

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100614	New Residents Kit	11,500	11,500	11,500	0	-1	1	0		30%	30/06/2007	An electronic version of the new residents kit will be put on Council's new website by 30 June 2007

PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: Corporate
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TOTALS >> 196,600 196,600 137,278 0 -59,322 59,322 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100210	IT Initiatives 2005/2006	89,700	89,700	128,815	0	39,115	-39,115	0				Funds used for new Payroll/HR system which is currently being implemented and the new performance management software.
100389	Telecommunications Review Project	0	0	4,301	0	4,301	-4,301	0				Consultants costs for new mobile phone contract and PABX tender. Costs recovered via savings in telecommunications expenditure.
100401	Tulkiyan Heritage Strategic Plan 2005/06	4,100	4,100	4,162	0	62	-62	0				Project completed
100511	IT System Replacement	102,800	102,800	0	0	-102,800	102,800	0				The budget for this project relates to PJ 100210 above and funds the remainder of the Payroll/HR and Performance Manager projects as well as other projects such as bookings software. Unspent funds will be carried over and utilised on future IT initiatives

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Open Space

TOTALS >> 7,221,450 7,221,450 3,480,152 208,510 -3,741,298 3,741,298 0 804,898

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100020	Catchment Management 2004/2005	27,400	27,400	24,435	0	-2,965	2,965	0				Project completed. This funded the completion of the local catchment plans for Lane Cove River
100025	Blackbutt Creek Stormwater & CEP 2003/04	24,500	24,500	0	0	-24,500	24,500	0				This funded the installation of 70 pollution control devices. Maintenance of the devices is via the environmental levy
100027	Greenwood Quarry 2003/04	25,000	25,000	34,220	0	9,220	-9,220	0		100%	30/06/2007	completed
100045	Integrated Catchment Restorat 2004/2005	20,600	20,600	12,864	2,178	-7,736	7,736	0		75%	30/06/2008	Environmental Trust Grant funding to assist bush regeneration surrounding Barra Brui Oval. Project extends over three years and commenced in 2006. Remaining funds to be carried over.
100080	North Turrumurra Recreation Area 2003/04	75,000	75,000	65,328	0	-9,672	9,672	0				Project considered by Council on 8 May and plan to be exhibited.
100129	Bushland Interface Project 2004/2005	19,100	19,100	18,674	0	-426	426	0		100%	Completed	NSW Government "It's a Living Thing" grant awarded to trial a bushland /private land interface project. Funding was 2005 and project completed 2006. No further expenditure on this item. Project has led to a further grant by the NSW government of \$430,000 to expand the project across Ku-ring-gai and to Willoughby and Hornsby Councils.
100152	Cowan Catchment Ripa Wd Contr 03/04	15,100	15,100	15,100	0	0	0	0				NSW Government grant from the Department of Lands to control noxious weeds within the Cowan Catchment. Project to focus on St Ives Showground and surrounds. Site constraints have limited progress of this project and budget is needed to carry over to 2007/08.
100310	Lindfield Soldiers Oval	46,000	46,000	31,906	0	-14,094	14,094	0		75%	1/12/2007	Design completed. Project to be carried forward as discussed with user groups. Oval rectification and irrigation to commence in August at end of winter football season.
100311	Swales And Bioretention	115,000	115,000	55,202	0	-59,798	59,798	0				Project funding used to install water sensitive urban design (WSUD) features along the drainage and car parking facilities adjacent to Turrumurra Memorial Oval on Karuah Road. Works designed to compliment road upgrade undertaken this year as part of the Infrastructure Levy. Design for future WSUD projects adjacent to Bicentennial Park nearing completion and will be constructed in 2007/08.
100312	Integrated Side Entry And Street Tree Pi	22,000	22,000	20,351	0	-1,649	1,649	0		99%	01/07/2007	Funding used in addition to project PJ100311 Swales and Bioretention as part of the Karuah Road project

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Open Space

TOTALS >> 7,221,450 7,221,450 3,480,152 208,510 -3,741,298 3,741,298 0 804,898

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commitments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100313	Sheldon Forest	18,000	18,000	18,011	0	11	-11	0		100%		Bush regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Pre fire work is completed and awaiting right conditions to burn 2007/08
100314	Browns Field And Surrounds	39,000	39,000	38,108	0	-892	892	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Good results evident from targeting Trad, Annals, Erharta. Emphasis is on follow up due to the weeds and conditions.
100315	Browns Forest (Bgh)	22,000	22,000	21,082	0	-919	919	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Strategic zones were worked to avoid unnecessary follow up. Primary removal of woody weeds down stormwater easement as well as follow up.
100316	St Ives Showground (Duffy's Forest)	20,000	20,000	5,305	0	-14,695	14,695	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Contractor is working at various areas concentrating on drainage lines.
100317	Aluba Oval And Surrounds	13,500	13,500	8,515	0	-4,985	4,985	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Weeding various zones targeting problematic weeds as they occur in post fire areas.
100318	The Glade	10,500	10,500	5,937	0	-4,564	4,564	0		50%		Bush Regeneration on going 7 year contract Commenced in 2005. Contractor targeted edges of reserve Erharta and Trad. Maintenance of previous plantings.

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Open Space

TOTALS >> 7,221,450 7,221,450 3,480,152 208,510 -3,741,298 3,741,298 0 804,898

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commitments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100319	Maddison (BGH)	24,000	24,000	23,859	0	-141	141	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. The contractor have worked various zones. The site is large with many situations that need different objectives. Spraying and planting has been incorporated into the program.
100320	Acron Oval	22,000	22,000	21,364	0	-636	636	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Post fire weeding targeting annuals along edges and drainage lines.
100321	Turiban Reserve (Bgh)	20,000	20,000	18,383	0	-1,617	1,617	0		100%		Bush Regeneration contract funded by the Environmental Levy allocated amount to be reviewed by programs advisory committee. To be reallocated as advised and then supported by Council. Large area of bank stablization was a focus of access weeds and plant out in future. The contractor also targeted a range of weeds throughout whole of site.
100322	Wildlife Promotion And Management	10,000	10,000	10,257	0	257	-257	0		100%	01/06/2007	This has involved the purchase of promotional material for Backyard Buddies and the tree frog initiative including brochures and posters.
100323	Feral Animal / Noxious Weed Control	23,000	23,000	20,264	0	-2,736	2,736	0		98%	01/07/2007	Funding used for the construction of signs to control dogs in bushland, implement the Mynah bird control program. Developing a phytophthora cinnamomii identification program as well as developing a strategic program for pest management including rabbits, foxes, birds and weeds.
100324	Creek Maintenance	90,000	90,000	39,733	0	-50,267	50,267	0		60%	01/09/2007	Creek maintenance targeted towards the Blackbutt Reserve Gordon, Pymble within the (Harold Nipper Hammond Reserve) and Branch of Cowan Creek adjacent to Bannockburn Oval Reserve. Contractors were appointed in May 2007 as part of a one year project. Expected expenditure this year was \$50 000 with the balance of funds to be carried to 07-08.

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100325	Coups Creek (The Glade)	99,700	99,700	16,195	0	-83,505	83,505	0		5%	01/09/2007	This project will fund the stabilisation of the upper reaches of Coups Creek immediately down stream of The Glade Oval. Design and residential consultation completed. Works were scheduled to commence in June 07 a delay was encountered due to wet weather. Project to recommence in July and expected to be completed in six weeks.
100326	Stoney Creek (Richmond Park)	16,000	16,000	0	0	-16,000	16,000	0		100%		Project completed 05/06. Remaining funds to go to creek restoration at Swain Gardens to support storm water control works. Funding reallocation has been determined as benefits accrue to the Middle Harbour catchment
100327	Middle Harbour	65,000	65,000	9,376	0	-55,624	55,624	0		98%	01/07/2007	Contract awarded March for Karuah Road drainage upgrade, weed control and public tree re-planting. Expect completion by July due to wet weather.
100328	Cowan Creek	58,000	58,000	47,483	0	-10,517	10,517	0		60%	01/07/2007	Stormwater outlet controls constructed at Maddison Reserve Pymble. Excess funds to compliment water sensitive urban control devices at Karuah Road and Du Faur wetland construction.
100329	Lane Cove	62,000	62,000	9,641	0	-52,359	52,359	0		90%	01/07/2007	Stormwater outlet protection on Blackbutt creek and landscaping, delayed due to weather conditions Planting to take place in July. Maintenance of existing stormwater retention basins. Three in total which were not on the list to be maintained by council
100330	Blackbutt Creek	30,000	30,000	11,542	0	-18,459	18,459	0		10%	01/06/2008	This is for the maintenance of the gross pollutant control structures, maintenance and works at Minnamurra Avenue and planting on embankment along Lady Game Drive in cooperation with NPWS. Expected funding to be fully expended by July.
100331	Du Faur Street Wetland	20,000	20,000	20,000	0	0	0	0		100%	01/06/2007	Contract awarded for the retrofit of the wetland. This was based on earlier technical review. Expect works to be completed by June and additional expenditure to be balanced against PJ100328 that is set aside to improve stormwater flows within the Cowan Catchment.

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100332	General Sites	40,000	40,000	24,990	0	-15,010	15,010	0		50%	01/10/2008	Project cost centre used for the maintenance and improvement of degraded creeks and waterways. Funding has been directed towards Avondale Creek within Sheldon Forest to compliment current Bush regeneration. Creek remediation works in Sheldon Forest is a 24month contract that commenced in January 2007. Remaining funds to be carried forward .
100333	Bushcare Site Improvements	56,000	56,000	48,428	0	-7,572	7,572	0		98%	01/07/2007	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	10,000	10,000	10,460	0	460	-460	0		100%	01/06/2007	Project completed and has funded additional site visits by qualified bushcare trainers to complement current program.
100335	Urban Landcare	18,000	18,000	8,997	0	-9,003	9,003	0		60%	01/08/2007	Funding used to employ 2 staff that have liaised with over 40 private property owners across the LGA. Unexpended funds will be used to complement a \$430,000 grant from the NSW Government Sustainability Trust.
100336	Community Firewise	8,000	8,000	7,090	0	-911	911	0		100%	01/06/2007	Project involved preparation and distribution of 7000 Firewise Kits designed to inform residents on how to prepare for bushfire threats.
100337	Tree Nurturers	300	300	270	0	-30	30	0				Minor funding area used to supplement street tree replenishment program.
100338	Parkcare	10,000	10,000	11,296	0	1,296	-1,296	0		100%	01/06/2007	Project involved supporting the growing number of volunteers for Parkcare and Streetcare. Registered groups now covering 20 sites.
100339	Small Grant Projects	70,100	70,100	71,354	0	1,254	-1,254	0		100%	01/06/2007	Project completed. A total of 33 projects have been funded since the introduction of this program including 21 this year.
100340	Promotions And Initiatives	25,000	25,000	25,255	0	255	-255	0		80%	01/08/2007	Project funds used to promote a range of initiatives undertaken by environmental levy including walking tracks, directional and interpretive signs and walking track brochures.
100341	Ground Truth Bushfire Prone Lands (LEP)	50,000	50,000	88,107	0	38,107	-38,107	0				Map completed and reported to Council as a draft in June 2007. Currently on public exhibition and will be sent to the NSW Rural Fire Service late 2007.

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100342	Golden Jubilee Fire Trail	365,000	365,000	770,322	0	405,322	-405,322	0		85%	end of 07-08	The total budget within the environmental levy for the construction of the fire trails is \$817,000. In 2006 a tender was called for the construction of the North Wahroonga to North Turramurra section. All tenders received were well in excess of the budget and Council resolved to progress the project using in house supervision and contractors on a rate basis. Expenditure against this item has been brought forward this year across the 7 year environmental levy program with the total project expected to be on budget.
100345	AGAL Land	40,000	40,000	38,601	0	-1,399	1,399	0		100%	completed	Walking track completed and follow up regeneration being undertaken. Balance of funds to contribute to recreational benefits associated with PJ100342.
100346	Seven Little Australians	38,000	38,000	38,000	0	0	0	0		100%	01/06/2007	This project funds weed control at 7 Little Australians bushland reserve. This is also part funded by a State government grant.No Post fire weeding was done after the 1995 hazard reduction burn culminating in weed invasion. This will now require on going work to become stable.
100347	Sheldon Forest To Mimosa	25,000	25,000	21,119	0	-3,881	3,881	0		98%	01/07/2007	Walking track upgrade, from Warragul Road to Mimosa Oval, Turramurra and over to Sheldon Forest walking track. New tracks replace the eroded track from Kate street signs awaiting installation.
100348	Dumping	10,000	10,000	15,140	7,968	5,140	-5,140	0		100%	01/07/2007	Funding used for Community Environment Officers including development and implementation of the dumping program.
100349	Encroachment	95,000	95,000	137,028	0	42,028	-42,028	0		100%	01/06/2007	Funding used for the implementation of the Community Environmental Officers program. Costs to be shared between PJ100348 and PJ100349.
100350	Noxious Weed Control	70,000	70,000	72,774	0	2,774	-2,774	0		85%	01/06/2007	This line assisted in weed control on pre and post fire weeding sites. Also specific sites where weeds are damaging the vegetation Mona Street. Kylie Street Bannockburn and Karuah Roads. A long term contract has been entered into with review after the first year to maximise results.Extensive monitoring is in place to determine success and failure of project.

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100351	Biodivestiy (Macroinvertebrate, Flora, F	20,000	20,000	462	0	-19,538	19,538	0		1%		Funding used for completion of bird surveys at bushcare sites, delays occurred from weather limitations and consequential invoices. Creek flow gauging and analysis of terrestrial macro invertebrates. Monitoring programs are ongoing and will carry on to 2008 and beyond.
100352	Aerial/Satalite Canopy Mapping	0	0	44,200	0	44,200	-44,200	0		100%	01/06/2007	Within the project line there is a total of \$195 000 allocated over seven years for the updating and expansion of council's aerial satellite and canopy mapping data set. In 2006 an updated aerial photography layer was purchased for \$30 000 and the satellite data obtained in June 2007 to compliment this. Contributing funding of \$23 000 will be costed back to this line from a State Governmnet grant in 2007/08.
100353	Community Survey	20,000	20,000	16,870	0	-3,130	3,130	0		100%	01/06/2007	Project commenced as part of the development of the sustainability plan. Costs included interviews and their transcripts, forums and promotional film of Ku-ring-gai council area and it's people. Further development of future planning to be extrapolated from interview process. This is an ongoing project line.
100354	Social Research	33,000	33,000	19,376	0	-13,624	13,624	0		100%	01/06/2007	Funding used for social research and consultation as part of the sustainability survey wages for staff to carry out the project line above PJ100353.
100356	Fire - Fuel Loads And Moisture Monitorin	19,000	19,000	18,454	0	-546	546	0		100%	01/04/2007	Project completed and included monitoring of fuel moisture levels prior to planned hazard reduction burns.
100357	Weed Inspectorial (Weed Condition)	45,000	45,000	28,887	0	-16,113	16,113	0		98%	01/07/2007	Funding used to map the presence of weeds across Council bushland. This project is complemented by additional State Government funds via the Department of Primary Industries.
100358	Quarterly Newsletters	30,000	30,000	16,051	0	-13,949	13,949	0		98%	01/07/2007	This line encompasses a number of projects for use by the community regarding natural areas in Ku-ring-gai including Vegetation maps for displays, vegetation and interpretive signage installed on Environmental Levy sites and web updates.
100359	General Promotion	45,000	45,000	47,352	0	2,352	-2,352	0		100%	01/06/2007	25 bushcare signs manufactured and installed in April 2007 to promote bushcare sites. Additional signs to be prepared with balance of funding.

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100360	Queen Elizabeth Oval	5,000	5,000	15,939	0	10,939	-10,939	0	15,841	100%	30/06/2007	Field Works Completed May 06. Contamination Site Audit final draft completed May 07 and final approval by Independent Auditor pending.
100361	Barra-Brui Oval	7,000	7,000	8,980	0	1,980	-1,980	0		100%	30/06/2007	completed
100362	Pool Refurbishment Stages 3 & 4	255,400	255,400	268,225	0	12,825	-12,825	0	255,400	95%	29/09/2007	Stage 3 work is complete. Stage 4 is in defects liability period until September 2007. Final completion certificate to be issued in Sept 07.
100366	Warrimoo Oval Playground	17,000	17,000	17,847	0	847	-847	0		100%	1/04/2007	Completed
100368	Queen Elizabeth Reserve	0	0	75,502	0	75,502	-75,502	0		100%	30/06/2007	Completed
100371	Queen Elizabeth Reserve	69,200	69,200	111,186	27,000	41,986	-41,986	0		99%	30/06/2007	Works Completed. \$27,000 income DS&R Grant claim processing
100372	Barra Brui Oval Off Leash Area	3,000	3,000	2,773	0	-227	227	0	3,000	100%	30/06/2007	Work completed.
100375	Warrimoo Oval Park	45,000	45,000	48,777	0	3,777	-3,777	0		100%	1/04/2007	Completed
100390	Noxious Weeds 2005/2006	17,600	17,600	14,624	8,311	-2,976	2,976	0		100%	01/06/2007	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
100394	Telecommunications Remediation 2005/2006	8,700	8,700	3,207	0	-5,493	5,493	0		98%	01/08/2007	This project is for cleaning up the site surrounding a telecommunication tower at Hassell Park. Weed control and pre fire preparation is completed with remaining funds to be spent on post fire weeding. Delays have occurred due to weather conditions.
100397	LGAG Weed Control Cowan 2005/2006	20,500	20,500	20,467	0	-33	33	0		100%	01/06/2007	Clissold grant for post fire weed control. Completion of contract in June 2007.
100405	Swain Garden	150,000	150,000	4,500	0	-145,500	145,500	0		10%	01/06/2008	Delays in finalising design. Expect construction to commence late 2007. Refer to PJ100620.
100410	Noxious Weed Control - DPI Group 2005/06	4,000	4,000	0	0	-4,000	4,000	0		90%	01/06/2007	This project is funded by the Department of Primary Industry for selective noxious weed control. Council staff monitor noxious weed sitings and control as necessary. It is expected that Council to receive additional annual funding in 2007/08.
100412	Fire Break Construction	25,000	25,000	22,020	0	-2,980	2,980	0		100%	01/05/2007	Fire break completed at Wyuna Street to Kiparra Street, Windsor Street to Burns Road and Kitchener Street to Woodbury Road with balance of funding to be used for the completion of the fire trail construction.

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100414	Open Space Acquisition Strategy	30,000	30,000	27,000	0	-3,000	3,000	0				Consultant report considered by Council on 8 May. Strategy to go on public exhibition. Do not expect further expenditure outside outstanding invoice.
100415	Enviro Trust Glade 2005/2006	63,800	63,800	0	0	-63,800	63,800	0			01/06/2008	This project will assist in the construction of a stormwater harvesting scheme for The Glad Oval. Funding has been reviewed from the NSW Government EnviroTrust. Delays experienced in obtaining the final design details that are now expected July 2007, with construction to commence soon after. The works will also complement creek restoration activities associated with PJ100315.
100417	Bicentennial Park Stormwater Project	50,000	50,000	21,020	0	-28,980	28,980	0		5%	01/06/2008	This project is to look at the whole Lofberg Creek catchment in regards to storm water and impacts on natural creek system. Design is 90% complete for the stormwater harvesting for the playing fields at Bicentennial Park and 90 % complete on Water sensitive urban design in surrounding streets. WSUD shall commence July. Stormwater harvesting shall commence when timing of sporting activities can be rearranged.
100504	Catchment Management	154,100	154,100	39,915	0	-114,185	114,185	0				Draft report for Lofberg Quarry Creek sustainable water management options report completed. Expect final document to be completed by June including a detailed implementation plan
100509	Golf Course Improvements GCC	28,450	28,450	769	0	-27,681	27,681	0				This project number is used to progress the sewer mining project. A tender has been undertaken and report to Council was considered on 8 May 2007
100514	Tree Planting	123,300	123,300	97,478	0	-25,822	25,822	0				Street tree planting complete; majority of park tree planting complete. A further 300 trees to be planted before the end of financial year and remainder of budget to be spent on materials.
100515	Section 94 Plan	2,817,300	2,817,300	0	0	-2,817,300	2,817,300	0				Working involving the development of the town centres and would need to be carried forward. Program has been adopted by Council with this element due for reporting September 2007
100516	Swimming Pool Refurbishment	0	0	4,200	0	4,200	-4,200	0				Rename project as Pool Feasibility Study.

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100517	Tennis Court Refurbishment	47,900	47,900	30,111	14,119	-17,789	17,789	0	47,900	75%	31/07/2007	Resurfacing at SIVG complete. Resurfacing at Roseville delayed due to wet weather.
100518	Park Development	0	0	4,022	0	4,022	-4,022	0		100%	30/06/2007	Parent account for Parks Development Program.
100519	Sportsfield Refurbishment	0	0	8,167	0	8,167	-8,167	0		100%	30/06/2007	Parent account for Sportsfield Refurbishment Program.
100565	Lindfield Soldiers Memorial	40,000	40,000	1,773	0	-38,227	38,227	0		5%	30/05/2008	Fencing component for Oval reconstruction scheduled for end of winter season August 2007. Tender called for August 2007.
100566	Seven Little Australians Park & Walking	30,000	30,000	4,164	0	-25,836	25,836	0	85,234	15%	31/12/2007	Ongoing - cash component of Grant (MGG) project
100567	Echo Point & Moores Creek Walking Track	77,000	77,000	15,690	0	-61,310	61,310	0	137,572	20%	31/12/2007	Ongoing.- cash component of Grant (SSHFAP) project
100568	Lindfield SMP Oval No 2	50,000	50,000	30,427	0	-19,573	19,573	0		30%	30/05/2008	For Oval reconstruction scheduled for end of winter season August 2007. Tender called for August 2007.
100569	Auluba Oval No 1 & 2.	40,000	40,000	3,073	0	-36,927	36,927	0		8%		Final designs have been completed- being reviewed to get ready for tender.
100570	Loyal Henry Park & Playground	30,050	30,050	5,952	0	-24,099	24,099	0	25,050	50%	31/07/2007	Works scheduled July 07 (delay for weather)
100571	Cameron Park & Playground	59,100	59,100	30,044	10,601	-29,056	29,056	0	52,629	100%	30/06/2007	Completed
100572	Hamilton Park & Playground	28,550	28,550	12,558	0	-15,992	15,992	0	27,530	45%	15/08/2007	Works scheduled July 07 (delay for weather)
100573	Caley's Common Park & Playground	47,000	47,000	29,493	0	-17,507	17,507	0		100%	28/02/2007	Completed
100586	Loyal Henry Park	10,000	10,000	143	0	-9,857	9,857	0	10,000	80%	31/07/2007	Works scheduled July 07 (delay for weather)
100588	Caley's Common Park	30,500	30,500	32	0	-30,468	30,468	0	30,500	100%	30/06/2007	completed
100590	Comenarra Oval	25,000	25,000	7,900	0	-17,100	17,100	0		45%	01/06/2008	Funding for this project was to finalise the design of the stormwater harvesting for Comenarra Oval. Draft designs have been prepared and first stage of consultation with residents has been undertaken. Residents concerns have led to a change in design which is nearing completion. Final residents meetings and time schedule expected in September 2008
100591	Edenborough Oval	73,000	73,000	2,871	0	-70,129	70,129	0				Design completed. Contract for construction awarded. Works to commence end May and completed end June
100598	Hassell Park Cricket Net Upgrade	13,000	13,000	0	13,000	-13,000	13,000	0		5%		Telco funded for cricket net upgrade

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100615	Water & Catchments The Glade	50,000	50,000	0	0	-50,000	50,000	0		50%	01/06/2008	This project is to repair erosion within Coupes Creek and the vegetation within the riparian zone. The Glade playing field and it's drainage has direct influences on the creek being adjacent to the creek. This project complements PJ100325.
100617	WSUD Stormwater Qty & Quality	80,000	80,000	3,650	0	-76,350	76,350	0		98%	01/07/2007	Project funding the water sensitive urban design storage and harvesting work at Edenborough Oval. This is to be complemented by an irrigation system on the adjacent sporting field. As part of the capital works upgrade 2007/08.
100619	WSUD Auluba	179,000	179,000	23,244	0	-155,756	155,756	0		10%	01/06/2008	Project funds to compliment the sports ground capital upgrade for this site. Capital works delayed this financial year to enable completion of winter sports season with works to commence in September 2007. Designs and planning completed. Further discussion with the Department of Planning is to occur in relation to the connection of the vacant land between Barwon Avenue and Chisolm Street to affect implementation of the stormwater harvesting.
100620	Water & Catchments Swain Creek	0	0	23,397	0	23,397	-23,397	0		10%	01/06/2008	Delays have been experience in the finalisation of the designs of water harvesting and irrigation system. Expect to receive final documentation in July and commence works late 2007. Also refer to PJ100405.
100621	Walking Track Rothwell to Comenarra	0	0	19,980	0	19,980	-19,980	0				Contractors from Total Earth Care were employed to design and repair erosion damage on the lower reaches of the walking track between Mitchell Cres Warrawee and The Comenarra Parkway. Completed works June 2007
100622	Administration Environ Levy	30,000	30,000	81,124	0	51,124	-51,124	0		100%		Salaries for Enviromental Levy Project Leader and Environmental Engineer.
100623	Noxious Weeds Control 2006/2007	20,800	20,800	187	20,843	-20,613	20,613	0				Funding received from Department of Primary Industries. Expect this grant to carry forward to 2007/08
100624	Trial Recycle Organic	21,000	21,000	29,187	19,050	8,187	-8,187	0	21,000	100%	30/06/2007	completed
100626	Cameron Park Upgrade	40,000	40,000	55,765	0	15,765	-15,765	0	2,822	100%	30/06/2007	completed
100627	Vehicle Maintenance Costs	0	0	13,029	0	13,029	-13,029	0				Covered the costs of maintenance and fuel for two utes and a car for the purpose of Environmental Levy projects

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100628	District Park Master Plan	70,000	70,000	18,874	0	-51,126	51,126	0	70,000	25%	31/08/2007	Fencing works with Bendigo Bank scheduled July 07 (delay for weather)
100654	Developing a GRI Sustainability Plan	20,000	20,000	0	20,000	-20,000	20,000	0				This project is ongoing with funding received in April 2007. Expect project to be completed in August 2007
100655	Memorial Seats	2,500	2,500	1,180	47,520	-1,320	1,320	0	2,520	100%	30/06/2007	Seats completed
100662	Killara Gordon Sewer Mining	17,900	17,900	15,669	17,925	-2,231	2,231	0	17,900			Increase contractors for project to reflect contributions received

PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: STRATEGY
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TOTALS >> 25,000 25,000 20,371 0 -4,629 4,629 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100355	Program Evaluation	25,000	25,000	20,371	0	-4,629	4,629	0		100%	01/06/2007	This project cost centre and PJ100622 is used for the administration and evaluation of the Levy.

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Operations

TOTALS >> 8,472,100 8,472,100 8,252,816 2,646,091 -219,284 219,284 0 1,723,787

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Comm'ts	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100050	Wahroonga Shopping Centre Business 03/04	0	0	5,424	0	5,424	-5,424	0	5,424	100%	20/12/2006	Project Complete
100138	Fiddens Wharf Rd FP 2004/2005	0	0	12,025	0	12,025	-12,025	0	12,025	100%	30/10/2006	Works completed
100144	Lady Game Dr FP 2004/2005	0	0	42,885	0	42,885	-42,885	0	42,885	100%	20/11/2006	Works completed
100166	Yanko Rd FP 2004/2005	0	0	22,400	0	22,400	-22,400	0	22,400	100%	30/09/2006	Works completed
100168	Kiparra St FP 2004/2005	0	0	19,539	0	19,539	-19,539	0	19,539	100%	30/10/2006	Works completed
100173	Pentecost Ave-Traffic Program 2004/2005	0	0	448	0	448	-448	0		100%		Works completed
100200	Depot Relocation 2005/2006	566,000	566,000	166,016	0	-399,984	399,984	0		25%	30/09/2007	Design and documentation being prepared and due for completion by September 2007.
100201	Drainage Works	0	0	9,827	0	9,827	-9,827	0	7,704			Carry over program funding
100204	Operational Fleet	0	0	0	0	0	0	0		100%		All operational fleet purchases for this year have been ordered and awaiting proceeds from the sale of some plant.
100205	Passenger Fleet	0	0	0	0	0	0	0		100%		All passenger fleet purchases for this year have been ordered and awaiting delivery of some vehicles and proceeds from the sale of old vehicles.
100206	Business Centres Improvement Program	0	0	52,436	-6,028	52,436	-52,436	0	52,436	100%	20/12/2006	Project complete
100207	Footpath Works - 2005/2006	319,000	319,000	0	0	-319,000	319,000	0			30/06/2007	Carry forwards
100299	Kissing Point Rd Turramurra	50,000	50,000	5,870	0	-44,130	44,130	0	87,800	12%		Project has been deferred for further investigation of route options and consultation with Bike North and residents.
100300	Ryde Road West Pymble	0	0	106,120	0	106,120	-106,120	0	106,120	100%	31/07/2006	Works completed
100302	Cherry St Turramurra	0	0	3,617	0	3,617	-3,617	0	50,000	5%	30/09/2007	To start late August 2007
100303	Clive St Roseville	0	0	15,063	0	15,063	-15,063	0	15,063	100%	15/02/2007	Works completed
100305	Duneba Ave West Gordon	0	0	45,883	0	45,883	-45,883	0	45,883	100%	30/11/2006	Works completed
100379	Lady Game Dr Ped Refuge	0	0	7,517	0	7,517	-7,517	0		100%		Included in project 100144. Work completed.
100381	Pentecost Ave Roundabout & Ped Facility	0	0	1,819	0	1,819	-1,819	0		100%		Complete
100388	Energy Australia Transformer KU	1,800	1,800	376	16,225	-1,424	1,424	0		100%	30/06/2006	Funded by Energy Australia
100395	Bus Shelter Advertising	0	0	260,653	0	260,653	-260,653	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	3,400	3,400	2,312	0	-1,088	1,088	0		100%		Completed - maintenance funds
100408	Entry Signs for Ku-Ring-Gai	0	0	119,883	0	119,883	-119,883	0	120,000	100%	1/04/2007	Works completed

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Operations

TOTALS >> 8,472,100 8,472,100 8,252,816 2,646,091 -219,284 219,284 0 1,723,787

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100411	Tryon Lane Lindfield 2005/2006	14,400	14,400	44,972	0	30,572	-30,572	0		100%	15/08/2006	Works completed
100419	R2R Supplement Project - Rosedale Rd	465,400	465,400	0	0	-465,400	465,400	0				deferred
100420	R2R Supplement Project - Telegraph Rd	0	0	464,647	0	464,647	-464,647	0		100%	30/04/2007	Works completed
100500	Depot Relocation	150,000	150,000	15,884	0	-134,116	134,116	0		25%	30/09/2007	Design and documentation being prepared and due for completion by September 2007.
100502	Drainage Works	312,800	312,800	24,227	0	-288,573	288,573	0			30/06/2007	Program funding source
100503	Catchment Analysis	9,100	9,100	0	0	-9,100	9,100	0		100%		Completed
100505	Operational Fleet	700,000	700,000	253,842	42,728	-446,158	446,158	0		100%		All purchases made and awaiting some deliveries, invoices and proceeds from sales
100506	Passenger Fleet	350,000	350,000	1,136,666	722,934	786,666	-786,666	0	400,000	100%		All vehicles purchased and awaiting proceeds from sales
100507	Business Centres Improvement Program	190,100	190,100	0	0	-190,100	190,100	0			30/06/2007	Program funding source
100508	Footpath Works	388,600	388,600	0	0	-388,600	388,600	0			30/06/2007	Program funding source
100522	Road Refurbishment	1,693,600	1,693,600	0	0	-1,693,600	1,693,600	0				Program funding source
100523	Traffic Facilities	151,100	151,100	0	0	-151,100	151,100	0			30/06/2007	Program funding source
100524	Allambie Avenue East Lindfield	329,000	329,000	320,365	0	-8,635	8,635	0		100%	12/12/2006	Works completed
100525	Allara Avenue North Turrumurra	93,000	93,000	91,657	0	-1,343	1,343	0		100%	15/12/2006	Works completed
100526	Ayres Road St Ives	2,000	2,000	658	0	-1,343	1,343	0				deferred waiting for RTA approval
100527	Avoca Road Turrumurra	55,000	55,000	53,548	0	-1,452	1,452	0		100%	7/11/2006	Works completed
100528	Bimburra Avenue St Ives	152,000	152,000	147,877	0	-4,123	4,123	0		100%	11/12/2006	Works completed
100529	Blaxland Road Killara	186,000	186,000	181,789	0	-4,211	4,211	0		100%	13/12/2006	Works completed
100530	Bradfield Road Lindfield	116,000	116,000	114,483	0	-1,517	1,517	0		100%	3/11/2006	Works completed
100531	Chatham Place North Turrumurra	53,000	53,000	51,951	0	-1,049	1,049	0		100%	15/12/2006	Works completed
100532	Darri Avenue Wahroonga	49,000	49,000	46,217	0	-2,783	2,783	0		100%	1/11/2006	Works completed
100533	Dorset Drive St Ives	67,000	67,000	64,803	0	-2,197	2,197	0		100%	11/12/2006	Works completed
100534	Karoom Avenue St Ives	51,000	51,000	49,592	0	-1,408	1,408	0		100%	2/11/2006	Works completed
100535	Kings Avenue Roseville	51,000	51,000	49,820	0	-1,180	1,180	0		100%	1/11/2006	Works completed
100536	Middle Harbour Road Lindfield	66,000	66,000	64,066	0	-1,934	1,934	0		100%	30/11/2006	Works completed
100537	Morris Avenue Wahroonga	148,000	148,000	146,105	0	-1,895	1,895	0		100%	7/12/2006	Works completed
100538	Patterson Avenue West Pymble	73,000	73,000	71,412	0	-1,588	1,588	0		100%	15/12/2006	Works completed
100539	Shand Crescent Turrumurra	79,000	79,000	75,524	0	-3,476	3,476	0		100%	18/12/2006	Works completed
100540	Spencer Road Killara	95,000	95,000	93,448	0	-1,552	1,552	0		100%	10/11/2006	Works completed
100541	Stanley Street St Ives	138,000	138,000	136,211	0	-1,789	1,789	0		100%	16/04/2007	Road works completed

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Operations

TOTALS >> 8,472,100 8,472,100 8,252,816 2,646,091 -219,284 219,284 0 1,723,787

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commitments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100542	Timbarra Road St Ives Chase	89,000	89,000	87,807	0	-1,193	1,193	0		100%	8/12/2006	Works completed
100543	Boundary Road Wahroonga	0	0	128,362	0	128,362	-128,362	0		100%	12/03/2007	Works completed
100544	Curagal Road North Turramurra	0	0	54,406	0	54,406	-54,406	0		100%	15/12/2006	Works completed
100545	Fairlawn Avenue Turramurra	0	0	53,819	0	53,819	-53,819	0		100%	6/03/2007	Works completed
100546	Greengate Rd Killara	0	0	289,042	0	289,042	-289,042	0		100%	30/05/2007	Works completed
100547	Haig Street Roseville	0	0	59,297	0	59,297	-59,297	0		100%	6/03/2007	Works completed
100548	Karuah Road Turramurra	0	0	292,884	0	292,884	-292,884	0		100%	24/04/2007	Road works completed and enviro levy work now complete.
100549	Lorne Avenue Killara	0	0	3,788	0	3,788	-3,788	0				Deferred due to development activity.
100550	Marshall Avenue Warrawee	0	0	106,250	0	106,250	-106,250	0		100%	8/03/2007	Works completed
100551	Mcintosh Street Gordon	0	0	261,006	0	261,006	-261,006	0		100%	29/05/2007	Works completed
100552	Pearson Avenue Gordon	0	0	205,425	0	205,425	-205,425	0		100%	28/05/2007	Road works completed.
100553	Pavement Condition Survey - Rehab	0	0	34,658	0	34,658	-34,658	0				Cover rating costs
100554	Hydrant Markers	0	0	4,201	0	4,201	-4,201	0		100%		Payment for adjustments to hydrants and included in road program works.
100555	Lady Game Drive	250,000	250,000	234,245	100,000	-15,755	15,755	0		100%	13/07/2006	Works completed
100556	The Comenarra Parkway	250,000	250,000	355,295	125,000	105,295	-105,295	0		100%	17/08/2006	Works completed
100557	Burns Road - R2R	0	0	76,067	0	76,067	-76,067	0		100%	23/07/2006	Works completed
100558	Powell St - R2R	340,000	340,000	272,530	240,383	-67,470	67,470	0		100%	25/06/2007	Roadworks completed, new traffic island to be constructed 07-08 financial year
100559	Infrastructure Levy 2005/2006	3,000	3,000	2,545	0	-455	455	0		100%		Carry over costs. Program complete.
100560	Infrastructure Levy Pavement Condition S	19,000	19,000	16,950	0	-2,050	2,050	0		100%		Included in Infrastructure Levy works.
100561	Road Refurbishment 2005/2006	0	0	16,785	0	16,785	-16,785	0		100%		Carry over costs. Program complete.
100562	Pentecost Ave - R2R	125,400	125,400	110,100	0	-15,300	15,300	0		100%	26/07/2006	Works completed
100563	Bradfield Road Subdivison Gross Pollutio	9,900	9,900	0	0	-9,900	9,900	0		100%		Condition of consent works complete and awaiting payment by developer.
100574	Kissing Point Rd Cycleway North	50,000	50,000	0	0	-50,000	50,000	0	100,000	5%		Project has been deferred for further investigation of route options and consultation with Bike North and residents.
100576	Dunoon Ave Full Length	0	0	79,092	0	79,092	-79,092	0	92,000	95%	31/07/2007	Awaiting completion of development.
100577	Monteith St AccessThrough Bushland	0	0	9,196	0	9,196	-9,196	0	95,000	25%	31/08/2007	Work has commenced and new stairway is scheduled for installation in August 2007
100579	Killeaton St Carbeen Av To Warrimoo Av	0	0	39,905	0	39,905	-39,905	0	39,905	100%	30/10/2006	Works completed
100580	Tryon Rd No 143 To Sydney St	0	0	36,907	0	36,907	-36,907	0	37,000	100%	30/06/2007	Works completed

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

Dept: Operations

TOTALS >> 8,472,100 8,472,100 8,252,816 2,646,091 -219,284 219,284 0 1,723,787

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commitments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100581	Bobbin Head Rd Rushall St To East Side	0	0	50,619	0	50,619	-50,619	0	59,000	5%	15/06/2007	Trees cleared works commenced
100594	East Lindfield Business Centre	0	0	70,453	0	70,453	-70,453	0	70,453	100%	5/12/2006	Works completed
100595	Turrumurra Plaza Business Centre	0	0	3,494	0	3,494	-3,494	0	2,150	100%	28/02/2007	Works completed
100596	West Pymble Business Centre	0	0	4,508	0	4,508	-4,508	0		5%		Design commenced and project to commence in September 2007
100599	Carcoola Rd St Ives	0	0	11,061	0	11,061	-11,061	0	10,000	100%	28/02/2007	Project completed
100600	Griffith Ave Roseville	0	0	3,422	0	3,422	-3,422	0	10,000	100%	28/02/2007	Project completed
100601	Highfield Rd Lindfield	0	0	3,775	0	3,775	-3,775	0	12,000	100%	30/06/2007	Project completed and awaiting final costs
100602	Beaumont Rd E Lindfield	0	0	3,333	0	3,333	-3,333	0	6,000	100%	30/06/2007	Project completed and awaiting final costs
100603	Charles St E Lindfield	0	0	3,349	0	3,349	-3,349	0	6,000	100%	30/06/2007	Project completed and awaiting final costs
100604	Kendall St E Lindfield	0	0	4,260	0	4,260	-4,260	0	12,000	100%	31/05/2007	Project completed and awaiting final costs
100605	Vale St Gordon	0	0	3,772	0	3,772	-3,772	0	6,000	100%	10/04/2007	Project completed and awaiting final costs
100606	Beaconsfield Pd Lindfield	0	0	3,974	0	3,974	-3,974	0	12,000	100%	31/05/2007	Project completed and awaiting final costs
100607	Shaddock Ave W Pymble Near No 7	0	0	5,769	0	5,769	-5,769	0	6,000	100%	10/04/2007	Project completed and awaiting final costs
100608	Shaddock Ave W Pymble Near No 6	0	0	4,055	0	4,055	-4,055	0	6,000	100%	1/05/2007	Project completed and awaiting final costs
100609	Binalong St W Pymble Near No 16	0	0	4,028	0	4,028	-4,028	0	6,000	100%	1/05/2007	Project completed and awaiting final costs
100610	Binalong St W Pymble Near No 15	0	0	3,939	0	3,939	-3,939	0	6,000	100%	1/05/2007	Project completed and awaiting final costs
100611	Charles St E Lindfield	0	0	3,644	0	3,644	-3,644	0	6,000	100%	30/06/2007	Project completed and awaiting final costs
100612	Bushlands Ave Gordon	0	0	3,592	0	3,592	-3,592	0	6,000	100%	30/06/2007	Project completed and awaiting final costs
100613	Bristol Ave Pymble	0	0	3,333	0	3,333	-3,333	0	6,000	100%	30/06/2007	Project completed and awaiting final costs
100625	SES HQ Temporary Relocation	90,000	90,000	92,798	0	2,798	-2,798	0		100%		Completed
100630	Wandella Ave Energy Australia	0	0	425	64,163	425	-425	0				Energy Aust Restorations
100631	Bancroft Ave Energy Australia	0	0	46,155	43,465	46,155	-46,155	0				Energy Aust Restorations
100632	Glencroft Ave Energy Australia	0	0	22,239	31,046	22,239	-22,239	0				Energy Aust Restorations
100633	Lord St Energy Australia	0	0	24,902	18,628	24,902	-24,902	0				Energy Aust Restorations
100634	Martin Lane Energy Australia	0	0	0	33,116	0	0	0				Energy Aust Restorations
100635	Roseville Ave Energy Australia	0	0	255	45,535	255	-255	0				Energy Aust Restorations
100636	Gerald Ave Energy Australia	0	0	425	33,116	425	-425	0				Energy Aust Restorations
100637	Dudley Ave Energy Australia	0	0	383	24,837	383	-383	0				Energy Aust Restorations
100638	Gregory St Energy Australia	0	0	255	41,395	255	-255	0				Energy Aust Restorations
100639	Cianville Rd Energy Australia	0	0	44,122	83,308	44,122	-44,122	0				Energy Aust Restorations
100640	Mc Leod Ave Energy Australia	0	0	425	55,884	425	-425	0				Energy Aust Restorations

**PROJECT PERFORMANCE
REPORT to June EOY, 2007**

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TOTALS >> 8,472,100 8,472,100 8,252,816 2,646,091 -219,284 219,284 0 1,723,787

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commitments	PROJECT PERFORMANCE			
				Expended	Grants/Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100641	Chelmsford Ave No.1 Energy Australia	0	0	13,846	475,010	13,846	-13,846	0				Energy Aust Restorations
100642	Chelmsford Ave No.2 Energy Australia	0	0	61,559	64,163	61,559	-61,559	0				Energy Aust Restorations
100643	Hobart Ave Energy Australia	0	0	43,902	89,000	43,902	-43,902	0				Energy Aust Restorations
100644	Melbourne Rd Energy Australia	0	0	32,714	47,604	32,714	-32,714	0				Energy Aust Restorations
100645	Allambie Ave Energy Australia	0	0	21,136	18,628	21,136	-21,136	0				Energy Aust Restorations
100646	Crana Ave Energy Australia	0	0	11,964	12,419	11,964	-11,964	0				Energy Aust Restorations
100647	Pleasant Ave Energy Australia	0	0	0	163,511	0	0	0				Energy Aust Restorations
100648	Carlyle Rd Energy Australia	0	0	0	60,023	0	0	0				Energy Aust Restorations
100651	Bobbin Head Rd K&G & Tipping	0	0	262	0	262	-262	0				
100653	Alice St Turramurra	0	0	97,124	0	97,124	-97,124	0		100%	20/04/2007	Road works completed, drainage work to be completed in August 07
100656	Greengate Rd Killara Drainage	0	0	22,455	0	22,455	-22,455	0		100%	30/05/2007	Works completed
100657	Burleigh Street	41,300	41,300	41,284	0	-16	16	0	75,000	100%		Repairs at development site funded by infrastructure restoration fee
100658	Milray Street	7,400	7,400	7,381	0	-19	19	0	50,000	100%		Repairs at development site funded by infrastructure restoration fee and awaiting final invoices
100659	Highfield Road	21,000	21,000	21,019	0	19	-19	0		100%		Repairs at development site funded by infrastructure restoration fee
100660	Redleaf Ave	7,800	7,800	7,775	0	-25	25	0		10%		Works programmed for 2007/08. Minor works started but awaiting Energy Australia to undertake upgrade works.
100661	Grayling Road West Pymble	0	0	13,194	0	13,194	-13,194	0		100%	02/04/2007	Works completed

PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: Planning & Enviro
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TOTALS >> 805,000 805,000 826,680 0 21,680 -21,680 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100005	RDS Stage 2 - Traffic Studies 2004/2005	0	0	34,891	0	34,891	-34,891	0				Completed as part of town centre planning
100021	Heritage Item Assessment 2004/2005	0	0	16,689	0	16,689	-16,689	0				Project completed and reported to Council
100035	Ecological Endangered Community 2003/04	0	0	1,169	0	1,169	-1,169	0				Project completed; no further expenditure
100040	Heritage UCA - Stage III 2003/04	0	0	495	0	495	-495	0				Project completed; no further expenditure
100146	RDS Stg 2-Public Domain/Landscap 2004/05	0	0	7,880	0	7,880	-7,880	0				Project completed as part of the town centre planning
100159	St Ives Conservat-100-102 Rosedale 03/04	2,500	2,500	0	0	-2,500	2,500	0				No further expenditure expected
100177	Urban Design 2004/2005	0	0	195,010	0	195,010	-195,010	0				Completed as part of town centre planning
100178	Economic Advice 2004/2005	0	0	82,842	0	82,842	-82,842	0				Completed as part of town centre planning
100179	Community Consultation 2004/2005	0	0	759	0	759	-759	0				Completed. Carry over from LEP process in 2005/06
100211	Planning Projects 2005/2006	139,400	139,400	202,331	0	62,931	-62,931	0				Project used to fund the development of the town centres LEP - completed
100295	Watersmart Challenge 2005/2006	5,400	5,400	0	0	-5,400	5,400	0				Project completed. Funding provided by NSW Government to develop sustainable demonstration home at Turramurra with associated open day and education
100409	KMC Photographic Comp History Wk 05/06	13,000	13,000	3,410	0	-9,590	9,590	0				Project completed
100513	Planning Projects	639,700	639,700	275,853	0	-363,847	363,847	0				Project completed and fully expended
100629	S94 Administration	5,000	5,000	5,351	0	351	-351	0				Position description under development and will be advertised June 2007.

PROJECT PERFORMANCE REPORT to June EOY, 2007	Dept: Waste Management
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TOTALS >> 0 0 8,313 0 8,313 -8,313 0 0

Project	Description	Annual Budget	YTD Budget	YTD ACTUALS		Variance	Annual Budget Remaining	Commit 'ments	PROJECT PERFORMANCE			
				Expended	Grants/ Contribs Received				Revised Budget (Annual)	Percent Complete	Completion Date	Project Status
100078	Waste Education & Communi Strategy 03/04	0	0	8,313	0	8,313	-8,313	0		100%		This project is to be funded from the Domestic Waste Reserve

INVESTMENT REPORT AS AT 31 JULY 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council investment allocations and returns on investments for July 2007.

BACKGROUND:

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation 2005 and Council's Investment Policy which was adopted by Council on 18 July 2006 (Minute No.254).

COMMENTS:

The Reserve Bank of Australia (RBA) increased the official cash rate by 0.25% to 6.50% subsequent to this reporting period.

RECOMMENDATION:

That the summary of investments and performance for July 2007 be received and noted. That the certificate of the Responsible Accounting Officer be noted and the report adopted

PURPOSE OF REPORT

To present to Council investment allocations and returns on investments for July 2007.

BACKGROUND

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation 2005 and Council's Investment Policy which was adopted by Council on 18 July 2006 (Minute No. 254).

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

COMMENTS

During the month of July, Council had a net cash inflow of \$5,902,000 and gross interest on Council's investments was \$192,000.

Council's total investment portfolio at the end of July 2007 is \$61,561,000. This compares to an opening balance of \$55,659,000 as at 1 July 2007.

Council's interest on investments for July is \$192,000. This is less than the year to date budget of \$316,000. Council achieved higher than the budgeted rate of return last financial year however, the current below budget result is partly dependant on when Council receives funds from Council's Depot sale.

PERFORMANCE MEASUREMENT

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

- * **Management of General Fund Bank Balance**

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

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

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

- * **Allocation of Surplus Funds**

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

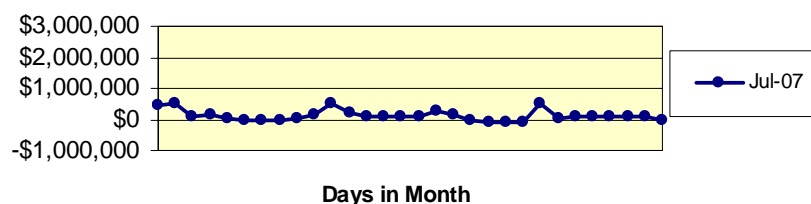
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Management of General Fund Bank Balance

During July, Council had a net inflow of funds of \$5,902,000. This was partly due to the issue of the rates notice for the current financial year and section 94 contributions.

Management of General Fund Bank Balance



Funds Performance against the UBS Bank Bill Index

Issuer	Investment Name	Investment Rating	Invested at 31-Jul-07 \$000's	Period Return (%)	Annualized YTD Return (%)	Performance since inception	% of Total Invested
Select Access Investments	Titanium AAA	AAA	2,000	7.48	7.48	7.08	3.25
Aberdeen Asset Management	Aberdeen Income Fund	A	11,869	3.31	3.31	6.55	19.28
Perpetual	Perpetual Credit Income	A	5,344	-12.34	-12.34	6.52	8.68
Bendigo Bank	Turrumurra Community Bank	BBB	559	6.52	6.52	6.52	0.91
Adelaide Bank	AAA SAVER	AAA	14,400	6.56	6.56	6.58	23.39
CBA/Helix Capital Jersey	Oasis Portfolio Note	AAA	2,000	7.35	7.35	7.33	3.25
Longreach/Rabobank	Longreach CPWF	AAA	3,143	-45.25	-45.25	7.79	5.11
ABN AMRO/Rembrandt Australia	SURF CPDO	AAA	2,015	8.41	8.41	8.54	3.27
NSW Treasury Corp	KRGC Tcorp LTGF	UNRATED	2,058	-17.19	-17.19	4.49	3.34
UBS AG London	LongreachSTIRM	AA+	1,000	2.54	2.54	3.71	1.62
Athena Finance	Camelot	AA	1,022	13.87	13.87	4.89	1.66
Deutsche Bank	Longreach Series 26	AA+	1,000	0.00	0.00	0.00	1.62
BlackRock Investment	Merrill Lynch Diversified Credit	A	9,912	3.95	3.95	7.01	16.10
Westpac Bank	Westpac Bank Deposit	AA	3,239	6.43	6.43	6.43	5.26
ABN AMRO/Nomura	Phoenix Notes	AA+	2,000	9.78	9.78	9.78	3.25
TOTALS/WEIGHTED AVERAGES			61,561	0.31	0.31		100

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

0.00

Weighted Average Overall Return Year To Date (%)

0.31

Benchmark Return: UBSWA Bank Bill Index(%)

6.36

Variance From Benchmark (%)

-6.05

The weighted average return for the total portfolio year to date was 0.31% compared to the benchmark of the UBS Bank Bill Index of 6.36%.

Economic Commentary

During July, the most significant impact on financial markets was the collapse of the US sub-prime mortgage backed security market. This market is based on loans to customers with higher risk of default (often customers who are unable to obtain credit through mainstream financial institutions) for very high proportions of the real property assets they offer as security. Increasing numbers of customers are defaulting on loan repayments at a time when real market value of their property is falling – in many cases to less than the value of the loan.

The problem is often compounded where these loans are grouped into CDO notes and on sold to other investors. Some Council's have purchased such investments however. While we have been offered them we have refused to purchase them. One of Council's investments with a fund manager (Perpetual) has been indirectly impacted as this fund manager held a small proportion (less than 2%) of sub-prime related securities.

The shocks in the US sub-prime market have extended to other markets, including corporate bonds and shares, as investors have re-evaluated the risk of all investments. The underlying fundamentals in these latter markets remain strong.

Market Events Specific to Council's Portfolio

- * The RBA increased the cash rate by 0.25% to 6.5% during July which will have a positive impact on Council's credit investments. Whilst domestic economic data moderated over the month, with employment, retail sales and building approvals all coming in below expectation, the RBA is retaining a bias for further interest rate increases. Governor Stevens has been quite outspoken about his disregard for alleged conventions about not raising rates in an election year.
- * The current turmoil in financial markets and the continuation of the worst housing recession in 16 years presents a genuine risk to a US economic deterioration. The US Federal Reserve has some bias towards interest rate reductions to stimulate the economy if necessary.
- * Credit spreads widened following further revelations of the extent of the sub-prime fallout. The widening was broad based, but sectors closer to the sub-prime collapse such as US financials and home builders were hardest hit. Market valuations were severely impacted in the correction, but the flipside is a substantial increase in running yields.
- * Our advisors believe credit spreads may have peaked in early August, but considerable volatility remains after the extreme re-rating that occurred.
- * Equity markets plunged on fears of a potential credit crunch. However, fundamentals remain intact: global growth *ex* USA remains strong, corporate balance sheets are robust and global stocks continue to trade on acceptable Price/Earnings multiples. Long-term fundamentals for growth asset exposure remain intact.

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Since Council's investment policy was changed in July 2006, a wider range of investments have been made involving diversification of the portfolio into different investment types, longer maturities and different markets. Council's investments now include the following which are considered as growth investments, ie their returns are principally derived from growth in the value of capital invested, rather than income payments. All growth 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. These investments are long term and not intended to be traded.

Comments on Individual Investment Performance

Longreach/Rabobank: This investment is in property, infrastructure and utilities and was made on 29 September 2006. From inception to the end of May 2007, the unit price had improved by over 12.5%, but has fallen by 5.14% during July. The sub-prime lending crisis in the US and corporate credit spreads globally have widened significantly which has resulted in major downward movements across the board in global markets. Accrued return since inception remains a satisfactory 7.79%, which is 1.43% above benchmark. This investment is partially in the Australian property stocks, which have been significantly impacted, its exposure to stocks in the UBS Australia Infrastructure & Utilities Index has also suffered marginally.

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%. Due to the global market volatility, returns from all sectors, other than cash, was negative. The investment value fell by 1.6% for the month (17.2% annualised). This investment still has a positive return of 4.5% since purchase.

Athena Finance (Westpac)/Camelot: This investment was made at the end of February 2007 in a fund that provides an opportunity to diversify into a unique foreign exchange strategy with low correlation to other products and asset classes. It is in times like these, with a disruption in a certain asset class that the benefits of diversification of Council's portfolio become more apparent. The fund had a positive return for the month of July of 13.87% annualized, and was the best performer in our portfolio.

Longreach/Series 26: This new investment was made in June 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. Whilst the current unit price is 87.88 (from an issue value of 97, after upfront fees), this includes provision for the first coupon payment in December 2007. The property values fell sharply during the month; only one stock rose during the month as negative sentiment in the US property market spread to global markets. On the upside, subsequent to this reporting period S & P has upgraded Deutsche Bank who are the issuers of the note from a credit rating of AA- to AA.

ABN AMRO Phoenix: This new investment was made in July and is linked to the investment in 125 North American and European companies with credit ratings high enough to be included in the CDX and iTraxx index. Indices are rolled over every six months, in which names downgraded are substituted to restore the credit quality to 100% investment grade. This reduces risk of defaults and provides insurance of credit quality. This investment has benefited significantly from the sub-

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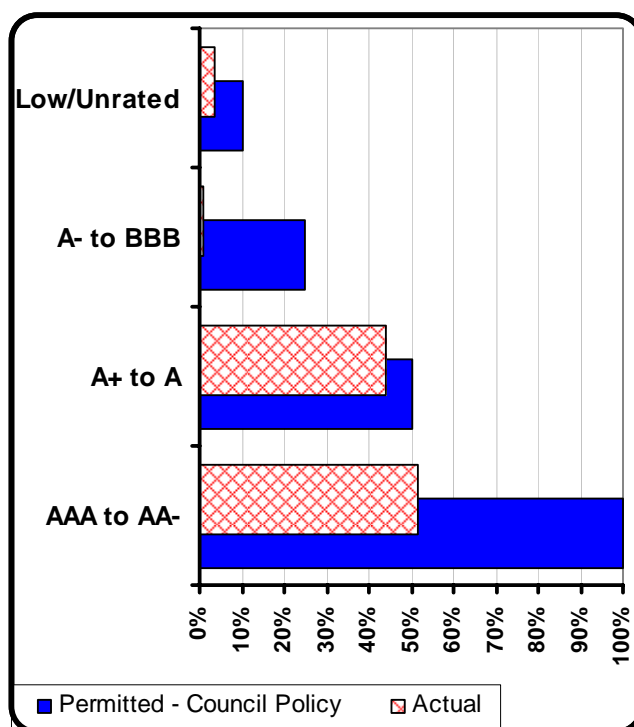
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prime crisis. Its initial value was to be 1.5% above the Bank Bill rate (BBSW) when Council first decided to purchase it, but it will now be initially issued at BBSW + 2.05%.

Allocation of funds

The following charts show the allocations of Councils investment funds by the categories shown:

- 1) **Credit Rating:-** Actual level of investment compared to proportion permitted by policy.

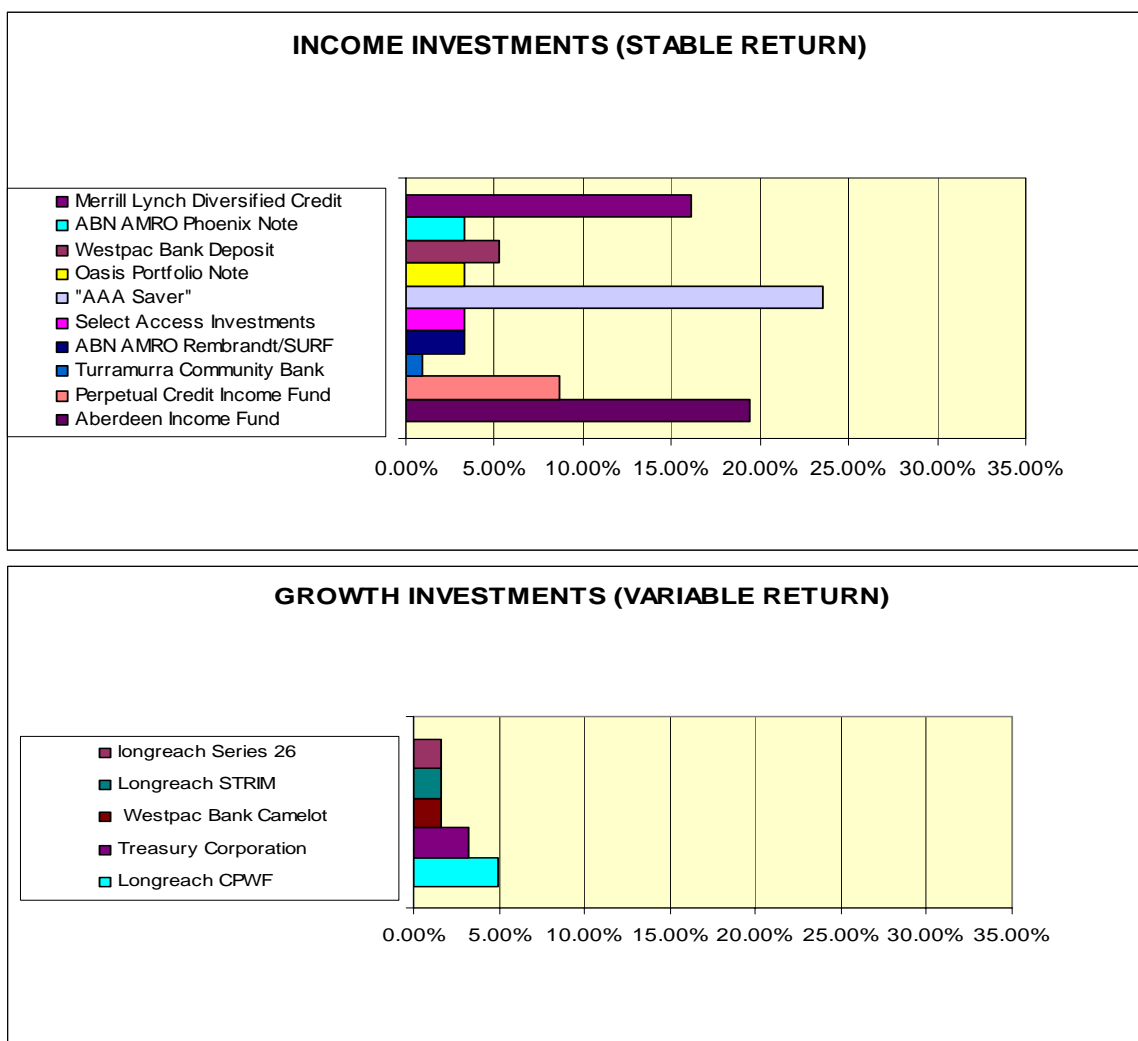


Investment Rating	Proportion
AAA to AA-	35%
A+ to A	25%
A- to BBB	20%
Less than BBB	5%

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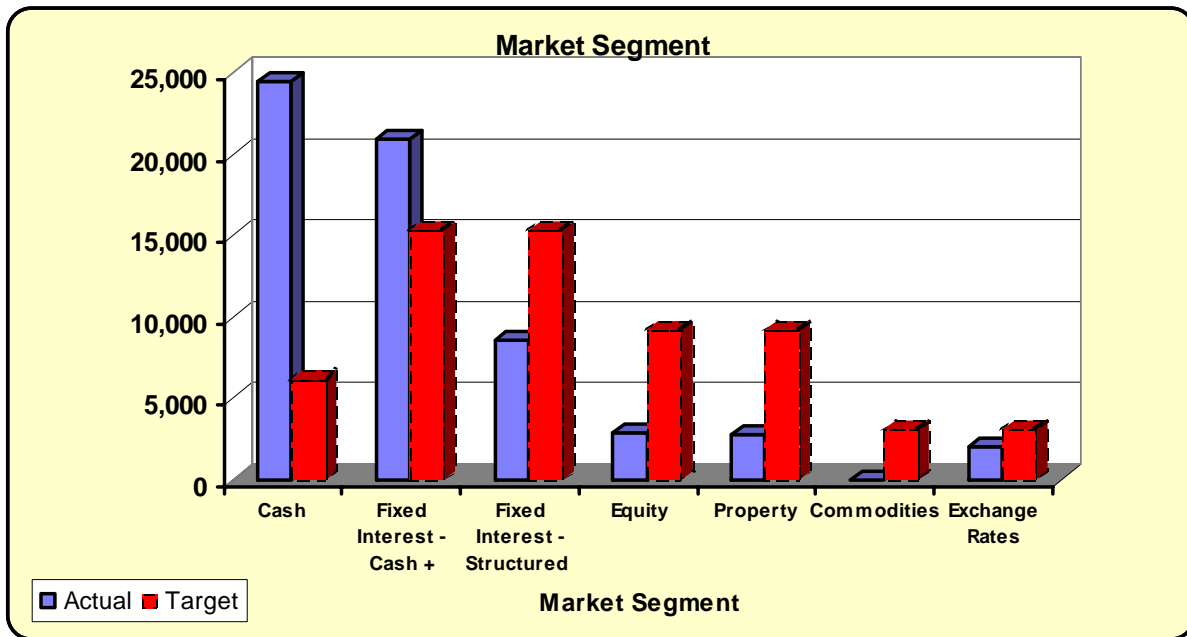
- 2) **Proportional Split of Investments by Investment Institution:** Actual portion of investments by investment institution split into Stable Return and Growth Investments. Council's Investment Policy requires that the maximum proportion of its portfolio invested with any individual financial institution is:



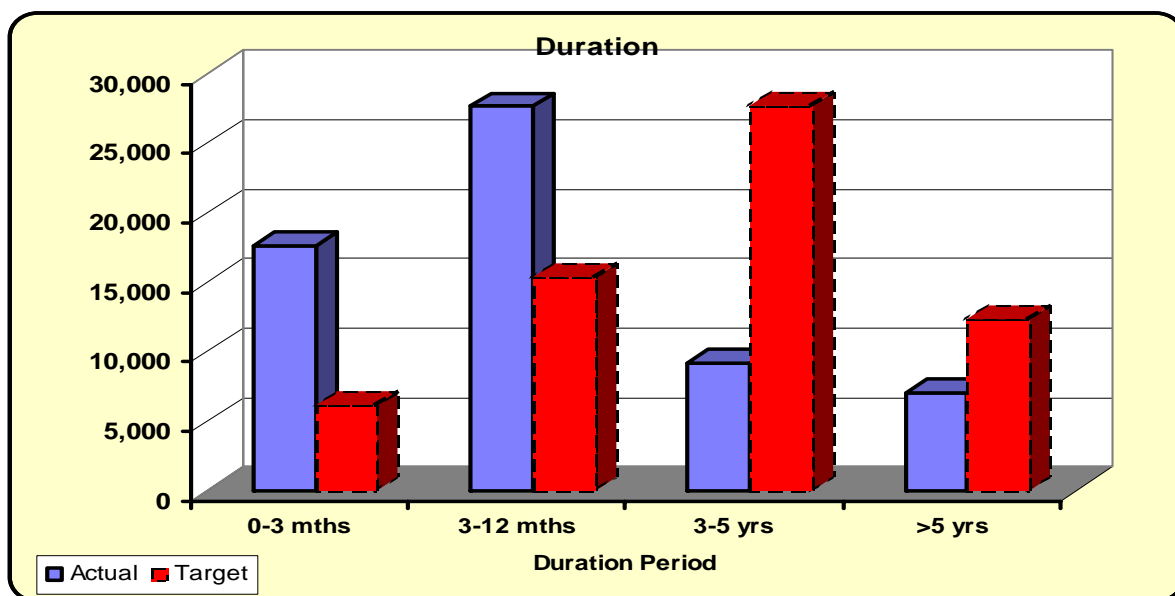
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- 3) **Market Segment:** Strategic allocation of investments by market segment compared to current level.



- 4) **Duration:** Strategic allocation of investments by duration compared to current level.

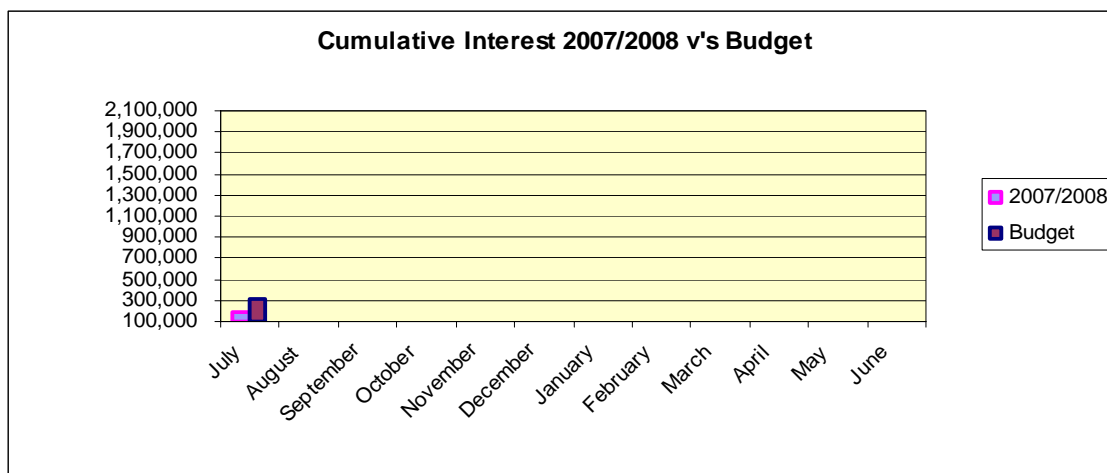


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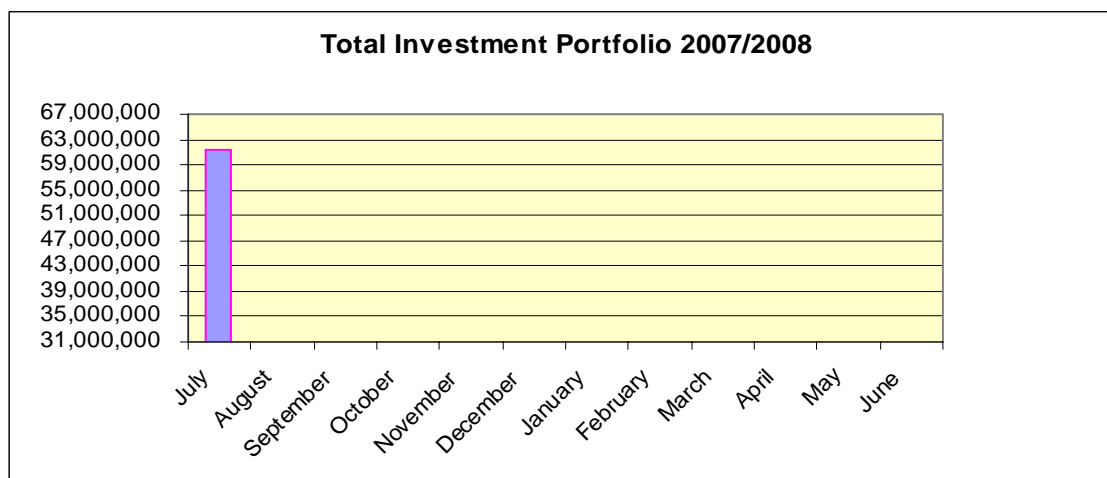
Cumulative Interest

The following chart compares the interest earned on a cumulative monthly basis against the budgeted year to date forecast. At the end of July year to date interest earnings totalled \$192,000 against a budget of \$316,000, representing a negative variance of \$124,000. The variation is due to our budget factoring in the sale of the Depot and lower than anticipated returns on investments.



Total Investment Portfolio

The following chart tracks the year to date investment portfolio balances for 2007/2008.



During July 2007 Council's investment portfolio increased by \$5,902,000.

Council's closing investment portfolio after interest and fees of \$61,561,000 in July 2007 is \$5,902,000 higher than the opening balance of \$55,659,000.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The Reserve Bank of Australia (RBA) increased the official cash rate to 6.50% subsequent to this reporting period.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

As at 31 July 2007:

- * Council's total investment portfolio is \$61,561,000. This compares to an opening balance of \$55,659,000 as at 1 July 2007, an increase of \$5,902,000.
- * Council's interest on investments totals \$192,000. This compares to the year to date budget of \$316,000.

RECOMMENDATION

- A. That the summary of investments and performance for July 2007 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 254.

Edwin Athaide
Accounting Officer

Tino Caltabiano
Manager Finance
Responsible Accounting Officer

REVIEW OF COUNCIL'S INVESTMENT POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To review Council's Investment Policy to ensure that it complies with the Local Government Act (1993) and regulations and maximises returns on Council's funds.

BACKGROUND:

Council policy is to review its Investment Policy on an annual basis. Changes to legislation governing investments necessitate that Council periodically review and update its Investment Policy.

Council's Investment Policy was last reviewed in July 2006

COMMENTS:

Council has sought the advice of Grove Research & Advisory Pty Ltd in reviewing the Investment Policy.

RECOMMENDATION:

That Council adopt the revised Investment Policy attached to this report.

PURPOSE OF REPORT

To review Council's Investment Policy to ensure that it complies with the Local Government Act (1993) and regulations and maximises returns on Council's funds.

BACKGROUND

- Changes to legislation and Ministerial Orders governing investments necessitate that Council periodically update its Investment Policy.
- Council's Investment Policy was last reviewed in July 2006.
- Council currently has \$61.6 million invested. Investment earnings are a significant source of revenue for Council and it is important that Council maximises these earnings in the future.

COMMENTS

There have been no changes to legislative requirements relating to investment of Council funds since the date of the last policy review, which require any change to Council's investment policy.

During the 12 month period since the date of the last policy review, Council has significantly broadened the range of investments in its portfolio by:

Type of investment security,
Investment market, and
Investment duration

These changes correspond to the investment strategy presented to Council in July 2006.

The changes have resulted in a significant improvement in investment returns during 2006/07. As at 30 June 2007, Council's investment portfolio consisted of the securities in the following table which classifies the securities into three groups:

- Investment with fund managers and bank deposits. This is equivalent to the portfolio Council had prior to July 2006.
- Long Term Credit, and
- Growth Investments

These latter two groups are new investments purchased during 2006/07.

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Issuer	Investment Name	Investment Rating	Return 2006/07 (%)
Managed Funds & Bank Deposits			
Macquarie Bank	Macquarie Income	A	6.60
Aberdeen Asset	Aberdeen Income	A	6.69
Perpetual	Perpetual Credit	A	6.52
Adelaide Bank	AAA Saver	AAA	6.58
Bendigo Bank	Turramurra Bank	BBB	6.34
			6.60
Long Term Credit			
Select Access	Titanium AAA	AAA	7.25
CBA/Helix Capital Jersey	Oasis Portfolio Note	AAA	7.33
ABN AMRO/Rembrandt	SURF CPDO	AAA	8.39
			7.66
Growth Investments			
Longreach/Rabobank	Longreach CPWF	AAA	23.64
NSW Treasury Corp	KRGC Tcorp LTGF	Unrated	6.98
UBS AG London	LongreachSTIRM	AA+	3.94
Athena Finance	Camelot	AA-	3.09
Deutsche Bank	Longreach Series 26	AA-	0.00
			11.88
TOTAL WEIGHTED AVERAGE RETURN			7.45

The following table summarises the difference between the old investment portfolio and the current one:

Performance Measure	Old Portfolio	Current Portfolio
Returns %	6.60%	7.45%
Returns \$ (on a portfolio of \$55.6m)	\$3,739,000	\$4,147,000
Income Gain		+ \$408,000
Average Rating	A	AA
Growth Investment Return	None	11.9%
Long Term Credit Investment Return	None	7.7%
Offset Loans Return	5.7% (0.15% under Bank Bill)	Sold from portfolio
Investment Issuers	6	13
Volatility (WORST YTD return month Jul 06 to Jul 07)	0.35%	0.31%
Volatility (BEST YTD return month Jul 06 to Jul 07)	6.52%	7.90%

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It is considered that there are no changes required to Council's policy, except for some minor amendments to update references to legislation in 1.2 Authority for Investment, at this time as:

- it accords with legislation and Government policy,
- it adequately provides for investment in the full range of securities that are currently available to Council, and
- it will allow for the continued maximisation of returns within acceptable and manageable risk parameters

A copy of the current policy is **attached** with dates of effect updated.

CONSULTATION

Council's Investment Policy has been reviewed in consultation with Grove Research & Advisory Pty Ltd.

FINANCIAL CONSIDERATIONS

Investment income is a significant revenue source for Council and it is important that returns are maximised and that Council's investments are made in accordance with the relevant legislation.

Council's budget for investment earnings in 2007/2008 is \$3.9 million. Investment earnings consist of interest payments and net change (increases less decreases) in the capital value of securities.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

- Changes to legislation government investments necessitate that Council must periodically update its Investment Policy.
- No change to the current policy is considered necessary, except for some minor amendments to update references to legislation in 1.2 Authority for Investment
- The Investment Policy should be reviewed again in two (2) years, or earlier if emergent circumstances require it.

RECOMMENDATION

- A. That Council's current investment policy be adjusted only for its date of effect.
- B. That Council's Investment Policy be reviewed again within two (2) years, or earlier if emergent circumstances require it.

John Clark
Director Corporate

Tino Caltabiano
Manager Finance

Attachments: Draft Investment Policy - 815898

Ku-ring-gai Council Investment Policy

1. Purpose

To comply with the Local Government Code of Accounting Practice and Financial Reporting which states “Council must maintain an investment policy that complies with the Act and ensures it or its representatives exercise care, diligence and skill that a prudent person would exercise in investing council funds.”

2. Objectives

The objectives of this investment policy are:

- To undertake investment of surplus funds after assessing credit risk and diversification limits.
- To maximise earnings from authorised investments and ensure the security of Council Funds.

3. Legislative Framework

All Council investments are to be made in accordance with:

- Local Government Act 1993 – Sections 412 and 625;
- Local Government Act 1993 - Order (of the Minister) Circular number 05/53 dated 23 September 2005; in conjunction with Circular No. 06/70 dated 27 November 2006 titled “Investment Requirements for NSW Council’s;
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) &(2);
- Local Government (General) Regulation 2005 – Clause 212

Doc distribution	Internal only	Doc status	Working draft	File No	S03537
Document owner	Dir Corporate	Contact officer/s	Directors		
Approval date	28/08/07	Approved by	Council 28/08/07		
Effective date	28/08/07	Review period	2 years	Review date	August 2009
History of approved versions					
Version	Effective date	Summary of changes			
1.0		Original			

4. Principles

4.1 Authorised Investments

All investments must be denominated in Australian Dollars. Authorised Investments would include but not necessarily be limited to:

- Local/State/Commonwealth Government Bonds, Debentures or Securities;
- Managed funds with a minimum long term credit rating of 'A' (S&P or Fitch Ratings) or better, or Moody Investor Services equivalent;
- Deposits in prescribed securities that either have a minimum long term credit rating of 'A' or short term rating of 'A1' from Standard & Poors or 'A' from Fitch rating or Moody Investor Services equivalent;
- Interest bearing deposits/securities issued by a licensed bank, building society or credit union;
- Loan Offset products with a licensed bank;
- Investments with NSW Treasury Corp/Hourglass Investment Facility; and
- Deposits with the Local Government Investment Services ("LGIS").

4.2 Credit Ratings

Ratings agencies assign credit ratings to issuers of securities according to their ability to pay interest and principal on outstanding debt. Standard and Poors (Australia) ratings are used to assist with reducing the risk of capital loss.

The highest Standard and Poors (Australia) rating is AAA and the lowest is D (for Default).

The Minister considers that any security issued by a "body" or "company" rated AAA, AA+, AA, AA-, A+ and A are authorised and may form part of Council's portfolio. Therefore the lowest credit rating Council should purchase is A.

The Minister separately recognises the safety and security of a bank, building society or credit union and therefore allows investments in a licensed bank, building society or credit union via interest bearing deposits, bills of exchange, debentures or securities, regardless of rating.

If any of Council's investments are downgraded such that they no longer fall within investment policy guidelines, they will be divested as soon as is practicable.

4.3 General Policy Guidelines

(A) Credit Rating and Investment Issuer Constraints

The appropriate credit rating of any proposed investment should be ascertained and the investment only made if it will not cause the composition of the investment portfolio to exceed the proportions in the following table:

Category	Long Term Rating ⁽¹⁾ (Investments maturing in over 12 months)	Short Term Rating ⁽¹⁾ (Investments maturing in less than 12 months)	Maximum Percentage of Portfolio	Maximum Percentage of Portfolio with One Financial Institution
1	AAA to AA-	A1+	100%	35%
2	A+ to A	A1	50 %	25%
3	A- to BBB ⁽²⁾	A2 ⁽²⁾	25%	20%
4	Less than BBB ⁽²⁾	Less than A2 ⁽²⁾	10%	5%

(1) These are Standard and Poors ratings. Equivalent ratings from either Moodys or Fitch may be used.

(2) Investments with long term ratings below 'A' and short term ratings below 'A1' are only permissible if they are issued by a Bank, Building Society, Credit Union, the Local Government Investment Services (LGIS), or the NSW Treasury Corporation.

In situations where securities have a different rating to the rating of the institution offering the security, the security credit rating must be used to meet the tests in the above table.

(B) Accounting for Investments

Investment securities must be recorded as assets in Council's accounts. Their valuation is determined by the provisions of several Australian Accounting Standards, particularly AASB 139 "Financial Instruments: Recognition and Measurement" and AASB136 "Impairment of Financial Assets".

The valuation of investment securities is dependant upon whether the purchaser intends to hold them to maturity or actively trades the securities.

Investments with fund managers must be valued to fair market value at all times. Whilst these are not actively traded by Council, the securities underlying the fund are actively traded by the fund manager and so are not purchased with the intent of holding to maturity.

Council's other direct investments will be in securities such as Floating Rate Notes, Collateralised Debt Obligations and Property or Equity Linked Notes. Council is not an active trader of such securities and so the standard requires

Ku-ring-gai Council – Investment Policy – August 2007

only that the investments are valued at their original purchase price, except in the following cases:

- Where Council's intent of holding to maturity has changed, or, through sales of a significant value of previously held-to-maturity assets is deemed to be changed. In this case all remaining securities must be re-valued to their fair value.
- Where Council has become aware of a significant event which financially impairs the value of a security in its investment portfolio. This may be financial difficulties or credit worthiness of the security issuer, high probability of bankruptcy, granting of concessions to the issuer, the disappearance of an active market for the security, non-payment of interest or adverse changes in the markets that support the security.

For audit purposes, certificates must be obtained from the banks/fund managers/custodian confirming the amounts of investment held on Council's behalf at 30 June each year.

(C) Safe Custody Arrangements

Where necessary, investments may be held in safe custody on Council's behalf, as long as the following criteria are met:

- Council must retain beneficial ownership of all investments.
- Adequate documentation is provided, verifying the existence of the investments.
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems.
- The Institution or Custodian recording and holding the assets will be:
 - Austraclear; or
 - An institution with an investment grade Standard and Poors, Moody's or Fitch rating or;
 - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

Ku-ring-gai Council – Investment Policy – August 2007

(D) Performance Benchmarks

Investment	Performance Benchmark
Cash	11am Cash Rate
Cash Enhanced Funds/Direct Investments	UBSWA Bank Bill Index
Fixed Interest Funds	UBSWA Composite Bond Index

(E) Investment Time Frame

Council's available investment funds must be categorised according to their intended period of planned expenditure as designated in budget estimates contained within the currently approved Management Plan. Such categories are:

- Short term – funds required within the current financial year. This is net funds (in excess of current income) planned to be drawn from the portfolio of investments.
- Medium term – net funds planned to be withdrawn from investments within the 4 year period of the current Management Plan.
- Long term – the remainder of the investment portfolio.

Funds allocated to each category must be reviewed upon approval of a new Management Plan.

When allocating funds to purchase investments, the maturity dates of the investments must be aligned with the total funds in an investment category, eg if Council has determined that only \$5 million of its investment funds are long term, then only \$5 million of securities with maturity dates greater than 4 years (from the date of purchase) can be purchased. As time progresses, investments will change from one category to another as their maturity dates become closer.

(F) Reporting

As required by legislation, a report must be presented to Council each month. The report must detail, at minimum, the following matters concerning all investments:

- Performance figures for each investment calculated on the same basis. This is:
 - an annualised percentage return on the funds invested,
 - measured over a financial year to date period,

Ku-ring-gai Council – Investment Policy – August 2007

- includes both returns on current investments and “expired” investments held within the financial year,
 - net of any fees,
 - incorporates both coupon interest payments and capital gains or losses from marking short term investments to market. Medium and long term investments and/or investments with capital guarantees at maturity, expected to be held to maturity, are reported on the basis of coupon payments.
- Total investment earnings related to budget.
 - All performance should be related to performance benchmarks detailed in Section (E).
 - Certification that all investments held are in accordance with Council policy and applicable legislation.

(G) Variation to Policy

The General Manager or his delegated representative be authorised to approve variations to this Policy if the investment is to Council’s advantage and/or due to revised legislation.

Any investment which has a change in any of its fundamental characteristics such that it falls outside the provisions of this Policy must be divested at the earliest practicable time.

All changes to this policy are to be reported to Council within 28 days.

This investment policy should be reviewed in two (2) years.

5. Accountabilities

The General Manager, Director, Corporate, Manager, Finance, Revenue Accountant and Management Accountant have authority to invest surplus funds.

Officers are to exercise the care, diligence and skill that a prudent person would exercise in investing Council funds.

6. Associated Documents

- The Code of Accounting Practice and Financial Reporting

APPOINTMENT OF AUDITOR FOR THE FOUR-YEAR PERIOD TO 30 JUNE 2013

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To appoint Council's auditor for the period 1 July 2007 to 30 June 2013, pursuant to Section 422 of the Local Government Act 1993.

BACKGROUND:

In accordance with Section 422 of the Local Government Act 1993, Council must appoint a person as auditor and their term of office. Under Section 424 this must be for a period of six years.

COMMENTS:

As the term of Council's current auditor expired on 30 June 2007, Council called for tenders to appoint auditors for the period 1 July 2007 to 30 June 2013.

RECOMMENDATION:

That pursuant to Section 422 of the Local Government Act 1993, Council hereby appoints the firm Spencer Steer as its auditor for the period 1 July 2007 to 30 June 2013.

PURPOSE OF REPORT

To appoint Council's auditor for the period 1 July 2007 to 30 June 2013, pursuant to Section 422 of the Local Government Act 1993.

BACKGROUND

Section 422 of the Local Government Act 1993 requires Council to tender for audit services for the period commencing 1 July 2007 for a period of six (6) years.

Council at its meeting on 13 March 2007, resolved to call tenders for audit services for the period 1 July 2007 to 30 June 2013.

A tender specification was developed (**Attachment A**) and tenders called on 3 April 2007 closing on 17 April 2007.

Four (4) tenders were received and evaluated by a committee of Council officers comprising the General Manager, Director Corporate, Acting Director Operations and Acting Manager Finance. The Committee decided to interview Spencer Steer, Pitcher Partners and PriceWaterhouseCoopers.

COMMENTS

Refer confidential **Attachment B**.

CONSULTATION

Not Applicable.

FINANCIAL CONSIDERATIONS

The 2007/2011 Management Plan has a budget of \$41,000, being the annual audit fee. The tender price from Spencer Steer is \$48,500. The \$7,500 shortfall will be needed to be considered as part of the September Quarterly Budget Review.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Acting Director Operations was a member of the selection panel which examined tenders submitted to Council.

SUMMARY

Council has called tenders to appoint Council's auditor for the period 1 July 2007 to 30 June 2013, pursuant to Section 422 of the Local Government Act 1993. After a review process involving scoring of evaluation criteria and interviews, the review Committee unanimously agreed on the appointment of the firm Spencer Steer, who offered the best value for money and are considered

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to be well equipped to conduct Council's audits and have extensive experience in Local Government audits.

RECOMMENDATION

- A. That pursuant to Section 422 of the Local Government Act 1993, Council hereby appoint the firm Spencer Steer as its auditor for the period 1 July 2007 to 30 June 2013.
- B. That the audit fee for the financial year to 30 June 2008 be set at \$48,500 exclusive of GST.
- C. That the audit fee for subsequent years be increased by the percentage increase in the Sydney All Groups Consumer Price Index as at 31 March each year. The base index for this purpose will be the March 2008 quarter.
- D. That the General Manager be authorised to formally issue a letter of appointment to the firm Spencer Steer.
- E. That the \$7,500 shortfall be considered as part of the September Quarterly Budget Review.

Tino Caltabiano
Manager Finance

John Clark
Director Corporate

Attachments:

- A. Tender Specifications for Auditing Services - 754845**
- B. Confidential Evaluation Summary**
- C. Confidential Explanation and outcomes from Evaluation Summary**

ANALYSIS OF LAND & ENVIRONMENT COURT COSTS 2006 TO 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide information in relation to proceedings to which Council is a party in the Land & Environment Court for the year ended 30 June 2007, including appeals commenced, costs incurred by Council and outcomes.

BACKGROUND:

A person may commence proceedings in the Land and Environment Court for an application which has either been refused by Council or is deemed to have been refused. An appeal may also be commenced in relation to conditions in any consent granted by Council.

COMMENTS:

For the financial year 2006/2007, Council's legal costs and associated expenses in relation to Land & Environment Court matters were \$1,195,900. This compares to the original budget of \$1,600,000, and revised budget of \$1,060,000 a negative variation of \$135,900.

RECOMMENDATION:

That the analysis of Land & Environment Court costs for the year ended 30 June 2007 be received and noted.

PURPOSE OF REPORT

To report on costs incurred in relation to proceedings to which Council is a party in the Land & Environment Court for the year ended 30 June 2007.

BACKGROUND

Pursuant to the *Environmental Planning and Assessment Act 1979*, a person may commence proceedings in the Land and Environment Court in respect of an application for which Council was the relevant consent authority and which has either been refused by Council or is deemed by the Act to have been refused (a development application is deemed to have been refused if it has not been determined within a period of 40 days or such longer period that may be calculated in accordance with the Act). An appeal may also be commenced in relation to conditions imposed in relation to consent granted by Council. Council is a respondent to such proceedings.

Under Section 428 of the *Local Government Act 1993*, Council is required to report legal costs, and the outcome of each case in its Annual Report.

COMMENTS

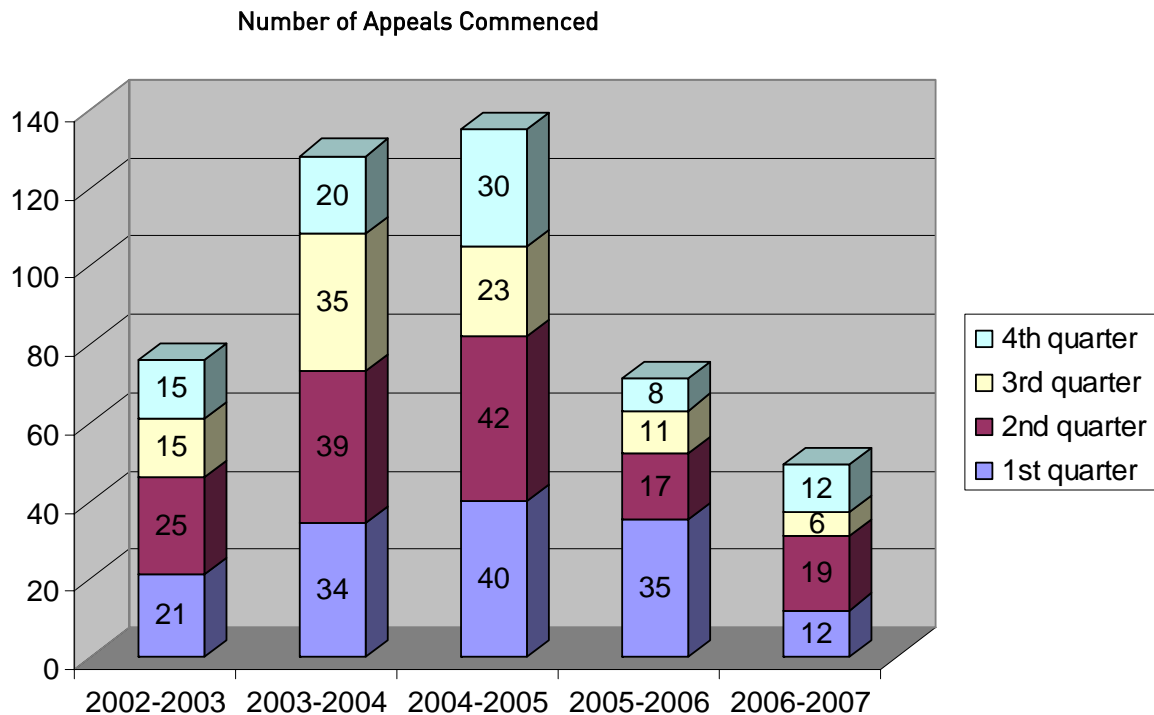
APPEALS LODGED

In the financial year 2006-2007, there were 49 new appeals lodged in respect of development applications with the Land and Environment Court, 26 of which incurred costs to Council. This represents a decrease in the number of appeals compared to previous years. The number of appeals received in prior years is as follows:

Financial year	Number of appeals received (whole year)
2002/2003	76
2003/2004	128
2004/2005	135
2005/2006	71
2006/2007	49

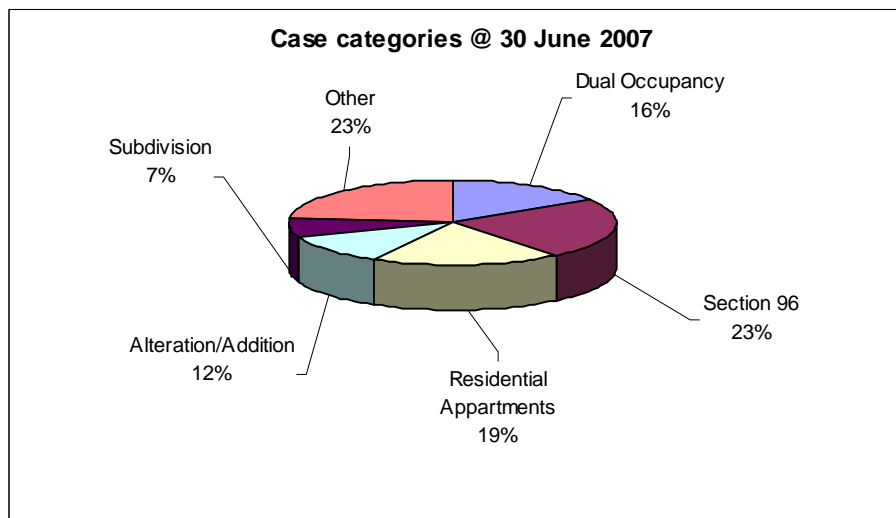
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Twenty one (21) of the forty nine (49) new appeals lodged during the period were in relation to deemed (as opposed to actual) refusal of an application. This proportion (43%) represents a lower percentage of deemed refusal appeals compared to the same period last year. The percentage of deemed refusal appeals was 60% in 2005-2006 and 65% in 2004-2005.

Appeals commenced for the financial year ended June 2007 are made up of the following development categories:



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The larger categories are appeals in respect of residential apartments (19%), dual occupancy (16%) and Section 96 (23%).

The "Other" category in the previous chart comprises single dwellings, fences, demolition, telecommunications structures and appeals against conditions of consent, including in relation to Section 94 contributions.

COSTS

During the 2006/2007 financial year, Council expended \$1,195,900 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to the original budget of \$1,600,000, and revised budget of \$1,060,000 a negative variation of \$135,900, \$44,000 less than the same period in 2005/2006, and \$671,100 less than the same period in 2004/2005.

These costs are made up of legal fees, fees charged by consultants retained as expert witnesses (largely court-appointed experts) and other costs incurred as a result of Council's role in the proceedings. A further amount of \$57,700 was spent on expert legal advice regarding non-litigious development assessment matters.

Legal Costs and Associated Expenses 2002/2003 - 2006/2007					
<i>Financial Year</i>	<i>Total Costs</i>	<i>1st quarter September</i>	<i>2nd quarter December</i>	<i>3rd quarter March</i>	<i>4th quarter June</i>
2002/2003 (76 appeals lodged)	\$2,252,000	\$302,000	\$452,000	\$665,000	\$833,000
2003/2004 (128 appeals lodged)	\$2,205,000	\$468,000	\$378,000	\$605,000	\$754,000
2004/2005 (135 appeals lodged)	\$1,867,000	\$274,000	\$562,000	\$314,000	\$717,000
2005/2006 (71 appeals lodged)	\$1,239,900	\$338,350	\$362,950	\$329,300	\$209,300
2006/2007 (49 appeals lodged)	\$1,195,900	\$141,950	\$148,520	\$350,730	\$554,700

A factor contributing towards legal costs for the fourth quarter being higher than the previous quarters is that work in progress and unbilled legal costs totalling \$208,670 have been accrued. The position overall remains however that costs are lower than previous periods.

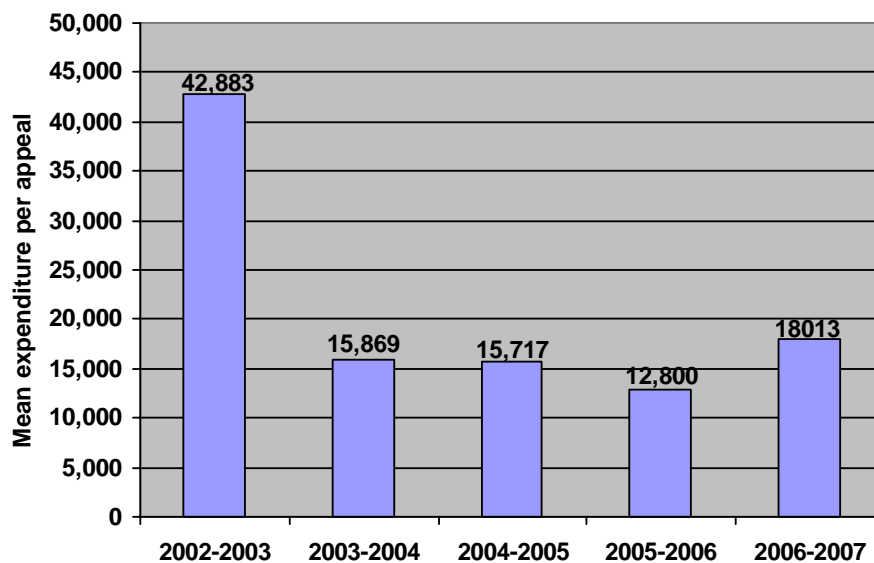
A significant category of appeals concerns those involving the seeking of reductions in Section 94 contributions. To date, Council has been successful in defending a total of \$3,987,148 in contributions during 2006-2007, with costs incurred totalling \$107,844, or 3.0% of the amount in issue.

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If the "Section 94" appeals are excluded, costs incurred in relation to appeals concerning planning merit amount to \$1,088,056.

A comparison of the average total costs incurred in relation to matters commenced in the past five years indicates that the cost per appeal incurred by Council has initially reduced substantially, and remained relatively stable. For the financial year 2006-2007 average costs per appeal rose slightly. This can be generally attributed to a significant proportion of appeals being matters of a more substantial nature. This is consistent with the lower proportion of deemed refusal appeals, which historically have sometimes quickly resolved as a result of Council approving the development.



Factors which may be regarded as contributing to improved value to Council in relation to legal costs are:

- More efficient processing of development applications that are subject to deemed refusal appeals so that they are determined at an earlier stage of Court proceedings;
- More efficient management of the process of instructing Council's external legal representatives;
- Faster progress and determination of appeals by the Court as a result of the revised practice directions;
- The practice of the Court of frequently appointing Court-appointed experts to provide expert opinion/evidence rather than allowing the parties to call their own witnesses, which results in the parties sharing the cost of the witness.

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A total of \$882,700, or 74% of the total costs, was incurred in relation to 36 matters that commenced in the financial year 2006-2007. The balance relates to appeals that were commenced prior to 1 July 2006.

SUMMARY BY WARD

A summary of Land & Environment Court costs by ward is shown in the following table:

Land & Environment Court costs by Ward for the financial year 2006/2007		
Comenarra	\$173,268	14.5%
Gordon	\$127,408	10.7%
Roseville	\$174,895	14.6%
St Ives	\$188,842	15.8%
Wahroonga	\$531,511	44.4%
Total Costs	\$1,195,924	100.0%

OUTCOMES

At an early stage of each appeal, Council as respondent is required to file with the Court a Statement of Facts and Contentions outlining the grounds which Council asserts as warranting refusal of a development, or alternatively, that may be addressed by way of conditions of consent.

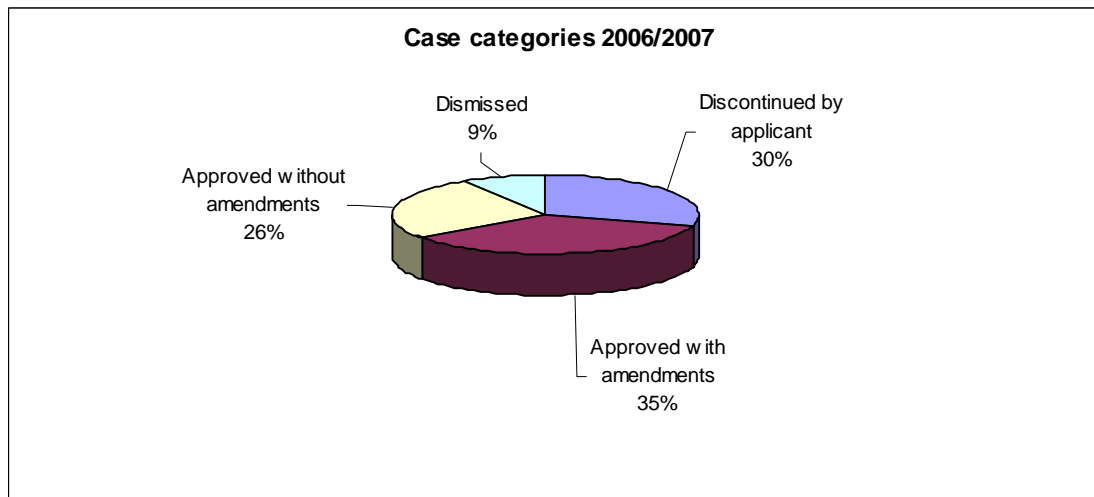
In cases where issues raised by Council are capable of resolution by the provision by the applicant of additional information or amendment of the proposal, it is the Court's expectation that this should occur. The Court's current practice of appointing a Court-appointed expert witness, rather than allowing the parties to call their own expert evidence, strongly encourages this.

In this context, any of three outcomes can be regarded as favourable, namely:

1. If the appeal is in relation to a deemed refusal of an application which, upon assessment, is appropriate for approval: that the development is determined by Council, allowing the appeal to be discontinued by the applicant and avoiding as much as is practicable the incurring of unnecessary legal costs;
2. If the issues raised by Council are capable of resolution by the applicant providing further information, or amending the proposal: that this occurs, so that development consent should be granted, either by Council or the Court;
3. If the issues raised by Council are either not capable of resolution, or the applicant declines to take the steps that are necessary to resolve them: that the appeal is either discontinued by the applicant, or dismissed (refused) by the Court.

CASE CATEGORIES

Of the 49 appeals commenced in the financial year ended June 2007, 34 appeals were resolved during the year.



CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

Land & Environment Court legal costs form part of Council's recurrent operating budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has been developed with input from Council's Corporate Lawyer, Corporate, Development & Regulation department Directors.

SUMMARY

For the financial year 2006/2007 Council has expended \$1,195,900 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to the original budget of \$1,600,000, and revised budget of \$1,060,000 a negative variation of \$135,900.

Actual expenditure for the financial year 2006/2007 was \$44,000 less than in the same period 2005/2006.

RECOMMENDATION

That the analysis of Land & Environment Court costs for the 2006/2007 financial year be received and noted.

Edwin Athaide
Accounting Officer

Jamie Taylor
Corporate Lawyer

John Clark
Director Corporate

Michael Miocic
**Director Development
& Regulation**

Attachments: **Individual Case Recommendations June 2007 - 815700**

No	Date Lodged	Appeal #	Appellant	Property Address	Solicitor for Appellant	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Result	Staff Rec	Council Decision	2006/2007 Costs \$
Alterations & Additions														
1	April 15, 2005	10349/2005	David Johnson & Melissa Johnson	14 Coronga Crescent Killara	Maddocks	DA0120/05	Deemed Refusal of additions and alterations to existing residence	Abbot Tout	July 5, 2005	August 5, 2005	Appeal upheld in relation to amended proposal	Refused	Not to Council	-18
2	June 17, 2005	40607/2005	David McGovern & Roslyn McGovern	49 Telegraph Road Pymble	N/A	DA1417/04	Class 4 Challenge to validity of consent. (M Allan is second Respondent)	Deacons	4,5,6 September 2006	February 20, 2007	Dismissed (Decision is subject to appeal)	N/A	N/A	125047.77
3	December 5, 2005	11433/2005	Thomas Ho & Cathy Ngoc Chau Ho	3 Elgin Street Gordon	Farmer Campbell Edmunds	DA0937/05	Refusal of demolition of existing structures and construction of a new two-storey dwelling and pool	Deacons			Amended proposal approved by Council pursuant to 82A - Appeal discontinued	Refused	Not to Council	-336
4	August 4, 2006	10683/2006	Charny Holdings Pty Ltd	1 Ray Street Turramurra	Herbert Geer & Rundle	DA0581/06	Deemed refusal of additions and alterations to existing supermarket and construction of basement car parking.	Deacons	13 & 14 November,2006	November 15, 2006	Appeal upheld in relation to amended proposal	Refusal	Refused	72007
5	September 15, 2006	10852/2006	Graeme Fisk	4 Allard Avenue Roseville	McKees	DA0446/06	Deemed refusal of additions and alterations to existing dwelling house construction of bridge and landscaping	Abbott Tout	December 13, 2006	December 13, 2006	Appeal proceeded only in relation to conditions majority of conditions upheld	Approved	Not to Council	9412.9
6	September 12, 2006	10842/2006	Cecelia Francesca Pallas-Hones	25 Gwydir Ave North Turramurra	Hones Lawyers	DA0342/06	Deemed refusal of additions and alterations to an existing dwelling and in-ground pool	Abbott Tout	December 14, 2006	December 14,2006	Upheld - consent granted	Refused	Not to Council	8810
7	April 27, 2007	10360/2007	Antella & Lloyd Pty	5 Links Avenue Ros	McKees	N/A	refusal to issue building certificate	Deacons		March 14, 2007	Part heard	Refused	Not to Council	17182.55
8	November 30, 2006	11160/2006	Roseville Bridge Marina Pty Limited	15 Normac Street Roseville Chase	Herbert Geer & Rundle		Refusal of Refurbishment and additions to marina	Wilshire Webb	June 1, 2007	June 1, 2007	Upheld with amendments	Refused	Not to Council	13631.48
8	Total Alterations & Additions													245,738
Dual Occupancy														
1	November 5, 2004	11366/2004	Mark Shaynd	86 Kitchener Street St Ives	Hones Lawyers	DA0688/04	Deemed Refusal - Dual Occupancy	Abbott Tout	April 28, 2005		Amended proposal approved subject to conditions	Refused	Not to Council	-399
2	July 6,2005	10721/2005	BCE Investments (Aust) Pty Ltd	4 Munderah St, Wahroonga	Hones Lawyers	DA0532/02 A	Deemed refusal of subdivision of one lot into two	Deacons	November 23 & 24 2005, 9 March, 2006, 24 & 25 March 2006	April 7, 2006	Consent orders in relation to ammended proposal	Refused	Not to Council	2290
3	September 6, 2005	11029 & 11030/2005	Ray Fitz-Gibbon Architects Pty Ltd	406 Mona Vale Road St Ives	Staunton Beattie	DA0355/05	Deemed Refusal of Subdivision and additions and alteration to existing residence & Deemed refusal of Dual occupancy	Phillips Fox	7, 8, 9 December 2005	9 December 2005; 3 January 2005	Amended plans directed to be prepared. Amended proposal upheld.	Refused	Not to Council	3555
4	December 20, 2005	11560/05	Complete Consultants Pty Ltd	2 Luton Place St Ives	Steven Klinger	DA1021/05	Deemed refusal of attached Dual Occupancy	Wilshire Webb	March 31, 2006 - changed to 14 March 2006	May 26,2006	Amended proposal approved	Refused	Not to Council	1925
5	June 5, 2006	10475/2006	Gabriel Pedruco	69 Junction Rd Wahroonga	Hones Lawyers	DA0736/05	Refusal of proposed demolition of existing tennis court and construction of a detached dual occupancy	Wilshire Webb			Discontinued	Refused	Not to Council	12959
6	August 18, 2006	10726/2006	Architrade Pty Ltd	67 Mona Vale Road Pymble	Staunton Beattie Solicitors	DA0707/06	Deemed refusal of two-storey attached dual occupancy	Wilshire Webb			Discontinued February 2007			14439.53

7	March 21, 2005	10248/2005	Regent Street Cons	3 & 5 Margaret Street Roseville	Wordsworth Lawyers	NA	Appeal against Emergency Order	Wilshire Webb			Discontinued	N/A	N/A	7107.29
8	May 27 2005	10506/2005	Xiang Rong Austral	Lot 1, 82 Pymble Avenue Pymble	Maddocks	DA1697/03	Refusal of Dual Occupancy	Abbott Tout	August 3, 2005, September 2 & 21, October 10, 2005	October 26, 2005	Amended proposal approved subject to conditions	Refused	Not to Council	1194.38
9	October 28, 2005	11274/2005	Pinchgut Pty Ltd	23 Highfield Rd Lindfield	N/A	DA1025/05	Deemed refueal of Dual occupancy and subdivision thereof				Discontinued	Approved under delegated authority	Not to Council	2041.95
10	February 16, 2007	10122/2007	Harry Charalambou	7 Shelby Rd St Ives	Hones Lawyers as agent for Glendinning Minto & Associates Pty Ltd	DA1146/06	Refusal of demolition of existing dwelling	DLA Phillips Fox	May 29, 2007	May 29, 2007	Consent orders in relation to amended proposal.	Refused	Not to Council	14882.98
11	April 5, 2007	10290/2007	Winter Group Archi	106-108 Junction R	McKees	DA0624/06	Deemed refusal of SEPP Seniors living development comprising nine houses with basement parking	Deacons	August 20, 2007		Multiple amendments to proposal- ongoing	Refused	Not to Council	13103.3
11	Occupancy													73,099

Other														
1	March 27, 2006	10258/06	Jose Vieira	29 Lucinda Ave Wahroonga	N/A	DA1369/05	Refusal of Tennie Court Lighting	Deacons	June 8, 2006; 23 June 2006	June 23, 2006	Limited consent given for 5-year period only	Refused	Not to Council	-5400
2	April 2, 2007	10277/2007	Carrington Wahroonga Pty Limited	8-12 Ada Avenue &	Hunt & Hunt	DA1046/04	Refusal of section 96 application seeking to amend condition requiring contribution pursuant to s94	DLA Phillips Fox	6 & 7 August 2007		discontinued	Refused	Not to Council	28768.25
3	November 9, 2005	11323/2005	David Mepstead	12 Winton Street Warrawee	McKees	DA0877/05	Deemed refusal of proposal to demolish all buildings, with exception of heritage building which is proposed to be relocated to a site nominated by Council.	Wilshire Webb	September 12, 2005		Discontinued September 2006			11353
4	June 26, 2006	10542/2006	Geoffrey Stott	27 Warrimoo Street St Ives	N/A	DA0984/05	Refusal of proposed carport and front fence	Deacons	September 6 , 2006; 16 October 2006	October 16, 2006	Court ordered amendments to proposal - consent orders	Refusal	Refused	13720
5	August 15, 2006	10717/2006	Charleston Homes Pty Ltd	Lot 28 Squadron Court Lindfield	Steven Klinger	DA0039/06	Deemed refusal of two-storey dwelling	Phillips Fox			Discontinued	Refusal	Approved	4656
6	July 12, 2006	10601/2006	Aussie Glo Pty Ltd	18 Fiddens Wharf Road Killara	Maddocks Michie, Shehadie & Co	DA0265/06	Deemed refusal of additions and alterations to create a long day child care centre	Wilshire Webb	1 & 2 November 2006; 30 November 2006	November, 30 2006	Amended proposal approved	Refusal	Not to Council	22690.51
7	July 20, 2006	10631/2006	Brendan Burwood	37 Kintore Street Wahroonga	Maddocks	DA0408/06	Deemed refusal of demolition of existing dwelling and construction of new 2-storey dwelling, tennis court, cabana and pool	Deacons			Discontinued	Approved	Not to Council	1118
8	October 30, 2006	11033/2006	Edwin Wah Sing Mok	16 Stanhope Road Killara	Lindsay Taylor		Deemed refusal of demolition of dwelling	Deacons			Discontinued 15 January 2007	Refused	Not to Council	2773
9	October 13, 2006	10975/2006	Adbooth Pty Ltd	73 Grandview Street Pymble	Gilbert & Tobin		Refusal of Advertising Sign on Telephone Booth	Abbott Tout	December 18, 2006	December 18, 2006	Court granted owner's consent - application approved	Refused	Not to Council	3029
10	October 13, 2006	10974/2006	Adbooth Pty Ltd	14A Moore Avenue Lindfield	Gilbert & Tobin		Refusal of Advertising Sign on Telephone Booth	Abbott Tout	December 18, 2006	December 18, 2006	Court granted owner's consent - application approved	Refused	Not to Council	2047.4
11	October 13, 2006	10973/2006	Adbooth Pty Ltd	680 Pacific Highway, Killara	Gilbert & Tobin		Refusal of Advertising Sign on Telephone Booth	Abbott Tout	December 18, 2006	December 18, 2008	Court granted owner's consent - application approved	Refused	Not to Council	2660
12	December 21, 2006	11263/2006	Chris Comina & Cal	25 Awatea Rd St Ives	Hones Lawyers		Refusal of Bounary Fence	Abbott Tout	March 13 & 16, 2007	March 16, 2007	Allowed subject to reduction in hight	Refused	Not to Council	10295.73
13	October 19, 2005	11230/2005	Kuna Sivasamy	2 Fiddens Wharf Road Killara	Hones Lawyers	DA0610/05	Refusal of demolition of existing residence and construction of five town houses.	Wilshire Webb	21 & 22 March 2006 (vacated on 15 March 2006); 30 May 2006	May 30, 2006	3rd set of amended plans approved	Refused	Not to Council	5563.54
14	December 11, 2006	11193/2006	Murlan Consulting	35 Water Street & 64 Billyard Avenue Wahroonga	Mallesons Stephen Jaques		Deemed refusal of adaptive reuse of heritage building and seniors living resort	Deacons	30 April & 1-2 May 2007; 28 May 2007	June 26, 2007	Section 56A appeal commenced	Refusal	Refused	185348.36
15	June 1, 2007	10517 of 2007	Paul O'Keefe	10 Nulla Nulla Street Turrumurra	N/A	DA1203/05	Refusal of demolish existing structures and construct new carport	Wilshire Webb	August 2, 2007	August 2 2007	Appeal Upheld	Refused	Not to Council	3481.2
16	June 15, 007	10555 of 2007	Ground Crew at Turrumurra Pty Ltd	440 Bobbin Head Road North Turrumurra	Gadens	DA1426/06	Refusal of seniors living development of 58 self contained dwellings	Wilshire Webb	22 August 2007 (in relation to preliminary questions of law)		Ongoing	Refused	Not to Council	28527.3
16	Total Other													320,631

No	Date Lodged	Appeal #	Appellant	Property Address	Solicitor for Appellant	DA No	Decision Appealed Against	Solicitor	Hearing Date	Decision Date	Result	Staff Rec	Council Decision	2006/2007 Costs \$
Section 96														
1	October 5, 2005	11165/2005	Mirvac Projects Pty Limited	10, 10a, 12, 14 & 16 Marian Street Killara	Lindsay Taylor Lawyers	DA1388/04 (s96)	Deemed refusal of Section 96 application to modify contribution under section 94	Phillips Fox	February 8, 2006	February 8, 2006	Amending Condition	Refused	Not to Council	-40
2	March 29, 2006	10243/06	Meriton Apartments Pty Ltd	1580-1596 Pacific Highway Wahroonga	Hunt & Hunt	DA1081/04	Deemed refusal of S96 to reduce S94 contribution	Phillips Fox	September 4 & 5, 2006	December 8, 2006	Contribution reduced in part	Refused	Not to Council	37098
3	March 8, 2006	10184/06	Fiona Barton	45 Springdale Rd Killara	Maddocks	DA1122/03 A	Refusal of Section 96 application to modify alterations and additions to tennis court	Abbott Tout	May 8, July 13, August 23, 2006	September 8, 2006	Consent modified in part	Refused	Not to Council	-608
4	February 7, 2006	10086/06	Ashley Adams	26 Mudies Rd St Ives	Maddocks	DA0965/04	Refusal of S 96 application to alter conditions relating to trees, landscaping and fencing	Phillips Fox	April 4, 2006	April 4, 2006	Consent Orders	Refusal	Not to Council	-78
5	March 30 2006	33-3-2006	Mirvac Projects Pty Limited	9-25 Tryon Road Lindfield	146-6-2006		Seeking approval to ammend S 94	Phillips Fox		May 29 2006	Appeal Dismissed	Refusal	Not to Council	6668.94
6	May 20, 2006	10451/2006	David Sandig	1 & 3 Salerno Place St Ives	McKees	DA0918/04 A	Refusal of Section 96 application seeking to extend durement of consent	Phillips Fox	July 27, 2006	July 27, 2006	Consent Orders	Refused	Not to Council	3851
7	September 18, 2006	11510/2004	Mirvac Homes (NSW) Pty Ltd	134-138 Eastern Road Wahroonga	Herbert Geer & Rundle	DA0992/04	Section 96 application to Court to amend Court consent for 16 Houses	Abbott Tout	December 11, 2006, 1 February 2007	February 1, 2007	Amended proposal approved	Refused	Not to Council	30793.11
8	November 13, 2006	11081/2006	Belinda Upton	33 Burns Road Wahroonga	Sparke Helmore		Deemed refusal of section 96 application to modify consent of additions and alteration to heritage listed dwelling	Abbott Tout			Discontinued	Refused	Not to Council	3466.09
9	November 27, 2006	11146/2006	Mirvac Projects Pty Ltd	10 Marian Street Killara	Lindsay Taylor Lawyers		Refusal of s96 application to modify approval for LEP194 apartment building development	Phillips Fox			Discontinued	Refused	Not to Council	3910
10	January 11, 2007	10023/2007	Mirvac Projects Pty Ltd	10 Marian Street Killara	Lindsay Taylor Lawyers		Deemed refusal of section 96 modification application	Phillips Fox	May 1-3, 2007		decision reserved	Refused	Not to Council	35391.24
11	January 11, 2007	10024/2007	Ivo Porfiri	4 Dudley Avenue Roseville	N/A		Deemed refusal of Section 96 Application	Deacons	February 22, 2007	February 22, 2007	Dismissed	Refusal	Refused	28577.68
12	February 19, 2007	10131/2007	Harry Charalambous	49 Westbrook Avenue Wahroonga	Maddocks	DA0837/06	Refusal of section 96 application to delete condition requiring landscape establishment bond	DLA Phillips Fox	July 9, 2007 Preliminary point of law		decision reserved	Refused	Not to Council	14576.11
13	February 21, 2007	10141/2007	Marian Street Pty L	26-30 Marian Street Killara	Lindsay Taylor Lawyers	DA1243/04	Deemed refusal of section 96 appcliation	DLA Phillips Fox			Consent orders amending condition	Refused	Not to Council	17931.48
14	February 14, 2007	10110/2007	Robert Hart	23 Highfield Road Lindfield	N/A	DA1025/05	Refusal of S96 application to modify app	Abbott Tout	May 4, 2007	May 4, 2007	Upheld	Refused	Not to Council	2782.84
15	March 26, 2007	10255/07	Harrh Charalambous	47 Westbrook Ave Wahroonga	Maddocks	DA0836/06A	Refusal of section 96 application to delete conditions requiring tree & landscape establishment bond	DLA Phillips Fox	9 July 2007 (preliminary point of law)		decision reserved	Refused	Not to Council	24730.6
16	May 4, 2007	10392/2007	Tetbury Pty Limited	29-33 Dumaresq Street Gordon	N/A	DA0581/05	Deemed refusal of Section 96 application to reduce section 94 contributions	DLA Phillips Fox	5 & 6 September 2007		Ongoing	Refused	Not to Council	24146.41
16	Total Section 96													233,198

Subdivision														
1	December 14, 2004	11572/2004	Ashley Webb	6 Eastern Arterial Road St Ives	Hones Lawyers	DA0243/04	Appeal in relation to Conditions	Deacons	February 17, 2005	February 17, 2005	One condition only pressed by Council. Council's position supported by Council & condition upheld.	N/A	N/A	1175.79
2	December 8, 2004	11508/2004	Mirvac Projects Pty Limited	134-138 Eastern Road Wahroonga	Coudert Brothers	DA0480/99 (Section 96)	Deemed Refusal of modification of consent for subdivision	Abbott Tout	1, 2 & 3 March 2005	May, 4 2005	Upheld	Approval	Refused	2917.2
3	March 17 2006	10214/06	John Ross Reid	35 Spencer Road Killara	N/A	DA0061/06	Deemed refusal of additions and alterations to an existing dwelling and subdivision	Wilshire Webb	June 13, 2006	June 13, 2005	Appeal upheld, subject to conditions protecting trees and requiring efforts to obtain extension of ROW on neighboring property.	Refused	Not to Council	5843
4	December 7, 2006	11178/2006	Patrick Griffin & Katherine Mulcahy	19 & 21 Duff Street Turramurra	N/A		Refusal of subdivision	Wilshire Webb	May 15, 2007	May 16, 2007	Upheld (after significant amendment)	Refused	Not to Council	15342.76
5	January 9, 2007	10114/2007	Mr D & Mrs L Mortimer	82 Ada Avenue Wahroonga	Maddocks		Deemed refusal of subdivision of one allotment into four lots	Wilshire Webb	May 7, 2007	May 9, 2007	Subdivision into two lots only approved	Refused	Not to Council	22495.98
5 Total Subdivisions														47,775
Residential Apartments														
1	February 16, 2005	10110/2005	Urban Peninsula Pty Ltd	2-6 Buckingham Road Killara	DG Briggs and Associates	DA1353/04	Deemed refusal of demolition of detached dwellings and construct building containing 35 apartments and basement car parking (LEP194)	Deacons	20/06/2005 (vacated); 22-23 August 2005 (vacated on 17 August 2005); 7-8 December 2005; 15 February 2005	February 15, 2005	Amended proposal approved subject to conditions	Refusal	Refused	5175
2	April 22, 2005	10387/2005	Red Sea Investments Pty Ltd	2A-2B Killara Avenue Killara	DG Briggs and Associates	DA1334/04	Deemed refusal of demolition of 2 dwellings and construction of a residential flat building	Phillips Fox	July 5, 2005	July 5, 2005	Refused. Appeal dismissed	Refusal	Refused	-57
3	May 3, 2005	10418/2005	I.P.M. Pty Ltd	11-19 Moree Street Gordon	Lateral Law	DA0240/05	Deemed refusal of construction of two five-storey residential flat buildings over basement car parking containing 42 apartments and 81 car spaces	Abbott Tout	August 2, 2005	October, 4, 2005	Amended proposal approved subject to conditions	Refusal	refused	-5
4	June 20, 2005	10611/2005	Arkibuilt Pty Ltd	2-8 Milray Street & 10 Havilah Lane Lindfield	Maddocks	DA0282/05	Deemed Refusal of demolition of five existing dwellings and construction of a Residential Flat Building of 72 units and basement parking	Deacons	August 7 2006	August 28, 2006	Condition amended	Refused	Not to Council	44951.43
5	July 15, 2005	10780/2005	Project Venture Development No 11 Pty Ltd	589 Pacific Highway & 32 Marian St Killara	N/A	DA1415/04	Deemed refusal of demolition of 2 houses and construction of a residential block of 16 units pursuant to LEP 194	Abbott Tout	3 & 4 November 2005	November 3, 2005	Upheld	Refusal	Refused	1339
6	September 15, 2005	11068/2005	Pyramid Pacific Pty Limited [formerly Grant Rickey]	8-12 Nola Road Roseville	Maddocks	DA1333/04	Refusal of residential flat building (LEP194)	Deacons	16 & 17 February 2006	May 3, 2006	Upheld	Approval	Refused	9627.7

7	August 7, 2006	30688/2006	Tenacity Investments	2-4 Evertion Street & 2 Pymble Avenue Pymble	Tony Sattler	N/A	Class 3 (Application for order that Easement by Imposed)	Phillips Fox	June 13, 2007		Part heard	N/A	N/A	55956.58
8	February 15, 2006	10120/06	Chris Irwin	8-18 McIntyre Street Gordon	Bourke Love McCartney Young	DA1360/05	Deemed refusal of demolition of 6 dwellings and constnution of two multi-level buildings containing 67 apartments and 2 levels of basement car parking pursuant to LEP 194.	Abbott Tout			Discontinued	Approval	Approved	911
9	May 12, 2006	10378/2006	Carrington Turramurra Pty Limited	15-19 Turramurra Avenue, and 1 & 1A Wonga Wonga Street, Turramurra	Hunt & Hunt	DA0068/2006	Deemed refusal of demolition of existing buildings and construction of a residential flat building with associated carparking, landscaping and stormwater works	Deacons			Discontinued 27 September 2006	Approval	Approved	2031
10	August 21, 2006	10732/2006	Coles & Merc Pty L	3-13 Bunderra Avenue & 10 Woonona Avenue Wahroonga	Maddocks	DA0478/06	Deemed refusal of demolition of 7 existing dwellings, amalgamation of lots and construction of 3 residential flat buildings	Phillips Fox	23-25 January 2007- (vacated on 19 Jan 2007) 16, 17 & 18 April 2007; 4 May 2007	May 4, 2007	Interim Judgment (20 April 2007) directed amendments to be made. Final Orders approved amended scheme.			112926.41
11	January 22, 2007	10052/2007	Ross Williams	10 Shinfield Avenue St Ives	Maddocks		Refusal of residential flat building comprising 5 units and basement car parking	Abbott Tout	June 6, 2007	June 6, 2007	Upheld subject to the revised setback	Refused	Not to Council	11836.8
12	Feb 23, 2007	10149/2007	Woniara Estate Pty Ltd	15-21 Woniara Ave Wahroonga	Henry Davis York	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			Proceedings adjourned	Refused	Not to Council	18886.63
13	October 5, 2005	11165/2005	Mirvac Projects Pty Limited	10, 10a, 12, 14 & 16 Marian Street Killara	Lindsay Taylor Lawyers	DA1388/04 (s96)	Deemed refusal of Section 96 application to modify contribution under section 94	Phillips Fox	February 8, 2006	February 8, 2006	Amending Consent	Refused	Not to Council	11904.3
13	Total Residential Appartments													275,484
69	Total Legal Costs													1,195,925

KU-RING-GAI COMMUNITY WORKSHOP "THE SHED"

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of a proposal from the Ku-ring-gai Workshop Committee to establish a Community Workshop called "The Shed" in Ku-ring-gai.

BACKGROUND:

The Ku-ring-gai Community Workshop Committee has been established to develop a fully equipped Community Shed in the Ku-ring-gai area. It is considered that the project will address social issues such as companionship, and social isolation of older people.

COMMENTS:

An effective Community Shed project will require strong partnerships across Ku-ring-gai, including a close association with Council. The Committee has advised that before the project can source funding from other levels of Government, they need to secure appropriate premises and demonstrate that the project will be operational and sustainable.

RECOMMENDATION:

That Council provide in principle support for the Ku-ring-gai Community Workshop Inc in the establishment of a Community 'Shed' Workshop, and that suitable locations for such an establishment be investigated.

PURPOSE OF REPORT

To advise Council of a proposal from the Ku-ring-gai Workshop Committee to establish a Community Workshop called "The Shed" in Ku-ring-gai.

BACKGROUND

The concept of Community Sheds was developed to address issues of health, social isolation, and companionship for older men. Since the first sheds were established over a decade ago about 176 projects have been established across Australia. The Ku-ring-gai Community Workshop (The Shed) Inc. was set up with the aim of establishing and operating a multi-disciplined 'trades' and craft workshop in Ku-ring-gai for the benefit of local residents and groups. Representatives from the Ku-ring-gai Community Workshop Committee gave a presentation at the Community Development Committee in June 2007 and asked for Council's support. Since this presentation the Association has written to the Mayor requesting assistance from Council in seeking suitable premises to establish a Community Workshop. (See Attachment 1)

The backyard shed holds an important place in Australian culture as it is a reservoir of memories, experiences, a place to teach a younger generation new skills, or a place where friends meet and exchange stories. Community Shed projects aim to replicate this experience by maintaining and expanding people's social networks, provide health care information and participating in work projects such as making and repairing toys, furniture and other items. Community sheds are involved with other community projects including making toys for children in hospital, wheelchairs for people with a disability living in third world countries, and making items for older people with special requirements. The Shed operates on a peer support model where people with experience assist others to learn trade and handicraft skills. By working together participants are able to produce items of a high standard. The Community Workshop is a place where people can help themselves and others in a fun environment. Although the concept of the shed has traditionally targeted retired older men, the whole community can benefit from having a community workshop. The Ku-ring-gai Community Workshop will be accessible to both men and women.

The *Older People's Needs Paper* of the Ku-ring-gai Community Plan 2005-2009 identified a growing demand for the provision of a range of activities and services for older people, particularly people of retirement age. The ABS Census 2006 found that the total population aged over 55 years was 29,382, being 29% of Ku-ring-gai's population, an increase of 2,594 since 2001. A very significant demographic group for Ku-ring-gai is mature people aged 55-74, the generation going through retirement. These were 20,095 in this age group in 2006, or 19.8% of the population, which is approximately one quarter larger than Sydney's population. This group size rose by 1,611 from 2001. Older people who attended consultations as part of the development of the Community Plan indicated a need for more and a wider variety of leisure and recreation opportunities in Ku-ring-gai. Social isolation, particularly for older people who live alone, was identified as a significant issue in the Community Plan. Social isolation can lead to a number of physical and mental illnesses including obesity and depression. A key objective of the Community Plan was to increase the capacity of older people to age in place and identified as a key strategy working with community partners to develop programs to address issues of social isolation.

Ku-ring-gai SEPP 55 Town Centre Plans has forecast an increase of some 4,600 medium/high density townhouses, apartments and shop-top dwellings along the Pacific Highway corridor and at

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St Ives towards a 20 year horizon. One of the key target groups for these dwellings is older residents of Ku-ring-gai who are downsizing from their current house. Ku-ring-gai already has a significant number of people living in retirement villages and aged care facilities. When couples downsize their accommodation they often lose their personal space including a shed. The Community Workshop will meet the growing number of Ku-ring-gai residents who will be living in apartments, townhouses and villas.

COMMENTS

Community shed projects across Australia can attribute a great deal of their success to strong partnerships between local governments and community organisations including providers of aged care facilities and service clubs. To date Council staff have worked closely with representatives from the Community Workshop Committee in writing this report and carrying out preliminary research for a suitable location.

The following sites in Ku-ring-gai are on community land, and have been identified as possible locations for a shed.

- Koola Ave East Killara, adjacent to the East Killara Shops
- Behind the oval at Koola Park, East Killara
- Parkland on the intersection of Woodbury Road, Mudies Road and Kenthurst Road, St Ives
- Seniors Resource Centre, 271 Pacific Highway, Lindfield (located within the Lindfield library site).

The selection criteria which was used to evaluate the sites includes:

- close to public transport
- secure location
- potential to be operational in a short period of time
- close to where older people are expected to live
- an area that allows a number of activities including woodwork, metal lathing, handicraft and storage.

After considering various options for Council buildings on community land the Shed Committee has indicated their preferred location as being the Seniors Resource Centre located behind the Lindfield Library at 271 Pacific Highway, Lindfield. The Seniors Resource Centre satisfies some of the selection criteria, in that:

- it is close to public transport including Lindfield Railway Station and local bus services.
- it is adjacent to other facilities for seniors.
- It has potential to work in partnership with the Ku-ring-gai Youth Development Service (KYDS), as The Shed could be used to provide mentoring and skills development to young people.
- the existing building could be adapted with limited expenditure compared to other locations.
- There is potential to expand the building if additional funds become available.
- The Shed could be operational in a relatively short period of time.

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There are also a number of limitations however that need to be considered and further explored before this proposal can be progressed. These are listed below:

- whether the site of the building is likely to meet the demands of the service beyond the initial 2 or 3 year establishment period.
- the facility has existing hirers which would need to be relocated in other Council facilities.
- the facility would require initial modification and improvements and funds would need to be allocated before it is handed over for use as a Community Shed.
- the range of activities that can be undertaken within the current building are restricted due to size.
- potential for noise impacts on users of the site and parking congestion during peak periods.

A major consideration regarding this proposal is the long term requirement for space and plans for expansion by the Community Workshop Committee Inc. It may result that the demand for the service will quickly surpass the available space within the Seniors Resource Centre, requiring the relocation to a more permanent facility two or three times the current available space of the Lindfield Resource Centre. It would be beneficial to establish a taskforce comprised of both Council staff and representatives of the Ku-ring-gai Community Workshop, to explore other possible options for accommodating this service, including Church groups and retirement villages within the Ku-ring-gai area.

Other sites identified by The Community Workshop Committee have a number of limitations and have been assessed as not as desirable for the purpose of The Shed. These include:

- Not easily accessible by public transport or where older people live
- The planning, approval and construction time would take a significant amount of time
- The land may need to be rezoned for the purpose of constructing a facility on it as they are currently parkland or car parks
- The construction cost would be significant higher.

CONSULTATION

Representatives of the Ku-ring-gai Community Workshop Inc. have given a presentation to the Community Development Committee. The presentation outlined the case for a Shed, its aims and objectives and affiliated interest. A copy of the presentation is attached (Attachment 2).

FINANCIAL CONSIDERATIONS

Detailed financial estimates will be established once a site has been identified. The Community Workshop Inc. has indicated that they may be able to access grant funding and financial support from various sources, including Council (\$3,000), volunteer small equipment grant (\$3,000), support from Service Clubs (\$15,000), and Department of Veterans Affairs (\$30,000).

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Strategy Department has been consulted regarding the anticipated increase in the number of older people in the Ku-ring-gai area and how a community workshop would meet the requirements in the Town Centre planning process.

SUMMARY

Research indicates that there will be an increase in the number of people over the age of 55 living in Ku-ring-gai. The prediction is that many of these people will be living in medium and higher density accommodation. Therefore there is an unmet need for community projects like the Community Workshop that meet the identified need of recreational and social opportunities for older people as well as the wider community. It is important that Council indicate its support for the Community Workshop and encourage the members of the Committee to continue with their efforts in this area.

RECOMMENDATION

- A. That Council provide in principle support for the Ku-ring-gai Community Workshop Inc. in the establishment of a Community 'Shed' Workshop.
- B. That a cross departmental project team be established to examine possible options for a site to establish a Community Workshop in Ku-ring-gai.

Martin Butcher
Community Development Officer
Aged & Disability Services

Janice Bevan
Director Community

Attachments: 1. Ku-ring-gai Community Shed Presentation - 799364
 2. Letter to Mayor dated 21/6/07 from Ku-ring-gai Community Workshop Inc. - 790830

A collection of historical artifacts is displayed on a light-colored surface. In the top left, there is a wooden board with a checkerboard pattern and several small, round, light-colored objects. Below this, a red ribbon with a circular emblem is visible. To the right of the red ribbon is a silver star-shaped medal with a central emblem. Below the red ribbon is a blue ribbon with a circular emblem. To the right of the blue ribbon is a silver star-shaped medal with a central emblem. Below the blue ribbon is a silver star-shaped medal with a central emblem. To the right of the silver star-shaped medal is a pair of glasses with a thin frame. Below the glasses is a small, round, silver compass with a needle and a scale. In the bottom left corner, there is a small, round, silver object, possibly a key or a coin.

Ku-ring-gai Community Workshop

‘The Shed’



The Case for a Shed

- ◆ 18% of population in 55 to 74 'healthy ageing group', as at 2001,--- That is approx 18,000 people.
- ◆ Currently 20% and expected to grow to 24% by 2022. ----- 25,000 plus people.
- ◆ More than the average country town in NSW
- ◆ At present only Golf, Bowls, Tennis and Bush care groups cater for these people. Remainder is generally passive recreation
- ◆ Increased high density housing 10,000 plus new residences in town Centres by 2020.
- ◆ Additional high density outside town centres.



The Case for a Shed (cont'd)

- ◆ **Sheds are supported elsewhere by councils in one form or another.**
 - Lane Cove.
 - Willoughby.
 - North Sydney.
 - Northbridge
 - Ashfield / Marrickville.
 - Hornsby.
 - Pittwater, and
 - many country towns.
- ◆ **A current survey has identified that there are 176 'sheds' in Australia.**



KU-RING-GAI COMMUNITY WORKSHOP

The objects of Ku-ring-gai Community Workshop are:

- ◆ **Establish and operate multi-disciplined ‘trades’ and craft workshops for the benefit of members and the association.**
- ◆ **Promote high standards of health and safety by use of risk assessment strategies and implementing safe methods of work.**



Statement of Objects (cont'd)

- ◆ **Promote comradeship and fellowship amongst members of the association.**
- ◆ **Promote and enhance healthy lifestyles.**
- ◆ **Encourage involvement in and development of a more vibrant community.**
- ◆ **Encourage development of skills and competence of its members.**



Statement of Objects (cont'd)

- ◆ **Enable members individually, together, or by sharing knowledge to complete individual projects, or projects to support community groups throughout Ku-ring-gai, and charitable groups throughout the wider community.**



Statement of Objects (cont'd)

- ◆ **Establish special interest groups to meet the needs of groups of its members and provide resources consistent with the needs of those members to further the objects of the association.**



Statement of Objects (cont'd)

- ◆ **The objects of the association and any special interest group may be enhanced by establishing affiliations, networks, or other co-operative arrangements, with like organisations with similar interests.**

In Essence

- ◆ A place for men (and women) to have fun doing practical things....





A multi disciplined workspace

- ◆ Woodwork
- ◆ Woodturning
- ◆ Mechanical fitting
- ◆ Machining
- ◆ Tool restoration
- ◆ Miniatures
- ◆ Toy manufacture, etc



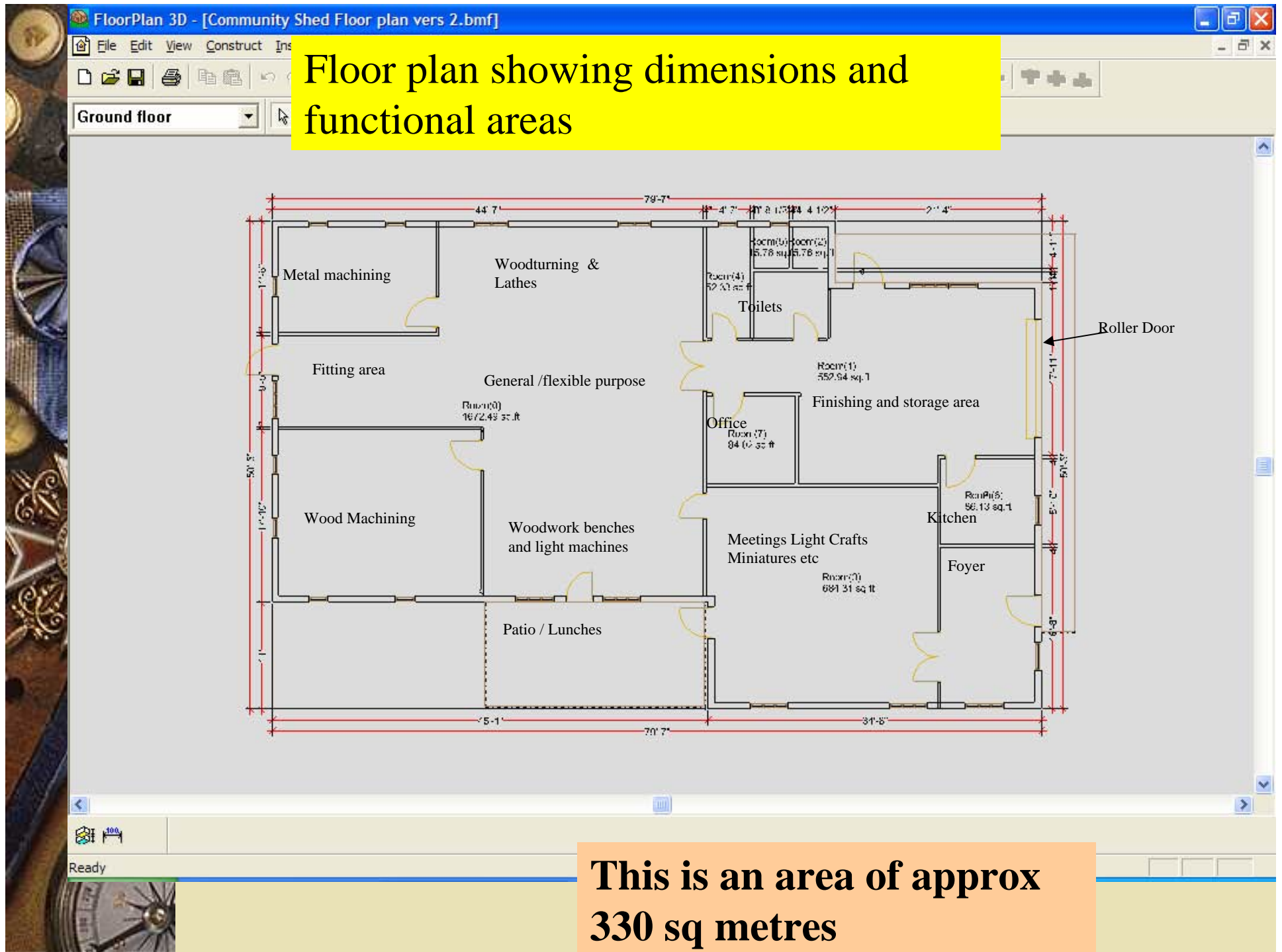
Organisation

- ◆ An Incorporated Association under NSW legislation.
- ◆ Managed by a committee of team leaders. With possible support and guidance by representatives from benefactor organisations eg RSL, Lions, Rotary.
- ◆ Emphasis upon safety
- ◆ Control by risk assessment and separation of functions and high risk activities
- ◆ Competency assessment before using machinery.



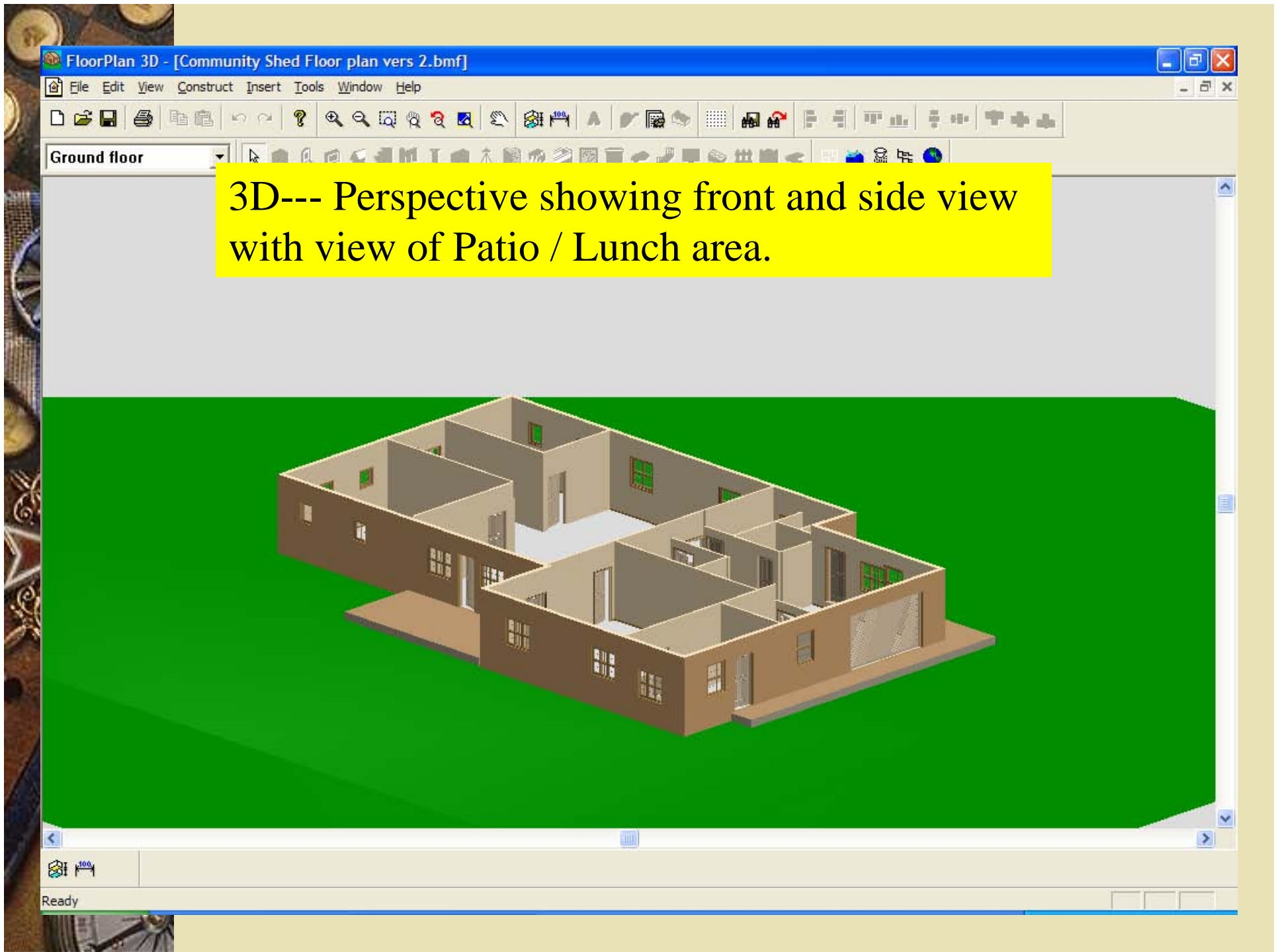
Separation of workspaces

- ◆ **Major wood working machinery space.**
- ◆ **General woodworking bench area with light machines.**
- ◆ **Wood turning area lathes, etc.**
- ◆ **Flexible general purpose area.**
- ◆ **Metal machining and fabrication area.**
- ◆ **Traditional tool restoration.**
- ◆ **Miniatures and light craft area.**
- ◆ **Training / Discussion groups**
- ◆ **Finishing and paint area.**
- ◆ **Storage of finished goods.**
- ◆ **Storage of incoming goods.**





What Could it Look Like?



3D--- Perspective showing front and side view
with view of Patio / Lunch area.



What would it cost?

- ◆ The Building if new, say up to 250K, (excluding site costs) built and paid for by Council. Rent to be paid to Council after an initial period of establishment.
- ◆ The machinery tools and equipment (Budget)
 - Major Wood machinery and woodturning \$37,800
 - Fitting and Machining \$15,955
 - Finishing Area \$ 5,150
 - Light Crafts / Miniatures/Toy making \$ 7,700
 - Office equipment \$ 2,850
 - Training and Meeting area \$ 1,700
 - Kitchen Fridge etc \$ 1,000
 - **Total ----- \$72,155**



Possible Sources of Finance

- ◆ Membership fees and a Capital contribution.
- ◆ Gifts of equipment etc from members and or the community.
- ◆ Support from service clubs, RSL, Lions and Rotary.
- ◆ Support from local business houses
- ◆ Government grants.
- ◆ Council grants



Special interest Groups and possible affiliations

- ◆ Woodworking – NSW Wood Workers and Triton User Group.
- ◆ Wood turners – Wood Turners Guild of NSW
- ◆ Tool restoration – Traditional Tool Users
- ◆ Models and Miniatures – National Association of Miniature Enthusiasts.
- ◆ Etc.



Benefits to the Community

- ◆ Support and mentoring ‘Youth at Risk’.
- ◆ Support to childcare and kindergartens – repairs to toys, making articles for special needs.
- ◆ Support to aged in retirement homes etc by repairing furniture items etc.
- ◆ Support to veterans community.
- ◆ Donation of surplus funds (over time) to needy causes.
- ◆ Providing support to other community groups eg WIRES, and many others.
- ◆ Undertaking projects in conjunction with other community groups, eg Rotary wheelchair project.
- ◆ Etc.



Need for a suitable site. Criteria.

- ◆ Existing adaptable building or new building.
- ◆ Preferably single floor level adaptable to needs of PWD.
- ◆ On community land.
- ◆ Close to transport -- Railway line preferred otherwise close to public transport eg buses.
- ◆ Car Parking unrestricted for, say 6 cars.
- ◆ A reasonable buffer zone between the facility and residential area.
- ◆ Secure – away from bushfire zone. – Must have reasonable public presence.



Outcome from this committee

- ◆ Strong support for concept to establish community workshop. – Recommendation to Council.
- ◆ Council to provide letter of support to enable commitment to be obtained from other community groups.
- ◆ Agreement that all areas of Council support finding a location that meets the criteria.
 - Overseen by steering group Director Community, Director Technical and Director Planning/ Open Space and representative from Community Workshop.
- ◆ When site identified proposal to be made to Council together with project plan to implement as early as is practical.

**Ku-ring-gai
Community
Workshop**

'The Shed'

Inc.

ABN 45-603-545-521

Kevin Callinan (President)
Tel/fax 9983 1525 Mobile 0412 488 742

48 Dalton Rd St Ives Chase NSW 2075
Email: kevincallinan@hotmail.com

21 June 2007

Cr N Ebbeck
Mayor
Ku-ring-gai Council
Pacific Highway
Gordon. NSW 2072

Attention: Danny Houseas
Manager Community Services



Ku-ring-gai Community Workshop

Following on from a meeting with yourself as Mayor, you referred the concept of establishing a community workshop to the Community Development Committee of Council. The Community Development Committee met on 4th June 2007 and at that meeting I made a presentation outlining:

- The case for establishing a community workshop.
- The objects of a community workshop organisation.
- The benefits to the community.
- The activities undertaken by multi-disciplined 'trades' and craft workshop.
- The organisational basis for managing a community workshop.
- The need for separation of spaces to ensure adequate control of operations and occupational health and safety.
- The criteria for determining the 'ideal size' of a facility.
- The criteria for assessing a suitable location for a facility.
- Suggestions for a 'start up workshop' by adapting an existing building.
- Desirable outcomes from the Community Development Committee meeting.

The concept and need for a community workshop was well received and supported by all members of the committee, including a number of Councillors present at the meeting. A copy of the presentation is attached.

In addition to the above attached is a summary of possible interfaces between a community workshop and other community groups. This highlights a wide range of community benefits that would arise from having a community workshop in Ku-ring-gai.

It is now formally requested that Council approves and supports the establishment of a community workshop in Ku-ring-gai.

This support would include making available a suitable building, which could be readily adapted to enable start up operations of a community workshop. This would be at a location that matches the criteria set out in the presentation, those criteria included:

- An existing adaptable building or new building.
- Preferably single floor level adaptable to needs of PWD.
- On community land.
- Close to transport -- Railway line preferred otherwise close to public transport eg buses.
- Car parking unrestricted for, say 6 to 8 cars.
- A reasonable buffer zone between the facility and residential area.
- Secure -- away from bushfire zone. -- Must have reasonable public presence.

It would be hoped that Council could provide assistance in adapting any building to meet the reasonable and practical requirements of a start -up facility. After a short initial start up period there would be a requirement to expand any start up facility to enable the community workshop to reach its full potential and provide a wider range of benefits to the community in both services to external organisations and in meeting the needs of a larger and more broadly based membership.

As ultimately Council would own any building it is anticipated that Council would provide the majority of support to establishing any expanded facilities. Albeit that some support may be made available from clubs, business houses and service clubs in the community in establishing either a start-up facility or any expanded facility. Support from the latter groups will depend upon Council approving a suitable location.

I understand and note that North Sydney, Willoughby and Lane Cove Councils are major supporters and have provided substantial resources or facilities for establishing community workshops aka 'Men's Sheds' in each of their respective local government areas.

Our organisation is currently seeking grants from recognised authorities for equipment for the workshop start -up phase. We have been unable to identify any grants that are available for capital development, but would be happy to work together with Council in making approaches to either State or Federal authorities.

We look forward to working with Council and staff to make a community workshop in Kuring-gai a reality in the shortest practical timeframe.

Yours faithfully



Kevin Callinan

President

Attachments: Presentation
Table of Community interfaces.

WEST PYMBLE SWIMMING POOL - LEASE - OPTION OF FURTHER 2 YEARS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the granting of a further two year lease to the current Lessee I and M Martin to operate Council's West Pymble Swimming Pool.

BACKGROUND:

On 24 July 2004, Council resolved to enter into a lease agreement with Ian and Michele Martin to provide commercial swimming pool management services for West Pymble Swimming Pool for a period of three years with a further two year option.

COMMENTS:

The current lease of the swimming pool is due to expire on 31 August 2007. On 4 May 2007 the Lessee, I and M Martin wrote to Council expressing their interest to exercise the option for a further two year period, commencing 1 September 2007 until 31 August 2009.

RECOMMENDATION:

That Council grant the current Lessee I and M Martin a two year lease extension on the same conditions as the current lease agreement for the management of West Pymble Swimming Pool.

PURPOSE OF REPORT

For Council to consider the granting of a further two year lease to the current Lessee I and M Martin to operate Council's West Pymble Swimming Pool.

BACKGROUND

On 24 July 2004, Council resolved:

- A. *That Mr. Ian and Mrs. Michele Martin be appointed to provide the commercial swimming pool management services for West Pymble Pool commencing 1 September 2004 in terms consistent with the Invitation to Tender, the tender response and those matters outlined in this report.*
- B. *That the period of the contract be for a period of three years with a further option of up to two years with the agreement of both parties.*
- C. *That the Mayor and General Manager be authorised to execute all necessary documents relating to the contract.*
- D. *That the Common Seal of Council be affixed to all necessary documents.*
- E. *That all tenderers be informed of Council's decision.*

Council carried out public notification of the proposed lease in accordance with the Local Government Act 1993 and a new lease was entered into with the Lessees (Martin), commencing on 1 September 2004 and expiring on 31 August 2007.

COMMENTS

The Lessee's have confirmed they would like to exercise the option for a further term of two years commencing on 1 September 2007 and expiring on 31 August 2009.

Clause 8 states that:

- (a) *If the Lessee wishes to renew this lease for a further two year term, it must:*
 - i. *Serve on the Lessor written notice of its exercise of the option to renew this lease no earlier than 6 months and no later than 3 months prior to the Terminating Date; and*
 - ii. *Not be in breach of this lease, either when the notice is served or on the Terminating Date.*

The lessees are well regarded by users of the pool and work co-operatively with Council in the management of the pool.

Over the last 3 years the Lessee has completed, in accordance with the lease, an upgrading of the kiosk and counter area including but not limited to providing new furniture for outdoor eating to the value of \$5,000.

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As required under the lease, the Lessee has also developed an operations manual for the swimming pool; however, further information regarding risk assessment is still required. Staff will be liaising with the Lessee to ensure the risk assessment information is finalised within the next 12 months of the lease.

It should be noted that consultants have been engaged to develop concept plans for the redevelopment of West Pymble Swimming Pool, including water play and baby/toddler/junior swimming opportunities, an indoor 25m pool with programming space for additional uses, improved change rooms, café/refreshment facilities and retention of the 50m pool.

Clause 6 of the current lease provides that:

- (a) The Council may, during the term of this lease, terminate this lease on the ground of the proposed demolition of the Swimming Centre, subject to the condition specified in this clause.*
- (b) Under this clause "demolition" includes any substantial repair, demolition, renovation, construction or re-construction of the Swimming Centre or any part thereof that cannot reasonably be carried out practicably without vacant possession of the Swimming Centre.*
- (c) This lease can not be terminated under this clause, for proposed demolition of the Swimming Centre, unless and until Council has provided to the Lessee at least six (6) months prior written notice of termination, with details of the proposed demolition sufficient to indicate a genuine proposal to demolish the Swimming Centre within a reasonably practicable time after this lease is terminated.*
- (d) After receipt of a notice under subclause (c) hereof the Lessee may terminate this lease at any time within the next six (6) month period by giving to the Council not less than seven (7) days notice of termination.*
- (e) If the lease is terminated by Council under this clause and a demolition of the Swimming Centre (as defined in subclause (b) hereof) is not carried out within a reasonably practicable time after the termination date notified by Council, Council is liable to pay to the Lessee reasonable compensation for damage suffered by the Lessee as a consequence of the early termination of this lease, unless Council establishes that at the time the notice of termination was given by Council there was a genuine proposal to demolish the Swimming Centre within that time.*

Council will advise the Lessee that the lease term may be reduced if the proposed redevelopment of the swimming pool proceeds within the period of the option. As outlined above, a period of at least six months notice would need to be provided to the lessee should Council determine to progress the redevelopment of the pool complex within the period of the lease, including the option.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The Lessee is to pay all stamp duty, out of pocket expenses and the Council's legal costs of, and incidental to, the preparation of this lease.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from Community, Strategy, and Operations have provided input for this report.

SUMMARY

The lease of the West Pymble Swimming Pool is due to expire on 31 August 2007. The Lessee has written to Council stating that they wish to exercise the option to extend the lease for a further two year period.

The proposed new lease is for the period commencing 1 September 2007 and expiring 31 August 2009. The terms and conditions would be the same as these contained in the current lease agreement.

As any proposal for redevelopment of the West Pymble Pool is developed, it is recommended that Council staff keep the Lessee informed of any proposed works and the possibility that the lease may be shortened in accordance with Clause 6 of the lease agreement, should Council determine to proceed with the redevelopment.

RECOMMENDATION

- A. That Council approve the granting of the lease extension to the current Lessee I and M Martin on the same terms and conditions as the current lease.
- B. That the new lease commences on 1 September 2007 and expires on 31 August 2009.
- C. That the Mayor and General Manager be authorised to execute all necessary lease documents.
- D. That the Council Seal be affixed to the lease.
- E. That Council advise the Lessees that the lease term may be reduced if the redevelopment of the Swimming Centre proceeds.

Cherry Varde
Community Land Projects Officer

Roger Faulkner
Sport & Recreation Planner

Janice Bevan
Director Community

Steven Head
Director Strategy

Attachments: Letter from the Lessee, I & M Martin dated 4 May 2007 - 768638

Prince of Wales Dr WEST PYMBLE 2073
Postal: PO Box 442 TURRAMURRA 2074
Phone: 9498 8171
Fax: 9499 8914
Email: michelemrtn@aol.com

West Pymble Swimming Pool

May 4, 2007

Ms. Cherry Varde
Land Administration Officer
Ku-ring-gai Council
818 Pacific H'way
GORDON 2072

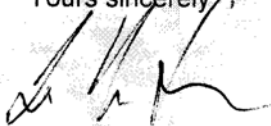
Dear Cherry

Re: West Pymble Pool Lease

We are writing to advise you that we wish to exercise the option of renewing the lease for a further two years as per conditions of the lease.

Thanking you,

Yours sincerely,



Ian Martin



Michele Martin



KU-RING-GAI ACCESS ADVISORY COMMITTEE - MINUTES OF 21 JUNE 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the Minutes of the Ku-ring-gai Access Advisory Committee of 21 June 2007.
BACKGROUND:	The Ku-ring-gai Access Advisory Committee provides a forum between Ku-ring-gai Council, the community representatives and service providers on access issues in the Ku-ring-gai area. The committee meets every two months.
COMMENTS:	General access issues were discussed during the meeting with a number of actions flowing from the Ku-ring-gai Access Advisory Committee meeting.
RECOMMENDATION:	That the Minutes of the Ku-ring-gai Access Advisory Committee of 21 June 2007 be received and noted.

PURPOSE OF REPORT

To provide Council with the Minutes of the Ku-ring-gai Access Advisory Committee of 21 June 2007.

BACKGROUND

The Ku-ring-gai Access Advisory Committee provides a forum between Ku-ring-gai Council, the community representatives and service providers on access issues in the Ku-ring-gai area. The committee meets every two months.

COMMENTS

General access issues were discussed during the meeting with a number of actions flowing from the Ku-ring-gai Access Advisory Committee meeting.

CONSULTATION

Representatives from all departments of Council have input in agenda items and provide reports to the Committee.

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Not applicable.

RECOMMENDATION

That the Minutes of the Ku-ring-gai Access Advisory Committee of 21 June 2007 be received and noted.

Martin Butcher
Community Development Officer
Aged & Disability Services

Janice Bevan
Director Community

Attachments: Minutes of 21 June 2007 - 816147

KU-RING-GAI ACCESS ADVISORY COMMITTEE

Thursday 21 June 2007

2.30pm

Ante Room, Level 3, 818 Pacific Hwy, Gordon

Minutes

1. **Present/Apologies**

Cr Michael Lane (Chair)
Mr Arthur Gillott
Miss Kate Boyd
Mr Alan Faulkner
Mr Ivan & Mrs Joyce Cribb

In Attendance

Mr Martin Butcher– Community (Minute Taker)
Mr Tom Cooper - Development and Regulation
Mr Roger Guerin - Operations
Mr Roger Faulkner - Strategy
Mr Phil Ambler – Strategy

Apologies:

Mr Greg Piconi
Mr Danny Houseas
Ms Janice Bevan
Mrs Lyn Kerslake
Ms Beverley Schultz
Ms Eileen Lyons
Mr Loch Townsend

2. **Declaration of Conflict of Interest**

The chair asked if any Committee members or staff have a pecuniary or non pecuniary interest in any of the agenda items.

No such interest was declared.

3. **Business Arising**

a. **Council Restructure**

The names of Council's departments listed on the agenda and in the last minutes have changed. Council has a new management structure with current Directors being reallocated responsibility: The Directors and departments are:

- Operations - Greg Piconi

- Corporate - John Clark
- Strategy - Steven Head
- Community - Janice Bevan
- Development and Regulation - Michael Miocic

The restructure may result in some Council activities and staff reporting to a different Director. Each department will continue to have an officer in attendance at the Access Committee, to report on the current issues.

4. Operations

Roger Guerin, Manager Design and Projects

a. Cycleway/Footpath Plan

Roger Guerin commented on the previous minutes resolution requesting that Council consider providing cycleways/footpaths radiating 1.6 Km from primary schools. He said that this proposal is not feasible as there would be a lot of overlap and would not be consistent with the local and regional plans for cycleways.

Council's Bicycle Transport Plan, Cycleways Map, which was developed following extensive consultation with the community and bicycle user groups, is available on Council's website,

www.kmc.nsw.gov.au/resources/documents/CyclewayNetworkSept2006.pdf

The map shows the cycleways that have been constructed and indicates the planned future cycleways in Ku-ring-gai. Council will not be constructing cycleways/pedestrian paths unless funded by the Roads and Traffic Authority.

There is also a plan for the construction and maintaining footpaths. Currently about 35% of Ku-ring-gai's streets have formed footpaths. Council has a 5 year footpath program which propose works valued at a total of \$19,000,000.

Work is prioritised using factors such as:

- volumes of vehicular traffic
- proximity of shops, rail stations, schools, hospitals, nursing homes and parks.

The five year Footpath Construction Program and priority list for each street in Ku-ring-gai is also available at Council's website

www.kmc.nsw.gov.au/resources/documents/Five Year Footpath Program 2006 to 2011.pdf

Committee members are advised that if they do not have access to the internet and would like copies of the above mentioned documents they can contact Martin Butcher and he will arrange copies to be made available.

b. Access to Entrance of Council Chambers Ramp

Council has recently received new plans from Michael Fox Architects which shows a ramp being constructed inside the foyer. The work would involve excavating the foyer and constructing a ramp through the Customer Service area, up to the queueing area.

The Committee commented that this ramp seems costly and impractical. They will leave it up to the Director Operations to decide the next course of action

- c. Cnr Rohini and Eastern Parade, Turramurra
Roger Guerin to investigate and report back at the next meeting.

5. Strategy

Roger Faulkner – Sports and Recreational Planner
Phil Ambler, Technical Officer Sports and Recreation

North Turramurra Recreation Area

Consultation is currently underway regarding the development of the North Turramurra Recreation Area. The proposal is for the construction of 3 new playing fields. The Draft Concept Master Plans have been on public display and will be going to Council in August. A steering committee will be established to oversee the project and a member of the Access Advisory Committee will be invited to sit on the committee.

West Pymble Aquatic Centre

Council has resolved to redevelop the West Pymble Pool into an Aquatic Centre. The development will include an indoor pool which will be open all year round. A member of the Access Committee will be invited on the Steering Committee.

Sustainability Forum

Phil Ambler reported that the Sustainability Forums will be held on the same day as the June Access Committee meeting. The purpose of the forum is to obtain feedback regarding how Council and the community can work together to plan for a sustainable future. The Access Committee was well represented with 4 members attending the Forum.

6. Development & Regulatory – Tom Cooper

a. Update on Development – Bobbin Head Road, North Turramurra

Tom Cooper reported that Council has a development application from the Landings to increase the number of dwellings on the site. The Rural Fire Service has refused the application as the development is in a fire prone area. The applicant still has an outstanding application which has been approved.

Council has not received development applications for the St Columbus site.

Alan Faulkner expressed his concerns regarding the increase in traffic along Bobbin Head Road and his concerns about evacuating the area in case of an emergency.

7. Community – Martin Butcher, Community Development Officer Aged and Disability Services

a. Cumberland Newspaper's Business Achiever Awards

At a previous meeting of the Access Committee, Access Awards were raised as an issue. Instead of Council running awards, it was suggested that individual members nominate businesses that demonstrate good practices in the Cumberland Newspaper Business Achiever Awards. At a recent meeting of Council it was agreed to be a Bronze Sponsor of the Awards in 2007. It was suggested the Committee recommend that Council communicate to Cumberland

Newspapers asking that access be considered as a category for the 2008 Awards.

Ivan Cribb was concerned that including access may deny a business for an award if they are providing excellent service, but their premises are not accessible, as they may be in rented premises and providing access may be the landlord's responsibility. Martin Butcher pointed out that providing good access was more than providing ramps. Businesses can overcome physical access by providing home delivery or information in alternate formats.

The Committee resolved that Martin Butcher should consult with the organisers of the Cumberland Newspaper's Business Achiever Awards and consult with other councils to see if provision of good access can be included in the Awards.

b. **Mental Health Forum**

Mental Health Week will be held during the second week of October and Council, together with the Ku-ring-gai Police and Community Safety Committee, will be holding a forum on Wednesday 10 October. Martin Butcher asked if any members of the Access Committee would be interested in participating on the working party to organise the forum.

8. **Correspondence In:**

Ministry of Transport. – Invitation to attend the Regional Bus Planning Forum at the Asquith Leagues Club on 10 July. The purpose of the Forum is to develop a bus route plan for the area.

a. **RailCorp – Responding to letter regarding access to Gordon Station**

Q: Can cover be placed over walkways?

R: Given the number of stations that currently have no access, funds will be allocated to these projects before further improvements are made to Gordon

Q: Is there a need to have the accessible toilet locked during daylight hours?

R: Having the toilet locked and opened remotely is considered to be a necessary security measure, as indicated by a number of incidents of vandalism at Gordon Station

Q: If accessible toilets need to be locked can they be fitted with a MLAK key?

R: It is not RailCorp's policy for MLAK keys to be installed. The issue has been referred to station operations and disability access managers for consideration.

9. **Correspondence Out:**

10. **General Business**

There was no general business.

11. **Date of next meeting**

Thursday 16 August 2007 at 2.30pm

The Chair closed the meeting at 4.02pm.

ENVIRONMENTAL LEVY PROGRAMS COMMITTEE - MINUTES OF 13 JULY 2007

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To bring to the attention of Council the proceedings from the Environmental Levy Programs Committee meeting held on Friday, 13 July 2007.

BACKGROUND:

The Programs Committee is one of three Environmental Levy Advisory Committees that meet twice yearly for discussions in relation to the progress and direction of the Environmental Levy.

COMMENTS:

At the meeting of Friday, 13 July 2007, Four items were discussed including comments and recommendations for future Council action.

RECOMMENDATION:

That the minutes and attachments of the Environmental Levy Programs Committee meeting held on Friday, 13 July 2007, be received and noted.

PURPOSE OF REPORT

To bring to the attention of Council the proceedings from the Environmental Levy Programs Committee meeting held on Friday, 13 July 2007.

BACKGROUND

The role of the Environmental Levy Programs Committee is to provide expert advice and feedback to Council on matters in relation to the direction and progress of the Environmental Levy. Membership to this Committee was previously considered and supported by Council on 26 September 2005.

After the initial Environmental Levy Programs Committee meeting in August 2006, it was clear that further development was required to effectively gain from an Advisory Committee. Two distinct areas to investigate for improvement to the Committee's impact were:

1. Developing and further defining the role of the Programs Committee; and
2. Identifying how the evaluation of projects can assist in improving future outcomes.

COMMENTS

Four items were discussed at the meeting of Friday, 13 July 2007:

1. Strategic review of projects, including an assessment of the progress of various projects. This includes, amongst other things, reviewing the direction and success of projects against the initial intent of the Environmental Levy.
2. Marketing and reporting, including investigating opportunities for promotions and marketing and reviewing consultation strategies, style and avenues to report on completed projects.
3. Direction of potential projects within the water and catchment area; and
4. Integration with operational programs undertaken by the Natural Areas outdoor staff.

Specific discussions were held regarding the importance of maintenance while this has been identified in the Environmental Levy programmed projects, on going and increased amounts were identified as a potential added cost.

CONSULTATION

Consultation between Council and the members of the Environmental Levy Programs Committee has been through email, face-to-face discussions and telephone.

FINANCIAL CONSIDERATIONS

Financial consideration is not necessary as this work has been identified as part of the running of the Environmental Levy.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

No consultation with other Council departments has occurred in the development of this report.

SUMMARY

The Environmental Levy Programs Committee provides an advisory role as to the direction of new projects to be funded by the Environmental Levy. The meeting of Friday, 13 July 2007, further reviewed projects to date and discussed the coming year projects.

RECOMMENDATION

That the minutes and attachments of the Environmental Levy Programs Committee meeting of Friday, 13 July 2007, be received and noted.

Mary-Lou Lewis
**Natural Areas &
Environmental Levy
Program Leader**

Peter Davies
**Manager Sustainability &
Natural Environments**

Steven Head
Director Strategy

Attachments:

- 1. Minutes of meeting of 13 July 2007 - 808301**
- 2. Environmental Levy draft adjusted funds allocation for 2007/08 - 810099**

ENVIRONMENTAL LEVY PROGRAMS COMMITTEE

Friday, 13 July 2007
Level 2 - 6.00pm – 8.00pm

Attendees:

Members	Staff
Breville Johnson Eija Roti Elizabeth Deane Harley Wright Nancy Pallin Ross Peacock	Mary-Lou Lewis – Natural Areas & Environmental Levy Program Leader

Apologies:

Members	Staff
John Balint Alex Horn	Peter Davies – Manager Sustainability & Natural Environments

Meeting open 6.00pm

General Business

ELPC 6 – Overview of the Environmental Levy projects

The Natural Areas & Environmental Levy Program Leader gave a presentation as an overview of the Environmental Levy projects. Throughout the presentation and discussion, problems and positive outcomes were discussed regarding each project. The Committee felt the progress on 56 projects were on schedule and within budget. Particular interest by the Committee was expressed in the on-going monitoring to determine positive or negative outcomes for particular projects. This monitoring included bird surveys, terrestrial macro invertebrate sampling and water quality and water flow testing.

Reporting of project details to the community would help to promote the Environmental Levy. Projects details will be made available to the public through the Council website by September 2007.

ELPC 7 – Review of allocated funds for 2007/08

The Natural Areas & Environmental Levy Program Leader distributed a spreadsheet (*see attached*) which outlined a review of Environmental Levy funds which are to be re-allocated for the 2007/08 period. The spreadsheet showed the allocated funds as per the agreed special variation to rates and the proposed 2007/08 allocated funds. The time frames have changed due to a variety of circumstances including the Sports field and Natural Areas Capital Works Program.

ELPC 8 – Comments/ recommendations by the Committee for consideration

- Advisory Committee recommend that *Eucalyptus resinifera* shall be considered when planting as it is rich in nectar in the summer periods. Suitable to be added to the tree replenishment program.
- Investigate the DEC vegetation mapping of the Sydney Basin by the Royal Botanic Gardens.

- To sustain successful outcomes on bush regeneration sites, consider community small grant funds being directed for maintenance in specific sites, eg. tied funds for maintenance of creek restoration at Karuah Road. Invitations to the Turramurra Memorial Oval bush care group to apply for Environmental Levy small grant for maintenance work on Karuah Road.
- To direct fines associated from regulatory offices through the Environmental Levy back into the Levy to be used on maintenance.
- Investigate inclusion of low flow pipes to design in stormwater outlet protection projects.
- Reporting on projects details with an option to include research and monitoring outcomes

Other Business:

The next site visit will be held on Saturday 25 August 2007 at 9.00am.

This inspection will focus on 2006-07 projects.

Meeting Closed at 7.30pm

Adjusted funds allocation for 2007-08

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	TOTAL
Water sensitive urban design	<i>Stormwater harvesting</i>								
	Lindfield Soldiers Oval		31	207 239	57	7	7	7	285
	The Glade	50	153	3 72	3	3	3	3	218
	Cliff Oval			20	163	3	3	3	192
	Edenborough Oval			0 190	43	190	3	3	239
	Comenarra playing field			64		67	153	3	223
	Lofburg Oval			44			270	3	273
	Allan Small				30	123	3	3	159
	Swain Garden		150	54	4	4	4	4	220
	Kent Oval		30	100 0	123	3	3	3	262
	Aluba Oval							230	230
	St Ives Village Green			200 0	50				250
	Wahroonga Park							170	170
	<i>Integrated drainage project</i>								
	Stormwater quality and quantity projects		80	80	80	100	100		440
	Swales and bioretention	100	65	70 40	75	100	105	110	625
	Integrated side entry and street tree pits	20	22	24 24	26	28	30	32	182
	Sub total (\$,000)	170	500	758	654	628	684	574	3968

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	TOTAL
Water and Catchment s	<i>Creeks and streams</i>								
	Creek maintenance	50	50	10	20	80	80	80	370
	<i>Creek restoration</i>								
	Coups Creek (The Glade)	80	21		1	1	1	1	106
	Stoney Creek (Richmond Park)	50	1	101 7	1	1	1	1	156
	Gordon Creek (Swain Garden)		83	1 42	1	1	1	1	88
	Little Blue Gum (Paddy Pallin)				80	1	1	1	83
	Coups Creek (around San Hospital)					100	1		101
	<i>Bushland outlet protection</i>								
	Middle Harbour	35	35	20 10	20	25	35	35	205
	Cowan Creek	35	35	20	20	25	35	35	205
	Lane Cove	35	35	20 10	20	25	35	35	205
	Sub total (\$,000)	285	260	173	163	259	190	189	1519
Water and Catchment s	<i>Gross pollution control maintenance</i>								
	Blackbutt Creek	10	12	14 0	16	18	18	18	106

Adjusted funds allocation for 2007-08

	Du Faur Street wetland	20	5	5	2	2	2	2	38
	RTA enviropods					10	10	10	30
	General sites	25	25	25 20	25	25	25	25	175
Sub total (\$,000)		55	42	44	43	55	55	55	349

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	
Town centre projects	<i>St Ives new number</i>			5	105	5	5	305	425
	<i>Gordon</i>					300	5	5	310
	<i>Turrumurra</i>						300	55	355
Sub total (\$,000)		0	0	5	105	305	310	365	1090

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	
Biodiversity	<i>Regeneration and revegetation Sites:</i>								
	* Sheldon Forest	30	20	15 20	10	10	10	10	105
	Browns Field and surrounds	40	30	15	10	10	10	10	125
	* Browns Forest (BGH)	20	20	10	10	10	10	10	90
	* St Ives Showground (Duffy's Forest)	30	20	15	10	10	10	10	105
	Aluba Oval and surrounds	20	15	10 5					45
	The Glade	15	5	5	5	5	5	5	45
	* Maddison (BGH)	30	20	15	10	10	10	10	105
	Acron Oval	20	20	5 15	5	5	5	5	65
	* Turiban Reserve (BGH)	25	20	15 10	5	5	5	5	80
Sub total (\$,000)		230	170	105	65	65	65	65	765
Biodiversity	<i>Urban biodiversity</i>								
	Wildlife promotion and management	10	10	10	10	10	10	10	70
	Feral animal / noxious weed control	15	15	15	15	15	15	15	105
Sub total (\$,000)		25	25	25	25	25	25	25	175

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	
Community partnerships	<i>Community volunteer programs</i>								
	Bushcare site improvements	45	58	50	50	50	36	21	310
	Bushcare	15	8	8	8	8	8	8	65
	Urban Landcare	10	8	8	8	8	8	8	58
	Community Firewise	10	8	8	8	8	8	8	58
	Tree Nurturers	10	8	8 0	8	8	8	8	58
	Parkcare	10	8	16	8	8	8	8	58
Sub total (\$,000)		100	98	90	90	90	76	61	607

Adjusted funds allocation for 2007-08

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	TOTAL
Community partnerships	<i>Community grants</i>								
	Small grant projects	80	80	80	80	80	80	80	560
	Promotions and initiatives	20	20	20	10	20	20	20	140
Sub total (\$,000)		100	100	100	100	100	100	100	700

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	TOTAL
Recreation	<i>Walking track Sites</i>								
	Aluba linking to LC NP			21 0	1	1	1	1	25
	AGAL land	20	1	1 0	1	1	1	1	27
	Seven Little Australians	40	1	38 0	1	1	1	1	47
	Sheldon Forest to Mimosa		40	1 0	1	1	1	1	45
	Rothwell to Comenara		25	6 0	1	1	1	1	35
	Paddy Pallin				21	1	1	1	24
	Little Blue Gum Creek to GNW				20	11	1	1	33
	Wildflower Gardens (including bike tracks)				20	21	1	1	43
	Richmond to Craig Street						20	1	21
Sub total (\$,000)		100	27	30	66	38	28	9	300

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	TOTAL
Fire Management	<i>Fire management</i>								
	Ground truth bushfire prone lands (LEP)	80	15	0					95
	<i>Fire breaks</i>								
	Sheldon Forest			50	65	65	5	5	190
	Warrimoo Avenue		60	5 0	5	5	5	5	85
	Blackbutt	40		0	45	45	45	5	180
	Valley Park Crescent North (Turramurra)						60	65	125
	Craige Street (St Ives)							45	45
	<i>Fire trails</i>								
	Golden Jubilee fire trail	100	100				50		250
	Samuel King to Guyder	100	50						150
	Lister Street	50		150 147	150				350
	Rosedale Rd to Eastern Arterial (easement)					10	57		67
Sub total (\$,000)		330	225	245	265	125	222	125	1537

Adjusted funds allocation for 2007-08

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	
Monitoring and evaluation	Biodiversity (macro-invertebrate, flora, fauna, aquatic)	20	20	20 20	20	25	25	25	155
	Aerial/satellite canopy mapping	35	40		60			60	195
	Community survey	20		20 20	20	20		40	120
	Social research	20	20	20	20	20	20	40	160
	Program evaluation	20	20	20	20	20	20	120	240
	Fire - fuel loads and moisture monitoring	10	10	10		10	10	10	60
	Weed inspectorial (weed condition)	10	35	10	25	10	35	10	135
Sub total (\$,000)		135	145	100	165	105	110	305	1065

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	
Regulation and enforcement	Dumping	50	50	50	50	55	55	60	370
	Encroachment	50	50	50	50	55	55	60	370
	Noxious weed control	50	50	50	50	55	55	60	370
Sub total (\$,000)		150	150	150	150	165	165	180	1110

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/0 6	2006/0 7	2007/0 8	2008/0 9	2009/ 10	2010/1 1	2111/1 2	
Communication	Quarterly newsletters	40	40	30	40	40	40	40	280
	General promotion	40	40	20	20	20	20	70	230
Sub total (\$,000)		80	80	60	60	60	60	110	510

2007/08 adjusted figures total \$1 188 500

- *Amalgamate Lister with golden jubilee firetrail total seven year budget \$817 000 to be completed this financial year*
- *Amalgamate tree nurturers with Parkcare*
- *Include additional budget funds for administration and vehicular costs*

Key
Green 07-08 original budget expected funding 2007-08
Blue original budget altered allocation

ST IVES SHOWGROUND - PROPOSED LICENCE TO HERITAGE CRAFT FAIR PTY LTD

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council as Reserve Trust Manager for the St Ives Showground to consider the granting of a new 3 year licence to the Heritage Craft Fair Pty Ltd for the operation of a heritage craft fair at the St Ives Showground.
BACKGROUND:	<p>The Heritage Craft Fair Pty Ltd has operated at the St Ives Showground site since October 1998.</p> <p>The licence agreement for the operation of the heritage craft fair expired on 31 December 2006. The licensee has expressed an interest to renew the licence agreement with Council, the Reserve Trust Manager for St Ives Showground.</p>
COMMENTS:	Staff and the organiser of the Heritage Craft Fair Pty Ltd have met on a number of occasions and have agreed, in principle, upon new terms and conditions for the proposed licence, subject to Council approval and the Department of Lands' consent.
RECOMMENDATION:	That Council as Reserve Trust Manager grant a 3 year licence to the Heritage Craft Fair Pty Ltd for the operation of a heritage craft fair at St Ives Showground under the conditions outlined in this report.

PURPOSE OF REPORT

For Council as Reserve Trust Manager for the St Ives Showground to consider the granting of a new 3 year licence to the Heritage Craft Fair Pty Ltd for the operation of a heritage craft fair at the St Ives Showground.

BACKGROUND

Property

The St Ives Showground is an area of Crown land dedicated for the purpose of "showground and public recreation". The showground site is covered by a Plan of Management, which was adopted by Council on 29 June 1999 (and subsequently approved by the Minister on 9 September 1999). It represents one of Ku-ring-gai's most popular facilities and caters for a wide range of community interests.

The showground currently caters for activities including: markets, equestrian activities, model aeroplane flying, mini wheels motor bike training, dog training, Model Car Club radio control car activities, agricultural and horticultural shows, soccer training and games, a variety of commercial business casual hirers, and general picnic and playground usage by the wider community.

Expired licence

The Heritage Craft Fair (HCF) has operated at the Showground site since October 1998, initially on a casual booking basis, then on temporary licence arrangements and the last 5 years on a licence agreement.

The licence agreement is between The St Ives Showground Reserve Trust, managed by Ku-ring-gai Council (Licensor) and Elizabeth Pratt trading as the Heritage Craft Fair Pty Ltd (Licensee) for the operation of a craft fair.

Council resolved on 16 October 2001 to grant to the Heritage Craft Fair Pty Ltd a 3 year licence with an option of a further 2 years to operate at the showground. The licence agreement commenced on 1 January 2002 and expired on 31 December 2006. Staff have been negotiating a licence renewal with the operator since 2006.

The Licensee is operating under a development consent dated 14 August 1998 (DA no. 5775/98). The expired licence allowed the licensee to operate 13 fairs in a year. Generally, the HCF has been operating on the first Sunday of each month excluding the month of January, and two night fairs, one in the month of November and another in the month of December.

COMMENTS

Proposed new licence

The proposed term of the new licence is 3 years, commencing 1 September 2007, and expiring on 31 August 2010.

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The proposed licensed area (indicated in Attachment 1) is to consist of:

- the major events area;
- the area between the Louise Lennon Pavilion and Douglas Pickering Pavilion for food stalls;
- parking located in Picnic Area 7;
- Louise Lennon Pavilion;
- sheltered area outside of the Rotary Kiosk - provided this area is not being used by the Northern Suburbs Agricultural and Horticultural Society on the same day as the HCF.

The licensed area (Attachment 1) is to exclude the trotting track, the Douglas Pickering Pavilion, and the hard stand car parking area adjacent to the Model Car Club track, which was included in the previous (expired) licence agreement.

Hiring of the Douglas Pickering Pavilion -

- Council staff will consult with the HCF when there is an inquiry from another group to hire out the Douglas Pickering Pavilion. Staff will in good faith ensure there is no conflict of use, and both HCF and Council will endeavour to agree on the type of hirer of the Douglas Pickering Pavilion. Should no agreement be reached, Council's decision would be binding on both parties as to the hire of the Douglas Pickering Pavilion.
- Should the number of stallholders increase and the HCF need more area, the HCF has the right to hire the Douglas Pickering Pavilion. Subject to Availability, the hire of the Douglas Pickering Pavilion would be in accordance with Council's Fees and Charges. The 2007/08 Charge is \$53.50 per hour.
- The hirer of the Douglas Pickering Pavilion must ensure that there is a notice to customers that they are not associated with the HCF.

The Licensee has agreed to hire the Douglas Pickering Pavilion on casual basis and in accordance with Council's fees and charges, for the remainder of 2007 year.

Car Parking

It has been negotiated with HCF to have Car Park Picnic Area No.7 dedicated to car parking for patrons of the HCF and to direct overflow parking when required to the trotting track, where a separate fee will be payable when used.

The Licensee has an event management plan and engages Gieves Valet Parking and Event Traffic Management (also known as Grimes) to administer traffic flow and management of the showground on craft fair days. Compliance with approved traffic plan and development conditions relating to traffic management are required as a licence condition.

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Financial Components of Licence

Licence fee

Full details are provided in the confidential financial attachment.

In addition to the licence fee, the Licensee is to pay the Public Reserve Management Fund Levy to Council. Council collects this levy on behalf of the Department of Lands and the rate is currently 15% of the pre GST rental income.

Public Reserve Management Fund Levy is 15% of the net rental (licence fee pre GST) to Council. Note - this percentage is subject to change - depending on the Minister's direction.

Reviews of licence fee - Annually to the Consumer Price Index.

Proposed number of fairs - 13 fairs per year, first Sundays of the month, excluding January, between 7am and 5pm and specified activity shall be restricted to between 9am and 3pm. Two additional days, one in November and December of each year, dates to be determined by agreement between Council and Heritage Craft Fair Pty Ltd and between 11am and 11pm and specified activity be restricted to between 1pm and 9pm.

Power Supply

Council will supply electricity for the HCF as part of the licence fee. Council's Building Trades staff are investigating the upgrade of the power supply box for both pavilions and also the Rotary Kiosk to ensure it is safe for use by hirers and stall holders.

Cancellation fees

Should the Heritage Craft Fair Pty Ltd cancel the fair for any reason at all, including wet weather, the licence fee and public reserve management fund levy is still payable.

Legal costs - Council's solicitors Matthew Folbiggs have stated that the cost to prepare the licence agreement is \$850 plus GST, plus out of pocket expenses which should not exceed \$60 plus GST. Matthew Folbiggs reserves the right to charge additional costs in the event of protracted negotiation over the terms of the licence document.

Other terms

The proposed new licence is to contain standard terms and conditions of the expired licence agreement, including but not limited to:

- Insurance cover of \$10 million per event.
- Compliance with the original consent conditions of Development Application No 5775/98 and any further amended DAs.
- To comply with Council's Open Space Special Event Booking Guideline per event.

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- The fair organiser to comply with the recommendations and conditions of the Sydney Regional Development Advisory Committee and the strategies of the Roads and Traffic Authority Traffic Management Plan submitted in the licence application at the Fair's costs.
- The fair to operate in the area shown in the attached map (Attachment 1). Any proposed change from these areas must be approved by Council's authorised representatives and in accordance with Council's Fees and Charges.
- The designated car parking areas will be picnic area 7 – car parking.
- A \$2,000 bond will be held for the proposed 13 events per year in the event of damage to the showground site.
- After each event, the Licensee and Council's Head Ranger will review the state of the licensed area to discuss costs to repair any damage caused to the designated areas used for the site, including area surfaces, environmental qualities and infrastructure. Should any part of the \$2,000 bond be used to repair the showground, then the Licensee will be required to ensure that the total bond equals \$2,000 for the remainder of the events.
- The Heritage Craft Fair organiser has agreed to undertake the cleaning of the toilet facilities and amenities adjacent to the Louise Lennon and Douglas Pickering Pavilions (between picnic area 1 & 2).
- The Heritage Craft Fair Pty Ltd will supply garbage bins, empty the bins throughout the day as required and at the conclusion of the Fair into a lockable disposal bin supplied by the Fair organiser and leave the site clean, tidy and in a safe state.

The Heritage Craft Fair Pty Ltd has agreed in principle upon the terms and conditions as outlined in this report.

CONSULTATION

On 5 June 2007, staff advised the Department of Lands in writing of the negotiations with the fair organiser, Elizabeth Pratt, concerning the proposed new licence (Attachment 2) as the licence requires the approval of Council and the Minister,

FINANCIAL CONSIDERATIONS

Full details are provided in the confidential financial attachment.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from Community has liaised with staff from Strategy in the preparation of this report.

SUMMARY

The Heritage Craft Fair Pty Ltd has operated the fair at the St Ives Showground for the last 9 years. The craft fair is a well run event and this has been demonstrated by the high attendances at the fairs.

The showground has been an ideal site to host the craft fairs, as it is contained, there is sufficient parking for patrons of the fair, and the fair organiser has ensured that the fair provides unique Australian craft products to the community.

As part of the efficient management of the fair, the Heritage Craft Fair Pty Ltd has employed Gieves Valet Parking and Event Traffic Management (also known as Grimes) to administer traffic flow and management of the showground on the fair days.

As the licence for the use of the showground has expired, the Heritage Craft Fair Pty Ltd is seeking to renew the licence for a further term. Given the ongoing success of the fair at the showground to date and the fact that it is an event that is consistent with the use of the showground, it is recommended that Council, as Reserve Trust Manager, grant the Heritage Craft Fair Pty Ltd a 3 year licence to operate the craft fair at the St Ives Showground, subject to formal consent from the Department of Lands.

RECOMMENDATION

- A. That Council as Reserve Trust Manager for the St Ives Showground, grant a licence to Elizabeth Pratt trading as the Heritage Craft Fair Pty Ltd, commencing on 1 September 2007, under the terms and conditions outlined in this report.
- B. That the Mayor and General Manager be authorised to execute all necessary licence documents.
- C. That the Common Seal of Council be affixed to the licence.
- D. That subsequent to Council approval, the terms and conditions of the licence be submitted to the Department of Lands for the Minister's consent.

Cherry Varde
Community Land Projects Officer

Janice Bevan
Director Community

Roger Faulkner
Sport & Recreation Planner

Steven Head
Director Strategy

Attachments:
1. Map of the proposed area for the licence - 806996
2. Confidential Financial Considerations

ST IVES SHOWGROUND

KU-RING-GAI CHASE NATIONAL PARK

SHIRE

WARRINGAH

COUNCIL NURSERY

MONA VALE

RD.

MUNICIPAL BOUNDARY

CROWN LAND

THE PRINCESS ANNE
EQUESTRIAN ARENA

Walking Track

Walking Track

EQUESTRIAN
RING

HORSE OFFICE

PICNIC AREA
No 5

PICNIC AREA
No 4

KU-RING-GAI
MODEL AERO CLUB

PICNIC AREA
No 4

CAR PARK
MAIN SHOW RING

PICNIC AREA
No 3

PICNIC AREA
No 2

LOUISE LENNON
PAVILLION

DOUGLAS PICKERING
PAVILLION

PICNIC AREA
No 1

CAR PARK

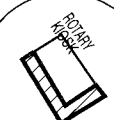
PICNIC AREA
No 7

OLD CRAFT
PAVILLION

DOG SHED
B

JIM POWELL
PAVILLION

CALTEx



Shelter Area



Scale: 1:4225(A4)

20-01-2003



PROPOSED AREA FOR
HERITAGE CRAFT FAIR LICENCED AREA

HERITAGE CRAFT FAIR
AT ST IVES SHOWGROUND



16 STANHOPE ROAD, KILLARA - POTENTIAL HERITAGE ITEM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the potential heritage status of 16 Stanhope Road, Killara following the Councillor site inspection on 1 August 2007.

BACKGROUND:

At the Council meeting held on 17 July 2007, Council considered the independent heritage consultants report, regarding the potential heritage listing of 16 Stanhope Road, Killara. This matter was deferred to a site inspection. On 1 August 2007 a site inspection was held with the Councillors and the owners representatives.

COMMENTS:

This report provides the feedback from the Councillors site inspection including a formal reply to the questions raised at the on-site meeting and additional social historical research that has been undertaken by the independent heritage consultant.

RECOMMENDATION:

That 16 Stanhope Road, Killara be deleted from the potential heritage item list.

PURPOSE OF REPORT

To have Council consider the potential heritage status of 16 Stanhope Road, Killara following the Councillor site inspection on 1 August 2007.

BACKGROUND

At the Council meeting held on 17 July 2007, Council considered the independent heritage consultants report, regarding the potential heritage listing of 16 Stanhope Road, Killara (see **Attachment 1** officer's report OMC 17 July 2007). This matter was deferred to a site inspection. On 1 August 2007 a site inspection was held with the Councillors and the owners representatives. A development application has been lodged for demolition of the house and a new two storey house and pool – Development Application No. 1423/06.

COMMENTS

On 1 August 2007 a site inspection was held with the Councillors and the owners representatives (see Attachment 2 Site Inspection Notes 16 Stanhope Road, Killara). At the site inspection there were several questions raised on the heritage significance of the property and the current development application to demolish the house and construct a new two storey dwelling plus pool.

A response to the general questions raised on the Development Application 1423/06 is provided below and additional information from the independent heritage consultant is also provided and discussed.

QUESTIONS AND ANSWERS - 16 STANHOPE ROAD, KILLARA – DA 1423/06

1. **What are the side setbacks for a dwelling where there is a battleaxe on both sides of the property?**

In accordance with Clause 4.1.3 of DCP 38, the minimum ground floor distance to a side boundary for sites less than 20m in width is 1.5m for a single storey and 2m for a two storey.

For sites greater than 20m in width the setback is 9% of site width for a single storey and 12% of site width for a two stores.

The first floor of any dwelling shall be set back a minimum of 2.5 metres or 15% of the site width, whichever is the greater.

2. **Will the relocation of the palm tree at the front be done by a qualified arborist?**

A condition can be imposed requiring the transplanting of the palm tree to be directly supervised by an experienced and qualified arborist / horticulturist.

3. **If granted demolition, what would be the issues with retaining the front façade?**

The retention of the front façade is not proposed under the current development application DA1423/06.

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If it were proposed to retain the front façade only, this would be dependent on structural issues and would require a substantial redesign of the dwelling from that currently proposed.

4. **Is it possible to estimate the side setbacks for the four or five dwellings on this side of the street- as this will affect the streetscape- this could be done by aerial photos?**

According to Council's GIS system and site context plan (Drawing No: DA-A003 Issue B dated 07.05.2007) submitted by the applicant in respect of DA1423/06, the approximate minimum side setbacks for the adjoining properties are as follow:

Address	Western side setback	Eastern side setback
4 Stanhope Road	6m	2m
6 Stanhope Road	3m	5m
8 Stanhope Road	3.5m	1.5m
12 Stanhope Road	1.5m	0.75m
14 Stanhope Road	3.75m	1.25m
18 Stanhope Road	8.5m	2.75m
20 Stanhope Road	2m	N/A

5. **Have Council been successful in L & E Court cases- where the basis for conservation is the national trust UCA status- ie. what weight would be given to these?**

No. In accordance with statutory provisions, the Court applies weight in considering an issue where there is an established heritage link with a subject property. This link is established through listing of a site in an LEP or draft Environment Planning Instrument (EPI). In respect of the latter, there must be a sufficient degree of immanency and certainty in adoption of the draft EPI for the Court to give determinative weighting in respect of heritage values. This is in accordance with the heads of consideration under S79C of the Environmental Planning and Assessment Act 1979.

In this instance, the subject site is not listed as a heritage item or as a draft heritage item in any EPI. Similarly, the site is not located within a conservation area that has statutory weighting under the Act. National Trust UCA's remain non-statutory and therefore are excluded from legal consideration under the Act.

Significant time has elapsed since initial recognition of the subject site in the consultant's report, without any statutory weight being conferred through an LEP or draft LEP. Neither has UCA 10 been given statutory weighting under the Act, despite its long standing existence. That is not to say that a National Trust UCA is an irrelevancy but rather its consideration is supplementary and dependent on the statutory weighting afforded an item by inclusion in the KPSO or draft LEP. In the absence of the latter, the former cannot be considered determinative.

6. **Will the new house be parallel to the street as opposed to the existing dwellings?**

Yes. This is indicated on the site plan (Drawing No: DA-A008 Issue C dated 07.05.2007) submitted with DA1423/06.

OTHER COMMENTS

Heritage – Social Significance

At the site inspection a request was made for additional research on the social significance of the property. Council's independent consultant Ian Kirk was engaged to conduct additional research, this is reproduced below:

REPORT FROM IAN KIRK – additional information – Social Significance

Background

*This short report is to be read in conjunction with the Heritage Assessment Report of 16 Stanhope Road, Killara prepared by INHERITage in June 2007 (see **Attachment 1**).*

The site is within the Springdale Estate which was first subdivided and offered for sale in 1896 and then re-offered for sale in 1899. In 1922, Sydney merchant Percival Charles Basche purchased Lot 3 of the Springdale Estate from Arthur Ducker. At the Council meeting of 22 November 1922 building approval was granted and the existing house was constructed by 1924. The house is first listed in the Sands Directory of 1924 and was initially known as "St Helens" and included a garage at the rear.

Percival C Basche

Percival Charles Basche was born about 1886 and was the son of Carl and Emilie (or Emily) Basche who were originally from "Greenfields" Frederickton near Kempsey. He married Eileen R Hipgrave in 1911. They had at least one son – Rollo Oswald.

Basche was merchant and horse breeder - his primary business was Basche and Lowney in Sydney but P.C. Basche shared in thoroughbred breeding partnerships with Herbert Thompson, who was the leading breeder of the day and was a "financial" partner with Herbert Thompson in owning the Hunter Valley "Sunnyside" stud property.

While collectively, with the inclusion of "Widden" and other studs, at that time the Thompson family were the largest group of thoroughbred breeders, individually, Herbert was the only breeder to rival Percy Miller of "Kia Ora" stud at Scone. The fact that in the depression year of 1935, 35% of Herbert Thompson's Sales draft was owned by the Messrs H.S. Thompson & P.C. Basche partnership, confirms that Basche was a very significant force in the thoroughbred industry of the time. Mr Basche died in 1961.

Whilst Mr Basche was a significant figure in the thoroughbred horse breeding industry, the house at 16 Stanhope Rd has no connection to that industry other than being the Sydney home of Mr Basche.

Harold A. Rofe

Harold A. F. Rofe was a Medical Practitioner and was the owner of the house from 1934 until 1960 when it was transferred to his wife Roma C Rofe.

Whilst there are Rofe Parks in Turramurra and in Hornsby Heights, these were actually named after Thomas Ernest Rofe - former President of Hornsby Shire Council in 1932 who resided at 'Neringla' in Woonona Avenue, Wahroonga.

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Thomas Rofe was a well known philanthropist and also donated the land for Hornsby Hospital. He was born on 15 June 1869 in Sydney, fourth son of Sydney-born parents .Alfred Rofe (d.1902), leather cutter and later solicitor, and his wife Sarah, née Fulton.

Educated at Cleveland Street Public and Sydney Grammar schools, Tom was articled in his father's office. Admitted as a solicitor on 17 March 1893, he became a partner in Alfred Rofe & Sons, 60 Castlereagh Street. At Redfern he married Minnie Edith Hilder on 27 December. A Nationalist, Rofe was a member of Hornsby Shire Council (1927-41; president, 1932), a vice-president of the Local Government Association, sometime president of the Town Planning Association and a trustee of National Park. Rofe died at his Wahroonga home on 16 May 1945 and was cremated. He left the residue of his estate, valued for probate at £90,915, in trust to benefit the Churches of Christ and other worthy causes.

Whilst the connection between Harold and Thomas Rofe has not been established, there is clearly no connection between the Rofe Parks at Hornsby Heights and Turramurra and the house at 16 Stanhope Road, Killara.

1. *Research notes prepared by Kathie Reith – Ku ring Gai Historical Society, 16 Stanhope Road.*
2. *Research information provided by Keith Binney author "Horsemen of the First Frontier 1788 – 1990".*
3. *Hornsby Shire Council Library On Line Catalogue Photo 00653.*

CONSULTATION

Consultation has been conducted as part of Council's potential heritage item review. In addition residents and other interested persons were notified of this report going to Council.

FINANCIAL CONSIDERATIONS

Project costs for the potential heritage item review are covered by the Strategy Department capital works budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Comments from Council's Heritage Officer

Questions 5

UCAs have been recognized by the Court although I am not aware of an application for demolition that has been refused by the Court because it is a contributory item in a National Trust UCA.

The cases I am aware of where the Court has refused an application for demolition in a UCA and the Court has places some weight on the UCA are; 5 Boomerang Street, Turramurra and 50 Rosebery Street, Killara. In both cases, Council resolved to prepare a LEP to list as individual local items.

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Question No 6

Building practice in Ku-ring-gai in the earlier period was to align a building with the side boundary, rather than the front boundary which is the current practice. Alignment of buildings with the front boundary is in DCP 55.

Social significance

The information prepared by Ian Kirk is additional historical information - not really social significance. Social significance is defined as:

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

This criterion includes:

- *Items which are esteemed by the community for cultural values;*
- *Items which if damaged or destroyed would cause the community a sense of loss Items which contribute to a communities sense of identity.*

Items are excluded if

- *They are valued only for their amenity*
- *The community seeks their retention only in preference to a proposed.*

SUMMARY

Council engaged an independent heritage consultant to assess the heritage significance of 16 Stanhope Road, Killara and the previous heritage assessments prepared for the property. The consultants report concludes that 16 Stanhope Road, Killara has insufficient heritage significance to justify it being individually listed as a heritage item but the author concurs with the report by Godden McKay Logan that the house is a contributory building within the proposed Killara Heritage Conservation Area.

The property at 16 Stanhope Road, Killara is currently identified as a Contributory item in the National Trust Urban Conservation Area 10, Killara. Stanhope Road contains many other heritage listed and contributory items. However, while it is listed as an urban conservation area by the National Trust, this UCA has no statutory power and is not listed within any draft or gazetted environmental planning instrument.

Council inspected the site on 1 August 2007 and additional heritage research has been undertaken to further assess the social significance of the site.

The additional information provided by the consultant on the social history of the site is not of sufficient importance to warrant the property being listed as an individual heritage item. The issues raised at the site inspection have been addressed in this report and relate primarily to the current development application before Council. The officer's recommendation remains that the item be deleted from the potential heritage item list.

RECOMMENDATION

- A. That 16 Stanhope Road, Killara be deleted from Council's potential heritage item list.
- B. That Council notify all affected residents and all persons who made a submission of its decision.

Antony Fabbro
Manager Urban Planning

Steven Head
Director Strategy

Attachments: 1. Officers report & attachments, Council Meeting 17 July 2007 - 815590
2. Site inspection notes of Meeting held 1 August 2007 - 815594

16 STANHOPE ROAD, KILLARA - POTENTIAL HERITAGE ITEM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the independent heritage assessment of 16 Stanhope Road, Killara.

BACKGROUND:

The potential heritage items were placed on non-statutory exhibition from 20 November to 20 December 2006. The property at 16 Stanhope Road, Killara, was further considered on 12 June 2007 and Council resolved that the peer review by an independent heritage consultant be expedited to enable this information to be considered as part of the report on the current development application for the site.

COMMENTS:

The independent heritage consultant reviewed the existing studies prepared by Perumal Murphy Alessi April 2006, Godden MacKay Logan August 2006 and Graham Brooks and Associates December 2006 and other relevant information. The report concludes it has insufficient heritage significance to justify it being individually listed as a heritage item.

RECOMMENDATION:

That 16 Stanhope Road, Killara be deleted from the potential heritage item list.

PURPOSE OF REPORT

For Council to consider the independent heritage assessment of 16 Stanhope Road, Killara.

BACKGROUND

The potential heritage items were placed on non-statutory public exhibition from 20 November - 20 December 2006 and submissions were received from the public during this period. Council received a submission from the owners of 16 Stanhope Road, Killara. The property at 16 Stanhope Road Killara, was further considered on 12 June 2007 and Council resolved that the peer review by an independent heritage consultant be expedited to enable this information to be considered as part of the report on the current development application for the site. A report was prepared by an independent heritage consultant Ian Kirk from INHERITage, Heritage Advisers & Consultants (see Attachment 1).

COMMENTS

The report from Ian Kirk reviewed the existing studies prepared by Perumal Murphy Alessi April 2006, Godden MacKay Logan August 2006 and Graham Brooks and Associates December 2006 and other relevant information from Council. In addition the consultant inspected the site including its interior. Additional research was also conducted into the suggestions that the house had been designed by the prominent architectural firm Budden & Greenwell. The consultants additional research and comparative study of other dwellings, concludes "it seems highly unlikely the house at 16 Stanhope Road was designed by Budden & Greenwell". In addition the consultant found that there have been significant changes to the interior, sides and rear of the dwelling that have affected the heritage significance of the dwelling. However the integrity of the front of the house is listed as high.

A summary of the INHERITage assessment of the significance of the house and the recommendations of the report is as follows:

"The house at 16 Stanhope Road , Killara is a representative example of upper middle class housing in Killara, during the interwar period. It dates from the key period of development for the Springdale estate and makes a positive contribution to the street and the proposed heritage conservation area. The house demonstrates some of the key aspects of Inter War Georgian Revival Style, although there are better and more refined examples in the local area."

The report concludes that 16 Stanhope Road Killara:

"has insufficient heritage significance to justify it being individually listed as a heritage item. The house is a representative example of an interwar Georgian revival house in Killara. It

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does not appear to have been designed by a prominent architect and is not highly intact. Whilst the garden setting contributes to the house and the streetscape it has been compromised by subdivision. I generally concur with the report by Godden Mackay Logan that the house is a contributory building within the proposed Killara heritage conservation area."

The property at 16 Stanhope, Killara is currently identified as a Contributory item in the small National Trust Urban Conservation Area 10, Killara. Stanhope Road contains many other heritage listed and contributory items. However, while it is listed as an urban conservation area by the National Trust, this UCA has no statutory power and is not listed within any draft or gazetted environmental planning instrument.

Whilst the consultant has identified it as a contributory item, there is no statutory urban conservation area in place for this precinct, either gazetted or within a draft environmental planning instrument.

CONSULTATION

Consultation has been conducted as part of Council's Potential Heritage Item Review project, which includes 16 Stanhope Road, Killara as outlined in the report to Council on 12 June 2007. The property owners, consultants and persons who made a submission were notified of this report going to council.

FINANCIAL CONSIDERATIONS

Project costs for the potential heritage item review are covered by the Strategy Department Capital Projects Budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has been undertaken with Council's Heritage Advisor, and the Development and Regulatory Services section in preparation of this report.

Comments from Council's heritage officer are provided below:

"There are now several different and conflicting reports on this property. Three reports (3) conclude that the house is not worthy of listing as an individual item but is a contributory building in the UCA and streetscape. The authors of those reports have all included an inspection of the interior, the exteriors and have an accurate history of the site. The authors of the report that indicates the house should be listed as an individual item, did not make an inspection of the interiors, sides or rear of the house.

I note that the NSW Heritage Office received a nomination for protection under the Heritage Act. They inspected the site in May 2007 and have advised they will not make an Interim

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Heritage Order. They have advised that the issue is a matter for Ku-ring-gai Council to determine as it has the responsibility of managing local heritage. However, they do make a comment that alterations to the interior, sides and rear of a building does not remove its local heritage significance.

The statement of significance in the Ian Kirk report is incorrect in that it claims the building was built in the "major development period" in Stanhope Road. The lot for No 16 was created as a subdivision of the adjoining heritage item at No 18, which was built c 1900. The Springdale Estate was first offered for sale as 1 acre lots in 1893. Subdivision and constriction of this house represents a second phase in the development of the streetscape/UCA.

I disagree that the alterations to the house have reduced its potential heritage value. In my opinion they are just typical alterations that occur to a house in response to changing living standards over an 85 year period.

My conclusion is that I largely agree with the Ian Kirk report that the house is a contributory element in the Stanhope Road streetscape and the Killara UCA. On architectural or aesthetic merit I agree that it does not reach the threshold for listing as an individual item but is a contributory item in the streetscape and UCA."

SUMMARY

Council engaged an independent heritage consultant to assess the heritage significance of 16 Stanhope Road, Killara and the previous heritage assessments prepared for the property. The consultants report concludes that 16 Stanhope Road Killara has insufficient heritage significance to justify it being individually listed as a heritage item.

RECOMMENDATION

- A. That 16 Stanhope Road, Killara be deleted from Council's potential heritage item list.
- B. That Council notify all affected residents and all persons who made a submission of its decision

Antony Fabbro
Manager Urban Planning

Steven Head
Director Strategy

Attachments: Heritage Assessment Report by INHERITage - 797070

Heritage Assessment Report
of
16 Stanhope Rd Killara



by

INHERITage
Heritage Advisors & Consultants
PO Box 670
Chatswood NSW 2057

Tel: 02 9419 8939
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June 2007

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1.0 INTRODUCTION

1.1 Background

This Heritage Assessment Review of 16 Stanhope Rd Killara was commissioned by Ku-ring-gai Council.

This report has drawn on information and research from other reports prepared by Perumal Murphy Alessi dated April 2006, Godden Mackay Logan dated August 2006, and Graham Brooks and Associates dated December 2006.

This report has been prepared by Ian Kirk - Heritage Advisor to Armidale Dumaresq and Inverell Shire Councils, former advisor to Woollahra, Moree Plains, City of Sydney and South Sydney Councils and listed consultant with the NSW Heritage Office with considerable heritage experience working individually and as part of a consultant team.

1.2 Objectives

The object of this report is to review the reports prepared on the heritage significance of the house at 16 Stanhope Rd Killara which is a potential heritage item.

This report is not intended to be, nor should be interpreted as a Conservation Plan for the buildings.

1.3 Methodology

This report has been prepared in accordance with the Heritage Assessment guidelines from the NSW Heritage Manual published by Heritage Office and the Department of Urban Affairs and Planning, The Conservation Plan by J.S. Kerr published by the National Trust of Australia (NSW), 4th Edition, 1996, and The Revised Burra Charter by P. Marquis-Kyle & M. Walker, published by Australia ICOMOS, 1999.

1.4 Limitations

The report has been prepared from historical research and analysis without excavation or physical intervention to the building fabric or site.

2.0 HISTORIC BACKGROUND

The history of the site has been well researched by previous reports and only limited further research has been carried out for the purpose of this report. A concise history of the site is included for clarity.

The site is within the Springdale Estate which was first subdivided and offered for sale in 1896 and then re-offered for sale in 1899. In 1922, Sydney merchant Percival Charles Basche purchased Lot 3 of the Springdale Estate from Arthur Ducker. At the Council meeting of 22 November 1922 building approval was granted and the existing house was constructed by 1924.¹

The house is first listed in the Sands Directory of 1924 and was initially known as "St Helens" and included a garage at the rear.

The house was sold in 1934 to Harold A. F. Rofo – Medical Practitioner and was transferred to his wife Roma C Rofo in 1960. In 1965, the property was sold to Chilton Investments who subdivided the site into 2 lots. Access to the new rear battleaxe lot was via a driveway created on the eastern side of the site. The house on the rear lot was constructed in the late 1960's.²

3.0 ASSESSMENT OF STREETSCAPE

The subject site is on the northern side of Stanhope Rd between the Pacific Highway and Culworth Ave in Killara within the municipality of Ku-ring-gai.

Stanhope Rd is a wide street which has been little altered since its original construction and has Brushbox Street trees

There is parallel parking on the both sides of the street.

The original subdivision pattern of this section of the street has generally been retained but slightly eroded by the battleaxe subdivisions.

To the east of the site is a 2 storey Federation Arts and Crafts house which is listed as a Heritage Item. To the west is an Inter War bungalow that has been added to and altered. Directly opposite is a single storey cottage c1980.

The streetscape integrity is medium within the vicinity of the subject site.

¹ Research notes prepared by Kathie Rieth for 16 Stanhope Rd

² Report by Godden Mackay Logan August 2006

4.0 DESCRIPTION of BUILDING

4.1 Exterior

The house is a 2 storey Georgian Revival style house constructed of dark liver colour face brickwork on sandstone basecoursing with timber double hung colonial style shuttered windows, timber doors and a glazed hipped and gable terra cotta tiled roof with dominant chimneys.

The main 2 storey section of the house is symmetrical with projecting central triple arched front porch and directly above is an enclosed balcony with gable roof. There is a side projecting service room wing which is set back at ground floor level on the western side and an attached aluminium double carport on the eastern side.

The exterior of the house is largely intact at the front but has been altered at the sides and rear.

The landscaped garden setting contributes to the house and the streetscape but has been compromised by later subdivision.



South Elevation



North Elevation

4.2 Interior

The interior does not demonstrate any unusual or rare features and is somewhat dated in that it includes fanlights over the internal doors which is normally associated with houses from an earlier period. The interior features original beamed ceilings to the principal ground floor rooms, and an original fireplace to the study, but the remainder of the interior has been altered, extended and refurbished. Much of the internal alterations and additions appear to date from 1965 when the site was subdivided.

The integrity of the house is high to the front, medium to the sides, and low to the rear and interior.



Stairwell c1965



Study c 1924



Main Bathroom c 1965



Living Room – fireplace altered



Master Bedroom – fireplace removed

4.3 Designer

It has been suggested by others that this house may have been designed by the prominent architectural firm of Budden and Greenwell. This suggestion is based on Tender Notices in the trade journal "NSW Contract Reporter" dating from around the time the house was constructed.

As part of this review, other houses reportedly designed by Budden and Greenwell around 1924³ in Killara were inspected. It was noted that all of these other houses had terra cotta shingle or slate roofs and each was an accomplished well designed and detailed building.



30 Springale Rd c1925



8 Nyora St c1921



21 Lorne Ave



5 Locksley Street

On a comparative basis, it seems highly unlikely the house at 16 Stanhope Rd was designed by Budden and Greenwell. It is clearly not of the same design quality as the above houses which were designed by the firm during the same period. It also does not have a shingle or slate roof common to all the other houses inspected.

³ Spreadsheet prepared by Kathie Reith

5.0 ASSESSMENT of SIGNIFICANCE

Criterion (a): an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) :-

The house demonstrates the type of housing being developed for upper middle class families in the Killara area during the inter war period.

Criterion (b): an item has strong or special association with the life or works of a person, or group of person, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area) :-

The house does not meet this criteria.

Criterion (c): an item is important to demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area) :-

The house has some aesthetic significance as an example of an Inter War Georgian Revival style residence in a landscaped garden setting. It demonstrates some of the key aspects of that style and makes a positive contribution to the streetscape.

Criterion (d): an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons :-

The house is a representative example of an upper middle class residence constructed for a wealthy businessman in the inter war period. It does not appear to be associated with any particular community or cultural group.

Criterion (e) : an item has potential to yield information that will contribute to and understanding of NSW's cultural or natural history (or the cultural or natural history of the local area) :-

The house is unlikely to reveal any further information that will contribute to the cultural history of NSW.

Criterion (f): an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

The house is not rare and does not satisfy this criterion.

Criterion (g): an item is important in demonstrating the principal characteristics of a class of NSW's: cultural or natural places; cultural or natural environments; (or a class of the local area's);cultural or natural places; cultural or natural environments) :-

The building demonstrates upper middle class housing on the upper north shore during the Inter War period.

6.0 STATEMENT OF SIGNIFICANCE

The house at 16 Stanhope Rd Killara is a representative example of upper middle class housing in Killara during the Inter War period. It dates from the key period of development for the Springdale Estate and makes a positive contribution to the streetscape and proposed Heritage Conservation Area. The house demonstrates some of the key aspects of the Inter War Georgian Revival style although there are better and more refined examples in the local area.

7.0 CONCLUSION AND RECOMMENDATIONS

Following my inspection of the house and reviewing the reports already prepared by others, in my opinion the house at 16 Stanhope Rd Killara has insufficient heritage significance to justify it being individually listed as a Heritage Item within the Ku-ring-gai Council Area.

The house is a representative example of an Inter War Georgian revival house in Killara. It does not appear to have been designed by a prominent architect and is not highly intact. Whilst the garden setting contributes to the house and the streetscape it has been compromised by subdivision.

I generally concur with the report by Godden Mackay Logan that the house is a contributory building within the proposed Killara Heritage Conservation Area.

SITE INSPECTION
16 STANHOPE ROAD, KILLARA
WEDNESDAY 1 AUGUST 2007, 3-4PM

Staff Present: Mayor Ebbeck, Councillors Cross, Andrew, Anderson, Malicki, Shelley, Antony Fabbro and Paul Dignam

Present: Graham Brooks, Eugene Sarich and J Ramsay – consultants for owner

Mayor

- Opened meeting and advised the owner had granted internal property access to Councillors and staff.

Property inspection commenced including interior (both levels) and side and rear yard.

Mr Sarich

- It was noted the site was subdivided off in 1968.
- Advised that the owner also owns back site – will reconfigure and re-subdivide to give site more curtilage to no 16 Stanhope Road.
- Overview provided by Graham Brooks, heritage consultant of proposed new dwelling including retaining the front setback.

Paul Dignam

- Commented regarding the sites heritage significance – advised it would be a contributory in a Heritage Conservation Area (HCA) but noted there was no HCA in place.
- Externally the buildings is relatively intact, inside it has been modified substantially, a lot of interior joinery intact, but the stair case changed. Contributory to streetscape. This house was not listed for its interior.

Extent of additions at rear discussed.

Eugene Sarich

- Noted separation of dwelling bounded by battle-axe driveway on both sides.
- Proposed setbacks same as existing house.
- DCP38 Setbacks – would apply

- Palm tree in front yard will be located further forward as part of the new DA.

4.25pm – Meeting reconvened at front of dwelling 16 Stanhope, Killara.

Paul Dignam

- Advised – front the intact, but the interior and rear has been changed.

Councillor Anderson

- Comment from landscape architect re relocation of palm tree – can it be done safely? Can it be done by a qualified arborist.
- Heritage Interiors – only 2 properties in the KPSO for their interiors.
 - Local listing does include interior but secondary consideration.
 - Council allows a degree of flexibility for interiors.
- Queried adjoining dwelling being heritage listed and impact for new dwelling.

Paul Dignam

- Replied setbacks, bulk, scale, visual sight lines and colours would be taken into consideration.

Councillor Anderson

- Issue of replacement house under correct streetscape versus new streetscape.

Paul Dignam

- Advised it is significant.

Councillor Anderson

- Noted in reports done for applicant no heritage significance. Is there ability for Council to do research?

Paul Dignam

- Advised there are 4 reports with regard to the property.
- Notes it's significant to streetscape and Killara etc.

Councillor Anderson

- Noted – some issues with holes in information.

Graham Brooks

- Advised there had been research including lands title search, sands directory, research land ownership and title
- Know the occupant history at least up to 1930's.

Paul Dignam

- Noted – still not established who designed the house. Advised he located the original firm of partners that may have designed the house but the records could not be located.

Councillor Anderson

- The site has been proposed as a contributory item in a UCA.

Paul Dignam

- If gazetted as a UCA would normally allow an adaption of the contributory item rather than a heritage item. It is Precinct 10 - a national trust identified area.

Graham Brooks

- Notes nature of the contribution is reflected in the buildings large scale, curtilage and setback – these will be retained in scheme.

Councillor Shelley

- Understand it was owned by Rofo family – who donated land to Council. It is of social significance to Council . Rofo Park in Turramurra. Rofo was nephew – he was the heir, there may be social significance.

Paul Dignam

- Advised when social history researched the item may reveal more information. Not aware of this information.

Councillor Anderson

- Staff to verify – that Rofo was, or a member of family, and connection to Ku-ring-gai Council.

Councillor Shelley

- If granted demolition, what would be the issues with retaining the front façade?

Councillor Malicki

- Concerned about side setbacks – is it possible to estimate setbacks for four or five dwellings on this side of the street – as this will affect streetscape – could be done by aerial photos.
- DA – sign says demolition and rebuild.

Councillor Cross

- Does not agree to smallest possible setbacks to side. He will consider demolition and application together. Agree maybe we need more research on social significance prior to it coming back to Council.

Councillor Andrew

- Noted Officer's report was to determine whether it be heritage listed or not.

Councillor Anderson

- Believed one consideration was that existing home could not be made suitable for a 2007 family and therefore not suitable for modern living including indoor pool.

Residents – questions

- Noted all houses have similar setbacks – answer – yes.
- Noted this meeting about heritage listing not DA issues but linked.
- If setback the same why does palm need to be moved forward – reason due to rotation of house on existing setback – slightly skewed.
- Of properties heritage listed how many have the name of the architect and building? Could this information not be provided and still listed? Yes.
- Have we been successful in Land & Environment Court, National Trust, Urban Conservation Areas – weighing to National trust UCA's.

Councillor Andrew

- Will new house be parallel to street – as opposed to new buildings – need to check aerial photos.

Resident question

- Bulk of property brought forward due to new proposed alignment.
- Notification of this matter going to Council

Resident question

- How will new house fit into the new street? On onus of proof – if something is claimed – circular driveway – no proof?

Graham Brooks

- Advised – previously there was a garage at the rear of the property.

Resident question

- Once you remove this item what impact could this have on the UCA?

Paul Dignam

- Advised it does affect the historical effect. New home may still add value to streetscape.
- If demolition – could consideration on re-use of materials on site? Reply Yes.
- Matter clarified that the application has been called to Council for determination.
- Notification Policy – concern about level of publicity – additional research may be required as the social aspect.

Meeting finished 5.15pm.

126A BURNS ROAD, WAHROONGA - RELOCATION OF COUNCIL PIPE & EASEMENT

Ward: Wahroonga

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider granting approval for the relocation of a Council stormwater pipeline and easement.

BACKGROUND:

On 7 June, 2007 Council granted DA0370/07 for demolition and construction of a new dwelling at 126A Burns Road, Wahroonga. Granting was subject to the conditions in Schedule A of the Deferred commencement. The condition requires the applicant to obtain a resolution from Council that it will consent to the relocation of the existing Council easement for drainage and underground pipe

COMMENTS:

Easement relocation involves reconstructing approximately 29m of new 750mm diameter pipeline to replace the existing 525mm diameter pipeline. The redundant 525mm diameter pipelines are to be removed. The existing easement within the subject site is to be extinguished and a new easement 1.83m wide to be created over the new pipeline.

RECOMMENDATION:

That Council grants approval for the relocation of the stormwater pipeline and easement subject to conditions under recommendation A to D of this report.

PURPOSE OF REPORT

To consider granting approval for the relocation of a Council stormwater pipeline and easement.

BACKGROUND

A deferred commencement was granted by Council on 7 June 2007 for DA 0370/07 comprising demolition and construction of new dwelling. Granting of the development was subject to conditions in **Schedule 'A'**:

Schedule 'A'

1. *In order to activate this consent, the applicant shall obtain a resolution from Ku-Ring-Gai Council that it will consent to the relocation of the existing Council easement for drainage and underground pipe. Council's Technical Services Department will be responsible for preparing the necessary report to Council regarding the relocation of easement burdening the site, subject to payment of the adopted fee for the preparation of such reports.*

A full hydraulic design for the relocation of the pipe is to be prepared in accordance with the requirements of Chapter 9 of Council DCP 47 Water Management and submitted to Council with the application. Council approval for the relocation of the pipe and easement is to be obtained prior to the operation of the consent. Such approval is not guaranteed.

The applicant has submitted hydraulic report and stormwater drainage plans prepared by the engineering consultant Appleyard Forrest Consulting Engineer Pty Ltd. (AFCE), Drawing Number 372198/P1-P5/1 and 372198/C1-C2 which includes the drainage management and layout plan, hydraulic grade line calculations and details of the proposed stormwater system.

COMMENTS

Current situation

An existing easement 1.83m (6 feet) wide contains a 525mm diameter pipeline traversing the south-western corner of the subject site as shown in **Attachment A**. According to Council's record LD 4097, the easement was created for the purpose of conveying and carrying off surface and stormwater only from Hampden Street. The terms of easement do not allow for the connection of stormwater by the applicant.

Proposal

The applicant proposes to relocate the section of the existing easement within the property near the south western corner of the property to accommodate the new proposed dwelling as shown in **Attachment B**. The width of the easement is to be maintained at 1.83m and a new 750mm diameter pipeline approximately 29 m in length would be reconstructed within the new easement. The existing 525 mm diameter pipe would be made redundant and be removed.

Item 21

DA0370/07
20 August 2007

The consultant AFCE advised that the discharge point for the internal stormwater system as shown in plan no. 372198/C2 will be amended. It is proposed to discharge to Burns Road instead of the pit within the site.

Extinguishment and creation of new easement to drain water

The site is burdened by an existing easement, indicated as LD 4097 as shown in **Attachment A**.

Of mutual benefit to Council and the applicant is a requirement to extinguish the existing easement and create a new easement 1.83m wide pursuant to Section 88B of the Conveyancing Act 1919.

Assessment of proposed stormwater drainage

According to the consultant's hydraulic study, during the 20 Yr ARI storm event ,the site will be subject to 1.97 m³/s of flows. The existing Council's stormwater system with a 525mm diameter pipe traversing the site has a capacity to convey at most 1.26cumec/s which is equivalent to a 5 Yr ARI rain storm event. The consultant's hydraulic grade line study was based on the assumed existing capacity of 1.26 m³/s.

The hydraulic study is considered satisfactory as the new proposed work has maintained the capacity to convey a maximum flow of 1.26 m³/s. The adopted flow of 1.26 m³/s is acceptable and considered adequate as this may only be achieved when inlet restriction upstream of the system are totally removed. Further review of this system based on Council's Drains modelling data for Lover Jumps Creek Catchment, the existing system traversing the site can only be upgraded to current standard of 20 Yr ARI when the pipe system upstream and downstream of the site are upgraded to at least 750mm diameter.

It is not reasonable to ask the applicant to upgrade the whole stormwater system from Hampden Street to Burns Road to current design standard for the proposed work.

Also, it is not necessary to alter the terms of the drainage easement downstream of the site as the discharge point for the internal drainage system will be on Burns Road.

Diversion of stormwater pipeline

Staging of drainage diversion works must take place in the following sequence:

1. The applicant carrying out all drainage works in accordance with the plans and specification approved by Council.
2. The works are subject to inspections. The applicant or their engineer is to give Council at least 24 hours notice (to allow inspection).
3. The existing operating Council drainage line through the site is maintained during pipe laying works.
4. The Council drainage line traversing site is decommissioned and new drainage line made operative.
5. Applicant may commence works in site to remove the decommissioned Council drainage system, subject to Principal Certifying Authority approval.

CONSULTATION

Technical Services has contacted Appleyard Forrest in relation to the outcome of the hydraulic grade line study and plan amendments.

FINANCIAL CONSIDERATIONS

All cost associated with construction, survey and legal matters for the relocation are to be borne by the property owner Mr. and Mrs. Goswell, who benefit from this work.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Technical Services has consulted with the Engineering Assessment Unit in Development and Regulatory in matters relating to the relocation of pipework and overland flows over the subject property.

SUMMARY

A deferred commencement was granted by Council on 7 June 2007 for DA 0370/07 to Mr. and Mrs. Goswell of 126A Burns Road, Wahroonga. The application is for the demolition and construction of a new two storey dwelling plus and tennis court, with a pre-commencement condition in relation to the drainage easement. Prior to the operation of the consent, the applicant is to obtain a resolution from Ku-Ring-Gai Council to give consent for the relocation of the existing Council easement for drainage and underground pipe.

The applicant proposes to relocate the section of the existing easement within the property near the south western corner of the property to accommodate the new proposed dwelling. The width of the easement will be maintained at 1.83m and a new 750mm diameter pipeline approximately 29 m in length would be reconstructed within the new easement. The existing 525 mm diameter pipe would be made redundant and be removed.

Of mutual benefit to Council and the applicant is a requirement to extinguish the existing easement within; the subject site and create a new easement 1.83m wide over the new pipeline pursuant to Section 88B of the Conveyance Act 1919.

The hydraulic study and the proposed drainage layout plan No. 372198/P1-P5/1 prepared by the hydraulic consultant Appleyard Forrest is considered satisfactory.

RECOMMENDATION

- A. That Council grant approval for the extinguishment of the existing easement traversing the south western corner of the property and creation of a new drainage easement 1.83m 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.

Item 21

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20 August 2007

- C. That the cost of relocating the drainage easement including release and creation and Council's legal costs and disbursements be borne by the applicant.
- D. That Council approve the proposal to relocate the stormwater pipelines in accordance with the stormwater plans and details, drawing No. 372198/P1-P5/1 prepared by Appleyard Forrest AFCE and subject to the following conditions:
 - 1. The applicant carrying out all drainage works in accordance with the plans and specification approved by Council at no cost to Council.
 - 2. The works are subject to inspections. The applicant or their engineer is to give Council at least 24 hours notice (to allow inspection)
 - 3. The existing operating Council drainage line through the site is maintained during pipe laying works.
 - 4. The Council drainage line traversing site is decommissioned and new drainage line made operative.
 - 5. Applicant may commence works in site to remove the decommissioned Council drainage system, subject to Principal Certifying Authority approval.

Eng Tan
Drainage Assets Engineer

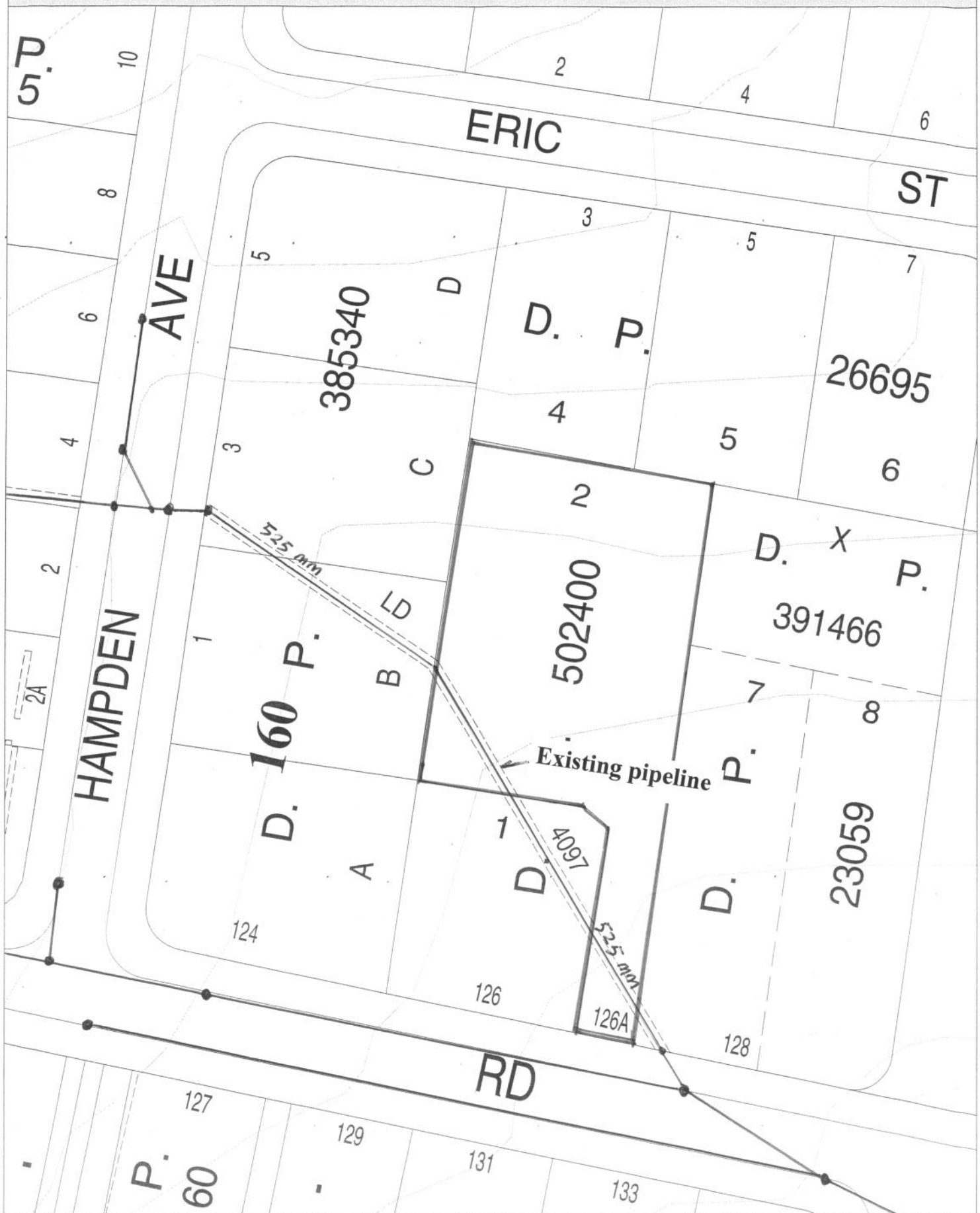
Roger Guerin
Manager Projects & Design

Greg Piconi
Director Operations

Attachments: **A. Location Plan of existing stormwater pipeline and easement - 813744**
 B. Location Plan for proposed drainage easement and new pipeline- 813745

126A BURNS ROAD, KILLARA – RELOCATION OF
DRAINAGE EASEMENT

Attachment A



SCALE: 1:800

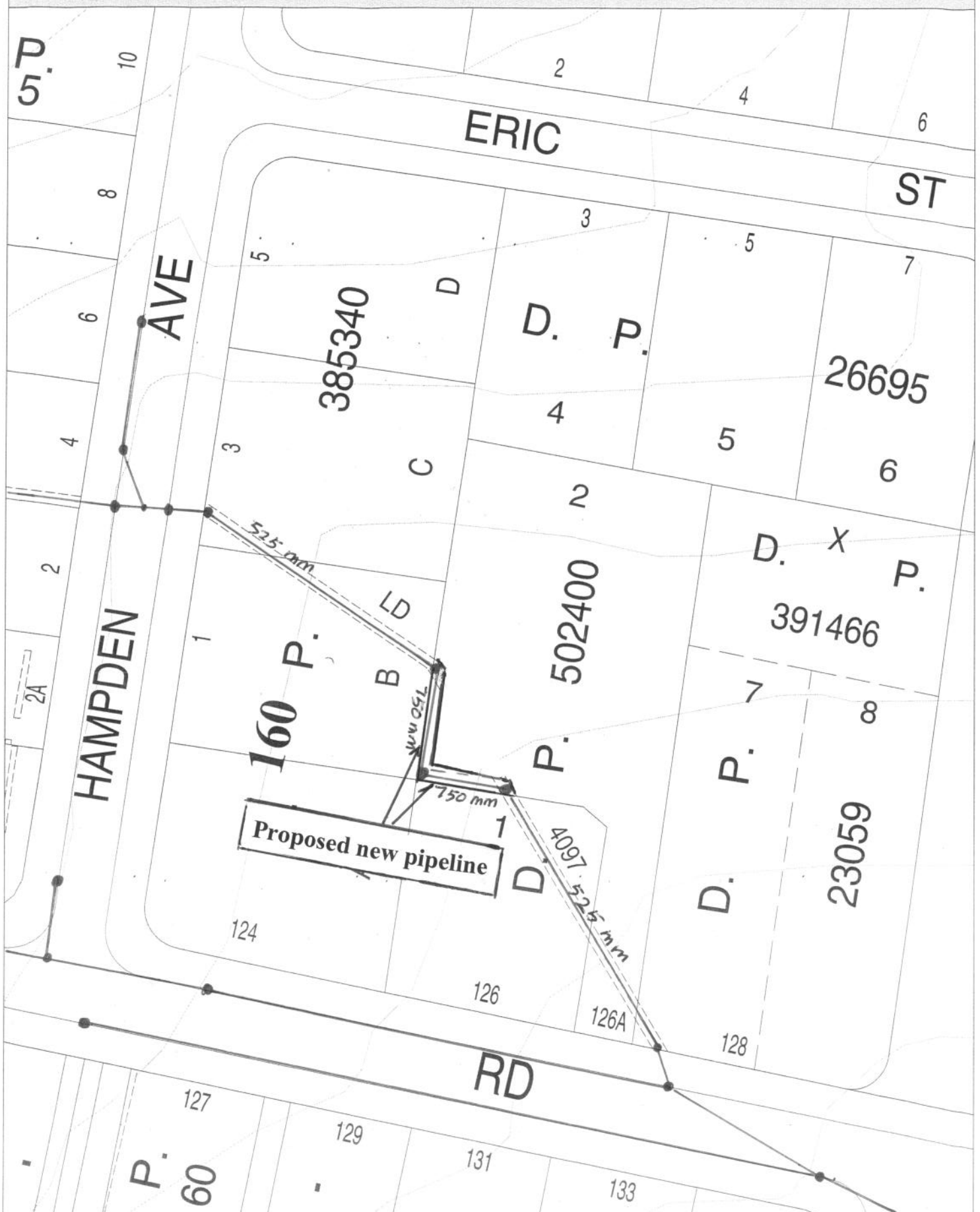
DATE: 01-08-2007

Location of development site and existing drainage
easement



126A BURNS ROAD, KILLARA – RELOCATION OF
DRAINAGE EASEMENT

Attachment B



SCALE: 1:800

DATE: 01-08-2007

Location of new proposed drainage easement



10 TO 16 MARIAN STREET, KILLARA - TO EXTINGUISH EXISTING DRAINAGE EASEMENT & CREATE A NEW EASEMENT OVER NEWLY CONSTRUCTED STORMWATER PIPELINE

Ward: Gordon

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider granting approval to extinguish the existing drainage easement and create a new easement over the new stormwater pipeline traversing the development site of No.10 to 16 Marian Street, Killara.
BACKGROUND:	On 14 June 2005 Council approved the Development application DA1388/04. The proposal involved relocating existing Council's stormwater pipeline traversing the site. The construction and the relocation of the pipeline have been completed. It is necessary to extinguish the existing drainage easement, and create a new easement over the newly constructed pipeline. The applicant is to obtain a resolution from Council for the extinguishment and creation of a new easement
COMMENTS:	The newly constructed pipeline traversing the site has been completed pending final inspection. It is of mutual benefit to Council and the developer to create new easement over the constructed pipeline.
RECOMMENDATION:	That Council grants approval to extinguish the existing easement and create a new easement over the new pipeline subject to conditions A to C noted in recommendation of this report.

PURPOSE OF REPORT

For Council to consider granting approval to extinguish the existing drainage easement and create a new easement over the new stormwater pipeline traversing the development site of No.10 to 16 Marian Street, Killara.

BACKGROUND

Development Application DA1388/04 was approved by Council on 14 June 2005 for the applicant, Mirvac Ltd to demolish existing dwellings and then construct five(5) residential flat buildings providing 60 units, including basement car parking, landscaping and strata subdivision.

Council's stormwater pipeline traverses the development site. A major length of the pipeline was relocated to accommodate the layout of the new buildings. The relocation was approved and the construction has been completed pending final inspection. It is necessary to formalise the new easement over the newly constructed pipeline. This would involve extinguishing the existing drainage easement, and creating a new easement over the newly constructed pipeline. The applicant is to obtain a resolution from Council for the extinguishment of the existing easement and creation of a new easement.

COMMENTS

Extinguishment of existing easement and creation of new easement to drain water

The site is burdened by an existing easement 3.05m wide traversing the site. A section of the pipeline has no easement over as shown in the drainage layout plan as Attachment 1. The plan also shows the location of the new proposed easement 2.2, 3.05 m wide and variable over the new pipeline.

Of mutual benefit to Council and the applicant is a requirement to extinguish the existing easement and create a new easement pursuant to Section 88B of the Conveyancing Act 1919 which requires a 2.2, 3.05m wide and variable easement over the new stormwater pipeline and pits.

CONSULTATION

No public consultation has been undertaken in the preparation of this report apart from discussion with the applicant of the site.

FINANCIAL CONSIDERATIONS

All costs associated with legal matters for the extinguishment of the existing easement and creation of the new easement are to be borne by the applicant, Mirvac Ltd. benefiting from this work

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Operations Department has consulted with the Engineering Assessment Unit in the Development and Regulatory Department in matters relating to the relocation of easements.

SUMMARY

Council's stormwater pipeline traversing the development site was relocated to accommodate the layout of the new buildings. The relocation was approved and the construction has been completed pending final inspection. It is necessary to formalise the new easement over the newly constructed pipeline, which would involve extinguishing the existing drainage easement, and creating a new easement over the newly constructed pipeline. The applicant is to obtain a resolution from Council for the extinguishment and creation of a new easement.

RECOMMENDATION

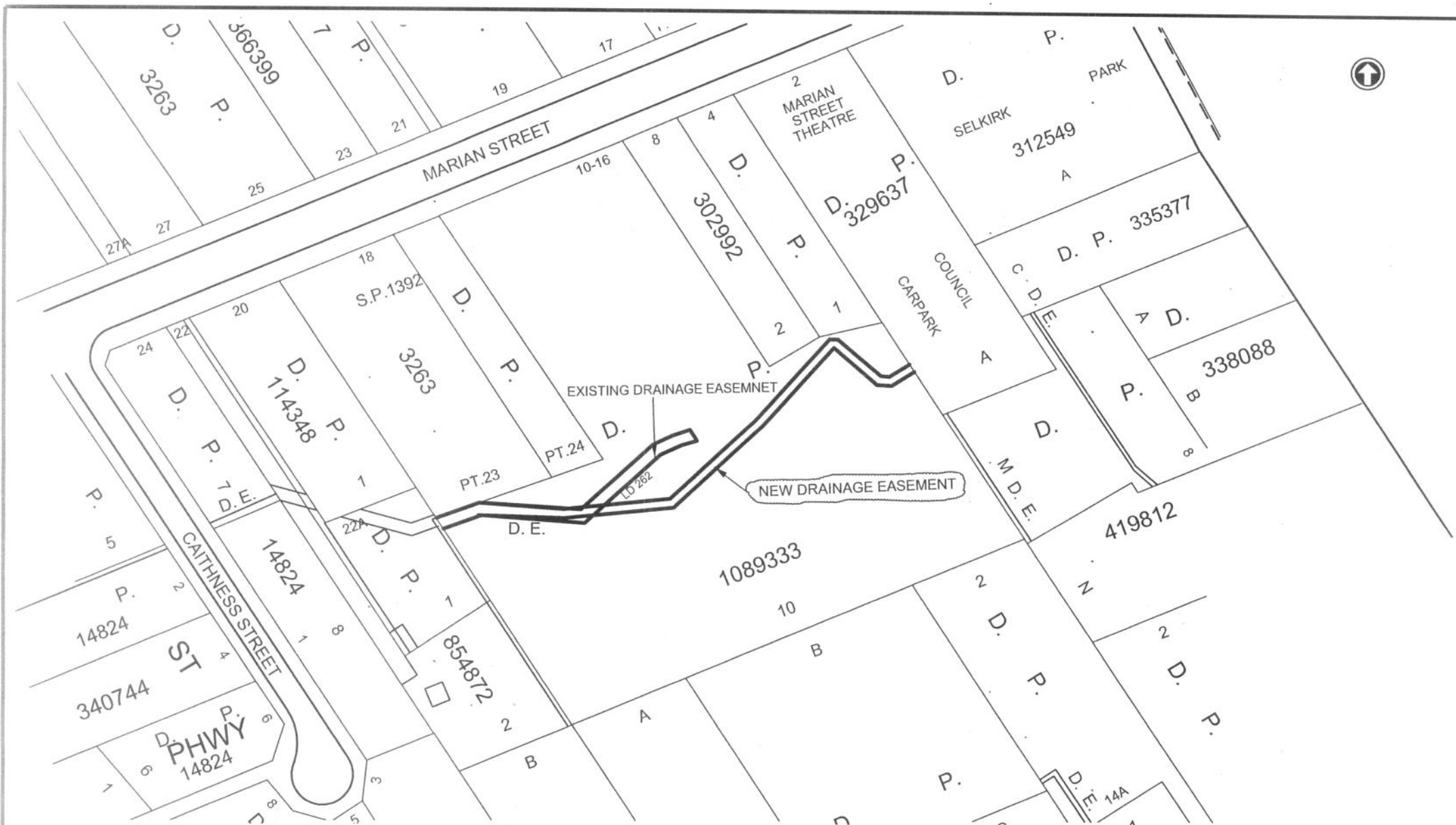
- A. That Council grants approval for the extinguishment of the existing easement and creation of a new drainage easement 2.2, 3.05 m wide and variable over the new pipeline as shown on the attached sketch.
- B. That authority be given to affix the common seal of the Council to the instrument for release and creation of the new easement.
- C. That the full cost of altering the terms of the extinguishment and Creation of the Easement for Drainage, including Council's legal costs and disbursements, be borne by the applicant.

Eng Tan
Drainage Assets Engineer

Roger Guerin
Manager Project & Design

Greg Piconi
Director Operations

Attachment: Location plan for existing drainage easement & new easement - 812900



SKETCH PLAN No.	Marian Street
SHEET No:	1 of 1
SCALE:	NTS
DRAWN:	JS
DATE:	09/08/2007
FILE No:	DA 1388/04

10-16 MARIAN STREET, KILLARA **LOACTION PLAN FOR EXISTING DRAINAGE EASEMENT** **AND NEW EASEMENT**

2007 TO 2008 RTA PROGRAM FUNDING

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To approve Council's allocation of the 2007-2008 Roads and Traffic Authority Program Funding and to accept the Block Grant for 2007-2008.

BACKGROUND:

In September 2006 Council submitted a list of projects for the financial year 2007-2008 in the RTA program areas. By the attachment to the letter received on 27 June 2007, the RTA advised Council's component of the 2007-2008 State Roads Budget totaling \$898,000.

COMMENTS:

The grants are provided annually by the RTA and formal advice of acceptance is required by 1 October 2007. Some program items require an equal contribution from Council. These funds are available in the 2007-2008 Management Plan.

RECOMMENDATION:

That Council accepts the grant of \$78,000 under the Traffic Management Program, \$ 42,000 under the Road Safety Program and \$225,000 under the Repair Program. That Council accepts the Roads Component of \$188,000 and the Supplementary Road Component of \$82,000 but not accept the Traffic Facilities component of \$283,000 of the Regional Roads Block Grant for 2007-2008.

PURPOSE OF REPORT

To approve Council's allocation of the 2007-2008 Roads and Traffic Authority Program Funding and to accept the Block Grant for 2007-2008.

BACKGROUND

In September 2006, Council submitted to the RTA a list of projects in order of priority for the financial year 2007-2008 in the RTA program areas. By letter received on 27 June 2007, the RTA advised Council's component of the 2007-2008 State Roads Budget. The total program allocation is \$898,000, made up as follows:

Traffic Management		\$78,000	Funded 50/50
Road Safety Services		\$42,000	Funded 50/50
Regional Roads	Repair Program	\$225,000	Funded 50/50
	Block Grant Traffic Facilities	\$283,000	Fully funded by RTA
	Block Grant Roads	\$188,000	Fully funded by RTA
	Block Grant Supplementary Road Component	\$82,000	Fully funded by RTA
Total Allocation		\$898,000	

Under the current Memorandum of Understanding, the RTA requires advice of acceptance of the grants by 1 October 2007.

In the past, Council has resolved to accept the Traffic Management Grant, Road Safety Grant, Repair Program Grant, the Block Grant Roads and the Ex 3 x 3 Grant but has never accepted the Traffic Facilities Block Grant because it did not provide sufficient funds for the requirements of this service. Also, acceptance of this Grant would require Council to provide resources to undertake traffic facilities work. Consequently, the RTA will be required to continue its traffic facilities service to Council.

COMMENTS

TRAFFIC MANAGEMENT

The RTA has offered the following grant under the Traffic Management Section of its 2007-2008 Program Funding:

Location	Suburb	Treatment	Grant
Bobbin Head Road	Turramurra	On road cycleway extension	\$50,000
Bobbin Head Road/Du Faur Street,	North Turramurra	Refuge	\$8,000
Boundary Street	Roseville	Footpath/Ramp	\$20,000
Total			\$78,000

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This Traffic Management grant must be matched by Council on a 50/50 basis. Council's share can be funded from the Traffic Facilities and Footpath Programs for 2007-2012 which are the subject of separate reports to Council.

Council's share of the Bobbin Head Road cycleway project is included in the 2007-2012 Footpath Program.

The Bobbin Head Road/Du Faur Street pedestrian refuge is included in the 2007-2012 Traffic Facilities Program.

The footpath ramp in Boundary Street was included in the 2006-07 Footpath program but deferred following preliminary advice from the RTA that it may receive grant funding in 2007-08. This project has been carried forward from 2006-2007 and Council's matching share is included in funding carried forward from 2006-07.

Council annually submits an extensive prioritised list of traffic facility works to the RTA based on its own approved Five Year Traffic Facilities Program which is reviewed annually. However, the RTA provides grants based on its own priorities which vary from year to year and Council must compete on a state wide basis for funding assistance.

A five-year Rolling Traffic Facilities Program for 2007-2012 is the subject of a separate report to Council.

ROAD SAFETY

This program helps fund the salary and program costs for Council's Road Safety Officer and must be matched by Council on a dollar for dollar basis. The RTA has allocated \$42,000 and Council's \$42,000 share has been allowed for in the Operations portion of the 2007-2008 Management Plan Budget.

Acceptance of this grant is recommended.

REGIONAL ROADS**REPAIR PROGRAM**

The RTA advised Council of the following funding offer for the 2007-2008 REPAIR Program:

Location	Description	Project Cost	RTA Contribution
Lady Game Drive, Lindfield from 500m past Highfield Rd to 200m from Grosvenor Rd	Reconstruct with deeplift asphalt	\$175,000	\$87,500
Eastern Arterial Road, East Killara from 700m from Burraneer Ave to 500m from Koola Ave	Reconstruct with deeplift asphalt	\$275,000	\$137,500
Total			\$225,000

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Lady Game Drive, Lindfield

This section of Lady Game Drive is in poor condition and the base has already failed with depression and rutting. The routine maintenance cost of this section is continuously increasing. Rehabilitation of this section would reduce ongoing maintenance costs and improve traffic safety.

Eastern Arterial Road, East Killara

This section of Eastern Arterial Road has pavement failures and an irregular shape. The rehabilitation of this section with heavy patching and resheeting will reduce ongoing maintenance costs and improve traffic safety.

These two projects were included in a prioritised list of Regional Roads pavement works submitted to the RTA in September 2006. The list was developed using Council's SMEC Pavement Management System.

Before offering a grant to a Council, the RTA confirms pavement condition and roughness using its own systems. Projects are then prioritised annually on a State and Regional basis.

In 2007-2008 the REPAIR program funding pool totalled \$5.65million, the RTA received bids totalling \$17.2million. The maximum grant offered to any council by the RTA is \$250,000 regardless of the condition of the roads in its area. Only one quarter of metropolitan councils received the maximum allocation and one third received no funds at all.

If Council declines this offer, there is no guarantee that the offer will be repeated for 2008-2009.

Council's 50% share of the cost of these projects is included in the 2007-2008 Management Plan Budget and these projects are included in the 2007-2008 Regional Roads Repair Program.

Acceptance of this grant is recommended.

BLOCK GRANT TRAFIC FACILITIES

Council has been offered a grant of \$283,000 for Traffic Facilities for 2007-2008. Council has not previously accepted the Traffic Facilities component of the Block Grant. Community perception is that the maintenance of traffic facilities infrastructure is a Council responsibility, but this work is currently the responsibility of the RTA on both regional and local roads. Funds available under this component are currently administered and expended by the RTA on Council's behalf.

The RTA believes that Council should accept responsibility for facilities on local roads and will not fund Local Area Traffic Management Schemes or facilities that it considers non-essential.

By accepting this grant, Council would be accepting full responsibility for the maintenance of all road markings and signage on both regional and local roads. Council has contended that the grant offered is inadequate, that the existing infrastructure is still degraded and that the RTA should upgrade the facilities before Council accepts responsibility for their

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maintenance. Also, Council would need to employ additional staff to undertake this work and also invest in suitable equipment.

While 31 of the 41 councils in the Sydney region have accepted the grant, some of these councils consider the allocated funds are insufficient to maintain facilities on local and regional roads in their areas.

Ku-ring-gai has been offered the following grants in the previous years:

1999/2000	\$150,000
2000/2001	\$158,000
2002/2003	\$254,000
2003/2004	\$245,000
2004/2005	\$263,000
2005/2006	\$270,000
2006/2007	\$276,000
2007/2008	\$283,000

The RTA accepts that the grant levels are insufficient and the distribution of funds has been inequitable. There is no doubt that the reluctance of councils like Ku-ring-gai to take up the grants forced the RTA to increase the quantum of the grants in 2002-2003 and develop a more equitable distribution formula. As the offer for 2003-2004 was less than 2002-2003 and subsequent increases barely cover inflation, it appears that there is currently no RTA commitment to provide more adequate funding in future years.

The RTA is developing a new formula to provide a more even handed distribution without any initial reduction in a council's allocation. Several years ago, Councils were asked to provide additional infrastructure data to enable the formula to be introduced. A complete survey of the number and condition of facilities in the Ku-ring-gai area was completed and submitted to the RTA

Council was previously advised that the funds required to bring its traffic facilities up to a satisfactory standard was \$2,355,144 and the annual expenditure required to maintain the standard is \$589,274.

Funds allocated to councils that do not accept the grant are pooled. Each council is allowed to draw from the pool until funds are exhausted. It is considered that this arrangement does not materially affect councils (such as Ku-ring-gai) whose past grants have been inadequate because in previous years Council's allocation was usually fully expended early in the financial year. In fact, by submitting a significant number of work requests early in recent financial years, Ku-ring-gai has received more than its share of pooled funds of the grant offer because expenditures are not released by the RTA.

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It is recommended that Council not accept the Traffic Facilities component for 2007-2008 and continue to monitor the impact of any changes during 2007-2008 when work has been assigned to the RTA.

BLOCK GRANT ROADS

The RTA provides this component of the Block Grant to assist with maintenance of regional roads. In 1996, the RTA adopted a distribution formula to determine the allocation of funds amongst the 41 councils in the Sydney region. The formula takes into account heavy traffic, traffic volume, and pavement area based on the length of regional roads and number of lanes.

Since then the Regional Roads component has increased annually and for 2007-2008 is \$188,000.

It is proposed to use the Block Grant for heavy patching on the following regional roads in 2006-2007:

- ◆ The Comenarra Parkway
- ◆ Bobbin Head Road
- ◆ Kissing Point Road
- ◆ Stanhope Road

Acceptance of this component of the Block Grant is recommended.

BLOCK GRANT SUPPLEMENTARY ROAD COMPONENT

This was formerly known as the Ex 3x3 component of the Block Grant. The grant of \$82,000 is the same as that provided in previous years. These funds are available for any roadwork on regional roads as determined by Council. It has been the practice to use these funds for heavy patching on Regional Roads. In 2005-2006 these funds were used to undertake works at Eastern Arterial Road and Eastern Road. This grant will also be used to repair damaged guardrail sections on The Comenarra Parkway, along with some pavement failures.

Acceptance of this component of the Block Grant is recommended.

CONSULTATION

Not applicable

FINANCIAL CONSIDERATIONS

Acceptance of the RTA grants requires an equal contribution from Council totalling \$345,000. Provision has been made in the 2007 -2012 Management Plan Budget for this contribution.

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Provision was made in the draft budget for matching a \$250,000 repair Program grant from the RTA as this has been the case for a number of years. Council is now required to contribute only \$225,000 as its share. The balance of \$25,000 will be available for use on local roads.

In past years, Ku-ring-gai has demonstrated to the RTA its ability to carry out major additional works efficiently, economically and at very short notice. This has attracted additional grants late in the financial year sourced from funds not spent by other Councils. If Council is successful in lobbying for additional grants from the RTA for regional road works, then Council will be advised by a further report on the grant and how the Road Reserve budget will be adjusted.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Council's Corporate Department has been consulted in relation to the funding of the program.

SUMMARY

In September 2005, Council submitted a list of projects for the financial year 2007-2008 in the RTA program areas. By the attachment to the letter received on 27 June 2007, the RTA advised Council's component of the 2007-2008 State Roads Budget totaling \$898,000

The grants are provided annually and formal advice of acceptance is required by 1 October 2007.

It is recommended that Council accept the RTA Traffic Management grant of \$78,000, Road Safety grant of \$42,000 and Repair Program grant of \$225,000. The funding is conditional upon Council matching these funds on a dollar for dollar basis and completing the work by 30 June 2008.

The RTA provides funds to assist Council with the maintenance of regional roads. The Block Grant has a Traffic Facilities component of \$283,000, a Roads component of \$188,000, and a Supplementary Roads component of \$82,000.

Council has always accepted the Road component and the Supplementary Roads component of the Block Grant. Council has not previously accepted the Traffic Facilities component.

RECOMMENDATION

- A. That Council accepts the grant offer of \$78,000 for the Bobbin Head Road cycleway extension, \$8,000 for the refuge island at Bobbin Head Road /De Faur Street and the \$20,000 for the footpath/ramp at Boundary Street under the Traffic Management and Footpath Program.
- B. That Council accepts the grant of \$42,000 under the Road Safety Program.
- C. That Council accepts the grant of \$225,000 from the Roads and Traffic Authority under the 2007-2008 REPAIR Program for pavement rehabilitation of Lady Game Drive between 500m from Highfield Road and 200m from Grosvenor Road and Eastern Arterial Road from 700m from Burraneer Avenue to 500 from Koola Avenue.

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- D. That Council not accept the Traffic Facilities component of the Regional Road Block Grant for 2007-2008 and continue to use RTA resources to carry out traffic facilities work.
- E. That Council accepts the Roads component of \$188,000 and the Supplementary Road Component of \$82,000 of the Regional Roads Block Grant for 2007-2008.

Alexx Alagiah
Pavements & Assets Engineer

Roger Guerin
Manager Design & Projects

Greg Piconi
Director Operations

Attachments: RTA letter received on 27 June 2007 - 792613



Our Reference: 238 5415
Contact: Mr Chris Goudanas
Telephone: 8814 2110

The General Manager
Ku-ring-gai Council
DX 8703
Gordon



Attention: Roger Guerin
Manager Design & Projects

SUBJECT: 2007_2008 Program Funding

Dear Sir/Madam

Please find attached a list of funding allocations to Ku-ring-gai Council for 2007_2008 following the release of the NSW State Budget. The amounts shown in the attached table are for all projects to be undertaken by Councils. Projects to be undertaken by the RTA are not included in the list.

The funding includes Block Grant and REPAIR Program funding allocations to assist Council to manage its Regional Roads. The Minister for Roads has also included a Supplementary Roads allocation under the Block Grant to be used at Council's discretion for works on Regional Roads.

The 2007_2008 Regional Road Block Grant Agreement applies to all funds for works accepted for the Block Grant components.

The funding listed in the attached table includes the provision of various Local Road initiatives for both road safety and amenity related projects. The table also includes funding allocations under the AUSLINK Blackspot Programme for which Council has already been advised under a separate letter around April 2007.

Individual program managers will be contacting council with regards to details of specific work and any special arrangements that might apply.

Council Funding and Project Acceptance:

The funds are provided in accordance with the Authority's document "*Arrangements with Councils for Road Management*" and require Council's formal acceptance of both the funding allocations and commitment to the works. **Under the current Memorandum of Understanding (MOU) with Council advice of Council's acceptance and commitment to the work(s) is required by 1 October 2007.** Failure to comply might be interpreted that the work(s) will not be proceeding and the funds could be withdrawn and re-allocated.



Claim for Payments:

Payments to Council will follow the same format as last year, namely, Council has only to submit a claim for payment using the Recipient Created Tax Invoice (R.C.T.I.) and not a Tax Invoice. However, claims for payment for works covered by the *Regional Road Block Grant Agreement* are not required as the Authority will make quarterly payments to Council during the 2007_2008 financial year as outlined in the Memorandum of Understanding (MOU). For the *Traffic Route Lighting Subsidy* the Authority will forward the payment automatically to Council towards the end of the 2007_2008 financial year.

Council can issue invoice for Claim for Payments under the Local Government Road Safety Program (LGRSP) as follows,

- 80% of total allocation upon the receipt of Council's acceptance letter
- 20% of total allocation around 31st May 2008

In your submission of claims please include the project number on the claim form as listed next to the project on the attached list.

Project Completion:

Council is reminded that in line with the *Memorandum of Understanding* the State funded works should be targeted for completion no later than mid May 2007. **However, projects with Program Position number commencing with 16__ should be undertaken as a matter of urgency.** These projects are safety related and any delay could expose Council to litigation should an accident occur that could otherwise have been prevented. Desirably the works should be completed in the 2007 calendar year.

Please note that the advice of funds now contained on the attached sheet is for actual value of work and does not include GST - the 10% GST component will be added when the RTA makes payment.

A copy of the *Memorandum of Understanding (MOU)*, which includes the *Program Management Cycle, Key Requirements* under the MOU and *Project Pro-formas*, is available on the RTA Internet Web Site

<http://whome.rta.nsw.gov.au/doingbusinesswithus/trafficfacilities/localcouncils/memorandumofunderstanding.html>

Yours faithfully



Chris Goudanas
Council Liaison & Regional Projects Manager

KU-RING-GAI COUNCIL

2007_2008 Program Funding

ONLY for Projects undertaken by Council.
Does **NOT** include projects undertaken by RTA

Traffic Management Section: Contact Divna Gvetojevic 8814 2591

PROJECT	PROGRAM POSITION	PROJECT DESCRIPTION	RTA ALLOCATION
T/02367	27304	BOBBIN HEAD RD ON ROAD CYCLEWAY EXTENSN Funded 50/50	\$50,000
T/02783	27401	REFUGE-BOBBIN H RD/DU FAUR ST,N T'MURRA Funded 50/50	\$8,000
T/02797	27401	FOOTPATH/RAMP - BOUNDARY ST, ROSEVILLE Funded 50/50	\$20,000
TOTAL			\$78,000

Road Safety: Contact Paul Murray 8814 2361

PROJECT	PROGRAM POSITION	PROJECT DESCRIPTION	RTA ALLOCATION
082797	16106	Ku-ring-gai - Road Safety Officer Funded 50/50	\$42,000
TOTAL			\$42,000

Regional Roads: Contact Chris Goudanas 8814 2110

PROJECT	PROGRAM POSITION	PROJECT DESCRIPTION	RTA ALLOCATION
A/01904/08/L	12602	REPAIR REHAB Lady Game Dr Lindfield from 500m past Highfield Rd to 200m from Grosvenor Rd Funded 50/50	\$87,500
A/01904/08/E	12602	REPAIR REHAB Eastern Arterial Rd East Killara from 700m from Burraneer Ave to 500m from Koola Ave Funded 50/50	\$137,500
098484	17504	Block Grant TRAFFIC FACILITIES	\$283,000
A/04866	12601	Block Grant ROADS	\$188,000
A/04869	12604	Block Grant Supplementary Road Component	\$82,000
TOTAL			\$778,000

TOTAL Allocation	\$898,000
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Our Reference: 238.5415
Contact: Chris Goudanas
Telephone: 8814 2110

The General Manager
Ku-ring-gai Council
DX 8703
Gordon,

Attention: Roger Guerin
Manager Design & Projects

2007_2008 Block Grant Agreement

Dear Sir/Madam

The RTA is in a position to pay the first instalment of Councils 2007/08 Regional Road Block Grant.

Accordingly the 2007/08 Block Grant Agreement is enclosed for Council's signature and prompt return to the RTA.

Under this Agreement the Grant amounts are,

Roads component:	\$188,000
Supplementary road component	\$82,000
Total (Above 2 components only)	\$270,000
 Traffic Facilities component:	 \$283,000
Total (includes Traffic Facilities component)	\$553,000

Tick **Option A** in the *Block Grant Agreement (Page 7)* to accept the Traffic Facilities component or

Tick **Option B** in the *Block Grant Agreement (Page 7)* if you do not wish to accept the Traffic Facilities component

On receipt of Council's signed Agreement, the RTA will pay the first 25% instalment of the amount in **Options A or B**

The initial payment under the Block Grant agreement will be provided immediately to those councils that return their signed Agreement to the RTA's Regional Office

Subsequent payments, in October 2007, January 2008 and April 2008, as provided for in the Agreement, are conditional on Council signing the 2007/08 Agreement and submitting reports as required under Section 6 of the 2007/08 Agreement. These reports (**Schedules 4A and 4B**) cover council reporting of total expenditure on Regional Roads and details of road inventory and usage.



Please note that if Council accepts the *Traffic Facilities Component* the total grant will be **\$553,000**. If Council decides to accept the *Traffic Facilities Component* part way through the financial year then the amount of the grant paid to Council will be adjusted to reflect the cost of any works that have been carried out on behalf of Council prior to Council's acceptance.

For Council's information, in the event that Council determines not to accept the *Traffic Facilities Component* of the Block Grant, of **\$283,000** these funds will be pooled with the funds of other Councils also not accepting the Grant, and administered under the *RTA Business Rules*.

A copy of the *RTA Business Rules* and the procedures the RTA will adopt to administer the *RTA Business Rules* can be obtained from the RTA web site
<http://whome.rta.nsw.gov.au/doingbusinesswithus/trafficfacilities/localcouncils/rtabusinessrules.html>

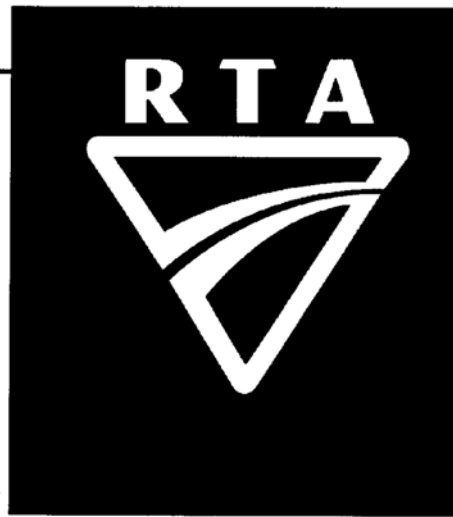
For Council to participate in the Block Grant arrangements for 2007_2008 Council should execute both copies of the Agreement - returned one copy to the RTA marked to the attention of Chris Goudanas and retain one copy for Council's record.

The amounts stated in the Agreement are for actual work. The RTA will provide an additional 10% to cover for the GST component.

Yours faithfully,



Chris Goudanas
Council Liaison & Regional Projects Manager



**AGREEMENT FOR BLOCK GRANT
ASSISTANCE TO COUNCIL FOR
REGIONAL ROADS**

("Block Grant Agreement")

2007/2008

Ku-ring-gai Council

AGREEMENT FOR BLOCK GRANT OF ASSISTANCE TO COUNCIL FOR REGIONAL ROADS

Dated: 1 July 2007

1. PARTIES

1.1 Roads and Traffic Authority of New South Wales – **Sydney Region**

1.2 **Ku-ring-gai Council**

2. INTERPRETATION

2.1 In this document unless the context otherwise requires the following words and phrases shall have the meanings attributed to them as follows:

2.1.1 **"Act"** means the Roads Act 1993.

2.1.2 **"Maintenance"** shall have the meaning it has in the Act.

2.1.3 **"Council"** means the Council being granted assistance by the Roads and Traffic Authority for works of construction and maintenance under the Act as set out in this Agreement.

2.1.4 **"Financial Year"** shall refer to the twelve-month period commencing on 1 July 2007 and expiring on 30 June 2008.

2.1.5 **"Payment Period"** shall refer to the three consecutive divisions of the Financial Year, each three months in length and ending respectively on 31 October 2007, 31 January 2008 and 30 April 2008.

2.1.6 **"Grant"** means the amount of financial assistance agreed to be granted to Council by the Roads and Traffic Authority in accordance with the terms of this Agreement.

2.1.7 **"Local Government Area"** shall have the same meaning as in the Local Government Act 1993

2.1.8 **"Regional Roads"** means the roads in respect of which the RTA and Council have agreed that a grant shall be made as set out in this Agreement.

2.1.9 **"RTA"** means the Roads and Traffic Authority of New South Wales constituted under the Transport Administration Act 1988

2.1.10 **"Traffic Facilities"** means all facilities installed to assist the flow of traffic and to maximise road safety.

- 2.1.11 **"Works"** means all acts of construction, maintenance, improvements and related planning, design, environmental surveys upon Regional Roads and all incidental on-site acts in any way related to such activities.

3. RECITALS

- 3.1 The RTA and councils throughout New South Wales share responsibility for the management of the roads and traffic system in New South Wales and are committed to a joint consultative approach to the exercise of that responsibility.
- 3.2 The RTA and councils have a mutual interest to ensure that adequate funds are available from all spheres of government so that the roads and traffic system in New South Wales is managed in a manner acceptable to the community.
- 3.3 The RTA and councils recognise that effective and efficient planning, management, administrative, funding and classification arrangements are necessary in the current economic and social climate.
- 3.4 The RTA and Council therefore enter into this binding Agreement to govern the payment of the Grant.

4. GRANT OF FINANCIAL ASSISTANCE

- 4.1 The parties hereby agree that RTA shall pay the Grant in respect of Works to Council for the Financial Year 1 July 2007 to 30 June 2008 in accordance with the terms contained in this Agreement.

5. GRANT

Amount

- 5.1 The RTA shall pay the Grant to Council in the amount set out in Schedule One of this Agreement. The Grant shall have three components,
 - 5.1.1 Roads component, a
 - 5.1.2 Traffic Facilities component, and a
 - 5.1.3 Supplementary (Ex 3X3) component.

Regional Roads

- 5.2 The parties agree that the Regional Roads to which this Agreement applies shall be that portion of the Regional Roads listed in Schedule Two of this Agreement which falls within the local government area of Council.

Expenditure on Works

- 5.3 Council agrees to expend the Grant to conform with sound engineering practice and in accordance with appropriate prevailing standards only on:
 - 5.3.1 Works on Regional Roads; and
 - 5.3.2 Works relating to Traffic Facilities on Regional and Local roads
- 5.4 The RTA acknowledges that financial assistance additional to the Grant may be granted by the RTA in respect of specific works on Regional Roads.

Flood and Storm Damage

- 5.5 The RTA acknowledges that financial assistance additional to the Grant may be granted by the RTA in respect of urgent repairs or emergency works necessary upon Regional Roads.
- 5.6 The RTA acknowledges that financial assistance additional to the Grant may be granted by the RTA where, owing to damage to roads, ferries or bridges by flood or storm damage, it is necessary to provide alternative routes or provide additional facilities for traffic purposes.

6. PAYMENT OF FINANCIAL ASSISTANCE

- 6.1 The RTA shall pay the Grant to Council by quarterly payments, the first such payment to be made as soon as practicable following execution of this agreement. Subsequent quarterly payments will only become payable on receipt of the following documents:
- 6.1.1 A certificate of expenditure in accordance with section 6.3 and 6.4 of this Agreement,
 - 6.1.2 A report of expenditure and works completed in accordance with section 7.1 of this Agreement, and
 - 6.1.3 A report on the inventory of Regional Roads including bridges in accordance with section 7.2 of this Agreement.
- 6.2 Payment of the subsequent grant instalments will be made as soon as practicable within the months of October, January and April in the Financial Year subject to the conditions of this Agreement being met.
- 6.3 Council agrees to forward to the RTA by 1 September 2008 a Certificate of Expenditure in the form prescribed in Schedule Three of this Agreement.

Under Expenditure

- 6.4 Council is expected to have fully expended the Grant by 30 June 2008. Any part of the Grant not expended by 30 June 2008 may be expended by Council after that date without diminishing the amount of the Grant for the subsequent financial year but not later than 31 July 2008 provided that Council shall expend such remaining sum in accordance with the terms of this Agreement and certify this expenditure in accordance with Schedule Three of this Agreement.
- 6.5 Any remaining part of the Grant not expended by 31 July 2008 will be regarded as a payment against the Grant for the subsequent financial year.

7. COUNCIL REPORTING

- 7.1 Council agrees to forward to the RTA by 30 September 2008 a report detailing expenditure, from all council sources, and work outputs for Regional Roads in accordance with Schedule 4A of this Agreement. This report is to show all expenditure on road works and traffic control works on Regional Roads from all Council's funding sources.
- 7.2 Council also agrees to forward to the RTA by 30 September 2008 updated inventory information in accordance with Schedule 4B.

8. INSPECTION OF RECORDS

- 8.1 Council agrees to give any authorised officer of the RTA all information, evidence, access to Council's records, documents and facilities for inspection reasonably required in connection with the expenditure of the Grant. Any officer of the RTA who is authorised by the RTA in writing to seek and obtain such information and other matters shall be deemed to have been authorised for the purposes of this clause.
- 8.2 Council recognises that it may be selected at random during the period of the agreement to be the subject of an audit of expenditure of the Grant.

9. INDEMNITY

- 9.1 Council shall indemnify and save harmless and keep indemnified the RTA from and against all damages, costs, charges and expenses of any nature whatsoever suffered or incurred by Council in respect of any action claim suit or proceedings taken by or incurred by Council in respect of any Works carried out involving expenditure of the

Grant except where the RTA may itself be liable in respect of any Works upon which it has subcontracted for reward.

- 9.2 Any damages, costs, charges or expenses of any nature whatsoever paid suffered or incurred by Council in respect of any action, claim, suit or proceedings taken by or against Council and relating to Works carried out involving expenditure of the Grant shall be paid or borne by Council and shall not be paid out of the Grant; provided however that this restriction on expenditure of the Grant shall not apply to any action, claim, suit or proceedings involving disputes between Council and contractors or sub-contractors engaged in or assisting in Works.

10. DEFAULT

- 10.1 If there is any default by Council in the observance or performance of this Agreement, Council shall, on demand being made by the RTA, refund the whole or such part as determined by the RTA of the moneys which at the date of such demand have been paid by the RTA on account of the Grant, together with interest thereon at the rate of 6 per cent per annum, calculated from the dates of payment thereof up to the date of refund.
- 10.2 If the RTA so determines, the amount for which a demand has been made under Clause 9.1 may be set off against a grant for the succeeding year rather than repaid.
- 10.3 The parties agree that any dispute or claim whatsoever arising in connection with this Agreement shall be submitted to mediation administered by the Australian Commercial Disputes Centre Limited ("ACDC"). The mediator shall be a person agreed between the parties chosen from a list suggested by ACDC and failing agreement shall be a person nominated by the Secretary General of ACDC. All costs, charges and expenses resulting from referral to the ACDC shall be borne equally by the parties. In the event that the dispute or claim has not been resolved within 28 days (or such other period as agreed to in writing between the parties hereto) of appointment of the mediator the claim shall be submitted to litigation.

11. RECOVERY OF COST OF DAMAGE TO ROADS

- 11.1 In respect of damage to Regional Roads, Council agrees to carry out repairs and use its best endeavours to recover the cost of such repairs in accordance with *Section 102 of the Roads Act*.
- 11.2 The parties agree that the Grant may be expended on the cost of repairs carried out under Clause 11.1. Council agrees that any amount recovered by it pursuant to Clause 11.1 may be applied by Council in accordance with the terms of this Agreement as if such amount was part of the Grant.

12. GENERAL

- 12.1 This document shall be read and construed and take effect in accordance with the laws of New South Wales from time to time in force and providing that the procedures outlined in Clause 10.3 have been exhausted the parties hereby agree to subject themselves to the jurisdiction of the courts of New South Wales and any court competent to hear appeals there from.
- 12.2 Where any time limit pursuant to this document falls on a Saturday, Sunday or public holiday in the State or Territory whose laws apply in the construction hereof then that time limit shall be deemed to have expired on the next business day thereafter.
- 12.3 Where a word or phrase is given a defined meaning in this document, any other part of speech or other grammatical form in respect of such word or phrase shall unless the context otherwise requires have a corresponding meaning.
- 12.4 No amendment of or addition to the provisions of this document shall be valid and binding unless it is in writing and signed by both the parties.

- 12.5 The illegality of any provision of this document shall not affect the validity or enforceability of the other provisions hereof.
- 12.6 The headings and index used in this document are for convenience only and shall not affect the interpretation of this document.

13. NOTICES

- 13.1 Every Notice or Certificate or any communication between the parties referred to in this Agreement shall be put in writing and either delivered personally or sent by prepaid letter, telex or facsimile and shall be deemed to have been received:-
- 13.1.1 In the case of a letter, when delivered personally or three days after it has been put in the post;
- 13.1.2 In the case of a telex, at the time of receipt by the sender of the answerback code of the recipient at the end of the transmission; and
- 13.1.3 In the case of a facsimile, at the time the machine at which the facsimile is transmitted displays or records confirmation that transmission has been completed.
- 13.2 Provided that, in the case of a telex or facsimile, where such communication is received on a day other than a business day or after 5:00pm on a business day, it shall be deemed to have been received on the next following business day. Every notice shall be addressed to the relevant party as follows:

RTA:

81 Flushcombe Road, Blacktown NSW 2148

**Ku-ring-gai Council,
DX 8703, Gordon,**

Or such other address, telex or facsimile number as is notified by one party to the other party under this Agreement.

IN WITNESS of the above provisions and the following Schedules the parties have executed this Agreement on the date first hereinbefore appearing.


Duly signed by:

Sydney Regional Manager
(As delegate of the Roads
and Traffic Authority)


Regional Manager signature

MIKE VEYSEY

Regional Manager name


Witness signature

V. RAMESH

Witness name

Duly signed by:

The General Manager on behalf of
(Ku-ring-gai Council)

General Manager Signature

General Manager name

Witness signature

Witness name

Date: _____

SCHEDULE I**Amount of Grant**

Council Name Ku-ring-gai Council

The Grant from the RTA to the Council for the financial year July 1 2007 to June 30 2008 shall be for the total sum of:

Please select Option A or Option B by ticking your preferred option.

☐ **Option A:** Council Accepts the *Traffic Facilities Component* of the Block Grant

If Council accepts the *Traffic Facilities Component* of the Block Grant, the Grant from the RTA to the Council for the financial year 1 July 2007 to 30 June 2008 shall be,

\$553000

Comprising

Roads component:	\$188000
Traffic Facilities component	\$283000
Supplementary roads component	\$82000

☐ **Option B:** Council does NOT accept the *Traffic Facilities Component* of the Block Grant

If Council does not accept the *Traffic Facilities Component* of the Block Grant, Council's allocation for the financial year 1 July 2007 to 30 June 2008 shall be,

\$270000

Comprising:

Roads component:	\$188000
Supplementary roads component	\$82000

SCHEDULE 2
List of Regional Roads
2007_2008

Ku-ring-gai Council

Road Number	Road Name	Section From	Section To	Route Length (Km)
366	Bobbin Head Road	Pacific Highway	Ku-ring-gai Chase NP	6.100
2043	Archbold Road	Tryon Road	Boundary Street	1.800
2043	Birdwood Avenue	Eastern Arterial Road	Springdale Road	0.300
2043	Burns Road	Eastern Road	Warrimoo Avenue	2.400
2043	Eastern Arterial	Springdale Road	Tryon Road	1.500
2043	Eastern Arterial Road	Hunter Avenue	Birdwood Avenue	2.700
2043	Eastern Road	Junction Road	Burns Road	0.500
2043	Horace Street	Stanley Street	Hunter Avenue	1.100
2043	Junction Road	Spring Gully Creek	Eastern Road	1.500
2043	Killeaton Street	Warrimoo Avenue	Link Road	1.200
2043	Link Road	Killeaton Street	Stanley Street	0.700
7244	Doncaster Avenue	The Comenarra Parkway	Yanko Road	0.300
7244	The Comenarra Parkway	Lane Cove River	Doncaster Avenue	5.000
7244	Yanko Road	Doncaster Avenue	Ryde Road	1.600
7342	Lady Game Drive	Ryde Road	Blue Gum Creek	3.600
7349	Koola Avenue	Rosebery Road	Birdwood Avenue	0.200
7349	Rosebery Road	Springdale Road	Koola Avenue	0.300
7349	Springdale Road	Stanhope Road	Rosebery Road	0.800
7349	Stanhope Road	Pacific Highway	Springdale Road	0.600
7350	Fox Valley	The Comenarra Parkway	Pacific Highway	2.300
7351	Eastern Road	Rohini Street	Burns Road	1.800
7351	Rohini Street	Pacific Highway	Eastern Road	0.200
7421	Kissing Point Road	The Comenarra Parkway	Pacific Highway	2.000
				38.500

SCHEDULE 3

File No:

RTA:

Council:

ROADS AND TRAFFIC AUTHORITY NSW**BLOCK GRANT EXPENDITURE****CERTIFICATE OF EXPENDITURE**Council: **Ku-ring-gai Council**Financial Year **1 July 2006 to 30 June 2007**

Total Grant Approved as per Schedule 1 \$ _____

Total Payment by RTA \$ _____

Amount of Grant expended by Council by 30 June 2007 \$ _____Amount of Grant unexpended by 30 June 2007 and
subsequently fully expended by 31 July 2007 \$ _____

We certify, in accordance with the terms of the Agreement governing payment of the Grant that: -

- (a) The expenditure shown in this Certificate has been actually and bona fide incurred and relates solely to the work covered by the Grant.
- (b) The work is being/has been executed in accordance with appropriate prevailing standards and conforms with sound engineering practice and legislation in place if any.
- (c) The amount of the Grant that was unexpended at 30 June 2007, if any, has been fully expended by 31 July 2007 in accordance with the terms of this Agreement

General Manager for Council

Council Engineer

SCHEDULE 4A**Expenditure and Output Information for 2006/2007***Return to be submitted to RTA Regional Office by September 2007*

1. Council Name:	Ku-ring-gai Council
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2.	Expenditure on Regional Roads from all Council's funding sources	
2.1	RTA (Block, REPAIR, Disaster Restoration, Road Safety, Traffic Management and other grants including Federal funds administered by RTA eg Federal Black Spots)	\$
2.2	Federal Government (Financial Assistance and Roads to Recovery Grants)	\$
2.3	Council's own funds	\$
2.4	Other Sources (eg Developers, other agencies)	\$
2.5	Total Expenditure in 2006/2007	\$

Breakdown of Expenditure by work outputs

	Activity	Expenditure \$	Output to be reported by council	
3	Road Maintenance (excluding bridges)			
3.1	Routine roadside maintenance, ("route maintenance")	\$		
3.2	Routine Pavement maintenance	\$		
3.3. 1	Pavement resurfacing Sealed Roads		Length resurfaced	km
			Area resurfaced (square metres)	m ²
3.3. 2	Pavement resurfacing Unsealed Roads	\$	Length resurfaced	km
			Area resurfaced (square metres)	m ²
3.4	Rehabilitation	\$	Length rehabilitated	km
			Area treated (square metres)	m ²
4	Route Development			
4.1	Widening/shoulder sealing	\$	Length widened	km
4.2	Reconstruction/ Realignment	\$	Length reconstructed/realigned	km
4.3	Initial seals (including reconstruction)	\$	Length sealed	km
5	Bridge work			
5.1	Bridge maintenance	\$	Deck area maintained (square metres)	m ²
5.2	Bridge restoration and replacement, excluding any significant approach roadworks	\$	Bridge Name, location and work	
			New bridge dimensions - deck length x width (metres)	m ²
5.3	Construction of significant approaches to new bridges.	\$	Bridge Name and location	
6	Safety and traffic works on Regional Roads	\$	Describe key new works	
7	Other works on Regional Roads not included above	\$	Describe	
8	Total Expenditure (Should equal to total amount reported at 2.5)	\$		

Guidelines for Completing Schedule 4A

Councils are to report all expenditure incurred in 2006/2007 on Regional Roads from all sources.

Councils are to provide a breakdown of the total expenditure by four principal funding sources – RTA, Federal Government, Council's own funds and Other Sources (including developer contributions and grants from other agencies).

Councils are to provide a breakdown of the expenditure into key work activities as described below.

To assist in achieving uniformity in reporting, councils should base their information provided on the following definitions as far as possible:

Definitions

3 Road Maintenance (excluding Bridges)

3.1 Routine roadside maintenance (route maintenance) - the process of maintenance of the road corridor, excluding the pavement and associated structures. It includes control of pests and noxious weeds within the road reserve, control of vegetation and mowing, landscaping, fire hazard control, litter control plus shoulder grading and drainage cleaning.

3.2 Routine pavement maintenance - the process of minor activities to maintain the traffic pavement and shoulders of a road in a safe and trafficable condition, including maintenance of associated structures, and includes pothole patching, crack sealing and heavy patching.

3.3.1 Pavement resurfacing - (periodic pavement maintenance) - **sealed roads** - works to preserve pavements by correcting defects in surface integrity other than those treated by routine maintenance or rehabilitation and includes reseals (sprayed seals), asphalt resurfacing, pavement rejuvenation and micro surfacing.

3.3.2 Pavement resurfacing - unsealed roads - gravels resheeting.

3.4 Rehabilitation includes pavement and shoulder restoration and replacement (including resurfacing) (pavement rehabilitation may include shoulder widening).

4. Route Development

4.1 Widening and shoulder sealing – costs incurred in widening formation, and sealing existing shoulders. If undertaken as part of construction and realignment works then include under widening construction and realignment. If undertaken as part of initial sealing then report under initial sealing.

4.2 Construction and realignment - reconstructing road on amended alignment or increase traffic or load capacity, excluding construction of new approaches to new bridges. If part of project to undertake initial sealing, then report under Initial Sealing.

4.3 Initial seals - costs to prepare and seal previously unsealed roads.

5. Bridge Works

5.1 Bridge repairs and maintenance - expenditure on bridge maintenance, inspections, and painting other than expenditure on new bridge construction

5.2 Bridge Replacement - cost, size and location of new bridges completed or under construction excluding cost of significant new approach roads.

5.3 Bridge Approach Replacement - expenditure on construction cost of significant new approach roads to new bridges.

6. Safety and traffic works on Regional Roads- expenditure on maintaining and improving safety and traffic works such as linemarking, signage and traffic facilities. Includes construction of new facilities, such as roundabouts. Excludes works on intersections between State and Regional Roads. Includes works on intersections between Regional and Local Roads.

Schedule 4B

Regional Roads Inventory Statement as at 1 July 2007

Return to be submitted to RTA Regional Office Blacktown by 30 September 2007

Note 1: Only provide data if there has been a change since the previous year's return otherwise advice "no change"

I. Council Name:		Ku-ring-gai Council						
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	Road Data					Traffic Data		
	R1	R2	R3	R4	R5	T1	T2	T3
RTA Road No	Total centre line length (km)	Sealed length (km)	Unsealed Length (km)	Area Sealed	Total lane kilometres (include lanes available for travel, do not include turn lanes or shoulders)	Estimated weighted average annual daily	Estimated % heavy vehicles	Estimated number of heavy vehicles
	Km	km	km	square metres	lane-km		%	
<i>insert list of roads</i>	Show data only if change from last years return							
Total								

Note 2: Provide basis for determination of traffic data

Bridges			
Timber Bridges available to traffic as at 30 June 2007			
B.1		Length	Deck width
List of timber bridges/culverts over 6 metres length (predominantly timber) showing name of bridge, name of stream, road no, length of bridge, width of deck.			area
			Bridge deck area - m ²
<i>Insert list of bridges</i>			
Total			

Non Timber Bridges	
B.3	Total number of non timber bridges/culverts over 6 metres length (materials predominantly other than timber)
B.4	Total deck area of non timber bridges
	m ²

BUILDING MAINTENANCE PROGRAM 2007/08

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of the proposed building maintenance program for 2007/08 and the draft 2008/2010 program.

BACKGROUND:

Based on a building condition audit in 2002, Council has implemented a seven year maintenance program yearly. The program is based upon works required to comply with building codes, Australian Standards, legislative requirements and general building improvements.

COMMENTS:

This seven year program is nearing completion and an updated condition audit is required to assess the condition of other additional Council assets in order to develop a further seven year maintenance program.

RECOMMENDATION:

That the 2007/08 building maintenance program and the draft 2008/2010 building maintenance program be adopted.

PURPOSE OF REPORT

To advise Council of the proposed building maintenance program for 2007/08 and the draft 2008/2010 program.

BACKGROUND

Prior to the condition audit carried out in 2002 and the implementation of the programmed maintenance for Council's buildings, work on Council's buildings was reactive and based on complaints from various user groups. There was no assurance that Council buildings conformed to current legislative requirements and the audits assessed the buildings against the standards covered in the Building Code of Australia, relevant Australian Standards and Occupational Health and Safety (OH&S) requirements.

To address this process and important issues of fire safety, OH&S, BCA compliance and access requirements, the following were developed:

- A priority ranking system for the maintenance of Council buildings was developed and adopted by Council in April 2002.
- Council at its meeting of 19 November 2002 considered a report on the seven year building maintenance program based on a condition audit of Council's major buildings and an assessment of ongoing maintenance carried out by Council's building maintenance staff.

Council staff and contractors have implemented the majority of the seven year building maintenance program and Council has adopted the program on an annual basis.

COMMENTS

Since 2002, the majority of items have been completed and the ongoing use of Council's buildings, particularly in the town centres will be subject to Council determining the long term future of a number of facilities.

The total amount allocated by Council for building maintenance works is approximately \$1,550,000 per annum. This amount is to cover reactive and programmed maintenance and repairs and any refurbishment works.

Reactive maintenance works, are undertaken by the trades section which cannot be programmed. The functions currently undertaken by the building trade's staff and contractors that require set allocation based on expenditure trends, and are unchanged from 2006/07 totalling \$550,000. They include the following items:

Vandalism	\$120,000
Signposting, line marking & street furniture	\$100,000
Urgent repairs	\$130,000
On costs & internal service charges	\$200,000

Item 24

S02533
16 August 2007

Hence, the likely available Council allocation for programmed works would be approximately \$1,000,000. The 2007/08 and the 2008/10 program has been reviewed in accordance with the likely available budget, Council's priority ranking and weighting criteria:

- The 2007/08 program includes several items that were deferred in the 2006/07 program and carried forward, as well as additional items recommended by facility managers. A copy of the 2007/08 program is **attached**
- The 2008/10 program combines programmed works from the condition audit as well as programmed works displaced from the proposed 2007/08. A copy of the 2008/10 program is **attached**

Both the 2007/08 and the 2008/10 program includes programs for various buildings as a consequence of an annual obligation to carry out fire safety inspections and prepare statements. Also, there are other essential services that require annual inspection and testing, such as thermostatic mixing valves (installed in child care centres and preschools to help prevent hot water scalding of young children), air conditioning, lift maintenance and pest inspections.

Funding in the 2007/08 has also been allocated to refurbishment items and general repairs. Some of the major cost items proposed for this financial year includes;

- Replacement of the Cooling Tower, Level 5. Examination by consultants in 2007 reported the existing tower is heavily rusted and aged and recommended replacement.
- Replacement of slate roof, gutters and downpipes at Gordon Preschool. The roof has ongoing leakages, falling tiles, rusted gutters and downpipes and has been neglected for several years.
- Replacement of roofing at Tulkiyan.

With several heritage properties, a maintenance schedule has been prepared for the heritage buildings and the 2007/08 and 2008/10 program incorporates ongoing maintenance to these buildings. This program has been prepared in consultation with Council's Commercial Services Co-ordinator.

A number of smaller structures such as park amenities and park furniture were not originally assessed under the condition audit and some have been covered by the program over the last three years. It is planned to undertake an updated condition audit assessment for Council's buildings and minor assets such as fencing and amenities this financial year.

A total of 568 assets, comprising major buildings and minor structures were identified in a list for the updated condition audit. Given the large number and types of assets, it was necessary to develop a basic methodology for separating assets, and ultimately to determine those requiring a condition audit by a professional consultant and the balance that could be undertaken by staff, to minimise costs.

Table 1.0 below sets out the asset standard based on performance and condition criteria to establish 5 rating levels, with examples given of each.

Table 1.0

Performance Standard	Condition Standard	Rating	Example
High profile functions with critical results	Asset to be in best possible condition.	S5	Council Chambers and child care centres
Business operations requiring good public presentation and high quality working environment	Asset to be in good condition operationally and aesthetically	S4	Libraries and community centres
Functionally focused asset at utility level	Asset to be in reasonable condition fully meeting operational requirements	S3	Amenity buildings
Functions are ancillary only with no critical operational role, or asset with limited life	Condition needs to meet minimum operational requirements only	S2	Sheds, Fencing
Functions have ceased and asset is pending disposal, demolition	Condition can be allowed to deteriorate and marginally maintained to meet minimum statutory requirements only.	S1	Abandoned building

Ratings have been manually assigned to each asset based on the table. Condition audit asset ratings of S5, S4 and S3 are proposed to be undertaken by Consultants.

Following the completion of an updated condition audit, assessment for Council's buildings and minor structures this financial year, the findings and outcomes will reported to Council.

CONSULTATION

Consultation has taken place with user groups on the proposed program and future works. During the implementation of the program, ongoing discussions are held with the user groups to advise them of the progress of any works.

FINANCIAL CONSIDERATIONS

Funding is available in Council's recurrent budget for this work along with set allocations for vandalism repairs, urgent works, signposting and internal service charges. A provision has been made in the building maintenance program for undertaking the updated condition audits.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has taken place with other Departments and sections such as Open Space Services, Community Services and Corporate Services with staff that manage user groups that occupy the buildings.

SUMMARY

Council has previously undertaken condition audits on its buildings and a seven year maintenance program was established to complete regulatory and compliance works and general repairs in order to bring the buildings up to a satisfactory standard.

The majority of the compliance and regulatory works have been carried out and the Trades Section can now focus on general repairs and refurbishment items to help bring Council's buildings up to a satisfactory standard. Consideration has been given to those buildings that may be replaced in the future to ensure only items that are considered necessary are included in the program. The annual program does not take into account urgent repairs, vandalism or signposting works and separate funding is kept aside for this purpose.

A number of refurbishment works have been proposed in the 2007/08 program including the replacement of the cooling tower on Level 5 of the Council Chambers building.

This financial year, it is planned to undertake an updated condition audit assessment totalling 568 assets for Council's buildings and minor structures such as fencing and amenities, that were not included in the previous condition audits in 2002.

A basic methodology comprising 5 rating levels has been used to separate assets, into those considered for condition audit to be undertaken by an experienced consultant and the balance undertaken by staff, to minimise costs.

RECOMMENDATION

That the 2007/08 building maintenance program and the draft 2008/2010 building maintenance program be adopted.

Ian Taylor
Manager Engineering Services

Greg Piconi
Director Operations

Attachments:

- 1. 2007/08 Building Maintenance Program-815879**
- 2. Draft 2008/10 Building Maintenance Program-815882**

Proposed Building Maintenance Schedule 2007 - 2008

Description	Repair Work	2007/08 Program
		\$951,103.00
Auluba Oval Amenities Block	Repair junction to ladies and kitchen line and main sewer line at cleaning eye/flood gully	\$ 1,000
Bannockburn Oval Amenity Block	Tiles damaged in canteen and toilets. Action - Allow for replacement of damaged tiles in future.	\$ 2,000
Bannockburn Oval Amenity Block	Security doors in canteen require paint. Action - Allow for re-painting in future.	\$ 500
Barra-Buri Kindergarten	Inspections of exit signs, doors, exit paths, smoke detectors required	\$ 250
Barra-Buri Kindergarten	Trees overhanging building - Action trim trees	\$ 500
Bradfield Park Child Care	New stormwater pit & downpipes	\$ 1,000
Bushland Management Depot	Trees causing leaf problem. Action - Regular trimming	\$ 500
Canoon Road Amenities	Trim branches back.	\$ 500
Canoon Road Amenities	Replace gutters - Gutters in good condition -downpipes same - stormwater needs work.	\$ 1,000
Community Support Centre Garage	Trim branches short.	\$ 400
Council Chambers Building	Level 5 roof. Access to plant requires climbing over railing. Action - install access gate	\$ 700
Council Chambers Building	Replace Cooling tower Level 5, behind Kitchen	\$ 61,000
Council Chambers Building	Upgrade of thermal & smoke detectors in Levels 1,2,3,4 & 5	\$ 25,600
Council Chambers Building	Upgrade foyer and rear entrance to building	\$ 15,000
Council Chambers Building	Internal office alterations	\$ 40,000
Council Chambers Building	Ceiling repairs and painting to entry foyer	\$ 3,000
Council Chambers Building	Cracking NW external wall. Action - repair cracks and repaint	\$ 3,600
Council Chambers Building	Replace valleys to chambers building	\$ 3,860
East Lindfield Community Centre	Replace gutters	\$ 10,000
East Lindfield Community Centre	Replace downpipes	\$ 4,500
East Lindfield Community Centre	Rear sliding doors	\$ 5,000
East Lindfield Community Centre	Floor sanding and sealing	\$ 4,000
East Roseville Baby Health Centre	Inspect exit doors.	\$ 50
East Roseville Baby Health Centre	Inspect exit signs.	\$ 60
East Roseville Community Centre	Bathroom renovations	\$ 4,000
East Roseville Community Centre	Part roof replacement	\$ 7,370
Family Day Care Resource Centre	Inspections required for fire blanket, extinguisher & smoke detectors	\$ 150
Family Day Care Resource Centre	Trim back trees from building to minimise fire hazard	\$ 500
Family Day Care Resource Centre	Ventillation to toy library room	\$ 500
Family Day Care Resource Centre	Replace gutters	\$ 1,500
Family Day Care Resource Centre	Replace downpipes	\$ 600
Family Day Care Resource Centre	Roofing repairs	\$ 3,500
Firs Estate Cottage (Roseville Park)	new driveway access from Cranbrook Avenue	\$ 13,200
Firs Estate Cottage (Roseville Park)	Internal repairs as required under lease	\$ 10,000
Fox Valley Kindergarten	3 monthly inspections required for all exit doors and travel paths	\$ 400
Fox Valley Kindergarten	inspect all exit doors	\$ 400

Proposed Building Maintenance Schedule 2007 - 2008

Golden Jubilee Field Amenity Building/Clubhouse	Ladies & mens toilets no floor wastes. Action - Install drains in both	\$ 1,200
Gordon Lifeline Centre	Provide outside access to staff toilets	\$ 2,000
Gordon Preschool Centre	Replace slat roof tiles	\$ 51,700
Gordon Preschool Centre	Replace eave quad gutters and downpipes	\$ 4,910
Gordon Preschool Centre	Replace western side roofing: Install monclad type roofing mtl	\$ 3,800
Gordon Preschool Centre Garage	Roofing repairs	\$ 1,500
Howson Oval	Replace 5 rotted timber poles with treat and capped hardwood poles	\$ 9,000
HACC Support and Services Centre	Inspect all exit doors.	\$ 100
HACC Support and Services Centre	MOW Office painting	\$ 500
HACC Support and Services Centre	New blinds to doors of Dining Room	\$ 1,000
Killara Park Kindergarten	Action - Repair ceiling plaster & repaint	\$ 250
Killara Park Tennis Pavilion 1	Falling branches could damage roof. Action - regular pruning required	\$ 500
Koola Park Amenity Block (Newington)	External tap has no drain underneath. Action - install drain under tap	\$ 600
Ku-ring-gai Library and Police Complex	Inspect all exit doors	\$ 150
Ku-ring-gai Art Centre	Interior painting	\$ 3,000
Ku-ring-gai Art Centre	Painting of eaves at entrance	\$ 2,000
Ku-ring-gai Art Centre	Replace gutters	\$ 2,500
Ku-ring-gai Art Centre Robert Morris Wing	Action - Trim branches short.	\$ 500
Ku-ring-gai Library	The staff toilets on the 4th floor need to have a window	\$ 1,000
Ku-ring-gai Library	Book returns area needs varnishing, new signs. Letters peeling.	\$ 500
Ku-ring-gai Library	Additional spot lights to foyer area	\$ 800
Ku-ring-gai Volunteers Bushfire Brigade Head Quarters (KVBFB)	Inspection of paths required every 3 months	\$ 200
Ku-ring-gai Wildflower Garden	Replace one Sewer Pump, renew pipework	\$ 4,550
Ku-ring-gai Wildflower Garden	Install control board supply for remote sensing	\$ 3,500
Ku-ring-gai Wildflower Garden	Construct new brick housing to weatherproof pump gear and control board, and provide new roof	\$ 2,400
Ku-ring-gai Wildflower Garden	Make up new lid for pit area.	\$ 2,300
Ku-ring-gai Wildflower Garden	Roots under slab M+L broken near spetic tank (in pit)	\$ 10,000
Ku-ring-gai Wildflower Garden	reducing water consumption and electricity usage at the Wild Flower Garden.	\$ 2,000
Ku-ring-gai Wildflower Garden	Install all weather protection for reptile enclosure	\$ 3,600
Ku-ring-gai Wildflower Garden	Information Centre kitchen flooring is in poor condition needs to be polished and varnished	\$ 5,000
Ku-ring-gai Wildflower Garden	Information Centre kitchen needs painting	\$ 1,000
Ku-ring-gai Wildflower Garden	stainless steel freezer may need to be re-gassed	\$ 400
Ku-ring-gai Wildflower Garden Pavilion Heritage Syd School	Exit and travel path	\$ 100
Ku-ring-gai Wildflower Garden Toilet Block Lambert's	Inspection required for emergency lighting	\$ 60
Lindfield Library	Rotate carpet tiles	\$ 500

Proposed Building Maintenance Schedule 2007 - 2008

Lindfield Library	Air conditioning to rear room	\$ 3,000
Lindfield Library	Additional barracading of well area	\$ 500
Lindfield Library	Electrical wiring inspection	\$ 1,000
Lindfield Library	Roof repairs, including cracked and broken ceiling in staff room	\$ 3,960
Lindfield Oval Clubhouse	Repair broken sewer running along near path	\$ 1,000
Lindfield Seniors Centre	New light fittings	\$ 3,000
Loftberg Oval Amenity Block and Clubhouse	Repair broken section from SE cnr to ladies toilet deleting drain in clubhouse	\$ 2,000
Marian Street Theatre	Inspection required	\$ 120
Marian Street Theatre	Cooling tower legionella samples not taken. Action - sample monthly	\$ 500
Marian Street Theatre	Roofing repairs	\$ 10,000
Marian Street Theatre	Difficult access to machinery. Action - provide work method statement	\$ 500
Norman Griffiths Oval	Remove tree roots in sewer pipe	\$ 1,000
Norman Griffiths Oval Amenity Block and Clubhouse	Interior painting	\$ 3,000
Norman Griffiths Oval Amenity Block and Clubhouse	Replace gutters	\$ 500
Norman Griffiths Oval Amenity Block and Clubhouse	Replace downpipes	\$ 600
North Turrumurra Golf Course	Repair Choke and possible broken pipe	\$ 1,000
Nth Turrumurra Golf Clubhouse & Pro-shop	Not supplied - Action - install unisex DDA WC.	\$ 100
Nth Turrumurra Golf Course Greenkeepers Shed	Travels to exit cluttered - needs clearing. 3 monthly inspections	\$ 400
Nth Turrumurra Golf Course Greenkeepers Shed	Inspect exits	\$ 100
Occasional Care Centre	Wash external walls instead of painting	\$ 1,500
Occasional Care Centre	Install Blanket	\$ 100
Occasional Care Centre	Roofing repairs	\$ 900
Old School Building	Non slip tiles to hallway at lower level	\$ 5,000
Old School Building	Exterior window painting	\$ 4,000
Primula St No 10, Lindfield	Annual inspection required to identify works, given commercial rentals charged on these properties.	\$ 1,000
Pymble Performing Arts Resource centre	Window tint in Room 8 peeling. Action - Remove tint from window.	\$ 200
Pymble Playgroup	exit and travel path inspection	\$ 120
Pymble Town Hall	Driveway Paving	\$ 5,000
Roseville Chase Oval Clubhouse	Inspect exit sign.	\$ 100
Roseville Chase Oval Clubhouse	Action - Trim branches short.	\$ 500
Roseville Chase Oval Clubhouse	Exterior painting	\$ 1,500
Roseville Chase Oval Clubhouse	Replace downpipes. Good condition - small maintenance, cleaning & scraping - 5 years.	\$ 500
South Turrumurra Kindergarten	Arange inspection of detectors	\$ 80
St Ives Community Centre	Windows	\$ 3,000
St Ives Community Centre	Alarm	\$ 500

Proposed Building Maintenance Schedule 2007 - 2008

St Ives Community Groups	Lino to Hallway	\$ 5,000
St Ives Headmasters Cottage	Trees overhanging verandah. Action - Regular maintenance.	\$ 500
St Ives Headmasters Cottage	Roofing repairs	\$ 1,500
St Ives Headmasters Cottage	Replace gutters	\$ 3,000
St Ives Headmasters Cottage	Replace downpipes	\$ 1,000
St Ives Headmasters Cottage	No disabled toilet installed. Investigate methods of converting existing toilet to DDA access.	\$ 200
St Ives Library	Investigate sunken floor in corner and report on building safety	\$ 150
St Ives Nursery Shadehouse	Potential for falling debris to puncture shade cloth. Action - Prune trees regularly	\$ 500
St Ives Nursery Soil & Fertiliser Shed	Potential for falling branches to damage roof. Action - Regular pruning required & clear brush around building	\$ 2,000
St Ives Nursery Storage Shed	Trim trees	\$ 500
St Ives Showground - Louise Lennon ladies toilet	Repair to Sewer pipe	\$ 2,000
St Ives Showground Admin Block	Building has no guttering. Action - install guttering, downpipes & soakpits	\$ 2,000
St Ives Showground Admin Block	Evidence of termites in building. Action - pest inspection required	\$ 200
St Ives Showground Admin Block	Potential for branches to damage roof. Action - Prune trees	\$ 500
St Ives Showground Caretakers Cottage Re	Potential for falling branches to damage roof. Action - Regular pruning	\$ 500
St Ives Showground Craft Building NSAHS Building	Potential to fall & damage roof. Action - Regular pruning required	\$ 500
St Ives Showground Dog Pavilion	Action - Cut concrete & install flexible mastic	\$ 300
St Ives Showground Dog Pavilion	Potential for branches to damage roof. Action - Prune trees regularly	\$ 500
St Ives Showground Dog Pavilion "B"	Potential damage from falling branches. Action - Prune regularly	\$ 500
St Ives Showground Equestrian Clubhouse	Trim branches short	\$ 500
St Ives Showground Equestrian Clubhouse	Exterior painting	\$ 3,000
St Ives Showground Equestrian Clubhouse	Interior painting	\$ 2,000
St Ives Showground Equestrian Clubhouse	Roofing repairs	\$ 3,000
St Ives Showground Equestrian Clubhouse	Floor coverings	\$ 2,000
St Ives Showground Horse Stables	Roofing repairs	\$ 1,500
St Ives Showground Louise Lennon Pavilion	4 exits. Action - Inspect signs	\$ 200
St Ives Showground Maintenance Workshop	No gutters or downpipes installed Action - review requirements with council Install gutters, downpipes & soak pits if required	\$ 1,500
St Ives Showground Pickering Pavilion Toilets	Damaged lock interior store. Action - replace lock	\$ 200
St Ives Showground Pumphouse & Tanks 450 Mona Vale Rd	Exterior painting	\$ 150
St Ives Showground Southern Grandstand	Action - trim trees	\$ 500

Proposed Building Maintenance Schedule 2007 - 2008

St Ives Showground Storage Shed	Potential damage to roof from falling branches. Action - Regular pruning of branches required	\$ 500
Swain Garden Groundsman Shed	Exterior painting	\$ 5,000
Swain Garden Residence	Trim trees	\$ 500
Swain Garden Residence	Exterior painting	\$ 7,000
Thomas Carlyle Childrens Centre	Kitchen	\$ 10,000
Thomas Carlyle Childrens Centre	Bathroom	\$ 3,000
Thomas Carlyle Childrens Centre	New gate	\$ 1,000
Thomas Carlyle Childrens Centre	Security System	\$ 2,000
Thomas Carlyle Childrens Centre	Shade cloth	\$ 2,000
Thomas Carlyle Childrens Centre	Skirting boards	\$ 2,000
Thomas Carlyle Childrens Centre	Extension to cot room	\$ 10,000
Thomas Carlyle Childrens Centre	Ventillation to cot room	\$ 1,000
Tryon road Tennis Amenities	Broken Pipe and tree roots about 6 metres from gully	\$ 1,000
Tulkiyan Dwelling	Cracking in livingroom walls, bedroom 1, 2, 3 and 4. Action - Monitor cracks & if stabilised repair cracks & repaint	\$ 2,500
Tulkiyan Dwelling	Cracks in building ceiling. Action - repair cracks & repaint	\$ 2,500
Tulkiyan Dwelling	Leaves and branches building up in gutter. Action - clean gutter and downpipe to ensure water free flow	\$ 500
Tulkiyan Dwelling	plastic roll down blinds for side verandah	\$ 5,000
Tulkiyan Dwelling	Roof tiles and capping are broken. Action - replace to match existing	\$ 2,000
Tulkiyan Dwelling	Roofing repairs	\$ 50,000
Tulkiyan Dwelling	New letterbox	\$ 150
Tulkiyan Dwelling	Drainage system installed in front verandah to drain pooled water collection and rotting new floor boards	\$ 500
Tulkiyan Dwelling	repair front crack in front verandah balustrade - to be pointed up with original mortar from spec	\$ 2,000
Tulkiyan Dwelling	repair crack in arch on side verandah - to be pointed up with original mortar from spec	\$ 2,000
Tulkiyan Dwelling	Mechanical ventilation required in toilet and bathroom	\$ 700
Turramurra Library	Bird deterrent spikes	\$ 500
Turramurra Library	Ventillation to two windows to ground floor Meeting Room	\$ 500
Turramurra Memorial Park Toilet Block	2 Mechanical ventilation systems required in the two Shower Rooms.	\$ 700
Turramurra Memorial Park Toilet Block	Trim branches short.	\$ 500
Turramurra Seniors Centre	Travel path	\$ 120
Turramurra Seniors Centre	Floor renovations	\$ 3,000
Various Buildings	Periodic gutter maintenance to prevent blockage and water infiltration	\$ 12,000
Various Buildings	Asbestos register/audit	\$ 15,000
Various Buildings	Fire safety requirements - fire extinguishers and annual statements	\$ 25,904
Various Buildings	Air conditioning maintenance (servicing)	\$ 58,151

Proposed Building Maintenance Schedule 2007 - 2008

Various Buildings	Pest Inspections	\$ 8,570
Various Buildings	Lift Maintenance	\$ 23,500
Various Buildings	Sydney Water Requirements	\$ 8,908
Various Buildings	Updated condition audits	\$ 60,000
Various Car Parks	Repainting of Line marking and numbering, signage	\$ 30,000
Various Parks Furniture	Repair of furniture items	\$ 20,000
Wahroonga Kindergarten	Removing camelias outside bathroom to reduce sewer chokes	\$ 750
Wahroonga Park Cottage	WC is not appropriately fitted out. Action - Widen WC adjacent to store area and install handrails.	\$ 1,500
Wahroonga Park Cottage	Exterior painting	\$ 12,000
Wahroonga Park Cottage	No handrails on stairs. Action - Install handrails.	\$ 800
Wahroonga Park Cottage	Uneven footpath level to the main steps & rear area - Action replace paths. Action - Level the footpath.	\$ 5,000
Wahroonga Park Cottage	Suspected A/C sheet & possible lead paint installed in building - Action carry out survey, establish asbestos register and management plan	\$ 1,500
Wahroonga Park Cottage	Originally the power supply to the building is for a domestic dwelling. Presently the building is used for a mental health centre, it is recommended that the power load / usage to be monitored. Action - Upgrade the power supply to accommodate with new loads.	\$ 5,000
Wahroonga Park Cottage	Trim branches short.	\$ 500
Wahroonga Park Cottage	Interior painting	\$ 8,000
Wahroonga Park Cottage	Uneven ramp level. Action - Install compliant DDA ramp	\$ 8,000
Wahroonga Park Cottage	Renew sewer pipe in gardens (eastern side of building)	\$ 3,000
West Lindfield Community Centre	Inspection of Hydrant	\$ 500
West Lindfield Community Centre	Tree dropping leaves onto roof and gutters. Action - regular maintenance to prune back	\$ 500
West Lindfield Community Centre	Bathroom renovations	\$ 4,000
West Pymble Community Centre	Sensor to urinal	\$ 1,000
West Pymble Kindergarten	Repair cracked sewer pipes	\$ 7,500
West Pymble Pool	Outside mens toilet repairs and access under slab	\$ 5,000
West Pymble Pool	Pre- season inspection of taps, showers and toilets. Check for sewer chokes and leaks.	\$ 1,000
West Pymble Pool	Repair shade structures	\$ 11,500
West Pymble Pool	Grandstand requires back rest	\$ 5,000
West Pymble Pool	Carpenters to replace rotten timber on seats prior to painting.	\$ 2,000
West Pymble Pool	Painters to paint seats on grandstand and changerooms	\$ 3,000
West Pymble Pool	Repair pool joints in 50m pool	\$ 6,000
West Pymble Pool	Replace existing pool blankets for 50m pool	\$ 30,000
West Pymble Preschool	Replace gutters	\$ 2,000
West Pymble Preschool	Replace downpipes	\$ 1,000
West Pymble Shopping Centre Boonah	Inspections required for exit doors, signs and travel paths	\$ 60
West Pymble Shopping Centre Boonah	Leaves and litter on surrounding footpath. Action - Ensure paths cleared regularly.	\$ 250
YMCA - St Ives	Carry out inspection	\$ 100
YMCA - St Ives	Floor coverings to upper level	\$ 3,000

Proposed Building Maintenance Schedule 2008 to 20010

Description	Repair Work	2008/09 Program	2009/10 Program
		\$953,750.00	\$888,750.00
Acron Rd Oval Amenitiy Block	Replace gutters		\$ 2,000
Acron Rd Oval Amenitiy Block	Replace downpipes		\$ 800
Acron Rd Oval Amenitiy Block	Roofing repairs		\$ 5,000
Acron Rd Oval Amenitiy Block	Floor coverings		\$ 5,000
Auluba Oval Amenities Block	DDA WC not fitted out correctly - Action install compliant fitout		\$ 5,000
Auluba Oval Amenities Block	Tiles are damaged in bar/canteen area. Action - Allow to repair.		\$ 400
Bannockburn Oval Amenity Block	There is no DDA WC provided. However, there is no path provided for DDA access from car park. Action - install Access Path (30m) and convert one existing WC to DDA compliant WC.		\$ 5,000
Barra-Buri Kindergarten	Exterior painting	\$ 3,000	
Barra-Buri Kindergarten	Interior painting	\$ 6,000	
Barra-Buri Kindergarten	Replace gutters	\$ 3,500	
Barra-Buri Kindergarten	Replace downpipes	\$ 2,000	
Barra-Buri Kindergarten	Floor coverings		\$ 10,000
Bushland Management Depot	Trees causing leaf problem. Action - Regular trimming	\$ 500	
Bushland Management Depot	Replace gutters		\$ 600
Bushland Management Depot	Replace downpipes		\$ 100
Canoon Road Amenities	DDA WC not fitted out correctly - Action install compliant fitout	\$ 2,000	
Canoon Road Amenities	Exterior painting		\$ 8,000
Canoon Road Amenities	Interior painting		\$ 5,000
Canoon Road Amenities	Roofing repairs		\$ 10,000
Community Support Centre Garage	Trim branches short.		
Community Support Centre Garage	Exterior painting		\$ 2,000
Community Support Centre Garage	Replace gutters		\$ 1,500
Community Support Centre Garage	Replace downpipes		\$ 800
Community Support Centre Garage	Roofing repairs		\$ 3,000
Council Chambers Building	(5) Ladder to lift motor room roof non compliant 4.5 high. Action - install compliant ladder with guard rails at roof level	\$ 10,000	
Council Chambers Building	Undercover car park not fire separated from rear entry to building. Required under BCA. Action - install fire rated doors and walls between two areas		\$ 15,000
Council Chambers Building	Council Chambers meeting area (Class 9b) should be separated from other classifications		\$ 60,000
Council Chambers Building	Drencher heads to openings on north and south building. (note this does not make the exit path compliant, only		\$ 27,000
Cowan Rd Oval Pavilion and Toilets	Replace gutters		\$ 600
Cowan Rd Oval Pavilion and Toilets	Replace downpipes		\$ 300
Cowan Rd Oval Pavilion and Toilets	Roofing repairs		\$ 2,000
East Lindfield Community Centre	Side doors	\$ 8,000	
East Lindfield Community Centre	Roofing repairs		\$ 20,000
East Roseville Baby Health Centre	Replace gutters	\$ 1,500	
East Roseville Baby Health Centre	Replace downpipes	\$ 800	
East Roseville Baby Health Centre	Roofing repairs	\$ 2,500	
East Roseville Community Centre	Exterior painting	\$ 4,000	

Proposed Building Maintenance Schedule 2008 to 20010

East Roseville Community Centre	Interior painting	\$ 8,000	
East Roseville Community Centre	Replace gutters	\$ 3,000	
East Roseville Community Centre	Replace downpipes	\$ 1,000	
East Roseville Community Centre	Roofing repairs		\$ 15,000
Family Day Care Resource Centre	Painting Exterior	\$ 6,000	
Family Day Care Resource Centre	Floor coverings	\$ 8,000	
Fox Valley Kindergarten	Floor coverings		\$ 10,000
Fox Valley Kindergarten	Replace downpipes		\$ 600
Fox Valley Kindergarten	Roofing repairs		\$ 1,000
Golden Jubilee Field Amenity Building/Clubhouse	Disabled toilet not compliant - Action Extend floor area of WC for compliant area, and install compliant fittings	\$ 5,000	
Golden Jubilee Field Amenity Building/Clubhouse	Replace gutters		\$ 1,500
Golden Jubilee Field Amenity Building/Clubhouse	Replace downpipes		\$ 1,000
Golden Jubilee Field Amenity Building/Clubhouse	Roofing repairs		\$ 5,000
Gordon Golf Club Storage Shed Flammable Liquid	Floor coverings		\$ 2,000
Gordon Library Technology Access Room 5368	Replace gutters	\$ 4,000	
Gordon Library Technology Access Room 5368	Replace downpipes	\$ 2,000	
Gordon Library Technology Access Room 5368	Roofing repairs	\$ 30,000	
Gordon Lifeline Centre	Interior painting	\$ 15,000	
Gordon Lifeline Centre	Floor coverings	\$ 10,000	
Gordon Preschool Centre	Floor coverings	\$ 15,000	
HACC Support and Services Centre	Replace gutters	\$ 4,000	
HACC Support and Services Centre	Replace downpipes	\$ 2,000	
HACC Support and Services Centre	Roofing repairs		\$ 10,000
K.V.B.B-H.Q	No designated disabled access, Action - refit existing WC as unisex WC, widen halls & openings to compliant size		\$ 2,500
Killara Park Kindergarten	Floor coverings		\$ 5,000
Killara Park Kindergarten Garden Shed	Interior painting		\$ 600
Killara Park Kindergarten Garden Shed	Roofing repairs		\$ 1,000
Koola Park Amenity Block	No DDA compliant WC installed Action - install compliant WC. Site meeting required with Amanda/Alison before works planned.	\$ 2,000	
Koola Park Amenity Block (Newington)	Roofing repairs		\$ 10,000
Ku-ring-gai Art Centre	Interior painting		\$ 13,000
Ku-ring-gai Library	Interior painting		\$ 45,000
Ku-Ring-gai Neighbourhood centre	Roofing repairs	\$ 6,000	
Ku-Ring-gai Neighbourhood centre	Floor coverings	\$ 3,500	
Ku-ring-gai Volunteers Bushfire Brigade Head Quarters (KVBFB)	Interior painting	\$ 1,500	
Ku-ring-gai Wildflower Garden Disabled Toilet Senses Track	Roofing repairs	\$ 300	
Ku-ring-gai Wildflower Garden Pavilion Heritage Syd School	Floor coverings	\$ 1,500	
Ku-ring-gai Wildflower Garden Toilet Block Lambert's	Roofing repairs	\$ 1,500	
Lindfield Library	Painting of foyer and childrens section	\$ 5,000	
Lindfield Seniors Centre	Disabled toilet		\$ 6,000
Loftberg Oval Amenity Block and Clubhouse	Exterior painting		\$ 2,500
Loftberg Oval Amenity Block and Clubhouse	Interior painting		\$ 1,000

Proposed Building Maintenance Schedule 2008 to 20010

Loftberg Oval Amenity Block and Clubhouse	Replace gutters		\$ 1,000
Loftberg Oval Amenity Block and Clubhouse	Replace downpipes		\$ 800
Loftberg Oval Amenity Block and Clubhouse	Roofing repairs		\$ 4,000
Marian Street Theatre	Cooling tower legionella samples not taken. Action - sample monthly	\$ 500	
Norman Griffiths Oval Amenity Block and Clubhouse	Roofing repairs		\$ 2,000
Norman Griffiths Oval Amenity Block and Clubhouse	Floor coverings		\$ 2,500
North Turramurra Golf Course	Repair Choke and possible broken pipe		
Nth Turramurra Golf Clubhouse & Pro-shop	Replace gutters	\$ 6,000	
Nth Turramurra Golf Clubhouse & Pro-shop	Roofing repairs	\$ 10,000	
Occassional Care Centre	Replace gutters		\$ 5,000
Pymble Playgroup	Roofing repairs	\$ 10,000	
Pymble Presbytery	Drain grilles and fittings missing from shower cubicles in rooms 5, 7 and 8. Action - Install fittings as required.	\$ 500	
Pymble Presbytery	Replace gutters		\$ 4,000
Pymble Presbytery	Replace downpipes		\$ 2,000
Pymble Town Hall	BCA requires 88 sq m area for foyer area - Action install foyer if usage requires BCA compliance		\$ 114,000
Pymble Town Hall	Portion of paving adjacent drain has sunk. Action - Allow to re-pave area in future.	\$ 750	
Pymble Town Hall	Exterior painting		\$ 50,000
Pymble Town Hall	Interior painting	\$ 20,000	
Pymble Town Hall	Replace gutters	\$ 14,000	
Pymble Town Hall	Replace downpipes	\$ 7,000	
Roseville Chase Oval Clubhouse	Interior painting	\$ 2,000	
Roseville Chase Oval Clubhouse	Replace downpipes. Good condition - small maintenance, cleaning & scraping - 5 years.		
Roseville Chase Oval Clubhouse	Ceilings not installed to clubhouse Action - install ceilings and paint	\$ 4,500	
Roseville Chase Oval Clubhouse	Roofing repairs	\$ 4,000	
Roseville Chase Oval Clubhouse	Floor coverings		\$ 8,000
Roseville Park Tennis Pavilion Disabled Toilet	Roofing repairs		\$ 3,000
St Ives Community Centre	Replace downpipes	\$ 3,000	
St Ives Community Centre	Exterior painting	\$ 15,000	
St Ives Community Centre	Floor	\$ 5,000	
St Ives Community Groups	Roofing repairs	\$ 15,000	
St Ives Community Groups	Floor coverings	\$ 10,000	
St Ives Headmasters Cottage	Roofing repairs	\$ 4,500	
St Ives Kindergarten	Building < 3m from boundary on side and rear - Action install drenchers along perimeter of building	\$ 5,600	
St Ives Kindergarten	Interior painting	\$ 5,000	
St Ives Library	Interior painting	\$ 100	
St Ives Library	Floor coverings	\$ 4,000	
St Ives Library	Investigate sunken floor in corner and report on building safety		
St Ives Nursery Office	Floor coverings	\$ 2,000	
St Ives Nursery Office	Interior painting	\$ 3,000	
St Ives Nursery Office	Roofing repairs	\$ 4,000	
St Ives Nursery Shadehouse	Roofing repairs		\$ 2,000
St Ives Nursery Soil & Fertilisier Shed	Roofing repairs		\$ 1,000
St Ives Nursery Storage Shed	Action - Install gate for loading dock	\$ 600	

Proposed Building Maintenance Schedule 2008 to 20010

St Ives Old School Building	External painting	\$ 15,000	
St Ives Showground Caretakers Cottage Re	Interior painting	\$ 6,000	
St Ives Showground Caretakers Cottage Re	Replace gutters	\$ 2,000	
St Ives Showground Caretakers Cottage Re	Replace downpipes	\$ 1,000	
St Ives Showground Caretakers Cottage Re	Floor coverings		\$ 6,000
St Ives Showground Control Tower/switch (Superintendent Shed)	Exterior painting		\$ 1,500
St Ives Showground Control Tower/switch (Superintendent Shed)	Roofing repairs		\$ 1,000
St Ives Showground Dog Pavilion	Exterior painting		\$ 2,000
St Ives Showground Dog Pavilion	Interior painting		\$ 2,500
St Ives Showground Dog Pavilion	Replace gutters		\$ 2,000
St Ives Showground Dog Pavilion	Replace downpipes		\$ 800
St Ives Showground Dog Pavilion	Roofing repairs		\$ 7,000
St Ives Showground Dog Pavilion "B"	No guttering. Action - Add down pipes & soak pits.	\$ 1,000	
St Ives Showground Dog Pavilion "B"	Roofing repairs		\$ 4,000
St Ives Showground Dog Pavilion B	Exterior painting		\$ 10,000
St Ives Showground Horse Super Office	Repair and restore (Heritage).		\$ 47,000
St Ives Showground Louise Lennon Pavilion	Potential damage to roof from falling branches. Action - Regular pruning required	\$ 500	
St Ives Showground Louise Lennon Pavilion	Exterior painting	\$ 18,000	
St Ives Showground Louise Lennon Pavilion	Roofing repairs	\$ 10,000	
St Ives Showground Louise Lennon Pavilion	4 exits. Action - Inspect signs	\$ 200	
St Ives Showground Miniwheel Clubhouse	Replace gutters		\$ 2,000
St Ives Showground Miniwheel Clubhouse	Replace downpipes		\$ 500
St Ives Showground Miniwheel Clubhouse	Roofing repairs		\$ 5,000
St Ives Showground Model Fly Clubhouse	Not installed. Action - To be reviewed by the Council. Install gutters & downpipes if required		\$ 1,500
St Ives Showground Pickering Pavilion	Building has no guttering, guttering required. Action - Install guttering, downpipes & soakpits. Not needed.	\$ 6,000	
St Ives Showground Pickering Pavilion Toilets	Exterior painting		\$ 15,000
St Ives Showground Pickering Pavilion Toilets	Roofing repairs		\$ 4,000
St Ives Showground Pickering Pavilion Toilets	Floor coverings		\$ 4,000
St Ives Showground Pumphouse & Tanks	Action - Replace roof. Concrete roof N/A.		\$ 3,000
St Ives Showground Radio Car Control Podium	Floor coverings	\$ 2,000	
St Ives Showground Sewer Treatment (Heritage)	Masonry and rust maintenance		\$ 5,000
Swain Garden Gazebo	Roofing repairs	\$ 500	
Swain Garden Groundsman Shed	Replace gutters	\$ 1,500	
Swain Garden Groundsman Shed	Replace downpipes	\$ 600	
Swain Garden Groundsman Shed	Roofing repairs	\$ 3,000	
Swain Garden Residence	Floor coverings	\$ 5,000	
Swain Garden Residence	Roofing repairs	\$ 5,000	
Swain Garden Toilets and Pergola Tennis Area	Replace gutters	\$ 600	
Swain Garden Toilets and Pergola Tennis Area	Replace downpipes	\$ 200	
Swain Garden Toilets and Pergola Tennis Area	Roofing repairs	\$ 1,500	
Thomas Carlyle Childrens Centre	Replace gutters	\$ 4,000	
Thomas Carlyle Childrens Centre	Replace downpipes	\$ 1,000	
Thomas Carlyle Childrens Centre	Roofing repairs	\$ 10,000	

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Tulkiyan Dwelling	Interior painting	\$ 22,000	
Tulkiyan Dwelling	Floor coverings	\$ 20,000	
Turramurra Kindergarten	Replace downpipes	\$ 2,000	
Turramurra Library	Roofing repairs	\$ 10,000	
Turramurra Life Start	Interior painting	\$ 2,000	
Turramurra Life Start	Roofing repairs	\$ 4,000	
Turramurra Life Start	Floor coverings	\$ 2,000	
Turramurra Memorial Park Toilet Block	Exterior painting	\$ 10,000	
Turramurra Memorial Park Toilet Block	Replace gutters	\$ 2,500	
Turramurra Memorial Park Toilet Block	Replace downpipes	\$ 1,000	
Turramurra Memorial Park Toilet Block	Roofing repairs	\$ 4,000	
Turramurra Seniors Centre	Exterior painting	\$ 10,000	
Turramurra Seniors Centre	Roofing repairs	\$ 5,000	
Various Buildings	Periodic gutter maintenance to prevent blockage and water infiltration	\$ 12,000	\$ 12,000
Various Buildings	Fire safety requirements - fire extinguishers and annual statements	\$ 26,000	\$ 26,000
Various Buildings	Air conditioning maintenance (servicing)	\$ 60,000	\$ 60,000
Various Buildings	Pest Inspections	\$ 8,900	\$ 8,900
Various Buildings	Lift Maintenance	\$ 25,000	\$ 25,000
Various Buildings	Sydney Water Requirements	\$ 9,200	\$ 9,200
Various Buildings	Contingency for Building works	\$ 50,000	\$ 50,000
Wahroonga Kindergarten	Exterior painting		\$ 4,000
Wahroonga Kindergarten	Replace gutters		\$ 3,000
Wahroonga Kindergarten	Replace downpipes		\$ 500
Wahroonga Kindergarten	Roofing repairs		\$ 15,000
Wahroonga Park Cottage	Roofing repairs	\$ 5,000	
West Lindfield Community Centre	Replace gutters	\$ 2,500	
West Lindfield Community Centre	Replace downpipes	\$ 1,000	
West Lindfield Community Centre	Roofing repairs		\$ 20,000
West Pymble Community Centre	Replace gutters	\$ 4,000	
West Pymble Community Centre	Replace downpipes	\$ 1,000	
West Pymble Community Centre	Roofing repairs	\$ 4,000	
West Pymble Community Centre	New kitchen	\$ 4,000	
West Pymble Pool	Chainwire fence needs replacing with Pool Security fence.	\$ 100,000	
West Pymble Pool	Security alarm system with back to base monitoring	\$ 60,000	
West Pymble Pool	CCTV Surveillance System	\$ 10,000	
West Pymble Pool Change Room 4624 97/98	Exterior painting	\$ 4,000	
West Pymble Pool Change Room 4624 97/98	Interior painting	\$ 4,000	
West Pymble Pool Change Room 4624 97/98	Roofing repairs	\$ 12,000	
West Pymble Pool Pumphouse/Clubhouse	Recommend inspection of exit doors, travel path and exit signs	\$ 150	
West Pymble Pool Pumphouse/Clubhouse	Exterior painting	\$ 3,000	
West Pymble Pool Pumphouse/Clubhouse	Interior painting	\$ 2,000	
West Pymble Pool Pumphouse/Clubhouse	Replace gutters	\$ 1,000	
West Pymble Pool Pumphouse/Clubhouse	Replace downpipes	\$ 500	
West Pymble Pool Pumphouse/Clubhouse	Roofing repairs	\$ 4,000	
West Pymble Preschool	Roofing repairs		\$ 10,000
West Pymble Shopping Centre Boonah	Leaves and litter on surrounding footpath. Action - Ensure paths cleared regularly.	\$ 250	\$ 250
West Pymble Shopping Centre Boonah	Replace gutters	\$ 2,000	
West Pymble Shopping Centre Boonah	Replace downpipes	\$ 1,000	
West Pymble Shopping Centre Boonah	Roofing repairs	\$ 4,000	

Proposed Building Maintenance Schedule 2008 to 20010

YMCA - St Ives	Roofing repairs	\$	10,000	
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2007/08 CAPITAL WORKS PROGRAM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To recommend to Council capital works projects in accordance with Council's 2007/2011 Management Plan.

BACKGROUND:

Council adopted its Management Plan for 2007/2011 on 22 May 2007. The Management Plan outlined funding for all capital works programs in accordance with Council's Long Term Financial Model and this report combines projects sourced from Council's prioritisation processes with those programs. The report also provides information on the carry forwards from 2006/07 as reported separately to Council. Further projects requiring additional and/or alternative sources of funding including grants or transfers from reserves different to that adopted in the Management Plan have been identified in this report.

COMMENTS:

This report provides details and recommendations for all program areas for the 2007/08 year and includes an amended budget which takes into account carry forwards from 2006/07, approved grants, contributions to works and other sources of funds to reflect current circumstances for all projects.

RECOMMENDATION:

That Council adopts the amended budget and projects as outlined in the report and attachments for the 2007/08 financial year.

PURPOSE OF REPORT

To recommend to Council capital works projects in accordance with Council's 2007/2011 Management Plan.

BACKGROUND

Council adopted its Management Plan for 2007/2011 on 22 May 2007. The Management Plan outlined funding for all capital works programs in accordance with Council's Long Term Financial Model and this report combines projects sourced from Council's prioritisation processes with those programs. The report also provides information on the carry forwards from 2006/07 as reported separately to Council. Further projects requiring additional and/or alternative sources of funding including grants or transfers from Reserves different to that adopted in the Management Plan have been identified in this report. To achieve this, this report draws upon already resolved programs and future directions outlined in the report to Council regarding asset management in June 2007.

Projects are outlined under each program area in the comments section of this report, which are outlined in alphabetical order.

Following the development of an asset strategy as required by the 2007/2011 Management Plan, review of the Long Term Financial Model, funding strategy to accompany the Facilities Plan and expected Section 94 revenue, it is anticipated that substantial review of funding for capital programs and the programs themselves will be undertaken in the development of the 2008/2012 Management Plan.

Where relevant to projects proposed in 2007/08, carry forwards consistent with that outlined in the 2006 to 2007 Budget 4th quarter ended June 2007, have been included in this report. Other funding sources such as Contribution to Works, Grants (where they have been formally offered to Council) and increased funding from Reserves have been identified within this report. A consolidated final summary of all projects listed by program is outlined in Attachment 12 to this report.

COMMENTS

The proposed projects have been identified under the following programs which have been alphabetically listed:

- Canopy Replenishment Program for 2007/08
- Environmental Levy Program - 2007/08 Projects and draft 2008/2012 Program
- Five year Road Program – 2007/08 Projects and draft 2008/2012 Rolling Road Works Program
- Footpath and Business Centres Program – 2007/08 Projects and draft 2008/2012 Program
- Golf Course Improvement Program
- Information Technology Projects
- Open Space Acquisition Program
- Park Development Projects
- Planning Projects
- Playground Refurbishment Projects
- Sportsfield Development Program Projects
- Stormwater Drainage 2007/08 Projects and draft Future Years Program

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- Swimming Pool Refurbishment
- Tennis Court and Hard Court Refurbishment and Development Projects
- Traffic Facilities Projects 2007/08 and draft Program for 2008/2012

Canopy Replenishment Program

This program focuses on retaining the leafy character of the local government area, establishing bio-linkages, improving landscape and streetscape character and increasing indigenous canopy trees in areas adjacent to threatened species and endangered communities. Over 13,000 trees have been planted since the commencement of this program in 2000.

In 2003 Council adopted a five year prioritised planting program that included planting within parks and sportsfields. This year's program will continue to engage new tree nurturers as well as to initiate activities to maintain the interest of existing volunteers including schools, scouts, guides and other community groups.

Funding for this program is \$126,000 and has targeted 219 streets and open space areas (refer to Attachment 1). It is expected that around 4,000 trees will be planted during this financial year. Planting commenced to coincide with National Tree Planting Day on 29 July 2007, and will be completed in two stages with approximately 50% of trees to be planted before October and the remaining next June.

This year's program will also incorporate an audit of previous programs and undertake maintenance of trees planted as well as identify opportunities to undertake infill planting where gaps exist due to vandalism, death or objection to planting in the past.

Given that this is a rolling program, a carry forward of \$25,800 from last year's funds is required due to the availability of stock from Council's nursery.

Recommendation:

That Council adopts the 2007/08 Canopy Replenishment Program as outlined in Attachment 1.

Environmental Levy Program 2007/08 Projects and draft 2008/2012 Program

In June 2005, the Minister approved Council's application for a five percent rate variation to fund a range of environmental initiatives over seven years. The estimated income from this revenue source was approximately \$1,760,000 for the 2005/06 financial year rising to \$2,163,000 in 2011/2012. Identified funding for 2007/08 financial year is \$1,897,000.

As part of the development and consultation of the program, ten themes were identified, within which specific projects were earmarked over the course of the seven years. The themes included water sensitive urban design, sustainable town centres, biodiversity, water and catchments, community partnerships, recreation, fire management, regulation and enforcement, monitoring, evaluation and communication.

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The development and review of the program areas are overseen by three advisory committees: Environmental Levy Program Committee, Community Audit Committee and Community Grants Panel.

Total funding for 2007/08 is the following:

Levy funds approved in Management Plan	\$1,897,000
Carry Forwards	\$425,200
Total funds available	\$2,322,200.00

Works in this year's budget will focus on eight areas as fully identified in Attachment 2 with details of key projects listed below. Attachment 3 provides an outline of projects and expenditure to the end of the levy in 2012. The Minutes of the latest meeting of the Environmental Levy Program Committee have been separately reported to Council (28 August 2007).

Biodiversity Projects

The regeneration of the nine selected bushland sites will continue as part of the seven year program for these locations, eight of which contain endangered or critically endangered ecological communities. Supporting these initiatives will be a continuation of the feral animal program focusing on Myna birds and rabbits.

	Carry Forward	2007/08 Budget
Sheldon Forest	\$0	\$20,000
Browns Field & Surrounds	\$892	\$15,000
Browns Forest (BGHF)	\$919	\$10,000
St Ives Showground	\$14,695	\$15,000
Auluba Oval & Surrounds	\$4,985	\$5,000
The Glade	\$4,564	\$5,000
Maddison (BGHF)	\$141	\$15,000
Acron Oval	\$636	\$15,000
Turiban Reserve	\$1,617	\$10,000
Wildlife Promotion	\$0	\$10,000
Feral Animal/ Noxious	\$2,736	\$15,000
TOTAL	\$31,185	\$135,000

Fire and Recreation Projects

This year will see the completion of the North Wahroonga to North Turrumurra fire trail, one of the major projects funded by the Levy. Complementing this project will be a small grant to assist in the regular maintenance of the new trail to keep weeds and other invasive species away from the disturbed edges. The walking trail linking Rothwell to Comenarra and through to Browns Field will be completed as well as the upgrade of the Seven Little Australians trail in Lindfield.

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	Carry Forward	2007/08 Budget
Firetrail construction	\$0	\$147,000
AGAL Land	\$0	\$1,000
Seven Little Australians	\$0	\$38,000
Sheldon Forest	\$3,881	\$1,000
Fire Break Construction	\$0	\$50,000
Rothwell to Comenarra	\$0	\$6,000
TOTAL	\$3,881	\$243,000

Community Partnership Projects

This program area will continue to support site regeneration and supervision at many bushcare sites and other community based environmental programs. Supporting this program area is a \$400,000 grant from the NSW Sustainability Trust to work with Willoughby and Hornsby Council to progress the urban land care program that was commenced under the Levy.

Council has already resolved on the first round of grants for the 2007/08 year.

	Carry Forward	2007/08 Budget
Bushcare Site Improvement	\$0	\$50,000
Bushcare	\$0	\$8,000
Urban Landcare	\$0	\$8,000
Community Firewise	\$0	\$8,000
Parkcare	\$0	\$16,000
Small Grant Projects	\$0	\$80,000
Promotions & Init	\$0	\$10,000
TOTAL	\$0	\$180,000

Water Sensitive Urban Design Projects

There will be a range of stormwater harvesting projects undertaken this year. The first project completed will be at Edenborough Oval, Lindfield. Assisting the sportsground capital works program, the next major project to commence will be at Lindfield Soldiers Memorial Oval number 2 with construction expected late 2007. Concept designs have been completed for Comenarra, Auluba (1 and 2), Lofberg and Norman Griffiths Ovals and The Swain Gardens with detailed design and commencement of construction to follow this year at Comenarra and Swain Gardens. As part of the road and park improvements, implementation of swales, bio-retention and other features will focus on the Lofberg Quarry Creek catchment as a key strategy to improve this condition of this creek and riparian environment.

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	Carry Forward	2007/08 Budget
Lindfield Soldiers Oval	\$21,860	\$239,000
Swales & Bio-retention	\$10,000	\$40,000
Integrated Side Entry	\$1,649	\$24,000
Swain Gardens (water harvesting)	\$140,500	\$54,000
Comenarra	\$17,100	\$84,000
The Glade	\$0	\$72,000
Edenborough Oval	\$0	\$202,000
Stormwater quantity & quality	\$0	\$80,000
Cliff Oval	\$0	\$20,000
TOTAL	\$191,109	\$815,000

Water Catchments Projects

Supporting the above program will be the continuation of creek maintenance with a focus on Blackbutt Creek from the AGAL site to the work adjacent to Minnamurra Avenue and also adjacent to Bannockburn Oval. Stabilisation will also be carried out at the upper reaches of Coups Creek downstream of The Glade and to Shot Machine Creek within The Swain Gardens.

	Carry Forward	2007/08 Budget
Creek Maintenance	\$65,000	\$10,000
Coups Creek (The Glade)	\$53,505	\$0
Stoney Creek	\$0	\$7,000
Swain Creek	\$0	\$42,000
Middle Harbour	\$25,514	\$10,000
Cowan Creek	\$10,517	\$20,000
Lane Cove	\$0	\$10,000
Blackbutt Creek	\$18,479	\$0
Du Faur Street Wetland	\$0	\$5,000
General Sites	\$15,010	\$20,000
TOTAL	\$188,025	\$124,000

Regulation and Enforcement Projects

Funding to staff for this program will continue with this year having the advantage of the adoption of the bushland encroachment policy as adopted by Council earlier in 2007. This policy guides the prioritisation of staff in dealing with the 2,450 properties that adjoin our bushland. Also of focus this year will be the mapping of Blue Gum High Forest (BGHF) following the determination of this

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important vegetation community by the NSW Scientific Committee and more recently the NSW Land and Environment Court decision in relation to BGHF at Water Street.

	Carry Forward	2007/08 Budget
Dumping	\$0	\$50,000
Encroachment	\$0	\$50,000
Noxious Weed Control	\$0	\$50,000
TOTAL	\$0	\$150,000

Monitoring and Evaluation Projects

Key monitoring projects this year include a bird survey, mapping known locations of phytophthora, and evaluation of the benefits of retrofitting an existing urban catchment with water sensitive urban design features. Within this program area support will also be given to the completion of the Sustainability Plan, a key activity included in the Management Plan.

	Carry Forward	2007/08 Budget
Biodiversity (Macroninv)	\$11,000	\$20,000
Community Survey	\$0	\$20,000
Social Research	\$0	\$20,000
Program Evaluation	\$0	\$20,000
Fire, fuel loads	\$0	\$10,000
Weed Inspectorial	\$0	\$10,000
TOTAL	\$11,000	\$100,000

Levy Management and Communication Projects

Funding in this area will go towards updating the web site, signage for key projects and two murals at Lindfield rail underpass and Edenborough Oval and management and co-ordination of Levy projects, including staff and vehicle costs.

	Carry Forward	2007/08 Budget
Quarterly Newsletters	\$0	\$30,000
General Promotion	\$0	\$20,000
Administration and co-ordination of Environmental Levy	\$0	\$95,000
Town Centre Project Planning	\$0	\$5,000
TOTAL	\$0	\$150,000

Recommendation:

That Council adopts the Environmental Levy Program 2007/08 Projects as outlined in Attachment 2 and the draft 2008/2012 program as outlined in Attachment 3.

Five year Road Program – 2007/08 Projects and draft 2008/2012 Program

On 3 July 2001, the Minister for Local Government approved Council's application for a special rate levy to increase funding for road infrastructure rehabilitation works. Council resolved in August 2004 to apply for an extension of the Infrastructure Levy commencing in 2006/07 and this was approved by the Minister on 28 June 2006.

The Infrastructure Levy provides approximately \$1,900,000 per annum for seven years which is indexed over time.

In 2001/02, Council resolved to commit \$4,000,000 to road works and this amount was to be indexed annually. Hence, the current indexed figure for road works is \$4,545,000.

Council's Management Plan has indicated that \$4,545,000 has been provided for road works under the Capital Works Program. This amount includes grants from the NSW State Government of \$225,000 under the RTA Repair and Enhancement Program and from the Federal Government of \$465,000 under the Roads to Recovery Program.

Council has adopted in the Management Plan, an allocation of \$4,545,000 that is made up of the following funding sources.

Program	Grant Funded	Council Funded	Total
RTA Repair Program	\$225,000	\$225,000	\$450,000
Infrastructure Levy		\$1,993,000	\$1,993,000
Rehabilitation Program		\$1,637,000	\$1,637,000
Roads to Recovery	\$465,000		\$465,000
Total	\$690,000	\$3,855,000	\$4,545,000

Council received an additional grant of \$465,429 from the Federal Government under the Roads to Recovery Supplementary Program in June 2006 and the funds have fully been spent in 2006/07 for the resurfacing of Telegraph Road.

Attachment 4 is a copy of the proposed Five Year Rolling Road Program that has been determined using Council's SMEC Pavement Management System.

The condition of the pavement has been assessed by visual assessment of the road surface against various distress criteria. Pavement testing has also been carried out to determine the sub-grade strengths. The results of these tests confirmed that typical sub-grade strength allows for an average pavement life span of 12 years subject to heavy traffic conditions.

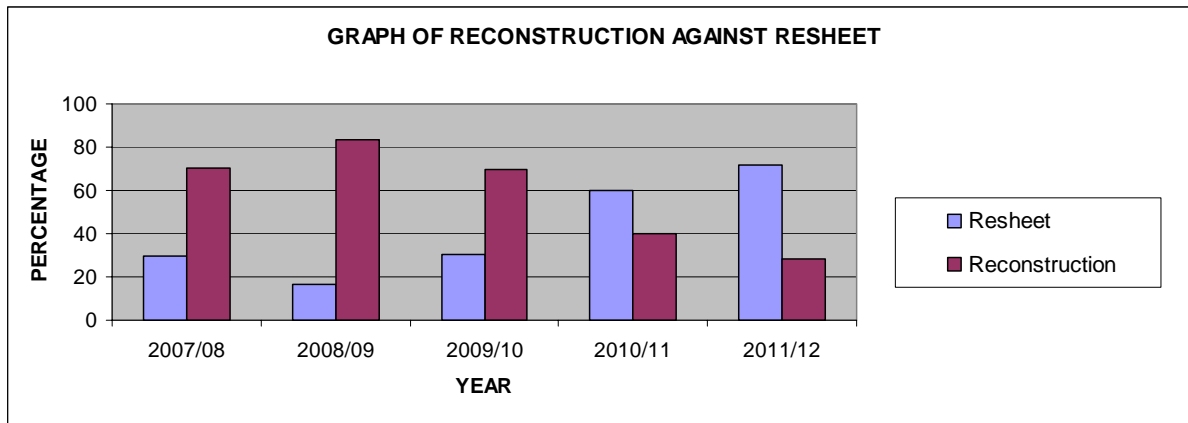
The condition rating along with the traffic data is entered into the Pavement Management System along with the annual budget amounts and the program assesses the priorities based on these criteria. Based on the Pavement Management System and Council's current expenditure, it would take twenty years to bring the road assets up to a satisfactory standard.

The Pavement Management System provides information on the optimal timing to carry out the mix of resurfacing and reconstruction works.

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Below is a graph showing the funding distribution for reconstruction and resurfacing (resheeting) works based on the annual allocation of approximately \$4,550,000 per annum:



Tenders for the supply and laying of asphaltic concrete were called by NSROC on behalf of Council and closed on 7 August 2007. A separate report will be submitted to Council to advise on the primary supplier to Council for 2007/08. Following adoption of the proposed Road Works Program, tenders will be called for stabilisation works and reconstruction work.

Funding for the Regional Road works proposed for future years will be subject to assessment by the RTA based on Council's submission and the benefit cost ratios. In addition to this, heavy patching works will be carried out on other Regional Roads using the Block Grant funding.

Resident consultation was carried out as part of the Infrastructure Levy application process. Residents will be notified by letterbox drop prior to any works being carried out in their street to allow for comments and address any concerns raised by residents. A copy of the draft road program is available on Council's web site.

Public utility authorities are notified of Council's five year road program seeking comment on any utility upgrade program.

The five year Rolling Works Program assists with future planning, designs and communication with residents on the likely timing of works. It should be noted that while Council has completed a number of roads over the last five years there is still approximately 150 kilometres of roads that are rated as unsatisfactory or failed.

Recommendation:

That Council adopts the proposed 2007/08 Five Year Road Program and the draft 2008/2012 Rolling Road Works Program as outlined in Attachment 4.

Footpath and Business Centres Program – 2007/08 Projects and draft Programs 2008/2012

An amount of \$398,000 has been allocated in the Ku-ring-gai Council Management Plan 2007/11 for the construction of new footpaths in 2007/08. A further \$50,000 is available from RTA grants. Including carry forwards of \$254,000 from the 2006/07 year, a total of \$702,000 is available for the 2007/08 Footpath Program.

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On 30 April 2002, Council adopted a ranking criterion for new footpaths where no formed footpath previously existed. At that time only 32% of the Ku-ring-gai area has formed footpaths and Council had approximately \$12,000,000 in its list of requested footpaths based on requests from residents dating from the 1970's.

Since that time Council has allocated approximately \$365,000 per annum (indexed) in its budgets which has resulted in the construction of 16.1 kilometres of new footpaths and 9.0 kilometres of cycleways.

Council also adopted the Business Centres improvement program in 2006 and a copy of the approved program is Attachment 6.

Earlier footpath programs were based on a list of paths requested by residents. Using data obtained from the Pavement Management System, it has been possible to map all existing footpaths in the Council area. It became apparent that many streets close to railway stations and shops with significant pedestrian and vehicular traffic had no footpath, yet no request has been recorded.

Since then the list has been reviewed to include all streets within 500 metres of railway stations and the St Ives shopping centre and within 300 metres of suburban shops regardless of whether or not a request had been made. Paths on both sides of all streets with more than 5,000 vehicles per day have also been added together with projects which were requested or petitioned for by residents in the past year.

All projects were prioritised in accordance with the following criteria adopted by Council in 2002:

Demand		Shops & Rail		Schools		Hospitals & Nurs Homes		Traffic Vol		Parks	
Criteria	Points	Dist	Points	Dist	Points	Dist	Points	Vol	Points	Dist	Points
HIGH	10	<100m	5	<100m	5	<100m	3	>10000	5	<100m	3
MED	5	<200m	3	<200m	3	<200m	2	>5000	4	<200m	2
LOW	1	<300m	1	<300m	1	<300m	1	>2000	2	>200m	0
		>300m	0	>300m	0	>300m	0	<2000	1		

As the highest priority projects have now been completed, many high ranking projects now score equally and it is difficult to rank them. The following additional criteria have been introduced to assist in differentiating between projects.

The previous criteria emphasised pedestrian usage and convenience. Following communication with residents, new criteria is proposed that gives more emphasis to safety, access and topography issues. These additional criteria are:

Road Hazards		Accessibility from Road		Construction Difficulty	
Degree	Points	Degree	Points	Degree	Points
EXTREME	5	IMPRACTICAL	5	EASY	5
HIGH	3	DIFFICULT	3	MODERATE	3
MODERATE	1	MODERATE	1	HIGH	1
LOW	0	EASY	0	EXTREME	0

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Road Hazards

This takes into account the extent of the hazard of walking on the road carriageway and considers issues such as road alignment, visibility, sight distance and perceived danger to pedestrians and traffic.

Accessibility from Road

This considers the ease with which a pedestrian can access the nature strip from the road carriageway to avoid oncoming traffic. That is the road height to the nature strip difference being approximately 1 metre high and steep would be regarded as difficult.

Construction Difficulty

In some locations the construction of a footpath would be more difficult and costly than others. Steep embankments, rock outcrops or large trees may make the construction of a path extremely expensive. This criterion will give a higher ranking to paths which are easier and cheaper to build and maximise the length of paths constructed.

The estimated cost of all works on the list of proposed footpaths has grown from \$12,000,000 in 2002 to \$18,100,000. The annual budget allocation has increased from \$365,000 to \$398,000.

Council traditionally funds its cycleway projects from the Footpath Program. This is mainly due to the creation of shared footpaths and cycleways. The RTA has advised that Council will receive a grant in 2007/08 of \$50,000 to extend the cycleway in Bobbin Head Road, Turramurra between Burns Road and the Pacific Highway. This grant must be matched by Council. Consequently, the total value of new works nominated for the 2007/08 program is approximately \$448,000.

Attachment 5 which outlines the proposed 2007/2012 Five Year Rolling New Footpath Program, is based on available funding and assumes similar annual allocations until the 2011/2012 program year.

In summary the list of proposed footpaths has since been expanded to include all paths within 500 metres of railway stations and the St Ives shopping centre and within 300 metres of suburban shops. Paths on both sides of all streets with more than 5,000 vehicles per day have also been added together with projects which were requested or petitioned for by residents in the past year.

Many high ranking projects now at the top of the list score equally and it is difficult to rank them. Additional criteria have been proposed to further differentiate between projects.

All projects have been prioritised in accordance with the proposed criteria and a proposed New Footpath Program for 2007/08 and draft New Footpath Rolling Program for 2008/2012 prepared for Council approval.

Recommendation:

1. That Council adopts the 2007/08 draft New Footpath Program and the draft 2008/2012 program as a draft rolling program.
2. That Council adopts the revised ranking criteria for New Footpath Program, as indicated in the report.

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In 2006, Council adopted the Business Centres program for the neighbourhood centres up to 2008/09. A copy of the adopted program is Attachment 6. Most of the works in the 2006/07 program has been completed with the exception of the upgrade to West Pymble shopping centre which is currently being designed and is proposed for carry over to 2007/08.

It is not proposed to extend the program beyond 2008/09 at this stage as it is intended to fund works in the shopping centres with funding from development contributions and in accordance with Council's proposed Public Domain manual. A review of ongoing funding will be undertaken after 2008/09.

Recommendation:

That Council adopts the projects outlined in Attachment 6 for the 2007/08 Business Centres Program.

Golf Course Improvements

As has recently been reported to Council, the current focus of this program is the introduction of sewer mining to provide recycled water for the irrigation of Gordon Golf Course. \$262,000 has been allocated from the Golf Course Improvement Levy to this project. Should Council determine this project proceed further, funds will be required to be sourced from the Golf Course Improvement Levy Reserve and, following confirmation of acceptance of a variation to its terms, the State Government Water Savings Grant of \$830,000. This will be undertaken as a separate report to Council.

In the interim, an allocation of \$20,000 is recommended to progress the matter to a final decision by Council.

Carried Forwards 2006/07	\$ 2,300
Management Plan	\$262,000
Total	\$264,300

Recommended Project allocation:

Gordon Water Recycling Project – Planning	\$20,000
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Information Technology Projects

Council allocations toward Information Technology Projects in 2007/08 are outlined below:

Source	Amount
Carried Forward 2006/07	\$59,400
Management Plan 2007/08	\$212,000
Total	\$271,400

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Projects identified are included below:

Projects	Description	Amount
HR/Payroll Performance Planning	Funds required to complete project	\$45,400
Masterview (already resolved by Council)	Already resolved by Council to progress on line DA functions	\$80,000
Webpage (Intranet) (already resolved by Council)	Resolved by Council to complete web upgrade and introduce Intranet	\$27,000
Booking System	Continue upgrade to new booking system	\$10,000
Works and Assets	Stage 1 – pursue new system to enhance work and asset planning and reporting links to Finance One	\$109,000
Total		\$271,400

Open Space Acquisition Program

With the adoption of Council's Open Space Strategy, scheduled for September 2007 and Council resolving to the purchase of open space within Gordon, it is recommended that appropriate funds be identified within capital projects to meet this confirmed purchase, costs associated with that purchase and to provide funding subject to Council resolutions for other opportunities. It is proposed that \$8,000,000 be identified at this time. Additional funding is available from Section 94 Reserves for this purpose.

Open Space Acquisition Program Funding Source	Amount
Section 94 - 2000 Plan	\$1,000,000
Section 94 - 2004 Plan	\$7,000,000
Total	\$8,000,000

Recommendation:

That \$8,000,000 be allocated from the 2004 Section 94 Plan to fund Open Space Acquisition.

Park Development Projects

Council maintains over 250 parks across the local government area. Funds from this program are supported by Section 94 funds, grants and the Environmental Levy to maximise benefits for Council's park assets.

Receiving priority consideration within this program are off-leash area upgrades (on a year from the prioritised program), park improvements that support the playground and sportsfield program, matching funds for Metropolitan Greenspace Grants and implementation of District Park Landscape Masterplans.

Total funding available in 2007/08 for Park Development is \$744,300. Funding sources of Park Development Funds:

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Source	Amount
Carry Forwards	\$193,000
Works of Direct Community Benefit	\$210,000
2004 Section 94 Plan	\$155,000
Grants	\$186,300
Total Funds	\$744,300

Proposed works are included within Attachment 7 along with forward design and draft program for future years.

Recommendation:

That Council adopt the projects outlined in Attachment 7 for the 2007/08 Parks Development Program Projects.

Planning Projects

Council has allocated \$262,000 towards planning projects for the 2007/08 financial year. Proposals for the use of these funds are allocated under the following program areas. Further funds of \$50,000 are recommended from the 2004 Section 94 Plan to fund the development of Stage 1 of the Public Domain Plan.

Comprehensive LEP & DCP development	Employment Lands Study – joint project with Hornsby Council (already resolved by Council)	\$20,000
	Demographic Analysis Comp LEP ID project population and housing needs research data	\$40,000
	Traffic and transport studies and review Community Facilities Planning Section 94 nexus	\$10,000
	Infrastructure study review (review of 2000 Plan)	\$15,000
	Retail Study – including role of neighbourhood centres and non-town centres	\$15,000
	Affordable Housing preliminary project scoping	\$10,000
	NSROC studies review – input into comp LEP	\$ 5,000
Town Centre & Urban Design Projects	Urban design studies and projects	\$ 10,000
	Simmersion (include part staff funding)	\$ 30,000
	Parking Management Plan	\$ 55,000
	Economic feasibility – updated information eg Lindfield	\$ 10,000
	Reclassification projects costs	\$ 10,000
	Development of Public Domain Plan Stage 1 (Section 94 project)	\$ 50,000
Heritage Planning	Heritage Items and UCA review	\$ 5,000
	Heritage Small Grants Assistance Fund	\$ 22,000
General Planning Projects	GIS Mapping Updates – e-delivery	\$ 5,000
	GRI Sustainability Plan (Grant)	\$ 20,000
TOTAL PROJECTS		\$332,000

Playground Refurbishment Projects

In 2002 Council adopted a ten year strategy for playground replacement and embellishment. The purpose of this \$150,000 per year program (since indexed) was to provide a proactive approach, based on distribution, play quality and equipment compliance. A forward design program was resolved by Council in May 2006 and it is these projects that are proposed to be the focus of work in 2007/08. Attachment 8 highlights the recommended list. A further review of all playgrounds against the prioritisation criteria has taken place and a revised draft program for future years is included as Attachment 8 to this report.

Anticipated expenditure for 2007/08 is \$157,000 in addition to carry forwards of \$20,900 providing a total program value of \$177,900.

Recommendation:

That Council adopts the 2007/08 Playground Refurbishment and Development Projects, including a draft rolling program, as outlined in Attachment 8.

Sportsfield Development Program Projects

The prioritisations have not been reviewed for this year as works included in the 2006/07 program require finalisation this year and design is still underway for projects identified for forward design. What has become apparent is that the costs of undertaking stormwater harvesting, particularly costs associated with off-takes from nearby stormwater sources, often involve considerable construction. Lindfield Soldiers Memorial Oval, currently out to tender, is anticipated to cost approximately \$1,300,000. This cost includes approximately \$600,000 worth of road and carpark construction. These costs, not envisaged within the original project are necessary for the diversion of water to the stormwater tanks. It should be noted that as a District Park, these works are required outside of any consideration of stormwater harvesting and will provide additional environmental benefits in terms of erosion, sediment and catchment management. Funding for this project is sourced from a number of other program areas including Environmental Levy (approximately \$255,000), Parks Development (\$100,000), leash-free areas (\$25,000), in addition to the funding sources outlined in the table below.

In accordance with works previously resolved by Council, upgrades are proposed to be finalised at Edenborough, minor works to be undertaken at Comenarra and Stage 1 works at Auluba 1 and 2 as part of the implementation of the Landscape Masterplan when adopted. These works (Auluba 1 and 2) are identified under the Park Development Program.

Funds are also proposed to be allocated towards the continuation of planning for North Turrumurra Recreation Area (\$50,000 from 2000 Section 94 Plan), in addition to a carry forward of \$9,700.

Further, a review of the prioritisation process and funding is proposed to be undertaken and reported to Council prior to Council considering the 2008/2012 Management Plan.

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Funding for the Sportsground Project is as follows:

Works of direct Community benefit	\$121,000
Sportsfield Reserve	\$265,000
Contribution to works "Lindfield Rugby Club"	\$50,000
Transfer from Tennis and Hard Courts Program "works of direct Community benefit"	\$100,000
2004-2009 Section 94 Plan	\$297,000
2000 Section 94 Plan	\$50,000
Pre-1993 Section 94 Plan Open Space	\$23,200
Carry Forwards	\$96,900
TOTAL FUNDS	\$1,003,100

Projects identified within the 2007/08 Sportsfield development are listed below:

Project	Cost
North Turramurra Recreation Area – Planning	\$59,700
Lindfield Soldiers Memorial Oval No. 2	\$833,400
Edenborough Oval – lighting and minor surface upgrade	\$100,000
Comenarra Oval – minor irrigation works	\$10,000
Total	\$1,003,100

Stormwater Drainage and Catchment Management - 2007/08 Projects and draft Future Years Program

An amount of \$319,000 is included in the Council Management Plan for drainage works in 2007/08. Funds totalling \$263,000 are available for catchment analysis and catchment management. Carry forwards from 2006/07 total \$324,500 providing a total program value of \$906,500 for the 2007/08 year.

Following a review of Council's prioritisation matrix for future works, a provisional rolling Capital Works Program was derived from catchment studies that were completed by consultants for Cowan Creek, Middle Harbour and Lane Cove River Catchments in 2006. A list of drainage works have been nominated from these plans for the 2007/2008 Stormwater Drainage Capital Works Program and a draft 2008/2009 Stormwater Drainage Capital Works Program. \$50,000 from Catchment Management is proposed to be allocated towards catchment management works at Lindfield Soldiers Memorial Oval in response to the catchment improvements facilitated by this project. This allocation is identified within the Sportsfield Projects. With the completion of projects identified in the carry forwards 2006/07, further reporting on the allocation of funds within this program or increased allocation to on-ground works is to occur prior to March 2008.

Drainage works proposals are contained within Attachment 9. Attachment 12 identifies all projects for this program area.

In addition to the adopted list of proposed works which was solely based on system capacity or flooding problems, drainage works which are considered urgent due to the poor structural conditions of the existing pipeline have been included. During the course of recent maintenance

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works, some collapsed pipe sections were found to be in need of urgent reconstruction and are also proposed to be included in the Program. The remedial costs are well beyond the annual allocation in the recurrent maintenance budget. Four additional works located in Provincial Road, Chelmsford Avenue, Graham Avenue and Tryon Road were identified as in need of urgent remedial works based on poor structural condition.

A review of the adopted provisional Stormwater Drainage Capital Works Program derived from the catchment study reports has found that some of the proposals require further investigation as to their practicality and feasibility.

Recommendation:

That Council adopts the 2007/08 Stormwater Drainage Capital Works Program as outlined in Attachment 9.

Swimming Pool Refurbishment

Stage 4 of the refurbishment program was completed during 2006/07. Stage 5 works will represent the final stage of the current refurbishment program for the pool. This stage will be undertaken during the winter closure of 2008 and the project will continue into the 2008/09 financial year. This stage is anticipated to cost approximately \$650,000. Current year funding requirements will include the \$300,000 identified in the 2007/11 Management Plan with a further \$30,000 allocated from the Swimming Pool Reserve. Funds of \$300,000 will be required from the 2008/12 Management Plan to complete the program. As this stage includes final surface treatments and furnishings for the pool, final choices in this regard will need to be cognisant of design work for the proposed indoor facility at this location. In light of this, further review of proposed works including technical aspects of the project will be undertaken by Operations and Strategy staff prior to scheduled advertisement of the tender in November.

Recommendation:

Council allocate an additional \$30,000 from the Swimming Pool Reserve towards Stage 5 works for the Swimming Pool Refurbishment.

Tennis and Hard Court Refurbishment and Development Projects and draft 10 Year Program

This program has focussed on the implementation of recommendations from the Tennis Court Business Strategy (2002) and more recently the Sport in Ku-ring-gai Strategy to improve access to the courts for a variety of recreational uses.

Given the resolution by Council to retain use of Canoon Road for netball in addition to developing a series of satellite locations, the forward program has sought to incorporate actions arising from this resolution.

All courts have been assessed against the criteria and indicative amounts have been provided to encapsulate not only improvements to the courts but also capital maintenance that is beyond what can be accomplished utilising recurrent budgets. Whilst \$362,000 has been identified within the Management Plan, continuing expenditure of \$150,000 per annum is more appropriate for this

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asset. Funds surplus to that amount in 2007/08 are proposed to be utilised to address the shortfall of funding identified within the sportsfield program for Lindfield Soldiers Memorial Oval No. 2 (\$100,000) and the remainder transferred to a Sport Court Reserve to assist in funding the improvements for satellite netball locations and dual use facilities in future years.

Prioritisation of funding for this program is based on existing asset condition, intensity of use and the potential to increase income generation and/or utilisation. Works this year will focus on capital maintenance of court surfaces at Canoon Road and improvements and resurfacing at Roseville Park. A full program including a future draft program is included as Attachment 10.

Source of funds identified for tennis and hard courts is summarised below:

Works of Direct Community Benefit	\$342,000
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Proposed allocation of funding for Tennis and Hard Courts in 2007/08:

Allocation	Amount
Court works as per Attachment 10	\$110,000
Transfer to Sport Court Reserve	\$132,000
Carry Forward 2006/07	\$ 24,800
Total	\$266,800
Transfer to Sportsfield program (Lindfield Soldiers Memorial Oval)*	(\$100,000)

Recommendation:

That Council adopt the Tennis and Hard Court Projects 2007/08 and draft 2007-2017 Program as outlined in Attachment 10.

Traffic Facilities Projects 2007/08 and draft Program for 2008/2012

On 1 July 2003, Council adopted a priority ranking system for traffic facilities on Council controlled roads. This has been updated annually as part of Council's Traffic and Transport Policy.

Prior to adopting the ranking criteria, Council had relied on various Roads and Traffic Authority (RTA) grant allocations and resident requests to determine the annual traffic facilities program. Detailed design and consultation often did not commence until receipt of the RTA grants, resulting in many project delays and deferments.

In order to streamline the process, Council has adopted a prioritised five year rolling program of works to enable earlier planning and resident consultation to take place prior to the receipt of any RTA grant funding.

The program priorities of the RTA vary from year to year and do not necessarily align with Council's own priorities. The value of the RTA Traffic Management Program grants, which usually must be matched by Council, varies considerably from year to year and funding offers are not advised until after the State Budget is announced in July each year.

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Consequently, Council can not allow for its matching share of the RTA Traffic Management Program grants in its Management Plan or select a Traffic Facilities Program with any certainty. In previous years, Council was offered the following funds under its Traffic Management Program:

Program Year	Amount
2003-2004	\$47,000
2004-2005	NIL
2005-2006	\$169,000
2006-2007	NIL

Council now submits a prioritised list of approved projects to the RTA for funding. Because the RTA uses its own criteria to select projects, the grant offers are not always those at the top of Council's own priority list. Therefore, the total value of the list of projects submitted to the RTA should be several times the likely value of the annual grant offers.

On 22 August 2006, Council adopted the 2006/2007 Traffic Facilities Program and the draft 2007/2011 Program. Regular annual revision of the rolling program is necessary.

Following further consultation, some projects were amended, deferred or deleted. These projects have been reviewed and where appropriate included in the proposed 2008/2012 Traffic Facilities Program together with additional projects approved by the Ku-ring-gai Traffic Committee in the past year. Attachment 11 provides details of these projects.

Two projects on Regional Roads have been removed from the program because they are too costly for Council to consider without financial assistance. These are the intersection of Burns Road and Bobbin Head Road and the intersection of The Comenarra Parkway and Fox Valley Road. Funding assistance is being sought from the RTA and Federal Black Spot Program and, if successful, these projects will be reconsidered in the next program review.

The projects are ranked in Council's priority order and assume an ongoing funding allocation of about \$155,000 per annum in future Council Management Plans.

No allowance has been made for future funding grants from the RTA because the size and number of these grants, if any, cannot be predicted. It will therefore be necessary to revise the Traffic Facilities Program annually beyond the current year as the funding situation is determined.

For the 2007/08 program the RTA has offered Council \$50,000 for the extension of the Bobbin Head Road cycleway, \$20,000 for a pedestrian access ramp on Boundary Street, Roseville and \$8,000 for a refuge in Bobbin Head Road near Du Faur Street. As Council includes cycleways and access ramps in its Footpath Program, there will only be \$8,000 in RTA funds available for Council's 2007/08 Traffic Facilities Program. Accordingly total available funds for 2007/08 for traffic facilities will be \$163,000.

Consultation has taken place on projects considered by the Ku-ring-gai Traffic Committee, but further investigation and resident consultation will be required during the detailed design stage when projects are selected for funding. Consultation has also taken place with representatives of the RTA.

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The draft 2008/2012 program will be submitted to the RTA as Council's nominated projects for funding under the various RTA program areas.

Recommendation:

That Council adopts the 2007/08 Traffic Facilities Program and the draft 2008/2012 Program as outlined in Attachment 11

CONSULTATION

A range of consultative mechanisms have driven the development of the programs, prioritisation processes and individual projects. Mechanisms include various statutory, advisory committees, reference groups, public exhibition of strategies and the Management Plan itself. For future year's Management Plans, it is intended that detailed project proposals will be integrated into the Management Plan at the time of exhibition.

Quarterly reporting on capital works will build upon the development of individual project sheets which staff are now regularly updating. Particular emphasis within reporting will be given to end of year expenditure and completion of projects.

FINANCIAL CONSIDERATIONS

The 2007/2011 Management Plan outlines expenditure on projects of \$21,437,000. To provide the most accurate picture of total funds and projects, the proposed program includes carry forwards, confirmed grants and contributions to works.

Further, the report outlines proposed additional funding to represent changes in circumstances that require alteration to funding since the adoption of the Management Plan.

Principally these relate to Section 94 funds for the acquisition of Open Space and recommendations to draw funds from reserves to fund identified shortfalls in funding for sportsfield upgrades and to complete the current pool refurbishment program.

Attachment 13 provides a detailed summary of funding sources for each program. This summary sheet identifies total projects funding (including carry forwards) of \$27,858,300 for 2007/08. Attachment 12 provides a consolidated summary identifying each project and total funds allocated.

As outlined in the background to this report, the current review of the Long Term Financial Model is being undertaken in the context of the development of a comprehensive asset strategy and the development of a funding strategy to accompany the Facilities Plan. Given these initiatives, it is anticipated that funding for capital programs and the programs themselves will be the subject of significant change in the development of the 2008/2012 Management Plan.

Recommendation:

That Council adopts the budget as amended in Attachment 13 for 2007/08 Projects.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff across all departments have contributed to the development of this report. In line with responsibilities under the new structure, Strategy will undertake the co-ordination of capital works planning in conjunction with the Corporate Services, Community and Operations departments. Delivery of projects will occur across the organisation with Operations undertaking the delivery of most works associated with community assets.

SUMMARY

Councils Management Plan 2007/2011 has allocated \$21,437,000 towards projects for the 2007/08 financial year. This report provides details and recommendations for all program areas for the 2007/08 year and includes an amended budget which takes into account carry forwards from 2006/07, approved grants, contributions to works and other sources of funds to reflect current circumstances for all projects.

An amended budget of \$27,858,300 is proposed for projects in the 2007/08 year.

Further, the report acknowledges that given current work on the development of an asset strategy and funding models associated with the development of new facilities, the current review of the Long Term Financial Model for the development of successive Management Plans will involve significant review of program funding and the capital programs themselves.

RECOMMENDATION

That Council:

- A. Adopts amended budget for Project expenditure in 2007/08, as outlined in Attachment 13.
- B. Adopts the 2007/08 Canopy Replenishment Program as outlined in Attachment 1.
- C. Adopts the Environmental Levy Program 2007/08 Projects as outlined in Attachment 2 and the draft 2008/2012 Program as outlined in Attachment 3.
- D. Adopts the proposed 2007/08 5 Year Road Program and the draft 2008/2012 Rolling Road Works Program as outlined in Attachment 4.
- E. Adopts the 2007/08 New Footpath and Business Centres Program and the draft 2008/2012 Program as a draft Rolling Program. (Attachments 5 & 6).
- F. Adopts the revised ranking criteria for the New Footpath Program as indicated in the Report.
- G. Adopts the projects outlined in Attachment 7 for the 2007/08 Parks Development Program.

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- H. Adopts the 2007/08 Playground Refurbishment & Development Projects including a draft rolling program for future years, as outlined in Attachment 8.
- I. That \$8,000,000 be allocated from the 2004 Section 94 Plan to fund open space acquisition.
- J. That \$20,000 be allocated from the Golf Course Improvements Program to progress planning for the sewer mining tender.
- K. Adopts the 2007/08 Stormwater Drainage Capital Works Program as outlined in Attachment 9.
- L. Adopts the Tennis and Hard Courts Projects 2007/08 and draft future years program as outlined in Attachment 10.
- M. Adopts the 2007/08 Traffic Facilities Program and the draft 2008/2012 Program as outlined in Attachment 11.
- N. Adopts the 2007/08 Sportsfield Refurbishment and development projects as outlined in the report.

Greg Piconi
Director Operations

John Clark
Director Finance

Steven Head
Director Strategy

- Attachments:**
- 1. Canopy Replenishment Program 2007/08 - 817258**
 - 2. Environmental Levy projects & expenditure - 817259**
 - 3. Environmental Levy key projects - 810099**
 - 4. Roadworks Program - 816011**
 - 5. Footpath Program - 816003**
 - 6. Business Centres Improvement Program - 671019**
 - 7. Park Development Program Projects - 817325**
 - 8. Playground Refurbishment - 817470**
 - 9. Stormwater Drainage Works Program - 815999**
 - 10. Tennis and Hardcourt Refurbishment Program - 817290**
 - 11. Traffic Facilities Program - 816008**
 - 12. Consolidated summary of all projects - 817307**
 - 13. Amended funding Sources - 817296**

Park Name	Street Name	Suburb
	YIRGELLA AVENUE	EAST KILLARA
	WHITNEY STREET	EAST KILLARA
	WARRINGTON AVENUE	EAST KILLARA
	WARREGO PLACE	EAST KILLARA
	TRUSCOTT PLACE	EAST KILLARA
	STELLA CLOSE	EAST KILLARA
	SAVOY AVENUE	EAST KILLARA
	READING AVENUE	EAST KILLARA
	WILLOW CLOSE	EAST KILLARA
	WENTWORTH AVENUE	EAST KILLARA
	SAIALA ROAD	EAST KILLARA
	REDFIELD ROAD	EAST KILLARA
	KOOLA AVENUE	EAST KILLARA
	FAIRBAIRN AVENUE	EAST KILLARA
	CUNLIFFE ROAD	EAST KILLARA
	BARRIE STREET	EAST KILLARA
	SYDNEY ROAD	EAST LINDFIELD
	KAROO AVENUE	EAST LINDFIELD
	ADELAIDE WALK	EAST LINDFIELD
	WELLINGTON ROAD	EAST LINDFIELD
	MELBOURNE ROAD	EAST LINDFIELD
	CANBERRA CRESCENT	EAST LINDFIELD
Forsyth End	Arthur Street opposite Forsyth Street	Gordon
	YARABAH AVENUE	GORDON
	DOYLE PLACE	GORDON
	LYNN RIDGE AVENUE	GORDON
	ROBERT STREET	GORDON
	HENRY STREET	GORDON
	WILTON CLOSE	GORDON
	RADFORD PLACE	GORDON
	ORMISTON AVENUE	GORDON
	BALDWIN STREET	GORDON
	VALE STREET	GORDON
	ST JOHNS AVENUE	GORDON
	ROSEDALE ROAD	GORDON
	RIDGE STREET	GORDON
	PEARSON AVENUE	GORDON
	NELSON STREET	GORDON
	MOREE STREET	GORDON
	MERRIWA STREET	GORDON
	MCINTYRE STREET	GORDON
	EDWARD STREET	GORDON
	DUMARESQ STREET	GORDON
	CARLOTTA AVENUE	GORDON
Bowes Avenue Reserve	Bowes and Gurin Avenue	Killara
Bradfield Park	Lady Game Drive	Killara
Reading Avenue Reserve	Reading Lane	Killara
Ticket of Leave Park	Coronga Crescent	Killara
McGilray Park	Eastgate Avenue	Killara
St Andrews Forest	Spencer Road	Killara
Swain Gardens	Stanhope Road	Killara
Terrum-bine Reserve	Arthur Street	Killara
Savoys End	Savoy Avenue	Killara
	WARWICK STREET	KILLARA
	RIDGELAND AVENUE	KILLARA

Lindfield Soldiers Memorial Park
 Sylvan Avenue Walk
 Paddy Pallin Reserve

REDBANK ROAD	KILLARA
PRINCE ROAD	KILLARA
REDGUM AVENUE	KILLARA
MARIAN STREET	KILLARA
GARNET STREET	KILLARA
GARNET CRESCENT	KILLARA
CULWORTH AVENUE	KILLARA
STANHOPE ROAD	KILLARA
KILLARA AVENUE	KILLARA
KIAMALA CRESCENT	KILLARA
THE CREST	KILLARA
ROSETTA AVENUE	KILLARA
MAPLES AVENUE	KILLARA
LYNWOOD AVENUE	KILLARA
LOCKSLEY STREET	KILLARA
CLARKE PLACE	KILLARA
CLARENCE AVENUE	KILLARA
WALLAROO CLOSE	KILLARA
SARNIA CRESCENT	KILLARA
NYORA STREET	KILLARA
LYON CLOSE	KILLARA
BANYULA PLACE	KILLARA
POWELL STREET	KILLARA
KOOLA AVENUE	KILLARA
ALBERT DRIVE	KILLARA
Tryon Road	Lindfield
Karoo Avenue	Lindfield
Highfield Road	Lindfield
OWEN STREET	LINDFIELD
YURUGA PLACE	LINDFIELD
WOODSIDE AVENUE	LINDFIELD
WOLSELEY ROAD	LINDFIELD
WAIMEA ROAD	LINDFIELD
TREATTS ROAD	LINDFIELD
STRICKLAND AVENUE	LINDFIELD
REID STREET	LINDFIELD
MILRAY STREET	LINDFIELD
KENILWORTH ROAD	LINDFIELD
HIGHGATE ROAD	LINDFIELD
BLenheim ROAD	LINDFIELD
BALFOUR STREET	LINDFIELD
KEITH STREET	LINDFIELD
HAVILAH ROAD	LINDFIELD
BURLEIGH STREET	LINDFIELD
RUSSELL AVENUE	LINDFIELD
STOKES PLACE	LINDFIELD
LLEWELLYN STREET	LINDFIELD
COMMONWEALTH ROAD	LINDFIELD
BELL AVENUE	LINDFIELD
BAKER PLACE	LINDFIELD
AVERIL PLACE	LINDFIELD
TRYON ROAD	LINDFIELD
PROVINCIAL ROAD	LINDFIELD
GROSVENOR ROAD	LINDFIELD
EDMUND STREET	LINDFIELD
STEPHANIE PLACE	NORTH TURRAMURRA

Pymble Soldiers Memorial Park
 Claire Taylor Park
 Robert Pymble Park
 Norman Griffiths Oval
 Upper Bicentennial Park
 Bowes Thistlewayte Park
 Ramsay Avenue Reserve

WYEENA CLOSE	NORTH WAHROONGA
RUTLAND PLACE	NORTH WAHROONGA
ROSS PLACE	NORTH WAHROONGA
Mona Vale Road	Pymble
Camira Street	Pymble
Park Crescent	Pymble
Lofberg Road	Pymble
Lofberg Road	Pymble
Mona Vale Road	Pymble
Ramsay Avenue	Pymble
YARRAWONGA CLOSE	PYMBLE
WOODLANDS AVENUE	PYMBLE
WELLESLEY ROAD	PYMBLE
CLYDESDALE PLACE	PYMBLE
SHADDOCK AVENUE	PYMBLE
GRANDVIEW STREET	PYMBLE
COURALLIE AVENUE	PYMBLE
CARSON STREET	PYMBLE
KING EDWARD STREET	PYMBLE
WALTON CLOSE	PYMBLE
TAUNTON STREET	PYMBLE
LONSDALE AVENUE	PYMBLE
BARCLAY CLOSE	PYMBLE
AVON CLOSE	PYMBLE
ANATOL PLACE	PYMBLE
STATION STREET	PYMBLE
ST ANDREWS DRIVE	PYMBLE
PYMBLE AVENUE	PYMBLE
PENTECOST AVENUE	PYMBLE
MERRIVALE ROAD	PYMBLE
LIVINGSTONE AVENUE	PYMBLE
HEYSEN CLOSE	PYMBLE
GREENDALE AVENUE	PYMBLE
CROWN ROAD	PYMBLE
BEECHWORTH ROAD	PYMBLE
BANNOCKBURN ROAD	PYMBLE
AVON ROAD	PYMBLE
Babbage Road	Roseville
Babbage Road	Roseville
Babbage Road	Roseville
Allard Avenue	Roseville
Morona Avenue	Roseville
Babbage Road	Roseville
SHIRLEY ROAD	ROSEVILLE
GLEN ROAD	ROSEVILLE
DUNTROON AVENUE	ROSEVILLE
CLANVILLE ROAD	ROSEVILLE
CARNARVON ROAD	ROSEVILLE
BANCROFT AVENUE	ROSEVILLE
ADDISON AVENUE	ROSEVILLE
MALGA AVENUE	ROSEVILLE CHASE
KOONGARA ROAD	ROSEVILLE CHASE
GRIFFITH AVENUE	ROSEVILLE CHASE
MAXWELL STREET	SOUTH TURRAMURRA
KISSING POINT ROAD	SOUTH TURRAMURRA
Lee Place	St Ives

Echo Point Park
 Echo Point Park
 Echo Point Park
 Kinkell Brae
 Aleta End
 Babbage Island

Lee Place Reserve

Rotary Park

City View Park (West End)
 Turramurra Park Oval
 Balmaringa Reserve

Jacana Reserve
 Kerelas End
 Moonas End
 Roland Reserve
 Thinway
 Morona Avenue - Tennis Courts
 McMahon Park

Mona Vale road and Memorial Avenue	St Ives
YARRABUNG ROAD	ST IVES
WOODBURY ROAD	ST IVES
WILLIS AVENUE	ST IVES
WARRIMOO AVENUE	ST IVES
OXLEY AVENUE	ST IVES
OTTWAY CLOSE	ST IVES
KILLEATON STREET	ST IVES
HUNTER AVENUE	ST IVES
HUME AVENUE	ST IVES
HORACE STREET	ST IVES
GIBRAN PLACE	ST IVES
DOUGLAS STREET	ST IVES
COLLINS ROAD	ST IVES
CAMBOURNE AVENUE	ST IVES
ACRON ROAD	ST IVES
DALTON ROAD	ST IVES CHASE
Geoffrey Street	Turramurra
Karuah Road	Turramurra
Balmaringa Avenue	Turramurra
WARRAGAL ROAD	TURRAMURRA
TURRAMURRA AVENUE	TURRAMURRA
THE CHASE ROAD	TURRAMURRA
TENNYSON AVENUE	TURRAMURRA
SANDFORD ROAD	TURRAMURRA
MURDOCH STREET	TURRAMURRA
MURDOCH LANE	TURRAMURRA
MERRIVALE LANE	TURRAMURRA
KISSING POINT ROAD	TURRAMURRA
KATINA STREET	TURRAMURRA
HOWSON AVENUE	TURRAMURRA
EASTERN ROAD	TURRAMURRA
BUCKRA STREET	TURRAMURRA
BOBBIN HEAD ROAD	TURRAMURRA
Clissold Road	Wahroonga
Kerela Avenue	Wahroonga
The Broadway	Wahroonga
Roland Avenue	Wahroonga
The Broadway and Wongalee Avenue	Wahroonga
Morona Avenue	Wahroonga
Curtin Avenue	Wahroonga
WESTBROOK AVENUE	WAHROONGA
HALCYON AVENUE	WAHROONGA
FOX VALLEY ROAD	WAHROONGA
EASTERN ROAD	WAHROONGA
CLEVELAND STREET	WAHROONGA
BILLYARD AVENUE	WAHROONGA
YARRARA ROAD	WEST PYMBLE
WYOMEE AVENUE	WEST PYMBLE
TODMAN AVENUE	WEST PYMBLE
DUNOON AVENUE	WEST PYMBLE
DUNEBA AVENUE	WEST PYMBLE

Environmental Levy Projects 2007-08	Carry Forward	Budget	Comments
WSUD			
100310 - Lindfield Soldiers Oval	\$21,860	\$239,000	Storm water harvesting together with capital works oval refurbishment currently out to tender
100311 - Swales & Bioretention	\$10,000	\$40,000	Bicentennial park biofiltration gardens to be constructed as part of catchment wide storm water purification program
100312 - Integrated Side Entry	\$1,649	\$24,000	To supplement above and sediment control at St Ives show ground
100405 - Swain Garden (water harvesting)	\$140,500	\$54,000	Awaiting final design to divide project up for contractors to commence work
100417 - Bicentennial Park Sto	\$0	\$0	Continue with design stage of storm water harvesting
100590 - Comenarra	\$17,100	\$84,000	Storm water harvesting, implement project
100615 - The Glade	\$0	\$72,000	Storm water harvesting, implement project
100591 - Edenborough Oval	\$0	\$190,000	Storm water harvesting, project underway-to finalise project
100617 - Stormwater quantity & quality	\$0	\$80,000	Scout Hall 7 Little Aussie storm water outlet protection Highfield Road to Paddy Pallin lower drainage in conjunction with road and bridge work
Cliff Oval	new number	\$20,000	Storm water harvesting, investigation and design
Alan Small			
BIODIVERSITY			
100313 - Sheldon Forest	\$0	\$20,000	Third year of bush regeneration contract an increase of \$5000 over previous allocation following reassessment as for required works
100314 - Browns Field & Surrounds	\$892	\$15,000	Third year of bush regeneration contract
100315 - Browns Forest (BGHF)	\$919	\$10,000	Third year of bush regeneration contract
100316 - St Ives Showground	\$14,695	\$15,000	Third year of bush regeneration contract
100317 - Auluba Oval & Surrounds	\$4,985	\$5,000	Third year of bush regeneration contract a decrease of \$5000 over previous allocation following reassessment as for required works
100318 - The Glade	\$4,564	\$5,000	Third year of bush regeneration contract
100319 - Maddison (BGHF)	\$141	\$15,000	Third year of bush regeneration contract
100320 - Acron Oval	\$636	\$15,000	Third year of bush regeneration contract an increase of \$10 000 over previous allocation following reassessment as for required works
100321 - Turiban Reserve	\$1,617	\$10,000	Third year of bush regeneration .Continue works at Reserve

Environmental Levy Projects 2007-08	Carry Forward	Budget	Comments
100322 - Wildlife Promotion	\$0	\$10,000	Production of Biodiversity Plant Box for resale
100323 - Feral Animal/ Noxious	\$2,736	\$15,000	Myna bird brochures, Rabbit control monitoring with CTV camera, Fox traps
WATER & CATCHMENTS			
100324 - Creek Maintenance	\$65,000	\$10,000	Pre fire at Agal Reserve, Bannockburn vegetation, Blackbutt creek,
100325 - Coups Creek (The Glade)	\$53,505		Weed control and regeneration on the creek after creek restoration
100326 - Stoney Creek (Richm)	\$0	\$7,000	Pre fire weeding
100620 - Swain Creek	\$0	\$42,000	Shot machine creek weed and sediment control to complement storm water harvesting
100327 - Middle Harbour	\$25,514	\$10,000	Kylie and wattle streets ,erosion control Post fire weeding at Carlyle Road East Lindfield Post fire at Richmond park Gordon
100328 - Cowan Creek	\$10,517	\$20,000	Darri Track storm water outlet protection Windsor place storm water out let protection, Maintenance at Karuah Road creekline
100329 - Lane Cove	\$20	\$10,000	Sheldon Forest Creek restoration to commence second stage
100330 - Blackbutt Creek	\$18,459		Post fire Blackbutt Creek Completed stage one, stage two works to commence
100331 - Du Faur Street Wetland	\$0	\$5,000	Maintenance works
100332 - General Sites	\$15,010	\$20,000	Post fire Stanhope, Spencer, Sheldon Forest Creek restoration - stage one to be completed.
COMMUNITY PARTNERSHIPS			
100333 - Bushcare Site Impr	\$0	\$50,000	Employ on ground staff to work with bushcare groups
100334 - Bushcare	\$0	\$8,000	On site works for bushcare sites
100335 - Urban Landcare	\$0	\$8,000	Native plant support on private land
100336 - Community Firewise	\$0	\$8,000	Purchase of promotional display material
100337 - Tree Nurturers			Amalgamated
100338 - Parkcare	\$0	\$16,000	Community projects
100339 - Small Grant Projects	\$0	\$80,000	\$40 000 already allocated second round to commence in December
100340 - Promotions & Init	\$0	\$10,000	Wildflower garden signs 13 in total and myna bird brochures

Environmental Levy Projects 2007-08	Carry Forward	Budget	Comments
RECREATION & FIRE MGT			
100342 - Firetrail (110 km of trails)	\$0	\$147,000	To complete project
100345 - AGAL Land	\$0	\$1,000	Maintenance on site through contract
100346 - Seven Little Australians	\$0	\$38,000	Weed control at entrance and second stage of weed control. Work to be undertaken in conjunction with Park Development Project
100347 - Sheldon Forest to Mi	\$3,881	\$1,000	Opening with scouts and Track Head and interpretive signs to be installed on walking track
100412 - Fire Break Construction		\$50,000	To be allocated for completion of Ku-ring-gai fire trail.
100621 - Rothwell to Comenarra	\$0	\$6,000	Completion of walking track including creek crossing and foot track from Browns Field to The Comenarra
REGULATION & ENFORCEMENT			
100348 - Dumping	\$0	\$50,000	Continue to Investigate reports on dumping in bushland
100349 - Encroachment	\$0	\$50,000	continue to investigate and deliver notice to encroachments in bushland
100350 - Noxious Weed Control	\$0	\$50,000	Long term bush regeneration and weed control in reserve Kylie and Wattle Streets
TOTAL			
MONITORING & EVALUATION			
			Duplicate initial bird survey spring and winter, Fencing the Duffys vegetation at St Ives Showground Install dog signs at Blackbutt Creek, Purchase GPS unit to investigate possible Phytophthora sites in collaboration with Botanical gardens. Macquarie University student to develop best practice for wildlife tunnel
100351 - Biodiversity (Macroninv)	\$11,000	\$20,000	Terrestrial macro invertebrate sampling
100353 - Community Survey	\$0	\$20,000	Collating sustainability survey and sustainability forum data to produce a sustainability plan for Ku-ring-gai
100354 - Social Research	\$0	\$20,000	Develop a sustainable plan to set as a guide for suburban sustainability.

Environmental Levy Projects 2007-08	Carry Forward	Budget	Comments
100355 - Program Evaluation	\$0	\$20,000	Evaluation of projects through monitoring Develop a program to promote sustainable projects
100356 - Fire, fuel loads	\$0	\$10,000	Continue with fuel inspectorials for the coming fire season
100357 - Weed Inspectorial	\$0	\$10,000	Continue and complete weed inspectorial in Cowan catchment ,commence weed inspectorials for Lane Cove Catchment
COMMUNICATION			
100358 - Quarterly Newsletters	\$0	\$30,000	Reports and web site update Edenborough professional artwork on water tanks
100359 - General Promotion	\$0	\$20,000	Youth artwork at Lindfield train tunnel \$5000 in collaboration with community services, Directional signs for walking tracks,
TOTAL			
OTHER			
100414 - Open Space Acquisition			
100622 - Administration of environmental levy staff	\$0	\$82,000	Employs environmental engineer and natural areas team leader
100627 - vehicle maintenance costs	\$0	\$13,000	Maintenance for vehicles utilised in delivering programs
TOWN CENTRE			
- Town centre	new number	\$5,000	To assist in developing a natural area with sustainable principles within town centres. Proposed to be used on Dumeresq Street lands.
TOTAL			
TOTAL	\$425,200	\$1,885,000	

Adjusted funds allocation for 2008/2012 draft Program

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	TOTAL
Water sensitive urban design	<i>Stormwater harvesting</i>								
	Lindfield Soldiers Oval		31	207 239	57	7	7	7	285
	The Glade	50	153	3 72	3	3	3	3	218
	Cliff Oval			20	163	3	3	3	192
	Edenborough Oval			0 190	43	190	3	3	239
	Comenarra playing field			64		67	153	3	223
	Lofberg Oval			44			270	3	273
	Allan Small				30	123	3	3	159
	Swain Garden		150	54	4	4	4	4	220
	Kent Oval		30	100 0	123	3	3	3	262
	Auluba Oval							230	230
	St Ives Village Green			200 0	50				250
	Wahroonga Park							170	170
	<i>Integrated drainage project</i>								
	Stormwater quality and quantity projects		80	80	80	100	100		440
	Swales and bioretention	100	65	70 40	75	100	105	110	625
	Integrated side entry and street tree pits	20	22	24 24	26	28	30	32	182
Sub total (\$,000)		170	500	758	654	628	684	574	3968

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	
Water and Catchments	<i>Creeks and streams</i>								
	Creek maintenance	50	50	10	20	80	80	80	370
	<i>Creek restoration</i>								
	Coups Creek (The Glade)	80	21		1	1	1	1	106
	Stoney Creek (Richmond Park)	50	1	101 7	1	1	1	1	156
	Gordon Creek (Swain Garden)		83	1 42	1	1	1	1	88
	Little Blue Gum (Paddy Pallin)				80	1	1	1	83
	Coups Creek (around San Hospital)					100	1		101
	<i>Bushland outlet protection</i>								
	Middle Harbour	35	35	20 10	20	25	35	35	205
	Cowan Creek	35	35	20	20	25	35	35	205
	Lane Cove	35	35	20 10	20	25	35	35	205
	Sub total (\$,000)	285	260	173	163	259	190	189	1519
Water and Catchments	<i>Gross pollution control maintenance</i>								
	Blackbutt Creek	10	12	14 0	16	18	18	18	106
	Du Faur Street wetland	20	5	5	2	2	2	2	38
	RTA Enviropods					10	10	10	30
	General sites	25	25	25 20	25	25	25	25	175
	Sub total (\$,000)	55	42	44	43	55	55	55	349

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	
Town centre projects	<i>St Ives new number</i>			5	105	5	5	305	425
	<i>Gordon</i>					300	5	5	310
	<i>Turramurra</i>						300	55	355
Sub total (\$,000)		0	0	5	105	305	310	365	1090

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	TOTAL
Biodiversity	<i>Regeneration and revegetation Sites:</i>								
	* Sheldon Forest	30	20	15 20	10	10	10	10	105
	Browns Field and surrounds	40	30	15	10	10	10	10	125
	* Browns Forest (BGH)	20	20	10	10	10	10	10	90
	* St Ives Showground (Duffy's Forest)	30	20	15	10	10	10	10	105
	Auluba Oval and surrounds	20	15	10 5					45
	The Glade	15	5	5	5	5	5	5	45
	* Maddison (BGH)	30	20	15	10	10	10	10	105
	Acron Oval	20	20	5 15	5	5	5	5	65
	* Turiban Reserve (BGH)	25	20	15 10	5	5	5	5	80
Sub total (\$,000)		230	170	105	65	65	65	65	765
Biodiversity	<i>Urban biodiversity</i>								
	Wildlife promotion and management	10	10	10	10	10	10	10	70
	Feral animal / noxious weed control	15	15	15	15	15	15	15	105
Sub total (\$,000)		25	25	25	25	25	25	25	175

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007 / 08	2008 / 09	2009/ 10	2010/ 11	2011/ 12	TOTAL
Community partnerships	<i>Community volunteer programs</i>								
	Bushcare site improvements	45	58	50	50	50	36	21	310
	Bushcare	15	8	8	8	8	8	8	65
	Urban Landcare	10	8	8	8	8	8	8	58
	Community Firewise	10	8	8	8	8	8	8	58
	Tree Nurturers	10	8	8 0	8	8	8	8	58
	Parkcare	10	8	8 16	8	8	8	8	58
Sub total (\$,000)		100	98	90	90	90	76	61	607

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	TOTAL
Community partnerships	<i>Community grants</i>								
	Small grant projects	80	80	80	80	80	80	80	560
	Promotions and initiatives	20	20	20	10	20	20	20	140
Sub total (\$,000)		100	100	100	100	100	100	100	700

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	
Recreation	<i>Walking track Sites</i>								
	Auluba linking to LC NP			21 0	1	1	1	1	25
	AGAL land	20	1	1 0	1	1	1	1	27
	Seven Little Australians	40	1	38 0	1	1	1	1	47
	Sheldon Forest to Mimosa		40	1 0	1	1	1	1	45
	Rothwell to Comenarra		25	6 0	1	1	1	1	35
	Paddy Pallin				21	1	1	1	24
	Little Blue Gum Creek to GNW				20	11	1	1	33
	Wildflower Gardens (including bike tracks)				20	21	1	1	43
	Richmond to Craig Street						20	1	21
	Sub total (\$,000)	100	27	30	66	38	28	9	300

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							TOTAL
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	
Fire Management	<i>Fire management</i>								
	Ground truth bushfire prone lands (LEP)	80	15	0					95
	<i>Fire breaks</i>								
	Sheldon Forest			50	65	65	5	5	190
	Warrimoo Avenue		60	5 0	5	5	5	5	85
	Blackbutt	40		0	45	45	45	5	180
	Valley Park Crescent North (Turramurra)						60	65	125
	Craige Street (St Ives)							45	45
	<i>Fire trails</i>								
	Golden Jubilee fire trail	100	100				50		250
	Samuel King to Guyder	100	50						150
	Lister Street	50		150 147	150				350
	Rosedale Rd to Eastern Arterial (easement)					10	57		67
	Sub total (\$,000)	330	225	245	265	125	222	125	1537

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	TOTAL
Monitoring and evaluation	Biodiversity (macro-invertebrate, flora, fauna, aquatic)	20	20	20 20	20	25	25	25	155
	Aerial/satellite canopy mapping	35	40		60			60	195
	Community survey	20		20 20	20	20		40	120
	Social research	20	20	20 20	20	20	20	40	160
	Program evaluation	20	20	20 20	20	20	20	120	240
	Fire - fuel loads and moisture monitoring	10	10	10 10		10	10	10	60
	Weed inspectorial (weed condition)	10	35	10 10	25	10	35	10	135
Sub total (\$,000)		135	145	100	165	105	110	305	1065

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	TOTAL
Regulation and enforcement	Dumping	50	50	50 50	50	55	55	60	370
	Encroachment	50	50	50 50	50	55	55	60	370
	Noxious weed control	50	50	50 50	50	55	55	60	370
Sub total (\$,000)		150	150	150	150	165	165	180	1110

Special rate variation identified projects (\$,000)									
Program	Projects	Financial year ending:							
		2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/12	TOTAL
Communication	Quarterly newsletters	40	40	30 30	40	40	40	40	280
	General promotion	40	40	20 20	20	20	20	70	230
Sub total (\$,000)		80	80	60	60	60	60	110	510

2007/08 adjusted figures total \$1 188 500

- Amalgamate Lister with golden jubilee fire trail total seven year budget \$817 000 to be completed this financial year
- Amalgamate tree nurturers with Parkcare
- Include additional budget funds for administration and vehicular costs

Key
Green 07-08 original budget expected funding 2007-08
Blue original budget altered allocation

Program for 2007/08

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
Infrastructure Levy (\$1,993,000)							
AVONDALE PLACE	WEST PYMBLE	WARROWA AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$57,100	108	C
AYRES ROAD	ST IVES	MONA VALE ROAD	LEONORA AVE	HEAVY PATCH + DENSE GRADED OVERLAY 40 MM	\$96,000	304	S
AYRES ROAD	ST IVES	LEONORA AVE	NO 1 NBDY + 7M	HEAVY PATCH + DENSE GRADED OVERLAY 40 MM	\$34,700	107	S
BALDWIN STREET	GORDON	GLENVIEW ST (RIGHT)	LENNOX ST (LEFT)	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$31,400	124	G
BALDWIN STREET	GORDON	LENNOX ST (LEFT)	DARNLEY STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$33,200	131	G
BALDWIN STREET	GORDON	DARNLEY STREET	ELGIN STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$32,300	127	G
BOYNE PLACE	WAHROONGA	CAMPBELL DRIVE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$47,600	86	C
BURGOYNE STREET	GORDON	RAILWAY CUL DE SAC	PEARSON AVENUE	STABILISATION 200 MM + SEAL + AC14(40MM)	\$30,100	78	G
BURGOYNE STREET	GORDON	PEARSON AVENUE	NO 4 NBDY + 4 M	STABILISATION 200 MM + SEAL + AC14(40MM)	\$17,000	44	G
BURGOYNE STREET	GORDON	NO 4 NBDY + 4 M	NO 10 FBDY	STABILISATION 200 MM + SEAL + AC14(40MM)	\$32,000	83	G
BURGOYNE STREET	GORDON	NO 10 FBDY	MINNS ROAD	STABILISATION 200 MM + SEAL + AC14(40MM)	\$87,300	226	G
CARNARVON ROAD	ROSEVILLE	ARCHBOLD ROAD	MERLIN ST	MILL AND FILL WITH 50 MM AC14	\$26,900	127	R
CARNARVON ROAD	ROSEVILLE	MERLIN ST	SYDNEY ROAD	MILL AND FILL WITH 50 MM AC14	\$52,200	246	R
CHUNOOMA ROAD	NORTH WAHROONGA	GROSVENOR STREET	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$80,600	193	W
CLYDE PLACE	WAHROONGA	CAMPBELL DRIVE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$37,200	77	C
CORONA AVENUE	ROSEVILLE	PACIFIC HIGHWAY	NOLA LANE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$33,200	107	R
CORONA AVENUE	ROSEVILLE	NOLA LANE	KINGS AVENUE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$53,800	173	R
CRANA AVENUE	EAST LINDFIELD	NO 8 FBDY - 9	ORMONDE ROAD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$54,000	260	R
CRESCENT CLOSE	WARRAWEE	MILLEWA AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$53,400	97	W
HIGHFIELD ROAD	LINDFIELD	WALLACE PARADE	NO 36 FDWAY + 4	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$35,500	206	R
HIGHFIELD ROAD	LINDFIELD	NO 36 FDWAY + 4	COOK ROAD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$31,000	180	R
KEITH STREET	LINDFIELD	CHELMSFORD AVENUE	MARJORIE ST (LEFT)	STABILISATION 165 MM + SEAL + AC14(40MM)	\$48,200	104	R
KING EDWARD STREET	PYMBLE	STATION STREET	MOCATTA AVENUE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$24,900	140	S
KING EDWARD STREET	PYMBLE	MOCATTA AVENUE	CHURCH STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$38,100	214	S
LENNOX STREET	GORDON	ROSEDALE ROAD	BALDWIN STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$39,700	132	G
MANNING ROAD	KILLARA	BEAUMONT ROAD	NO 5 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$38,000	180	G
MANNING ROAD	KILLARA	NO 5 FBDY	TERRACE ROAD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$39,000	185	G
MARJORIE STREET	ROSEVILLE	MCLEOD AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$67,900	112	R
MIDDLE HARBOUR ROAD	LINDFIELD	TRAFALGAR AVENUE	NO 51 FBDY	AC OVERLAY DENSE GRADED 50 MM	\$42,800	209	R
MIDDLE HARBOUR ROAD	LINDFIELD	NO 51 FBDY	CAPPER ST (RIGHT)	AC OVERLAY DENSE GRADED 50 MM	\$39,700	194	R
NENTOURA PLACE	NORTH TURRAMURRA	STONECROP ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$61,700	157	W
OVENS PLACE	ST IVES CHASE	WARRIMOO AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL + AC14(40MM)	\$82,300	175	S
STANHOPE ROAD	KILLARA	REDGUM AVE	KARDELLA AVE	HEAVY PATCH + DENSE GRADED OVERLAY 40 MM	\$47,500	160	G
STATION STREET	PYMBLE	GRANDVIEW STREET	KING EDWARD ST	STABILISATION 200 MM + SEAL + AC14(40MM)	\$50,700	77	S
STATION STREET	PYMBLE	KING EDWARD ST	CHURCH STREET	STABILISATION 200 MM + SEAL + AC14(40MM)	\$156,900	238	S

Program for 2007/08

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
STUART STREET	WAHROONGA	COONANBARRA ROAD	ILLOURA AV NK-18M	HEAVY PATCH + DENSE GRADED OVERLAY 40 MM	\$31,600	117	W
SYDNEY ROAD	EAST LINDFIELD	ADELAIDE AVE	CHELMSFORD AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 40 MM	\$34,100	206	R
TANDERRA STREET	WAHROONGA	ADA AVENUE	AMAROO AVENUE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$26,200	155	C
TANDERRA STREET	WAHROONGA	AMAROO AVENUE	END AT NO 16 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$12,200	72	C
WYUNA ROAD	WEST PYMBLE	RYDE ROAD	NO 9 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$45,000	176	G
Infrastrucure Levy 2006/07					\$10,000		
Pavement Condition Survey					\$100,000		
					\$1,993,000		
Rehabilitation (1,637,000)							
BORAMBIL STREET	WARRAWEE	PACIFIC HIGHWAY	NO 6 FBDY	STABILISATION 200 MM + SEAL + AC14(40MM)	\$67,600	147	W
BORAMBIL STREET	WARRAWEE	NO 6 FBDY	END	STABILISATION 200 MM + SEAL + AC14(40MM)	\$72,700	158	W
CULWORTH AVENUE	KILLARA	LORNE AVENUE	POWELL STREET	STABILISATION 200 MM + SEAL + AC14(40MM)	\$133,500	254	G
HOPE STREET	PYMBLE	MONA VALE ROAD	NO 5 NB	STABILISATION 200 MM + SEAL + AC14(40MM)	\$44,200	118	S
HOPE STREET	PYMBLE	NO 5 NB	HEYSEN CL	STABILISATION 200 MM + SEAL + AC14(40MM)	\$76,000	203	S
HOPE STREET	PYMBLE	HEYSEN CL	STATION STREET	STABILISATION 200 MM + SEAL + AC14(40MM)	\$90,500	242	S
NELSON STREET	GORDON	ROSEDALE ROAD	NO 21 FBDY	STABILISATION 200 MM + SEAL + AC14(40MM)	\$101,200	189	G
NELSON STREET	GORDON	NO 21 FBDY	CARTER STREET	STABILISATION 200 MM + SEAL + AC14(40MM)	\$109,100	203	G
SHIRLEY ROAD	ROSEVILLE	ALSTON WAY	GLEN ROAD	STABILISATION 200 MM + SEAL + AC14(40MM)	\$167,000	277	R
STANLEY STREET	ST IVES	LYNBARA AVENUE	RICHARD ROAD	STABILISATION 200 MM + SEAL + AC14(40MM)	\$129,200	217	S
STANLEY STREET	ST IVES	RICHARD ROAD	HORACE STREET	STABILISATION 200 MM + SEAL + AC14(40MM)	\$57,100	96	S
WAHROONGA AVENUE	WAHROONGA	CARRINGTON ROAD	BOUNDARY ROAD	STABILISATION 200 MM + SEAL + AC14(40MM)	\$169,600	196	W
WARWILLA AVENUE	WAHROONGA	NERINGAH AV STH	END AT PED BDGE - 8	STABILISATION 200 MM + SEAL + AC14(40MM)	\$79,400	223	W
YOUNG STREET	WARRAWEE	BANGALLA STREET	CHILTON PARADE LEFT	STABILISATION 200 MM + SEAL + AC14(40MM)	\$91,900	239	W
YOUNG STREET	WAHROONGA	CHILTON PARADE	BILLYARD AVENUE	STABILISATION 200 MM + SEAL + AC14(40MM)	\$93,000	242	W
Rehabilitation 2006/07					\$50,000		
Pavement Condition Survey					\$100,000		
Hydrant Markers					\$5,000		
					\$1,637,000		
Roads to Recovery (465,000)							
BOOMERANG STREET	TURRAMURRA	BOBBIN HEAD ROAD	NO 12 FB	STABILISATION 200 MM + SEAL + AC14(40MM)	\$130,800	218	W
BOOMERANG STREET	TURRAMURRA	NO 12 FB	KU-RING-GAI AVENUE	STABILISATION 200 MM + SEAL + AC14(40MM)	\$122,900	205	W
BOOMERANG STREET	TURRAMURRA	KU-RING-GAI AVENUE	TURRAMURRA AVENUE	STABILISATION 200 MM + SEAL + AC14(40MM)	\$146,300	244	W
POWELL STREET	KILLARA	INTERSECTION	WERONA AVENUE		\$65,000		
					\$465,000		

Program for 2007/08

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
<u>RTA Repair (450,000)</u>							
EASTERN ARTERIAL ROAD	KILLARA	ROCKY CREEK BRIDGE	ILLEROY AVENUE	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$275,000	400	R
LADY GAME DRIVE	LINDFIELD	500m FROM HIGHFIELD RD	200M FROM GROSVENOR RD	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$175,000	352	R
					\$450,000		
				Total Program for 2007/08	\$4,545,000	10.51	km

Program for 2008/09

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
ABINGDON ROAD	ROSEVILLE	SHIRLEY ROAD	LONGFORD ST	STABILISATION 165 MM + SEAL + AC14(40MM)	\$70,400	119	R
ALBION AVENUE	PYMBLE	JUBILEE AVENUE	CUL-DE-SAC	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$39,200	182	C
ANDREW AVENUE	WEST PYMBLE	RYDE ROAD	PARKWOOD GR	AC OVERLAY DENSE GRADED 40 MM	\$21,300	160	C
ANNABELLE PLACE	PYMBLE	INVERALLAN AVENUE	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$59,300	114	G
ARUNDEL STREET	WEST PYMBLE	WALLALONG CRESCENT	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$99,100	193	C
BEAUMONT ROAD	KILLARA	MANNING ROAD	EUSTACE PARADE	STABILISATION 195 MM + SEAL + AC14(40MM)	\$88,500	168	G
BEAUMONT ROAD	KILLARA	MONTREAL AVENUE	FIDDENS WHARF ROAD	STABILISATION 195 MM + SEAL + AC14(40MM)	\$96,500	135	G
BEDFORD AVENUE	NORTH TURRAMURRA	BURNS ROAD	NO 8 FBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$73,700	186	W
BEDFORD AVENUE	NORTH TURRAMURRA	NO 8 FBDY	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$73,600	153	W
BEECHWORTH ROAD	PYMBLE	BRIDGE	MAYFIELD AVENUE	MILL AND FILL WITH 50 MM AC14	\$64,000	228	C
BENT STREET	LINDFIELD	LINDEL PLACE	POLDING R (ST L IKG)	STABILISATION 165 MM + SEAL + AC14(40MM)	\$42,400	145	R
BILLABONG AVENUE	TURRAMURRA	THE CHASE ROAD	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$82,100	156	W
BOBBIN HEAD ROAD	NORTH TURRAMURRA	APPS AVE	KEATS ROAD	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$235,800	201	W
BOURKE STREET	PYMBLE	BANNOCKBURN ROAD	FITZROY LA	STABILISATION 165 MM + SEAL + AC14(40MM)	\$45,800	141	W
BROULA ROAD	WAHROONGA	CLISSOLD ROAD	KOKODA ROAD	AC OVERLAY DENSE GRADED 80 MM (2 X 40 MM	\$31,700	132	W
BRUCE AVENUE	KILLARA	NO29 NTH BDY +5M	GREENGATE ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$34,500	118	G
BUNDARRA AVENUE SOUTH	WAHROONGA	PACIFIC HIGHWAY	NO 17 NB	STABILISATION 165 MM + SEAL + AC14(40MM)	\$65,200	173	W
BURRANEER AVENUE	ST IVES	NO 67 FB	EASTERN ART RD (SE)	HEAVY PATCH + 40MM OVERLAY	\$52,900	243	S
CORONGA CRESCENT	KILLARA	FIDDENS WHARF (EAST)	NO 19 NBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$92,300	200	G
DALRYMPLE CRESCENT	PYMBLE	VISTA STREET	ROSEDALE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$29,800	247	S
DIANA AVENUE	WEST PYMBLE	WALLALONG CRESCENT	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$28,900	121	C
DUMARESQ STREET	GORDON	NO 9 FBDY - 4	NO 43 FBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$180,100	243	G
DUMARESQ STREET	GORDON	NO 43 FBDY	VALE STREET	STABILISATION 165 MM + SEAL + AC14(40MM)	\$151,900	254	G
EDMUND STREET	LINDFIELD	KNOX ST	CARRAMAR ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$56,200	133	R
FLINDERS AVENUE	ST IVES	ACRON ROAD	NO 46 FB	AC OVERLAY DENSE GRADED 40 MM	\$18,800	126	S
GERALD AVENUE	ROSEVILLE	ROSEVILLE AVENUE	DUDLEY AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$86,500	140	R
GERALD AVENUE	ROSEVILLE	DUDLEY AVENUE	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$53,400	137	R
GILDA AVENUE	WAHROONGA	PACIFIC HIGHWAY	NO 9 FBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$83,200	197	C
GOWRIE CLOSE	ST IVES	WALKER AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$54,600	95	S
GREENWAY DRIVE	PYMBLE	PAR CL	CYNTHIYA STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$36,500	258	C
HENRY STREET	GORDON	RAVENSWOOD AVENUE	CECIL ST MID CURV	STABILISATION 165 MM + SEAL + AC14(40MM)	\$120,100	231	G
HOPKINS PLACE	NORTH TURRAMURRA	MURRUA ROAD	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$59,400	127	W
KIAMALA CRESCENT	KILLARA	WERONA AVENUE	TREATTS ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$100,100	230	G
KOOLA AVENUE	EAST KILLARA	BENWERRIN CLOSE	REDFIELD ROAD	AC OVERLAY DENSE GRADED 50 MM	\$39,200	205	G
KOOLA AVENUE	EAST KILLARA	REDFIELD ROAD	BYAMEE STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$57,700	186	G
LENNOX STREET	GORDON	BALDWIN STREET	NO 17 FBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$52,900	148	G
LENNOX STREET	GORDON	NO 17 FBDY	WAUGOOLA STREET	STABILISATION 165 MM + SEAL + AC14(40MM)	\$49,300	146	G
LUCIA AVENUE	ST IVES	KILLEATON STREET	FLINDERS AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$19,300	158	S

Program for 2008/09

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
LYNWOOD AVENUE	KILLARA	LYNWOOD AV B 02	END AT NO 21A NBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$13,100	38	G
MALGA AVENUE	ROSEVILLE CHASE	BABBAGE ROAD	KOONGARA ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$125,600	251	R
MILLEWA AVENUE	WAHROONGA	ILLOURA AVENUE	NERIGAH AVENUE NTH	STABILISATION 165 MM + SEAL + AC14(40MM)	\$176,700	302	W
MYALL AVENUE	WAHROONGA	PACIFIC HIGHWAY	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$81,100	154	C
NERINGAH AVENUE NORTH	WAHROONGA	MILLEWA AVENUE	WONIORA AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$74,800	162	W
NEWARK CRESCENT	LINDFIELD	BENT STREET (NE)	BENT STREET (SW)	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$34,200	214	R
OWEN STREET	LINDFIELD	HOWARD STREET	NO 17 FBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$103,300	169	R
PIBRAC AVENUE	WARRAWEE	HASTINGS ROAD	CUL-DE-SAC	STABILISATION 165 MM + SEAL + AC14(40MM)	\$79,600	170	W
PIBRAC AVENUE	WARRAWEE	PIBRAC AVENUE	NO 27 NB DEAD END	STABILISATION 165 MM + SEAL + AC14(40MM)	\$29,900	115	W
REDLEAF AVENUE	WAHROONGA	PACIFIC HIGHWAY	RAILWAY AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$170,400	190	W
REELY STREET	PYMBLE	PENTECOST AVENUE	BANNOCKBURN ROAD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$38,500	202	W
ROBINSON STREET	EAST LINDFIELD	BARDIA PL	BADARENE PL	STABILISATION 165 MM + SEAL + AC14(40MM)	\$56,000	105	R
ROBINSON STREET	EAST LINDFIELD	BADARENE PL	TRYON ROAD (EAST)	STABILISATION 165 MM + SEAL + AC14(40MM)	\$90,100	169	R
ROSEBERY ROAD	KILLARA	MONTAH AVENUE	DEAD END AT # 70	STABILISATION 195 MM + SEAL + AC14(40MM)	\$27,300	100	G
ROSEDALE ROAD	GORDON	NELSON STREET	KHARTOUM AVENUE	REHABILITATE + 50 MM AC14 (LOW TRAFFIC)	\$112,500	163	G
ROSEDALE ROAD	GORDON	KHARTOUM AVENUE	PARK AVENUE	REHABILITATE + 50 MM AC14 (LOW TRAFFIC)	\$108,000	160	G
TALLONG PLACE	TURRAMURRA	BANNOCKBURN ROAD	CUL-DE-SAC	HEAVY PATCH+50MM AC14 OVERLAY	\$42,800	189	W
ULM AVENUE	SOUTH TURRAMURRA	BARWON AVENUE	END	AC OVERLAY DENSE GRADED 40 MM	\$19,700	206	C
VALLEY LANE	LINDFIELD	NELSON ROAD	NO 11 FBDY - 21 M	STABILISATION 165 MM + SEAL + AC14(40MM)	\$24,200	113	R
VALLEY LANE	LINDFIELD	NO 11 FBDY - 21 M	SHORT STREET	STABILISATION 165 MM + SEAL + AC14(40MM)	\$10,000	59	R
VICTORIA STREET	ROSEVILLE	SPEARMAN STREET	WANDELLA AVENUE	STABILISATION 200 MM + SEAL+AC	\$108,400	201	R
WAHROONGA AVENUE	WAHROONGA	KINTORE STREET	JUNCTION ROAD	AC OVERLAY DENSE GRADED 80 MM (2 X 40 MM)	\$24,600	151	W
WARRIMOO AVENUE	ST IVES CHASE	PRIORY CLOSE	TOMAH STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$53,000	225	S
WATTLE STREET	KILLARA	NYORA ST	KYLIE AVE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$106,200	215	G
WATTLE STREET	KILLARA	KYLIE AVE	KARRANGA AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$104,400	189	G
WINCHESTER AVENUE	LINDFIELD	ETON ROAD	NO 12 FBDY	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$38,400	177	R
WINCHESTER AVENUE	LINDFIELD	NO 12 FBDY	LYLE AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$37,000	181	R
WONIORA AVENUE	WAHROONGA	COONANBARRA ROAD	WOONONA AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$85,100	238	W
WYUNA ROAD	WEST PYMBLE	BOLWARRA AVENUE	CUL-DE-SAC	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$38,900	248	G
				Total Program for 2008/09	\$4,660,000	11.585 km	

Program for 2009/10

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
ALLAN STREET	ROSEVILLE CHASE	BABBAGE RD (RIGHT)	WARRANE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$26,500	210	R
ANATOL PLACE	PYMBLE	HIGHLANDS AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$23,800	108	G
ANCONA ROAD	TURRAMURRA	TRENTINO ROAD	START OF ANCONA LN	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$21,500	105	W
ANDREW AVENUE	WEST PYMBLE	PARKWOOD GR	YANKO ROAD	AC OVERLAY DENSE GRADED 40 MM	\$22,400	168	C
BILLYARD AVENUE	WAHROONGA	EASTERN ROAD	HALCYON AVENUE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$53,600	255	W
BILLYARD AVENUE	WAHROONGA	HALCYON AVENUE	YOUNG STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$29,000	138	W
BLYTHESWOOD AVENUE	WARRAWEE	PACIFIC HIGHWAY	OSWALD CLOSE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$58,000	259	C
BLYTHESWOOD AVENUE	WARRAWEE	OSWALD CLOSE	NO 33 NBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$39,900	185	C
BLYTHESWOOD AVENUE	WARRAWEE	NO 33 NBDY	MILDRED STREET (L)	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$48,300	224	C
BOBBIN HEAD ROAD	NORTH TURRAMURRA	KEATS ROAD	NO 220 FBDY - 1	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$166,900	167	W
BOBBIN HEAD ROAD	NORTH TURRAMURRA	NO 220 FBDY - 1	ALLARA AVENUE	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$70,300	128	W
BOLWARRA AVENUE	WEST PYMBLE	WYUNA ROAD (LEFT)	NO 10 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$23,900	187	G
BOOLARONG ROAD	PYMBLE	FAIRWAY AVENUE	MOORINA RD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$20,600	136	S
BRUCE AVENUE	KILLARA	PACIFIC HIGHWAY	NO 11 FBDY	HEAVY PATCH,MILL AND RESHEET	\$41,100	149	G
BRUCE AVENUE	KILLARA	NO 11 FBDY	NO 29 NTH BDY+5M	HEAVY PATCH,MILL AND RESHEET	\$39,000	146	G
BURLEIGH STREET	LINDFIELD	PACIFIC HIGHWAY (L)	LLEWELLYN LANE	STABILISATION 195 MM + SEAL + AC14(40MM)	\$43,100	92	R
BURNS ROAD	WAHROONGA	EASTERN ROAD	ACCESS RD NO 74ABC	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$70,700	278	W
BURNS ROAD	WAHROONGA	CLEVELAND STREET	COONANBARRA ROAD	STABILISATION 195 MM + SEAL + AC14(40MM)	\$179,400	321	W
CALVERT AVENUE	KILLARA	FITZROY STREET	NO 24 NBDY	STABILISATION 165 MM + SEAL + AC14(40MM)	\$40,700	136	G
CALVERT AVENUE	KILLARA	NO 24 NBDY	SPENCER ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$40,100	134	G
CARBEEN AVENUE	ST IVES	KILLATON STREET	BIMBURRA AVENUE	HEAVY PATCH + 50MM OVERLAY	\$54,200	216	S
CARLYLE ROAD	EAST LINDFIELD	SYLVAN AVENUE	NO 47 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$26,900	182	R
CLANVILLE ROAD	ROSEVILLE	KELBURN ROAD	LOWANA AVENUE	STABILISATION 195 MM + SEAL + AC14(40MM)	\$121,000	255	R
CLEVELAND STREET	WAHROONGA	WATER STREET	BURNS ROAD	STABILISATION 195 MM + SEAL + AC14(40MM)	\$129,400	214	W
COLLINS ROAD	ST IVES	CRANFORD AVENUE	MUDIES ROAD	STABILISATION 195 MM + SEAL + AC14(40MM)	\$129,000	223	S
COLLINS ROAD	ST IVES CHASE	SHELBY ROAD	DAVID CLOSE	STABILISATION 195 MM + SEAL + AC14(40MM)	\$93,900	174	S
DENLEY LANE	ST IVES	MONA VALE ROAD	DURHAM AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$18,600	152	S
FIDDENS WHARF ROAD	KILLARA	MOORE AVENUE	CHARLES ST (RIGHT)	STABILISATION 195 MM + SEAL + AC14(40MM)	\$115,800	162	G
FORBES LANE	TURRAMURRA	WILLIAN STREET	RAY STREET	HEAVY PATCH + 40MM OVERLAY	\$19,200	143	C
GLENEAGLES AVENUE	KILLARA	NO 15 FB-14M	NO 31 FB-4M	40MM AC14 OVERLAY	\$27,600	210	G
GLENVIEW STREET	GORDON	BALDWIN STREET	NO 20 FBDY	STABILISATION 195 MM + SEAL + AC14(40MM)	\$48,700	144	G
HIGHLANDS AVENUE	GORDON	WILTON CLOSE	CARLOTTA AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$18,300	196	G
HILL STREET	ROSEVILLE	BOUNDARY STREET	BANCROFT AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$78,700	244	R
ILLOURA AVENUE	WAHROONGA	STUART STREET	CUL-DE-SAC	STABILISATION 195 MM + SEAL + AC14(40MM)	\$69,400	184	W
JOHORE PLACE	EAST LINDFIELD	DAMOUR AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$13,100	91	R
KENILWORTH ROAD	LINDFIELD	LINDFIELD AVENUE	BLENDHEIM ROAD (LEFT)	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$45,200	224	R
KISSING POINT ROAD	TURRAMURRA	NO 162 FB - 7	THE COMENARRA PARKWA	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$177,400	185	C
LIVINGSTONE AVENUE	PYMBLE	CROSS STREET	WARD STREET	STABILISATION 240 MM + SEAL + AC14(40MM)	\$116,100	203	G
LUCINDA AVENUE	WAHROONGA	PACIFIC HIGHWAY	THE GLADE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$162,700	272	C
LUCINDA AVENUE	WAHROONGA	THE GLADE	EASTBOURNE AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$125,900	206	C

Program for 2009/10

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
MALGA AVENUE	ROSEVILLE CHASE	KOONGARA RD	GRIFFITH AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$162,600	305	R
MARANOA PLACE	WAHROONGA	MACLEAY AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$18,000	35	W
MAYFAIR PLACE	EAST LINDFIELD	ULMARRA PLACE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$9,000	77	R
MCINTOSH STREET	GORDON	WERONA AVENUE	ROSEDALE ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$39,900	163	G
MOORE AVENUE	LINDFIELD	FIDDENS WHARF ROAD	BRADFIELD ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$119,700	198	R
NARELLE AVENUE	PYMBLE	NO 16 FBDY	CUL-DE-SAC	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$27,800	191	G
NERINGAH AVENUE SOUTH	WAHROONGA	NO 7/9 NBDY	WARWILLA AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$17,300	122	W
NORTHCOTE AVENUE	KILLARA	ARTHUR STREET	KYLIE AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$117,600	232	G
NULLA NULLA STREET	TURRAMURRA	TURRAMURRA AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$22,000	170	W
PARK AVENUE	GORDON	BRIDGE	PEARSON AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$18,700	65	G
PRIESTLEY CLOSE	ST IVES	LYNBARA AV (RIGHT)	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$17,300	94	S
RAYMOND AVENUE	WARRAWEE	BANGALLA STREET	CHILTON PARADE	HEAVY PATCH + 40MM OVERLAY	\$28,100	235	W
ROSEBERY ROAD	KILLARA	WATTLE STREET	MONTAH AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$81,100	192	G
ROSEDALE ROAD	GORDON	PARK AVENUE	BRIDGE	REHABILITATE + 50 MM AC14 (LOW TRAFFIC)	\$151,900	225	G
SHIRLEY ROAD	ROSEVILLE	ABINGDON ROAD	ALISON STREET	STABILISATION 195 MM + SEAL + AC14(40MM)	\$92,700	176	R
SPRINGDALE ROAD	KILLARA	ROSEBERY ROAD	NO.75	50MM AC OVERLAY	\$29,000	152	G
SPRINGDALE ROAD	KILLARA	NO.75	BIRDWOOD AVENUE	Stabilisation 200mm+Seal+40mm AC14	\$79,900	135	G
STANHOPE ROAD	KILLARA	PACIFIC HIGHWAY	CULWORTH AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$94,300	330	G
STANHOPE ROAD	KILLARA	KARDELLA AVE	ROSEBERY ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$55,000	102	G
STUART STREET	WAHROONGA	ILLOURA AV FK+20M	CLEVELAND STREET	STABILISATION 165 MM + SEAL + AC14(40MM)	\$95,100	159	W
SURREY ROAD	TURRAMURRA	THE MALL	SANDFORD ROAD	40MM AC14 OVERLAY	\$32,300	236	W
SYDNEY ROAD	EAST LINDFIELD	TRYON ROAD	ADELAIDE AVE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$56,200	224	R
TRYON ROAD	LINDFIELD	COOPERNOOK AVENUE	NO 128	50MM AC OVERLAY	\$27,200	158	R
WALLALONG CRESCENT	WEST PYMBLE	WALLALONG CR BLK 2	NO 89 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$13,500	170	C
WALPOLE PLACE	WAHROONGA	ADA AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$37,800	180	C
WAMBOOL STREET	TURRAMURRA	AVOCA ROAD	NO 8 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$14,200	146	C
WARRABRI PLACE	WEST PYMBLE	LOVAT STREET	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$20,600	117	C
WARWICK STREET	KILLARA	ESSEX STREET	MAITLAND ST	AC OVERLAY DENSE GRADED 40 MM	\$22,600	170	G
WARWILLA AVENUE	WAHROONGA	COONANBARRA ROAD	NERINGAH AV STH	STABILISATION 165 MM + SEAL + AC14(40MM)	\$81,600	157	W
WATTLE STREET	KILLARA	ROSEBERY ROAD	NYORA STREET	STABILISATION 200 MM + SEAL +AC	\$120,200	201	G
WERONA AVENUE	KILLARA	MAPLES AVENUE	LOCKSLEY AVENUE	REHABILITATE + 50 MM AC14 (HIGH TRAFFIC)	\$120,100	163	G
WOLSTEN AVENUE	TURRAMURRA	FAIRLAWN AVENUE	NO.16	STABILISATION 200 MM + SEAL + AC	\$60,300	191	W
WOLSTEN AVENUE	TURRAMURRA	NO.16	KATINA STREET	Stabilisation 200mm+Seal+40mm AC14	\$59,300	194	W
WOODBURY ROAD	ST IVES	KAREN ROAD	THE CLOISTERS	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$33,100	132	S
WYUNA ROAD	WEST PYMBLE	NO 9 FBDY	BOLWARRA AVENUE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$34,100	179	G
				Total Program for 2009/10	\$4,660,000	13.382 km	

Program for 2010/11

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
AVON ROAD	PYMBLE	AVON ROAD BLOCK 02	END AT THE GATE NO 1	STABILISATION 200 MM + SEAL+AC	\$16,400	44	C
BEACONSFIELD PARADE	LINDFIELD	NO 43 FBDY	BENT STREET	AC OVERLAY DENSE GRADED 40 MM	\$15,200	146	R
BEAUMONT ROAD	KILLARA	BLAXLAND RD MID CURV	MANNING ROAD	AC OVERLAY DENSE GRADED 40 MM	\$27,300	187	G
BELL STREET	GORDON	NELSON STREET	MCINTOSH STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$29,600	216	G
BIARA PLACE	TURRAMURRA	NUMBUCCA STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$13,100	92	W
BINALONG STREET	WEST PYMBLE	GRAYLING ROAD	NO 10 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$25,300	167	C
BINALONG STREET	WEST PYMBLE	NO 10 FBDY	KENDALL STREET	AC OVERLAY DENSE GRADED 40 MM	\$30,800	171	C
BLENHEIM ROAD	LINDFIELD	TREATTS ROAD	KENILWORTH RD	AC OVERLAY DENSE GRADED 40 MM	\$16,800	111	R
BLENHEIM ROAD	LINDFIELD	KENILWORTH RD	WOODSIDE AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$20,600	159	R
BOLTON PLACE	PYMBLE	BRISTOL AVENUE	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$11,700	58	G
BOLWARRA AVENUE	WEST PYMBLE	NO 10 FBDY	BANDALONG AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$23,300	182	G
BONTOU ROAD	ST IVES	ROSEDALE ROAD	DORSET DRIVE	AC OVERLAY DENSE GRADED 40 MM	\$13,100	100	S
BOOLARONG ROAD	PYMBLE	MOORINA RD	KORANGI ROAD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$30,500	202	S
BORONIA AVENUE	TURRAMURRA	KISSING POINT ROAD	YERAMBA STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$34,700	167	C
BORONIA AVENUE	TURRAMURRA	YERAMBA STREET	WARATAH ROAD	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$21,100	93	C
BOWEN AVENUE	SOUTH TURRAMURRA	CUL-DE-SAC (NORTH)	CUL-DE-SAC (SOUTH)	AC OVERLAY DENSE GRADED 40 MM	\$28,600	194	C
BUCKINGHAM ROAD	KILLARA	PACIFIC HIGHWAY	WARWICK STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$49,000	243	G
BUNDAHAH AVENUE	ST IVES	NO 30 FBDY - 7M	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$7,800	77	S
BURRANEER AVENUE	ST IVES	EASTERN ART RD (NW)	NO 2 NBDY	AC OVERLAY DENSE GRADED 40 MM	\$12,800	100	S
BYAMEE STREET	EAST KILLARA	KOOLA AVENUE	KANOWAR AVENUE	40MM AC14 OVERLAY	\$18,500	141	G
BYRON AVENUE	ST IVES	RICHARD ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$11,700	81	S
CALVERT AVENUE	KILLARA	SPENCER ROAD	NO.10	HEAVY PATCH + 50MM OVERLAY	\$34,700	138	G
CALVERT AVENUE	KILLARA	No.10	MILDURA STREET	Stabilisation 200mm+Seal+40mm AC14	\$56,700	142	G
CAMPBELL DRIVE	WAHROONGA	BOGAN PLACE	CLYDE PLACE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$67,200	261	C
CAMPBELL DRIVE	WAHROONGA	CLYDE PLACE	COOPER CRESCENT	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$71,500	278	C
CAPPER STREET	LINDFIELD	MIDDLE HABOUR ROAD	CHELMSFORD AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$15,000	126	R
CARINYA ROAD	PYMBLE	MOORINA ROAD	KORANGI ROAD	AC OVERLAY DENSE GRADED 40 MM	\$16,200	196	S
CARLOTTA AVENUE	GORDON	HIGHLANDS AVENUE	END	AC OVERLAY DENSE GRADED 40 MM	\$6,000	70	G
CASSANDRA AVENUE	ST IVES	MARIANA CL	LEVERTON CL	AC OVERLAY DENSE GRADED 40 MM	\$26,700	198	S
CHAPALA CLOSE	ST IVES	AYRES ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$21,200	94	S
CLANVILLE ROAD	ROSEVILLE	BRIDGE	KELBURN ROAD	STABILISATION 195 MM + SEAL + AC14(40MM)	\$189,700	256	R
CLARENCE AVENUE	KILLARA	STANHOPE ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$10,800	77	G
CLERMISTON AVENUE	ROSEVILLE	NO 11 FBDY	BANCROFT AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$25,600	167	R
COLLINS ROAD	ST IVES CHASE	DAVID CLOSE	DALTON ROAD	STABILISATION 195 MM + SEAL + AC14(40MM)	\$98,700	183	S
COMMONWEALTH ROAD	LINDFIELD	PACIFIC HIGHWAY	GRASSMERE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$11,900	138	R
CYRUS AVENUE	WAHROONGA	FOX VALLEY ROAD	END	AC OVERLAY DENSE GRADED 40 MM	\$20,200	184	C
DENNIS AVENUE	WAHROONGA	ADA AVENUE SOUTH	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$21,600	167	C
DERBY STREET	ST IVES	TOROKINA AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$19,500	157	S

Program for 2010/11

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
DRYDEN ROAD	NORTH TURRAMURRA	KEATS ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$20,200	148	W
EASTGATE AVENUE	EAST KILLARA	TRUSCOTT PLACE	FAIRBAIRN AVENUE	40MM AC14 OVERLAY	\$30,000	228	G
ECHO STREET	ROSEVILLE	PARK AVENUE	DEAD END	AC OVERLAY DENSE GRADED 40 MM	\$19,200	162	R
ELIZABETH STREET	WAHROONGA	STRONE AVENUE	END	AC OVERLAY DENSE GRADED 40 MM	\$15,200	169	C
ELVA AVENUE	KILLARA	WERONA AVENUE	NO 24 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$23,000	200	G
EUCALYPTUS STREET	ST IVES	EASTERN ART R ISL+7M	SUSSEX ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$78,900	252	S
EULBERTIE AVENUE	WARRAWEE	PACIFIC HIGHWAY	T-JUNCTION (L)	AC OVERLAY DENSE GRADED 40 MM	\$23,400	194	W
FAIRWAY AVENUE	PYMBLE	NO 10FB-3M	PENTECOST AVENUE	STABILISATION 200 MM + SEAL+AC	\$39,000	79	S
FLINDERS AVENUE	ST IVES	LUCIA AV NK - 6M	NO 29 NBDY - 2M	AC OVERLAY DENSE GRADED 40 MM	\$5,600	62	S
FORREST AVENUE	NORTH WAHROONGA	CURTIN AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$23,600	187	W
FOX VALLEY ROAD	WAHROONGA	SEYMOUR CLOSE	THE BROADWAY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$12,900	48	C
FOX VALLEY ROAD	WAHROONGA	THE BROADWAY	CUL-DE-SAC	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$36,300	185	C
GLENEAGLES AVENUE	KILLARA	GOLF LINKS ROAD	#15	HEAVY PATCH + 40MM OVERLAY	\$38,300	185	G
GLENVIEW STREET	GORDON	NO 20 FBDY	NO 36 FBDY	STABILISATION 195 MM + SEAL + AC14(40MM)	\$45,500	140	G
GOULD AVENUE	ST IVES	WARRIMOO AVENUE	NO.11	HEAVY PATCH + 40MM OVERLAY	\$42,900	210	S
GOULD AVENUE	ST IVES	NO.11	LEE PLACE	Stabilisation 200mm+Seal+40mm AC14	\$102,500	216	S
GREENGATE LANE	KILLARA	BRUCE AVENUE BLK 1	R #10 GREENGATE R FB	AC OVERLAY DENSE GRADED 40 MM	\$11,500	160	G
GREENGATE LANE	KILLARA	R #10 GREENGATE R FB	BRUCE AVENUE BLK 3	AC OVERLAY DENSE GRADED 40 MM	\$12,300	155	G
GROSVENOR LANE	LINDFIELD	GROSVENOR ROAD	END AT GARAGE WALL	AC OVERLAY DENSE GRADED 40 MM	\$2,800	29	R
HEYDON AVENUE	WARRAWEE	YOSEFA AVENUE	PED BDGE F EDGE+15 M	AC OVERLAY DENSE GRADED 40 MM	\$21,900	167	W
HIGHFIELD LANE	LINDFIELD	HIGHFIELD ROAD	REAR 7 HFIELD R FBDY	AC OVERLAY DENSE GRADED 40 MM	\$11,800	188	R
HIGHFIELD LANE	LINDFIELD	REAR 7 HFIELD R FBDY	PATHWAY (R)	AC OVERLAY DENSE GRADED 40 MM	\$9,200	170	R
HIGHFIELD LANE	LINDFIELD	PATHWAY (R)	END	AC OVERLAY DENSE GRADED 40 MM	\$6,200	104	R
HIGHFIELD ROAD	LINDFIELD	PACIFIC HIGHWAY	WALLACE PARADE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$138,700	232	R
HIGHFIELD ROAD	LINDFIELD	DORMAN CRESC RIGHT	LADY GAME DRIVE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$61,100	219	R
HIGHLANDS AVENUE	GORDON	CARLOTTA AVENUE	DEAD END	AC OVERLAY DENSE GRADED 40 MM	\$11,200	94	G
HILLCREST STREET	WAHROONGA	WATER STREET	END AT NO 6 FBDY - 1	AC OVERLAY DENSE GRADED 40 MM	\$10,100	104	W
HORWOOD AVENUE	KILLARA	CHARLES STREET	ALBERT DRIVE	HEAVY PATCH + 40MM OVERLAY	\$23,800	105	G
ILLOURA LANE	WAHROONGA	MILLEWA AVENUE	BILLYARD LANE	AC OVERLAY DENSE GRADED 40 MM	\$10,300	154	W
KILLEATON STREET	ST IVES	SHANNON STREET	LUCIA AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$56,200	221	S
KINGSFORD AVENUE	SOUTH TURRAMURRA	BARWON AVENUE	END	40MM AC14 OVERLAY	\$19,500	208	C
KIOGLE STREET	WAHROONGA	FOX VALLEY ROAD	NO 8 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$14,500	137	C
KISSING POINT ROAD	TURRAMURRA	CATALPA CRESCENT	MONTEITH STREET	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$86,800	178	C
KISSING POINT ROAD	TURRAMURRA	MONTEITH STREET	BORONIA AVENUE	RECONSTRUCT WITH 200 MM AC FULLDEPTH	\$107,000	231	C
KOCHIA LANE	LINDFIELD	MILRAY STREET	NELSON ROAD	AC OVERLAY DENSE GRADED 40 MM	\$8,200	169	R
KU-RING-GAI AVENUE	TURRAMURRA	WONGA WONGA STREET	BOOMERANG ST (RIGHT)	40MM AC OVERLAY	\$26,800	167	W
KULGOA ROAD	PYMBLE	NO 83 NB+12M	TURNING AREA END	AC OVERLAY DENSE GRADED 40 MM	\$11,100	114	G
LINDFIELD AVENUE	LINDFIELD	TREATTS RD (LEFT)	REID STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$46,900	244	R

Program for 2010/11

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
LINDFIELD AVENUE	LINDFIELD	REID STREET	RAILWAY UNDERPASS	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$50,600	204	R
LINKS AVENUE	ROSEVILLE	PARK AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$33,000	193	R
LIVINGSTONE AVENUE	PYMBLE	LIVINGSTONE AV B02	ORINOCO ST B02	AC OVERLAY DENSE GRADED 40 MM	\$6,200	108	G
LLEWELLYN STREET	LINDFIELD	PACIFIC HIGHWAY	LLEWELLYN LN	40MM AC14 OVERLAY	\$13,800	98	R
LOOMBAH AVENUE	EAST LINDFIELD	TRYON ROAD	ROBINSON STREET	AC OVERLAY DENSE GRADED 40 MM	\$34,700	235	R
LOORANA STREET	ROSEVILLE CHASE	DUNTROON AVENUE	CUL -DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$9,600	72	R
LOWTHER PARK AVENUE	WARRAWEE	PACIFIC HIGHWAY	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$21,700	165	W
LUTON PLACE	ST IVES	MEMORIAL AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$10,800	82	S
LUXOR PARADE	ROSEVILLE	MERLIN STREET	NO 16 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$22,600	246	R
LUXOR PARADE	ROSEVILLE	NO 16 FBDY	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$16,200	158	R
MACLEAY AVENUE	WAHROONGA	CLISSOLD ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$122,500	254	W
MAUNDER AVENUE	ST IVES	DEAD END	DEAD END	40MM AC14 OVERLAY	\$30,300	237	S
MAYTONE AVENUE	KILLARA	ILLEROY AVENUE	END	AC OVERLAY DENSE GRADED 40 MM	\$18,200	191	G
MCLEOD AVENUE	ROSEVILLE	CHELMSFORD	MARJORIE ST (RIGHT)	AC OVERLAY DENSE GRADED 40 MM	\$16,500	113	R
MCLEOD AVENUE	ROSEVILLE	MARJORIE ST (RIGHT)	CLANVILLE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$23,900	158	R
MEADWAY CLOSE	PYMBLE	KULGOA ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$12,300	90	G
MEMORIAL AVENUE	ST IVES CHASE	TOOLANG ROAD	CUL-DE-SAC	STABILISATION 195 MM + SEAL + AC14(40MM)	\$52,700	104	S
MERRIVALE LANE	TURRAMURRA	BUCKRA STREET FK+3	END AT NO 130 NB+15	AC OVERLAY DENSE GRADED 40 MM	\$5,700	69	W
MILLEWA AVENUE	WAHROONGA	NERIGAH AVENUE NTH	BRIDGE	STABILISATION 195 MM + SEAL + AC14(40MM)	\$119,900	225	W
MIOWERA ROAD	NORTH TURRAMURRA	NORMURRA AV (RIGHT)	NO 36 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$35,100	165	W
MIOWERA ROAD	NORTH TURRAMURRA	NO 36 FBDY	SOMERSET AVENUE	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$38,500	181	W
MONTAH AVENUE	KILLARA	KALANG AVENUE	ROSEBERRY ROAD	AC OVERLAY DENSE GRADED 40 MM	\$25,000	239	G
MONTAH AVENUE	KILLARA	ROSEBERRY ROAD	END @ EASTERN ART RD	AC OVERLAY DENSE GRADED 40 MM	\$10,000	97	G
MOORE AVENUE	LINDFIELD	BRADFIELD ROAD	LADY GAME DRIVE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$101,900	107	R
MOORINA ROAD	PYMBLE	PENTECOST AVENUE	BOOLARONG ROAD	AC OVERLAY DENSE GRADED 40 MM	\$19,100	200	S
NARELLE AVENUE	PYMBLE	NO 37 ND -11M	NO 16 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$34,500	199	G
OLIVER ROAD	ROSEVILLE	HILL STREET (LEFT)	THE GROVE	AC OVERLAY DENSE GRADED 40 MM	\$25,500	163	R
ONSLow LANE	GORDON	DARNLEY STREET	CUL-DE-SAC	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$12,800	69	G
OROYA PARADE	ROSEVILLE	EARL STREET	PARK AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$8,500	131	R
PAUL AVENUE	ST IVES	CATHERINE STREET	NO 32 NBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$28,800	245	S
PENNANT AVENUE	GORDON	BROWNS ROAD	NO 5 FBDY/START CP	AC OVERLAY DENSE GRADED 40 MM	\$10,200	105	G
RAILWAY AVENUE	WAHROONGA	RAILWAY AV BLK 1	MILLEWA AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$21,200	69	W
RANDOLPH STREET	WAHROONGA	YOUNG STREET (R)	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$23,400	224	W
RESERVOIR ROAD	PYMBLE	SELWYN STREET	END	AC OVERLAY DENSE GRADED 40 MM	\$7,500	73	W
RIDDLES LANE	PYMBLE	MACQUARIE RD	KULGOA ROAD	AC OVERLAY DENSE GRADED 40 MM	\$12,800	183	G
ROSEDALE ROAD	GORDON	CAMERON ROAD	BALDWIN STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$53,000	188	G
RUSSELL AVENUE	LINDFIELD	LINDFIELD AV (LEFT)	TRAFALGAR AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$41,300	252	R
SAVOY AVENUE	EAST KILLARA	REDFIELD ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$20,100	155	G

Program for 2010/11

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
SPENCER ROAD	KILLARA	NORFOLK STREET	CALVERT AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$36,800	132	G
SPRINGDALE ROAD	KILLARA	STANHOPE ROAD	KARANGA AVENUE	HEAVY PATCH, MILL AND RESHEET	\$72,600	285	G
STONECROP ROAD	NORTH TURRAMURRA	NO 14 FB	END	50MM AC14 OVERLAY	\$12,700	114	W
STUART STREET	WAHROONGA	ILLOURA AV NK-18M	ILLOURA AV FK+20M	STABILISATION 165 MM + SEAL + AC14(40MM)	\$43,700	45	W
TAUNTON STREET	PYMBLE	ALMA STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$22,400	222	S
THE CHASE ROAD	TURRAMURRA	EASTERN ROAD	NO 21 FB	STABILISATION 165 MM + SEAL + AC14(40MM)	\$141,900	248	W
THE CHASE ROAD	TURRAMURRA	TENNYSON AVENUE	BURNS ROAD	50MM AC14 OVERLAY	\$58,100	301	W
THE CREST	KILLARA	ROSEBURY ROAD	ROSETTA AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$41,200	241	G
THE GLADE	WAHROONGA	LUCINDA AVENUE	END	AC OVERLAY DENSE GRADED 40 MM	\$29,600	225	C
TOWRI CLOSE	ST IVES	NTH END (NO 1ND)	STH END (NO 7 FD)	AC OVERLAY DENSE GRADED 40 MM	\$18,800	139	S
TRENTINO ROAD	TURRAMURRA	EASTERN ROAD	MICHELE PLACE	HEAVY PATCH + 40MM OVERLAY	\$29,300	183	W
TRENTINO ROAD	TURRAMURRA	MICHELE PLACE	ANCONA ROAD	HEAVY PATCH + 40MM OVERLAY	\$16,800	96	W
TRENTINO ROAD	TURRAMURRA	ANCONA ROAD (RIGHT)	NO 26 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$37,000	163	W
TRYON ROAD	LINDFIELD	LINDFIELD AVENUE	MILRAY STREET	REHABILITATE + 50 MM AC14 (HIGH TRAFFIC)	\$130,600	170	R
TRYON ROAD	LINDFIELD	MILRAY STREET	NELSON ROAD (LEFT)	REHABILITATE + 50 MM AC14 (HIGH TRAFFIC)	\$144,400	192	R
TRYON ROAD	LINDFIELD	SHORT STREET	HOWARD STREET	STABILISATION 165 MM + SEAL + AC14(40MM)	\$123,800	214	R
VALE STREET	GORDON	ST JOHNS AV (RIGHT)	CUL-DE-SAC	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$16,100	64	G
WAHROONGA AVENUE	WAHROONGA	BRAESIDE STREET	KINTORE STREET	AC OVERLAY DENSE GRADED 40 MM	\$15,100	175	W
WARWICK STREET	KILLARA	SPENCER ROAD	NO 14 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$23,000	173	G
WELLINGTON ROAD	EAST LINDFIELD	MELBOURNE ROAD	WELLINGTON LANE (E)	HEAVY PATCH + 40MM OVERLAY	\$53,000	220	R
WOLSELEY ROAD	LINDFIELD	END CUL-DE-SAC (N)	START CUL-DE-SAC (S)	AC OVERLAY DENSE GRADED 40 MM	\$7,200	60	R
				Total Program for 2010/11	\$4,660,000	21.687	km

Program for 2011/12

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
ADAMS AVENUE	TURRAMURRA	PRINCES STREET	BUCKRA STREET (R)	STABILISATION 165 MM + SEAL + AC14(40MM)	\$105,200	213	W
ALDER DRIVE	ST IVES	MONA VALE ROAD	NO 8 FDWAY/START CO	AC OVERLAY DENSE GRADED 40 MM	\$13,700	134	S
ASHLEY GROVE	GORDON	MT WILLIAM STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$14,300	117	G
BEACONSFIELD PARADE	LINDFIELD	NORWOOD AVENUE	NO 43 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$12,800	132	R
BELGIUM AVENUE	ROSEVILLE	TRAFALGAR AVENUE	NO 15 FBDY	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$39,500	155	R
BOORABA AVENUE	LINDFIELD	BRADFIELD ROAD	GUYONG ST	STABILISATION 165 MM + SEAL + AC14(40MM)	\$39,500	88	R
BOUNDARY ROAD	WAHROONGA	NO 50 NBDY + 12	GROSVENOR STREET	AC OVERLAY DENSE GRADED 40 MM	\$26,400	198	W
BOUNDARY ROAD	WAHROONGA	GROSVENOR STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$25,700	242	W
BOUNDARY STREET	ROSEVILLE CHASE	NO 256 NB+5M	ALLARD AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$4,200	65	R
BRADFORD STREET	PYMBLE	MERRIVALE ROAD	RUSHALL STREET	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$32,900	210	W
BROOKFIELD PLACE	ST IVES	BANOOL AV (LEFT)	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$17,600	121	S
BUNDABAH AVENUE	ST IVES	WARRABINA AV(R) FK+7	NO 33 FBDY - 4	AC OVERLAY DENSE GRADED 40 MM	\$6,700	78	S
BURNS ROAD	WAHROONGA	COONANBARRA ROAD	CUL-DE-SAC	STABILISATION 195 MM + SEAL + AC14(40MM)	\$69,000	174	W
CAITHNESS STREET	KILLARA	MARIAN STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$17,500	133	G
CALGA STREET	ROSEVILLE CHASE	GRIFFITH	NO 26 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$22,900	199	R
CANBERRA CRESCENT	EAST LINDFIELD	NO 7 NBDY	MELBOURNE RD (SOUTH)	AC OVERLAY DENSE GRADED 40 MM	\$23,400	191	R
CARISSA AVENUE	ST IVES	AYRES ROAD	NO 19 NBDY	AC OVERLAY DENSE GRADED 40 MM	\$20,700	115	S
CARLOTTA AVENUE	GORDON	PEARSON AVENUE	HIGHLANDS AVENUE	STABILISATION 195 MM + SEAL + AC14(40MM)	\$95,200	222	G
CARLYLE ROAD	EAST LINDFIELD	WELLINGTON ROAD	START OF CAR PARK(R)	AC OVERLAY DENSE GRADED 40 MM	\$5,600	56	R
CARRAMAR ROAD	LINDFIELD	NO 12 FBDY	EDMUND STREET	AC OVERLAY DENSE GRADED 40 MM	\$18,300	161	R
CECIL STREET	GORDON	NO 17 FBDY	NORFOLK STREET	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$49,900	177	G
CHASE AVENUE	ROSEVILLE CHASE	ORMONDE ROAD (R)	NO 2 NDWAY (G CROS)	AC OVERLAY DENSE GRADED 40 MM	\$24,300	260	R
CHASE AVENUE	ROSEVILLE CHASE	NO 2 NDWAY (G CROS)	END AT NO 5	AC OVERLAY DENSE GRADED 40 MM	\$6,900	67	R
CHILTON PARADE	WARRAWEE	DAVIDSON AVENUE	YOUNG STREET	AC OVERLAY DENSE GRADED 40 MM	\$16,600	196	W
CLARKE PLACE	KILLARA	EASTERN ARTERIAL RD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$17,900	91	G
CLERMISTON AVENUE	ROSEVILLE	BOUNDARY STREET	NO 11 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$27,700	167	R
CLIPSHAM LANE	GORDON	ST JOHNS AVENUE	WADE LANE	AC OVERLAY DENSE GRADED 40 MM	\$6,100	81	G
CLOPTON DRIVE	KILLARA	ROSEBERY ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$11,800	106	G
CLWYDON PLACE	WAHROONGA	CLEVELAND STREET	CUL-DE-SAC	40MM AC14 OVERLAY	\$12,800	70	W
COCUPARA AVENUE	LINDFIELD	POLDING ROAD	NO 25 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$24,300	193	R
CRAIGLANDS AVENUE	GORDON	NO 8 FBDY	NO 28 NBDY	AC OVERLAY DENSE GRADED 40 MM	\$20,700	192	G
CRANFORD AVENUE	ST IVES	MEMORIAL AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$10,400	69	S
CUDGEE STREET	TURRAMURRA	THE CHASE ROAD	END AT NO 14	AC OVERLAY DENSE GRADED 40 MM	\$15,300	170	W
DANGAR STREET	LINDFIELD	NORTHCOTE ROAD	SMITH STREET	AC OVERLAY DENSE GRADED 40 MM	\$16,300	135	R
DEAKIN PLACE	EAST KILLARA	KOOLA AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$17,000	129	G
EDGEWOOD PLACE	ST IVES	EDGEWOOD PL BLK 1	END	AC OVERLAY DENSE GRADED 40 MM	\$10,500	172	S
EDWARDS LANE	KILLARA	WATTLE STREET	ARNOLD STREET	AC OVERLAY DENSE GRADED 40 MM	\$11,400	166	G
ELIZABETHAN PLACE	ST IVES CHASE	NO 8 FBDY	TUDOR PLACE	AC OVERLAY DENSE GRADED 40 MM	\$9,700	77	S
ELLISON PLACE	PYMBLE	PENRHYN AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$11,100	72	G

Program for 2011/12

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
EPPLESTON PLACE	WEST PYMBLE	KENDALL STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$16,900	116	C
EULBERTIE AVENUE	WARRAWEE	CUL-DE-SAC	HEYDON AV (LEFT)	AC OVERLAY DENSE GRADED 40 MM	\$20,000	152	W
FAIRLIGHT AVENUE	EAST KILLARA	EASTERN ARTERIAL RD	ROSETTA AVE	Stabilisation 200mm+Seal+40mm AC14	\$69,100	150	G
FIDDENS WHARF ROAD	KILLARA	COOK ROAD	PRINCE ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$61,000	214	G
FIDDENS WHARF ROAD	KILLARA	PRINCE ROAD	GOLF LINKS ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$46,700	193	G
FITZROY STREET	KILLARA	NORFOLK STREET	END	AC OVERLAY DENSE GRADED 40 MM	\$19,800	190	G
FITZSIMONS LANE	GORDON	MERRIWA STREET	NO 15 MERRIWA FBDY+2	AC OVERLAY DENSE GRADED 40 MM	\$25,400	186	G
FLINDERS AVENUE	ST IVES	NO 23 FB-2M	BRIAR STREET	40MM AC14 OVERLAY	\$23,800	189	S
FORSYTH STREET	KILLARA	WERONA AVENUE	LAGONDA AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$28,400	259	G
FORSYTH STREET	KILLARA	LAGONDA AVENUE	ARTHUR STREET	AC OVERLAY DENSE GRADED 40 MM	\$17,700	164	G
GARDEN SQUARE	GORDON	PARK AVENUE	END AT NO 5 NBDY+7M	AC OVERLAY DENSE GRADED 40 MM	\$14,100	115	G
GARNET STREET	KILLARA	STANHOPE ROAD	NO 8 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$15,300	155	G
GARNET STREET	KILLARA	NO 8 FBDY	REDGUM AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$14,900	131	G
GLENROCK AVENUE	WAHROONGA	CLISSOLD ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$14,600	104	W
GOULBURN STREET	ST IVES	ROSEDALE ROAD	DORSET DRIVE	HEAVY PATCH + 40MM OVERLAY	\$29,600	145	S
GREENWAY DRIVE	PYMBLE	WARROWA AVENUE	PAR CL	AC OVERLAY DENSE GRADED 40 MM	\$14,400	108	C
GRIFFITH AVENUE	ROSEVILLE CHASE	KOONGARA ROAD	NO 49 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$19,300	145	R
GRIFFITH AVENUE	ROSEVILLE CHASE	NO 71 NBDY	MALGA AV (N)	STABILISATION 195 MM + SEAL + AC14(40MM)	\$75,300	193	R
GROSVENOR ROAD	LINDFIELD	PACIFIC HIGHWAY	ORTONA ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$63,200	204	R
GROSVENOR ROAD	LINDFIELD	ORTONA ROAD	LUMEAH ROAD NK-8M	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$63,200	204	R
GROSVENOR STREET	NORTH WAHROONGA	NO 151 FB+1	NO 168 NB	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$55,200	217	W
GROSVENOR STREET	NORTH WAHROONGA	NO 168 NB	NO 184 FB	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$61,500	242	W
HALCYON AVENUE	WAHROONGA	CHILTON PARADE	BILLYARD AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$23,400	250	W
HANDLEY LANE	TURRAMURRA	HANDLEY AVENUE	END AC/NO 3A FBDY-2	AC OVERLAY DENSE GRADED 40 MM	\$2,700	50	W
HARRINGTON AVENUE	WARRAWEE	NO 10 FBDY	BANGALLA STREET	AC OVERLAY DENSE GRADED 40 MM	\$18,800	180	W
HILL STREET	ROSEVILLE	OLIVER ROAD	CLANVILLE ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$40,100	139	R
HOLFORD CRESCENT	GORDON	NO 50 NBDY + 3M	NO 68 NBDY	AC OVERLAY DENSE GRADED 40 MM	\$9,300	129	G
HUNTER AVENUE	ST IVES	NO 32 FBDY	HUNTER AV BLK 3	STABILISATION 195 MM + SEAL + AC14(40MM)	\$45,900	186	S
IONA AVENUE	WEST PYMBLE	YALLEROI AVENUE	YARRARA ROAD	AC OVERLAY DENSE GRADED 40 MM	\$23,200	234	C
JERSEY STREET	TURRAMURRA	CATALPA CRESCENT	NO 13 NB+14M	AC OVERLAY DENSE GRADED 40 MM	\$12,300	131	C
JUGIONG STREET	WEST PYMBLE	WALLALONG CRESCENT	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$29,300	209	C
KALANG AVENUE	KILLARA	WATTLE STREET	MONTAH AVE	AC OVERLAY DENSE GRADED 40 MM	\$16,900	188	G
KAREN ROAD	ST IVES	WILLIS AVENUE	OXLEY AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$11,200	96	S
KARRANGA AVENUE	KILLARA	SPRINGDALE ROAD	ARNOLD STREET	AC OVERLAY DENSE GRADED 40 MM	\$32,300	195	G
KHARTOUM LANE	GORDON	WERONA AVENUE	ROSEDALE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$17,000	219	G
KILPA PLACE	ST IVES	PINDARI AVENUE (R)	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$26,900	145	S
KING STREET	TURRAMURRA	EASTERN ROAD	END @ NO 12 NB - 3.5	AC OVERLAY DENSE GRADED 40 MM	\$21,600	138	W
KOONYONG STREET	PYMBLE	RYDE ROAD	KIPARRA STREET	AC OVERLAY DENSE GRADED 40 MM	\$19,900	165	G
KULGOA ROAD	PYMBLE	NO 83 NB+12M	PEACE AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$3,100	38	G

Program for 2011/12

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
LAING AVENUE	KILLARA	FORSYTH STREET	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$14,700	120	G
LARCHMONT AVENUE	EAST KILLARA	SPRINGDALE ROAD	MONMOUTH AVE	AC OVERLAY DENSE GRADED 40 MM	\$19,500	107	G
LARCHMONT AVENUE	EAST KILLARA	MONMOUTH AVE	CHURCHILL ROAD	AC OVERLAY DENSE GRADED 40 MM	\$26,300	209	G
LARKIN LANE	ROSEVILLE	NO 17 NB + 15M (CS)	THE RIFLEWAY	AC OVERLAY DENSE GRADED 40 MM	\$2,200	31	R
LATONA STREET	PYMBLE	YARRARA ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$22,900	212	C
LAWSON PARADE	ST IVES	NO 47 FBDY	DEAD END	AC OVERLAY DENSE GRADED 40 MM	\$20,400	149	S
LEONORA AVENUE	ST IVES	AYRES ROAD	CUL-DE-SAC	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$39,000	99	S
LINCOLN ROAD	ST IVES	MEMORIAL AVENUE	KENTHURST ROAD	AC OVERLAY DENSE GRADED 40 MM	\$18,700	162	S
LIVINGSTONE AVENUE	PYMBLE	RAND AVENUE	NO 59 FB	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$40,500	179	G
LIVINGSTONE AVENUE	PYMBLE	NO 59 FB	PENRHYN AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$41,200	182	G
LLEWELLYN LANE	LINDFIELD	LLEWELLYN STREET	BURLEIGH STREET	HEAVY PATCH + 40MM OVERLAY	\$10,000	83	R
LUCINDA AVENUE	WAHROONGA	MAHRATTA AV (STH)	FOX VALLEY ROAD	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$37,400	131	C
LYNWOOD AVENUE	KILLARA	NO 26 NB+10M	LOCKSLEY STREET	AC OVERLAY DENSE GRADED 40 MM	\$26,700	221	G
MACKENZIE STREET	LINDFIELD	SMITH STREET (LEFT)	NORTHCOTE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$28,200	206	R
MAPLES AVENUE	KILLARA	WERONA AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$14,100	107	G
MERRIVALE ROAD	PYMBLE	GREENDALE AVENUE	BOOLARONG ROAD	STABILISATION 165 MM + SEAL + AC14(40MM)	\$66,000	110	C
MILDRED STREET	WARRAWEE	FINLAY ROAD	BLYTHESWOOD AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$18,900	178	C
MINNS ROAD	GORDON	MT WILLIAM STREET	ROSEDALE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$24,400	149	G
MIRI COURT	ST IVES	DORSET DRIVE	CUL-DE-SAC	50MM AC14 OVERLAY	\$7,500	29	S
MOCATTA AVENUE	PYMBLE	KING EDWARD STREET	WELLESLEY ROAD	AC OVERLAY DENSE GRADED 40 MM	\$21,100	130	S
MONTEITH LANE	WARRAWEE	REAR NO 66 FBDY-8 M	FINLAY ROAD	AC OVERLAY DENSE GRADED 80 MM (2 X 40 MM)	\$9,000	76	C
MONTEITH LANE	TURRAMURRA	FINLAY ROAD	DEAD END	AC OVERLAY DENSE GRADED 80 MM (2 X 40 MM)	\$16,500	154	C
MT WILLIAM STREET	GORDON	NO 21 NBDY	PEARSON AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$19,200	146	G
MUTTAMA STREET	WAHROONGA	KERELA AVENUE	END OF SEALED SURF	AC OVERLAY DENSE GRADED 40 MM	\$10,900	138	C
NAMOI PLACE	EAST LINDFIELD	CARLYLE ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$15,400	111	R
NORFOLK STREET	KILLARA	SPENCER STREET	NO 7 NBDY	Stabilisation 200mm+Seal+40mm AC14	\$86,600	173	G
OLIVE LANE	TURRAMURRA	OLIVE LN BL 01	ROHINI STREET	AC OVERLAY DENSE GRADED 40 MM	\$4,800	51	W
ORCHARD STREET	PYMBLE	STATION STREET	NITHDALE STREET	AC OVERLAY DENSE GRADED 40 MM	\$25,300	213	W
ORINOCO STREET	PYMBLE	NO 15 FBDY	NO 18 FBDY	AC OVERLAY DENSE GRADED 40 MM	\$28,900	206	G
PEACE AVENUE	PYMBLE	KULGOA RD BLK 7	FIG LANE	AC OVERLAY DENSE GRADED 40 MM	\$18,500	184	G
PEACE AVENUE	PYMBLE	FIG LANE	DEAD END	AC OVERLAY DENSE GRADED 40 MM	\$17,500	157	G
PERTH AVENUE	EAST LINDFIELD	NO 16 FBDY	MELBOURNE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$18,000	189	R
POCKLEY AVENUE	ROSEVILLE	LARKIN STREET	MACLAURIN PARADE	AC OVERLAY DENSE GRADED 40 MM	\$13,500	192	R
PRIMULA STREET	LINDFIELD	PROVINCIAL RD(RIGHT)	HIGHFIELD ROAD	AC OVERLAY DENSE GRADED 40 MM	\$16,200	107	R
PROVINCIAL ROAD	LINDFIELD	NO 124A FBDY	LADY GAME DRIVE	AC OVERLAY DENSE GRADED 40 MM	\$25,900	187	R
QUEBEC AVENUE	KILLARA	EUSTACE PARADE	MONTREAL AVE	AC OVERLAY DENSE GRADED 40 MM	\$25,400	217	G
RAILWAY AVENUE	WAHROONGA	COONANBARRA ROAD	REDLEAF AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$45,700	110	W
RAMSAY AVENUE	WEST PYMBLE	CUL-DE-SAC (WEST)	EVANS STREET	50mm AC14 Overlay	\$35,200	197	C
RAND AVENUE	PYMBLE	LIVINGSTONE AVENUE	PYMBLE AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$10,700	112	C

Program for 2011/12

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
RESERVOIR ROAD	PYMBLE	RUSHALL STREET	CROWN ROAD	AC OVERLAY DENSE GRADED 40 MM	\$8,000	149	W
RHONDA CLOSE	WAHROONGA	ADA AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$11,500	105	C
RICHARD ROAD	ST IVES	STANLEY STREET	RICHARD RD BLK 2	AC OVERLAY DENSE GRADED 40 MM	\$15,400	111	S
RICHARD ROAD	ST IVES	RICHARD RD BLK 1	LYNBARA AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$34,400	245	S
RIDDLES LANE	PYMBLE	MONA VALE ROAD	MACQUARIE RD	AC OVERLAY DENSE GRADED 40 MM	\$12,200	174	G
ROSEBERY ROAD	KILLARA	ILLEROY AV (#65 FB)	END	AC OVERLAY DENSE GRADED 40 MM	\$14,600	150	G
ROSEDALE ROAD	GORDON	BALDWIN STREET	NO 90 FD+4	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$56,300	227	G
ROSEDALE ROAD	GORDON	ROSEDALE ROAD BLK 3	PARK AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$7,700	30	G
ROSETTA AVENUE	KILLARA	ROSEBERY ROAD	THE CRESCENT	AC OVERLAY DENSE GRADED 40 MM	\$21,300	167	G
ROSETTA AVENUE	EAST KILLARA	DEAD END @ E.ART.RD	FAIRLIGHT AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$15,100	118	G
ROWE STREET	ROSEVILLE CHASE	BABBAGE ROAD	WARRANE ROAD	AC OVERLAY DENSE GRADED 40 MM	\$25,200	200	R
RUSSELL LANE	LINDFIELD	RUSSELL AVENUE	TRYON LANE	Stabilisation 200mm+Seal+40mm AC14	\$16,700	64	R
SOMERSET AVENUE	NORTH TURRAMURRA	MIOWERA ROAD	STAFFORD PLACE	AC OVERLAY DENSE GRADED 40 MM	\$17,600	150	W
ST JOHNS AVENUE	GORDON	NO 65 NBDY + 7	RAB C/ISLAND - 16M	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$18,200	107	G
ST JOHNS AVENUE	GORDON	RAB C/ISLAND - 16M	RAB C/ISLAND + 14M	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$13,900	39	G
STATION LANE	WAHROONGA	COONANBARRA ROAD	RAILWAY AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$6,200	84	W
STRICKLAND AVENUE	LINDFIELD	BRIDGE	CHELMSFORD AVENUE	AC OVERLAY DENSE GRADED 50 MM	\$24,800	142	R
SUFFOLK CLOSE	ST IVES	WOODBURY ROAD	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$18,200	92	S
TAYLOR AVENUE	TURRAMURRA	WARATAH ROAD	END	AC OVERLAY DENSE GRADED 40 MM	\$23,200	205	C
TAYLOR STREET	GORDON	WAUGOOLA STREET	END	AC OVERLAY DENSE GRADED 40 MM	\$12,900	149	G
THE BROADWAY	WAHROONGA	FOX VALLEY ROAD	END OF MEDIAN +15M	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$101,800	307	C
THE BROADWAY	WAHROONGA	END OF MEDIAN +15M	YANILLA AVENUE	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$49,600	246	C
THE KINGSWAY	ROSEVILLE CHASE	ORMONDE ROAD	END	AC OVERLAY DENSE GRADED 40 MM	\$21,000	208	R
TIMARU STREET	TURRAMURRA	WARRAGAL ROAD	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$24,400	154	C
TOOLANG ROAD	ST IVES	CUL-DE-SAC	GEMAS PL	HEAVY PATCH WITH 40MM ASPHALT OVERLAY	\$21,800	134	S
TOOLANG ROAD	ST IVES	GEMAS PL	NO102 WARRIMOO FB-5M	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$32,800	196	S
TOOLANG ROAD	ST IVES	RALEIGH CRESCENT	DEAD END	AC OVERLAY DENSE GRADED 40 MM	\$5,900	78	S
TOONGARAH ROAD	ROSEVILLE	SHIRLEY ROAD	END	AC OVERLAY DENSE GRADED 40 MM	\$20,100	157	R
TRYON LANE	LINDFIELD	LINDFIELD AVENUE	REAR NO 8-10 NBDY-2M	AC OVERLAY DENSE GRADED 40 MM	\$3,600	54	R
TRYON PLACE	LINDFIELD	PACIFIC HIGHWAY	END (GATE)	AC OVERLAY DENSE GRADED 40 MM	\$16,100	154	R
TRYON ROAD	EAST LINDFIELD	ROBINSON STREET (E)	COOPERNOOK AVENUE	STABILISATION 165 MM + SEAL + AC14(40MM)	\$130,600	235	R
VALE STREET	GORDON	MOREE STREET	ST JOHNS AV (RIGHT)	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$35,000	127	G
VALLEY PARK CRESCENT	NORTH TURRAMURRA	VALLEY PK CR BLK 2	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$8,300	62	W
WALLACE PARADE	LINDFIELD	HIGHFIELD ROAD	BENT STREET	AC OVERLAY DENSE GRADED 40 MM	\$17,800	165	R
WAMBOOL STREET	TURRAMURRA	NO 8 FBDY	TERRIGAL AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$14,300	147	C
WARANDOO STREET	GORDON	WAUGOOLA ST	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$12,400	108	G
WARRAGAL ROAD	TURRAMURRA	AVOCA ROAD	SWINDON CLOSE	AC OVERLAY DENSE GRADED 40 MM	\$13,900	143	C
WARRAWEE AVENUE	WARRAWEE	CHILTON PARADE	BANGALLA STREET	AC OVERLAY DENSE GRADED 40 MM	\$25,400	243	W
WARRIMOO AVENUE	ST IVES CHASE	TOOLANG ROAD	NO 110 FBDY	HEAVY PATCH + DENSE GRADED OVERLAY 50 MM	\$42,900	182	S

Program for 2011/12

Street Name	Suburb	Street From	Street To	Treatment	Cost	Length	Ward
WARROWA AVENUE	WEST PYMBLE	YARRARA ROAD	NO 9 FBDY	Stabilisation 200mm+Seal+40mm AC14	\$85,800	159	C
WARWICK STREET	KILLARA	MAITLAND ST	SPENCER ROAD	AC OVERLAY DENSE GRADED 40 MM	\$21,600	162	G
WARWICK STREET	KILLARA	NO 14 FBDY	BUCKINGHAM ROAD	AC OVERLAY DENSE GRADED 40 MM	\$22,900	172	G
WELLESLEY ROAD	PYMBLE	CHURCH STREET	MOCATTA AVE	AC OVERLAY DENSE GRADED 40 MM	\$22,700	166	S
WELLESLEY ROAD	PYMBLE	MOCATTA AVE	GRANDVIEW STREET	AC OVERLAY DENSE GRADED 40 MM	\$32,700	239	S
WERONA AVENUE	KILLARA	STANHOPE ROAD (LEFT)	TREATTS ROAD (LEFT)	REHABILITATE + 50 MM AC14 (HIGH TRAFFIC)	\$137,800	257	G
WILLIS AVENUE	ST IVES	NO 17 FBDY	HUME AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$21,000	177	S
WILTON CLOSE	GORDON	HIGHLANDS AVENUE	CUL-DE-SAC	AC OVERLAY DENSE GRADED 40 MM	\$9,500	66	G
WOONONA AVENUE	WAHROONGA	MILLEWA AVENUE	WONIORA AVENUE	AC OVERLAY DENSE GRADED 40 MM	\$12,500	105	W
YARRARA ROAD	WEST PYMBLE	YANKO ROAD	LACHLAN AVENUE	STABILISATION 200 MM + SEAL +AC	\$155,400	249	C
YARRARA ROAD	WEST PYMBLE	LACHLAN AVENUE	WYOMEE AVENUE	STABILISATION 200 MM + SEAL +AC	\$152,100	249	C
YOUNG STREET	WAHROONGA	BILLYARD AVENUE	WATER STREET	AC OVERLAY DENSE GRADED 40 MM	\$16,900	213	W
				Total Program for 2010/11	\$4,660,000	25.798	km

2007-2012 FOOTPATH PROGRAM

CRITERIA																		
Demand		Shops & Rail		Schools		Hosp & N Homes		Traffic		Parks		Construction Difficulty		Road Hazards		Accessibility from Road		
Criteria	Points	Dist	Points	Dist	Points	Dist	Points	Vol	Points	Dist	Points	Degree	Points	Degree	Points	Degree	Points	
HIGH	10	<100m	5	<100m	5	<100m	3	>10000	5	<100m	3	NONE	5	EXTREME	5	IMPOSSIB	5	
MED	5	<200m	3	<200m	3	<200m	2	>5000	4	<200m	2	LOW	3	HIGH	3	DIFFICULT	3	
LOW	1	<300m	1	<300m	1	<300m	1	>2000	2	>200m	0	HIGH	1	LOW	1	FAIR	1	
		>300m	0	>300m	0	>300m	0	<2000	1			EXTREME	0	NONE	0	EASY	0	
Point Allocation																		
Demand		Shops & Rail		Schools		Hosp & N Homes		Traffic		Parks		Const Difficulty		Road Hazards		Accessibility		Total
Criteria	Points	Dist	Points	Dist	Points	Dist	Points	Vol	Points	Dist	Points	Amount	Points	Amount	Points	Amount	Points	
MED	5	>300m	0	<100m	5	>300m	0	<2000	1	<100m	3	NONE	5	LOW	1	FAIR	1	21
LOW	1	<100m	5	<100m	5	>300m	0	<2000	1	<100m	3	NONE	5	LOW	1	EASY	0	21
MED	5	>300m	0	<100m	5	>300m	0	>2000	2	>200m	0	NONE	5	HIGH	3	FAIR	1	21
MED	5	<100m	5	<300m	1	>300m	0	<2000	1	<100m	3	NONE	5	LOW	1	EASY	0	21
MED	5	>300m	0	>300m	0	>300m	0	>5000	4	<100m	3	NONE	5	HIGH	3	EASY	0	20
MED	5	<200m	3	<300m	1	>300m	0	>5000	4	<200m	2	HIGH	1	HIGH	3	FAIR	1	20
LOW	1	<100m	5	<100m	5	<300m	1	<2000	1	<100m	3	LOW	3	LOW	1	EASY	0	20
MED	5	>300m	0	>300m	0	>300m	0	>5000	4	<100m	3	NONE	5	HIGH	3	EASY	0	20
MED	5	>300m	0	<100m	5	>300m	0	>5000	4	>200m	0	LOW	3	HIGH	3	EASY	0	20

2011-2012 DRAFT FOOTPATH PROGRAM

48 ROSEDALE RD	2011-12	85,000	1,727,600	G	CAMERON TO SAGE W SIDE - CYCLEWAY	LOW	1	<300m	1	<100m	5	>300m	0	>5000	4	<100m	3	EXTREM	0	HIGH	3	DIFFICU	3	20
49 KEDUMBA CR	2011-12	50,000	1,777,600	W	NORMURRA AVE TO MILTON RD	LOW	1	<100m	5	<100m	5	>300m	0	<2000	1	<200m	2	NONE	5	LOW	1	EASY	0	20
50 HAMPDEN AVE	2011-12	48,900	1,826,500	W	GLADYS AV TO BOUNDARY RD W SIDE	MED	5	<100m	5	>300m	0	>300m	0	<2000	1	<100m	3	NONE	5	LOW	1	EASY	0	20
51 HIGHFIELD RD	2011-12	42,500	1,869,000	R	LADY GAME DV TO IGNATIUS RD - SOUTH SIDE	MED	5	<200m	3	>300m	0	>300m	0	>2000	2	<100m	3	LOW	3	HIGH	3	FAIR	1	20
52 PENTECOST AV	2011-12	42,500	1,911,500	S	MOORINA TO NO 50 SOUTH SIDE	MED	5	<300m	1	>300m	0	>300m	0	>10000	5	<100m	3	LOW	3	HIGH	3	EASY	0	20
53 SHADDOCK AV	2011-12	30,800	1,942,300	G	PAVED PATH SOUTHERN SIDE FULL LENGTH REF88/ 5255/01	MED	5	>300m	0	<100m	5	>300m	0	<2000	1	<100m	3	NONE	5	LOW	1	EASY	0	20
54 BANGALLA ST	2011-12	29,800	1,972,100	W	EASTERN TO CHERRY N SIDE	MED	5	>300m	0	<200m	3	>300m	0	>5000	4	<200m	2	LOW	3	HIGH	3	EASY	0	20
55 CLEVELAND ST	2011-12	21,300	1,993,400	W	NO.1 TO NO.15 CLEVELAND AVE E SIDE SCHOOL LANDSCAPING TO BE DONE	LOW	1	<300m	1	<100m	5	<300m	1	>5000	4	<200m	2	LOW	3	HIGH	3	EASY	0	20
56 PENTECOST AV	2011-12	42,500	2,035,900	S	MERRIVALE TO MOORINA SOUTH SIDE	MED	5	>300m	0	>300m	0	>300m	0	>10000	5	<100m	3	LOW	3	HIGH	3	EASY	0	19

BUSINESS CENTRES IMPROVEMENT PROGRAM 2006 to 2009

Attachment 6

TOWN CENTRE	LOCATION	EXISTING PAVEMENT	AREA m ²	ESTIMATED COST	2006/07	2007/08	2008/09	Proposed Treatment
WAHROONGA	Railway Avenue to Coonanbarra Road	Asphalt	665	\$ 154,750	\$ 70,000			Completion of footpath and pedestrian crossing treatments
EAST LINDFIELD	Shopping Centre Car Park at Wellington Street	Asphalt	210	\$ 60,000	\$ 60,000			Heavy patch and resheeting of car park including landscaping and line marking
TURRAMURRA	Kissing Point Road Car Park	Asphalt	30	\$ 5,000	\$ 5,000			Upgrade of disabled access from car park to shops
WEST PYMBLE	Shopping Centre at Kendall Street	Concrete	250	\$ 60,000	\$ 50,000	\$ 57,800		Replacement of Concrete paving and repairs to furniture
GORDON	St Johns Avenue to Wade Lane northern side	Asphalt	140	\$ 35,000		\$ 35,000		Asphalt and pavers banding, landscaping and street furniture on northern side.
PYMBLE	Princes Street shops at Bannockburn Road	Concrete	230	\$ 55,000		\$ 55,000		Concrete and pavers banding, street furniture and retaining walls
STH TURRAMURRA	Shopping centre at Auluba Road	Concrete	200	\$ 50,000		\$ 50,000		Heavy patch and resheeting of car park including landscaping and line marking
TURRAMURRA	Eastern Road Shops at Tennyson Avenue	Asphalt	70	\$ 15,000		\$ 15,000		Replacement of failed asphalt parking bay with concrete paving
ST IVES	Warrimoo Avenue Shops near Dalton Road	Asphalt	330	\$ 50,000			\$ 50,000	Heavy patch and resheeting of car park including landscaping and line marking
WEST LINDFIELD	West Lindfield Shopping Centre	Asphalt and concrete	800	\$ 85,000		\$ 20,000	\$ 65,000	Resheeting of car parks, replacement of concrete paving where appropriate and new street furniture
EAST ROSEVILLE	Babbage Road shops and Rowe Street Car Park	Asphalt and concrete	220	\$ 30,000			\$ 30,000	Improvements to paving area in front of shops including landscaping and street furniture. Landscaping of car park and line marking
EAST KILLARA	Koola Avenue Shopping Centre	Asphalt	240	\$ 40,000			\$ 40,000	Heavy patch and resheeting of car park including line marking
				\$ 639,750	\$ 185,000	\$ 232,800	\$ 185,000	

PARK DEVELOPMENT PROGRAM PROJECTS

Attachment 7

Project	Funding 2007/08	Funding 2008/09	
St Ives Showground picnic area and access upgrade including tables & BBQ to complement upgraded playground	40,000		
DISTRICT PARK UPGRADES			
Sir David Martin Reserve	151,000	100,000	Stage 1
Implementation of Masterplan Stage 1 including lighting to Aluluba 1 & 2			
Lindfield Soldiers Memorial Park	125,000		
Access road and carpark, landscaping and leash free area upgrade			
LOCAL PARK UPGRADES			
Edenborough Oval	11,000		
Minor facility upgrade to complement sportsfield works			
Dukes Green	15,000		
Complement playground upgrade			
Yarrabung Road Reserve	8,000		
Loyal Henry Park	9,900		
carry forward			
Leash Free upgrade	6,000		
Acron Oval Stage 1			
signage, bins, water supply & seating			
RECREATION TRACK UPGRADES			
Seven Little Australians	85,800		
carried forward & grant			
Echo Point	137,600		
carried forward & grant			
Wellington to Two Creeks track	100,000		
carried forward, cash & grant			
Mahratta & 1536 Pacific Highway	55,000		
TOTAL	\$744,300	\$100,000	

Playground Capital Works Prioritisation 2007/8				
Status	Playground	Ranking	Comments	Budget
2007/08	St Ives Showground (Toddlers PA4)	17	Regional Site: Consider relocation 20m away from horses area and toilets to quieter space and take advantage of picnic lawn/bushland interface. Consider fencing and car parking redesign to improve erosion/circulation/safety. Equipment over 17 years old and not compliant with current standard.	\$ 48,000.00
2007/08	Dukes Green+East Lindfield Shops	20	Equipment superseded and over 19 years old. Replace unit, additional equipment, equipment fence improvements, better integrate into shops site, Fence off Pleasant Avenue as out of supervision range. Heavy community use, popular site.	\$ 60,000.00
2007/08	Killara Park+W.A. 'Bert' Oldfield Oval(tennis area)	20	District park: Equipment superseded and over 16 years old. Replace unit. Consider small toddlers bike track. Repair fence and improve access.	\$ 25,000.00
2007/08	Hicks Avenue Reserve	21	Additional equipment required, new softfall	\$ 18,000.00
2007/08	Yarrabung Road Reserve	21.5	Requires boundary fence from road and cliff.	\$ 8,000.00
2008/09	Browns Field	21.5	Slope and drainage issues compromising softfall	forward design
2008/09	Cherrywood Reserve	21.5	Potential for Access grant for disabled children	forward design
2008/09	Roseville Park+Oval	22	District Park: Consider minor relocation of playground and replace/repair equipment,review sandpit and additional equipment - relate to heritage themes (photo record) and curtilage considerations. Very well used site will increase.	forward design
2008/09	Balmaringa Reserve	22	Local playground: Requires makeover and repace equipment with similar - over 13 years old	forward design
2008/09	Turramurra Memorial Park+Oval	22	Upgrade/ District Master Plan recommendations	forward design
	Bowes Avenue Reserve	23.5	Local - equipment upgrade	
	Duff Street Reserve	23.5	Local - equipment upgrade	
	Gordon Glen	23.5	Local - equipment upgrade	
	Ramsay Avenue Reserve	23.5	Local - equipment upgrade	
	Ticket of Leave Park	23.5	Local - equipment upgrade	
	Bicentennial Park (Community Hall)	24		
	Eldinhope Green	24		
	Golden Jubilee Fields	24		

Status	Playground	Ranking	Comments	Budget
	McMahon Park	24		
	Melaleuca Drive Reserve	24		
	Pee Wee Park	24		
Pending S94 funding- town centre suggestions	Robert Pymble Park	24		
	St. Ives Chase Playground+Shops	24		
	Stonecrop Road Reserve	24		
	William Lewis Park	24		
	Willis Avenue Reserve	24		
	Yarrawonga Close Reserve	24		
	Yeramba Street Reserve	24		
	Echo Point Park	25		
	Ku-ring-gai Wildflower Garden	25		
Complete 06/07	Caley's Common	25.5		
	Comenarra Playing Field	25.5		
	Guider's Park	25.5		
	Redfield Road Reserve	25.5		
	St. Andrews Forest	25.5		
	Airman's Park	26		
	Applegum Way	26		
	Bannockburn Oval (North Pymble Park)	26		
	Blackburn Street Reserve	26		
	Boronga Avenue Reserve	26		
	Carlyle Park	26		
	Claire Taylor Park	26		
Complete	Edenborough Park+Oval	26		
	Follies Park	26		
	Gordon Recreation Ground	26		
	Irish Town Grove	26		
	Jinker's Green	26		
	Kendall St. Reserve	26		
Complete	Killara Park+W.A. 'Bert' Oldfield Oval (forest area)	26		
	Memorial Ave Reserve	26		
	Paddy Pallin Reserve	26		

Status	Playground	Ranking	Comments	Budget
	Philip Mall+West Pymble Shops	26		
	Rofe Park+Mimosa Oval	26		
Complete	Samuel King Park	26		
	St. Crispen's Green	26		
	Two Turners Reserve	26		
	Bancroft Park	26.5		
Complete 06/07	Cameron Park	26.5		
Complete	MacGillvray Place	27.5		
Complete	Selkirk Park	27.5		
Complete	Athena Avenue Reserve	28		
Complete	Bandalong Reserve	28		
completed	City View Park	28		
	East Roseville Community Centre	28		
Complete	Eric Evans Park	28		
	Eton Road Reserve	28		
Complete	Frogmore Park	28		
	Hassell Park+Field	28		
	Howson Ave Reserve+Oval	28		
	Ibbitson Park	28		
Complete	Lindfield Soldiers' Memorial Park+Oval+Field	28		
Complete	Orange Green	28		
	Putarri Avenue Reserve	28		
Complete	Sequoia Close Park	28		
	St. Ives Showground (PA5 cycle track)	28		
complete	Warimoo Oval	28		
	Allan Small Park+Field	28.5		
	Mitchell Crescent Reserve	28.5		
complete	Nar-rang Park (Ridge Street)	28.5		
Complete	Princes Park+Primula Oval	28.5		
	Roland Reserve	28.5		
complete	St. Ives Village Green	28.5		
	Queen Elizabeth Reserve+ Tennis	29.5		
construction	Sir Robert Menzies Park	29.5		
	Barra Brui Oval			
Complete	Kent Playing Field	30		

Status	Playground	Ranking	Comments	Budget
Complete 06/07	Loyal Henry Park	30		
	St Ives Showground (PA7)	30		
Complete	The Glade+Oval	30		
Complete	Kissing Point Village Green	31		
	Morona Avenue Reserve	31		
Complete	East Gordon Recreation Area+Darnley Oval	32.5		
Complete 06/07	Hamilton Park	32.5		
Complete	Bicentennial Park (Golden Grove)	33		
Complete 06/07	Queen Elizabeth Reserve+Field	33.5		
	Wahroonga Park	33.5		

2007-2008 STORMWATER DRAINAGE CAPITAL WORKS PROGRAM

Rank	Location	Pit Label Identifier	Catchment	Problem	Flow Direction	Estimated Cost	Cum Cost		Total Score
	9 Chelmsford		GC	Reconstruct collapsed pipe across road (40m)		47,000	47,000	Existing 300mm diameter pipe under road collapsed. Need to be reconstructed as soon as possible	
	34 to 40 Provincial		LG	Reconstruct 108 m of 525mm diameter pipe		103,000	150,000	Existing 450mm diameter pipe traverses private properties is in very poor condition. Section of pipe collapsed on several occasions. Need to be reconstructed as soon as possible	
	Alma/Graham		RC	Road drainage system reconstruction / rehabilitation		75,000	225,000	Existing 375mm earthenware pipe under kerb and gutter fractured. It is considered inadequate. It is just a matter of time the pipe collapsed.	
	Tryon Road		GC	Stormwater system rehabilitation and improvement		30,000	255,000	It was reported the pipe joint under road is in poor state and need to be rehabilitated either by relining or reconstruction. A section of steep slope adjacent to the pipe outlet appeared to be subsidised. This matter has been delayed for years and need to be rectified.	
43	Bradfield Road	OFLC508A90	LC5	Outlet System Constraint		15,600	270,600		9.1
44	Into drainage easement at Frances Street	OFLG027E10	LG	Outlet System		18,000	288,600	Enlarge Kerb Inlet and grate	9.0
45	Inverallen Avenue to Iona Avenue	OFLQA530	LQ	Inlet Capacity		12,000	300,600	The pit is located in the middle of a private property. Need further investigation. Unless the natural ground was profiled to channel overland flow into the direction of the pit.	9.0
46	Rosedale Rd	RC13N10	RC	Despite a pipe constriction from double to single 1050mm pipe here, there is some spare pipe capacity due to increase in grade. Pit upgrades on Rosedale would help reduce flow.	2.7 m3/s to d/s property.	6,000	306,600	Located at topographic depression. 4 grated extended kerb inlet pits. Driveway/lapback appeared to be low and when the road start ponding, overland flow will overtop the driveway and entering the property. Dwelling is unlikely to be affected. Overland flow will flow to the back of the properties in McIntosh Street.	9.0
47	Orana Ave	RC10R80	RC	RC10R80 to RC10R70 has capacity for more flow, more inlets can be installed to it in Orana Ave. After Orana flow goes to creek so taking flow would not solve much.	3.4 m3/s across Orana Ave into d/s properties	6,000	312,600	The pit located within the property downstream of the dwelling. Any improvement of the pit will only reduce surface runoff onto next door garden. No significant benefit. Perhaps further investigation to look at the catchment and flow upstream of this property.	9.0
48	Fern St culvert	RC10A180	RC	All small pipes under street are running less than full. Inlet capacity problem. Large pipes under street may not take all o/l flow though.	2.7 m3/s across street & into d/s properties.	6,000	318,600	Located at road sag. Natural watercourse on upstream and downstream end. If water ponding at road sag, excess overland flow will be flowing back to the creek.	9.0

2008-2009 DRAFT DRAINAGE CAPITAL WORKS PROGRAM

Rank	Location	Pit Label Identifier	Catchment	Problem	Flow Direction	Estimated Cost	Cum Cost		Total Score
49	Martin Ln and Lord St	MC02E20	MC	Insufficient inlets to 900mm pipe from MC02E20 to MC02E10. Pipe is half full at d/s end.	4 m3/s down Martin Ln & around into Lord St	12,000	12,000	Enlarge Kerb Inlet and grate. May need further investigation to im	9.0
50	Ormonde Rd sag	MC07C30	MC	Small pipes are running around 30% full so inlet constrained but total flow could not be carried either in these small pipes so pipes are also constrained.	2.3 m3/s across road and into properties d/s before discharge to creek	15,000	27,000	Enlarge Kerb Inlet and grate and pipe. Need further investigation.	9.0
51	Killeaton St to Carcoola Rd	MH03M10-MH03A40	MH1	The 1200m pipe has capacity to carry the 5 year storm event, pit capacity on road and through properties appears to be the constraint.	~3.4 m3/s through properties	6,000	33,000	Enlarge Kerb Inlet and grate	9.0
52	Depression from Warrane Rd sag near Lawn Bowls Club	MH10A160	MH4	Inlet capacity problem from sag at Warrane Rd all the way to MH10A120. Around 50% capacity remains in 750mm.	1.2 m3/s through properties to basin at intersection of Malga Ave & Babbage Rd	6,000	39,000	Enlarge Kerb Inlet and grate	9.0
53	Down Beaconsfield Pde	OFLG027D10	LG	Outlet System		20,400	59,400	Enlarge Kerb Inlet and grate	8.9
54	Across Pymble Ave	OFBB039B10	BB	Inlet Capacity		12,000	71,400		8.9
55	Across Norfolk St	OFBB07SAH30	BB	Inlet Capacity		36,000	107,400	Enlarge Kerb Inlet and grate	8.8
56	Karranga Ave	RC15A150	RC	Some spare pipe capacity if pits upgraded, also potential for 1500 pipe to be amplified to creek (55m).	3.6 m3/s to d/s property and creek.	20,000	127,400	4 pits can be ungrated will grates and extended kerb inlet to improve inlet capacity.	8.8
57	Around kerb Manning to Terrace	OFLC5013B10	LC5	Inlet Capacity		12,000	139,400	No significant benefit. Runoff on road is not an issue. Consider remove from list.	8.8
58	Killara Golf Club	OFLG018V90	LG	Inlet Capacity			139,400	Remove from list. No benefit.	8.8
59	Killara Golf Club	OFLG018V100	LG	Inlet Capacity			139,400	Remove from list. No benefit.	8.8
60	Off Pennant Ave into easement	OFBB07SAH10	BB	Inlet Capacity		12,000	151,400	Enlarge Kerb Inlet and grate	8.8
61	Lynwood Ave	RC15A170	RC	Pipe constriction under Lynwood from 1050 to 900 then 1200 mm. 1200 has spare capacity, so could upgrade 3m length of pipe and inlets on Lynwood.	3.5 m3/s to d/s property.	15,000	166,400	Existing 1m EKI. Some benefit to enlarge inlet.	8.8

2008-2009 DRAFT STORMWATER DRAINAGE CAPITAL WORKS PROGRAM

Rank	Location	Pit Label Identifier	Catchment	Problem	Flow Direction	Estimated Cost	Cum Cost		Total Score
62	Across Calvert Ave	OFBB07SJ10	BB	Inlet Capacity		12,000	178,400	Problem always found at the low side properties. Some benefit if pit inlet capacity improved. Investigate further if more than one pits can be upgraded	8.8
63	Off Highfield Rd	OFLG018V20	LG	Outlet System		26,400	204,800		8.7
64	From properties downstream of Chelmsford to Middle Harbour Rd and ds of Trafalgar Ave	GC01A130	GC	This is a pipe capacity issue, surcharging due to 5yr pipe constraints occurs, due in part to flat grades. Possible inlet cap on Trafalgar could be increased for some small benefit.	3.4 - 5.5 m3/s, increases in downstream direction	10,000	214,800	Need further investigation	8.7
65	McIntosh and Arthur St	RC13A60	RC	There is some spare pipe capacity all the way from Rosedale to McIntosh, box section along McIntosh is full, then spare capacity to outlet to creek (750+1050). 70m box section could benefit from upgrade.	3.2 m3/s onto McIntosh & along to Arthur, 3.3 m3/s from Arthur to creek	6,000	220,800	Enlarge Kerb Inlet and grate	8.7
66	Glencroft Rd sag	MC02B10	MC	900mm pipe passing just south of MC02B10 has some spare capacity so another pit on this side would help.	5.3 m3/s across Glencroft Rd.	6,000	226,800	Enlarge Kerb Inlet and grate	8.7
67	Knowlman Ave	RC06A160	RC	Both pipes at headwall RC06A170 have inlet capacity restricted by their diameter. Poor inlet capacity of pits in street. Small pipes in street <30% full.	3.1 m3/s to d/s property & creek.		226,800	Remove from list. Located at road sag. Any excess water at sag will will back into open drain/creek at 21 Knolman. Considered no benefit at all for the upgrade of the pit inlet capacity.	8.6
68	Mycumbene Ave (Option 2)	MC06A140	MC	Grades of trunk pipes in Carnarvon Rd are too low.	3.1 m3/s off Carnarvon Rd through d/s properties	6,000	232,800	Need further investigation	8.6
69	Across Maitland St	OFBB07SAHD40	BB	Inlet Capacity		12,000	244,800		8.6
70	Loyal Henry Park	OFBG01N10	BG	Headwall Height/System Capacity		31,200	276,000		8.6
71	Illeroy Ave culvert	RC14A20	RC	1350mm under road is only 50% full. Capacity available due to steep grade. Inlet capacity constraint.	3.0 m3/s down Illeroy Ave		276,000	Remove from list. Located at road sag. Any excess water at sag will will back into open drain/creek. Considered no benefit at all for the upgrade of the pit inlet capacity. No property is affected.	8.6
72	Victoria St sag near Recreation Ave	MC01A130	MC	Not a major problem as flow passes over roads and through Tennis Courts. Pipe constraint here. Not much effect turning park (u/s of Bancroft Ave) into detention basin as d/s is mostly channel/creek.	4.5 m3/s across Victoria St	50,000	326,000	Need further investigation	7.6

Financial Year	rank	Location	Pit Label Identifier	Catchment	Problem	Flow Direction	Overall Cost	5-Year ARI Overland Flow (m³/s) "N/A" if ponding area or area repeated.	Comment	Total Score
		9 Chelmsford		GC	Reconstruct collapsed pipe across road (40m)		\$47,000		Existing 300mm diameter pipe under road collapsed. Need to be reconstructed as soon as possible	
		34 to 40 Provincial		LG	Reconstruct 108 m of 525mm diameter pipe		\$103,000		Existing 450mm diameter pipe traverses private properties is in very poor condition. Section of pipe collapsed on several occasions. Need to be reconstructed as soon as possible	
		Alma/Graham		RC	Road drainage system reconstruction / rehabilitation		\$75,000		Exsiting 375mm earthenware pipe under kerb and gutter fractured. It is considered inadequate. It is just a matter of time the pipe collapsed.	
		Tryon Road		GC	Stormwater system rehabilitation and improvement		\$30,000		It was reported the pipe joint under road is in poor state and need to be rehabilitated either by relining or reconstruction. A section of steep slope adjacent to the pipe outlet appeared to be subisided. This matter has been delayed for years and need to be rectified.	
	43	Bradfield Road	OFLC508A90	LC5	Outlet System Constraint		\$15,600	4.17		9.1
	44	Into drainage easement at Frances Street	OFLG027E10	LG	Outlet System		\$18,000	4.25	Enlarge Kerb Inlet and grate	9.0
	45	Inverallen Avenue to iona Avenue	OFLQA530	LQ	Inlet Capacity		\$12,000	1.67	The pit is located in the middle of a private property. Need further investigation. Unless the narutral ground was profiled to channel overland flow into the direction of the pit.	9.0
	46	Rosedale Rd	RC13N10	RC	Despite a pipe constriction from double to single 1050mm pipe here, there is some spare pipe capacity due to increase in grade. Pit upgrades on Rosedale would help reduce flow.	2.7 m3/s to d/s property.	\$6,000	2.7	Located at topographic depression. 4 grated extended kerb inlet pits. Driveway/layback appeared to be low and when the road start ponding, overland flow will overtop the driveway and entering the property. Dwelling is unlikely to be affected. Overland flow will flow to the back of the properties in Mcintosh Street.	9.0
	47	Orana Ave	RC10R80	RC	RC10R80 to RC10R70 has capacity for more flow, more inlets can be installed to it in Orana Ave. After Orana flow goes to creek so taking flow would not solve much.	3.4 m3/s across Orana Ave into d/s properties	\$6,000	3.4	The pit located within the property downstream of the dwelling. Any improvement of the pit will only reduce surface runoff onto next door garden. No significant benefit. Perhap further investigation to look at the catchment and flow upstream of this property.	9.0
	48	Fern St culvert	RC10A180	RC	All small pipes under street are running less than full. Inlet capacity problem. Large pipes under street may not take all o/l flow though.	2.7 m3/s across street & into d/s properties.	\$6,000	2.7	Located at road sag. Natual watercourse on upstream and downstream end. If water ponding at road sag,excess overland flow will be flowing back to the creek.	9.0
	49	Martin Ln and Lord St	MC02E20	MC	Insufficient inlets to 900mm pipe from MC02E20 to MC02E10. Pipe is half full at d/s end.	4 m3/s down martin Ln & around into Lord St	\$12,000	4	Kerb Inlet and grate. May need further investigation to improve or reduce overla	9.0
	50	Ormonde Rd sag	MC07C30	MC	Small pipes are running around 30% full so inlet constrained but total flow could not be carried either in these small pipes so pipes are also constrained.	2.3 m3/s across road and into properties d/s before discharge to creek	\$15,000	2.3	Enlarge Kerb Inlet and grate and pipe. Need further investigation.	9.0
	51	Killeaton St to Carcoola Rd	MH03M10-MH03A40	MH1	The 1200m pipe has capacity to carry the 5 year storm event, pit capacity on road and through properties appears to be the constraint.	~3.4 m3/s through properties	\$6,000	3.4	Enlarge Kerb Inlet and grate	9.0
	52	Depression from Warrane Rd sag near Lawn Bowls Club	MH10A160	MH4	Inlet capacity problem from sag at Warrane Rd all the way to MH10A120. Around 50% capacity remains in 750mm.	1.2 m3/s through properties to basin at intersection of Malga Ave & Babbage Rd	\$6,000	1.2	Enlarge Kerb Inlet and grate	9.0
	53	Down Beaconsfield Pde	OFLG027D10	LG	Outlet System		\$20,400	3.74	Enlarge Kerb Inlet and grate	8.9
	54	Across Pymble Ave	OFBB039B10	BB	Inlet Capacity		\$12,000	4.67		8.9

55	Across Norfolk St	OFBB07SAH30	BB	Inlet Capacity		\$36,000	2.66	Enlarge Kerb Inlet and grate	8.8
56	Karranga Ave	RC15A150	RC	Some spare pipe capacity if pits upgraded, also potential for 1500 pipe to be amplified to creek (55m).	3.6 m3/s to d/s property and creek.	\$20,000	3.6	4 pits can be ungraged will grates and extended kerb inlet to improve inlet capacity.	8.8
57	Around kerb Manning to Terrace	OFLC5013B10	LC5	Inlet Capacity		\$12,000	1.69	No significant benefit. Runoff on road is not an issue. Consider remove from list.	8.8
58	Killara Golf Club	OFLG018V90	LG	Inlet Capacity			4.60	Remove from list. No benefit.	8.8
59	Killara Golf Club	OFLG018V100	LG	Inlet Capacity			4.94	Remove from list. No benefit.	8.8
60	Off Pennant Ave into easement	OFBB07SAH10	BB	Inlet Capacity		\$12,000	2.66	Enlarge Kerb Inlet and grate	8.8
61	Lynwood Ave	RC15A170	RC	Pipe constriction under Lynwood from 1050 to 900 then 1200 mm. 1200 has spare capacity, so could upgrade 3m length of pipe and inlets on Lynwood.	3.5 m3/s to d/s property.	\$15,000	3.5	Existing 1m EKI. Some benefit to enlarge inlet.	8.8
62	Across Calvert Ave	OFBB07SJ10	BB	Inlet Capacity		\$12,000	4.51	Problem always found at the low side properties. Some benefit if pit inlet capacity improved. Investigate further if more than one pits can be upgraded	8.8
63	Off Highfield Rd	OFLG018V20	LG	Outlet System		\$26,400	8.57		8.7
64	From properties downstream of Chelmsford to Middle Harbour Rd and ds of Trafalgar Ave	GC01A130	GC	This is a pipe capacity issue, surcharging due to 5yr pipe constraints occurs, due in part to flat grades. Possible inlet cap on Trafalgar could be increased for some small benefit.	3.4 - 5.5 m3/s, increases in downstream direction	\$10,000	5.5	Need further investigation	8.7
65	McIntosh and Arthur St	RC13A60	RC	There is some spare pipe capacity all the way from Rosedale to McIntosh, box section along McIntosh is full, then spare capacity to outlet to creek (750+1050). 70m box section could benefit from upgrade.	3.2 m3/s onto McIntosh & along to Arthur, 3.3 m3/s from Arthur to creek	\$6,000	3.2	Enlarge Kerb Inlet and grate	8.7
66	Glencroft Rd sag	MC02B10	MC	900mm pipe passing just south of MC02B10 has some spare capacity so another pit on this side would help.	5.3 m3/s across Glencroft Rd.	\$6,000	5.3	Enlarge Kerb Inlet and grate	8.7
67	Knowlman Ave	RC06A160	RC	Both pipes at headwall RC06A170 have inlet capacity restricted by their diameter. Poor inlet capacity of pits in street. Small pipes in street <30% full.	3.1 m3/s to d/s property & creek.		3.1	Remove from list. Located at road sag. Any excess water at sag will will back into open drain/creek at 21 Knolman. Considered no benefit at all for the upgrade of the pit inlet capacity.	8.6
68	Mycumbene Ave (Option 2)	MC06A140	MC	Grades of trunk pipes in Carnarvon Rd are too low.	3.1 m3/s off Carnarvon Rd through d/s properties	\$6,000	3.1	Need further investigation	8.6
69	Across Maitland St	OFBB07SAHD40	BB	Inlet Capacity		\$12,000	2.56		8.6
70	Loyal Henry Park	OFBG01N10	BG	Headwall Height/System Capacity		\$31,200	5.61		8.6
71	Illeroy Ave culvert	RC14A20	RC	1350mm under road is only 50% full. Capacity available due to steep grade. Inlet capacity constraint.	3.0 m3/s down Illeroy Ave		3	Remove from list. Located at road sag. Any excess water at sag will will back into open drain/creek. Considered no benefit at all for the upgrade of the pit inle capacity. No property is affected.	8.6
72	Victoria St sag near Recreation Ave	MC01A130	MC	Not a major problem as flow passes over roads and through Tennis Courts. Pipe constraint here. Not much effect turning park (u/s of Bancroft Ave) into detention basin as d/s is mostly channel/creek.	4.5 m3/s across Victoria St	\$50,000	4.5	Need further investigation	7.6

\$644,600

TENNIS HARDCOURT REFURBISHMENT PROGRAM 2007 - 2017

Attachment 10

No.	Location of Courts	Comments	Number of Courts	Surface Type	Lights Yes/No	Last Resurfaced Pre 2007	Prioritisation Scores	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
								2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
1	Canoon Road	Commence court resurfacing, carpark reconstruction, spectator facilities & general landscaping works.	25	16 x AC 9 x A	NO	12 AC = NA 4 AC in 1995/96 9 A in 1995/96	22	70,000	50,000	50,000	50,000	40,000			40,000	50,000	50,000
2	Roseville Park	Surface reconstructions, amenity improvements and lighting of 2 courts.	8	4 x SG 3 x A 1 x AC PT	NO	4SG in 1996/97 3A in 2006/2007 1AC	20	40,000	25,000								
4	Kendall Street	Long-term damage from trees and resurfacing required some amenity upgrade.	2	2 x SG	NO	2SG in 1996/97	16		35,000								
5	Killara Park	Resurfacing & minor amenity upgrade.	2	2 x SG	NO	2SG in 1997/98	18		30,000								
6	Warrimoo Avenue	Including transfer from Reserve of \$50,000 in 08/09. Upgrade to courts to facilitate dual use and carparking, landscaping and amenity upgrade.	3	3 x A	YES	3A in 2005/06	17		60,000				30,000			75,000	
7	Gordon Rec Ground	Prime tennis location & facilities should reflect strong growth in local population. Funding for amenity upgrade may be sourced from S94 in future. Also, allowance for capital maintenance of courts but no resurfacing allowed for in budget.	4	2 x SG 2 x A	NO	4 in 2004/05	17			40,000	20,000						
8	Richmond Park	Proposed works allow for access to courts upgrade and an upgrade of shelter and surrounding amenity. Capital maintenance and court resurfacing is provided for in 2016/17 of program.	2	2 x A	NO	2 in 2005/06	12			20,000							15,000
9	Turramurra Park	Identified in business strategy as Level One location, surrounding amenity upgrades should be considered in development of Landscape Masterplan for site and lighting for at least two courts.	4	2 x SG 2 x A	NO	2SG in 1997/98 2A in 2004/05	14			40,000					30,000		
10	Allan Small Park	Upgrade carparks, resurface courts, investigate potential for dual use of courts. Court resurfacing in medium term is also required.	5	2 x A 2 x SG 1 x A PT/B	YES x 4 NO X 1	2A in 2003/04 2SG in 1995/96 1A in 1995/96	18				40,000	25,000		40,000			
11	Lofberg Road	Court surfaces will require capital maintenance including surface works, updated lighting and amenity upgrade. Formalisation of carparking on street should also be considered. Grants & contribution for works will need to support proposed funding.	4	4 x AC	YES	4AC = NA	17				40,000						
12	Lindfield Park	Resurfacing of courts. Scheduled priority for asset management	2	2 x A	YES	2SG in 2001/02	11					30,000					
13	The Glade	Potential for such use of courts should be considered including opportunity to expand courts. Current proposal provides for resurfacing and minor amenity upgrade.	3	2 x A 1 x A PB	NO	2A in 1997/98 1A in 2001/02	13					25,000					
14	Pymble Park	The potential for lighting of these courts should be considered in the next phase of planning for this park. Town Centre Plan identifies potential for alternative use of courts and this should be considered. Funding potential of S94 should also be considered. Resurfacing costs are included in current proposal.	4	2 x A 2 x SG	NO	4 in 2003/04	21					30,000	30,000				
15	Hamilton Park	Works include scheduled court resurfacing, removable goal posts, minor amenity upgrading and dual line marking for netball/basketball.	4	2 x A 1 x SG 1 x AC PB	NO	2A in 2002/03 1SG in 2002/03 1AC in 1995/96	18						35,000				
16	Regimental Park	Court repairs, resurfacing and fencing review against site tenure.	5	5 x A	NO	5 in 1995/96	17						50,000				50,000
3	Westbrook Avenue	Capital maintenance to court and surrounding amenity upgrade.	1	1 x C PB	NO	1C in 2002/03	5						5,000				
17	Morona Avenue	Court resurfacing and potential to consider lighting of some courts.	4	2 x A 2 x SG	NO	2A in 2002/03 2SG in 2003/04	12							60,000			
19	Thomas Avenue	Scheduled court resurfacing. Note issue with tree roots.	2	2 x A	NO	2A in 2003/04	12							20,000			

TENNIS HARDCOURT REFURBISHMENT PROGRAM 2007 - 2017

Attachment 10

18	Queen Elizabeth Reserve	Investigate potential for lighting. Court resurfacing and facility upgrade.	4	4 x A	NO	4 in 2004/05	12							30,000	60,000		
20	Lindfield Comm. Centre	Resurface courts. Scheduled priority for asset management.	2	2 x A	NO	2A in 1998/99	12								20,000		
21	Kent Road	Court resurfacing & amenity upgrade.	2	2 x A	NO	2A in 2005/06	7									25,000	
22	St Ives Village Green	Court resurfacing & lighting upgrade and amenity upgrade.	4	4 x A	YES	4 A in 2006/07	12										35,000
	Transfer to Sport Courts Reserve							132,000									
	Totals		96					242,000	200,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
	COURT				SURFACE TYPE												
	N: NETBALL				A: ACRYLIC												
	PT/B: PRACTICE TENNIS/BASKETBALL				SG: SYNTHETIC GRASS												
	PT: PRACTICE TENNIS				AC: ASPHALTIC CONCRETE												
	PB: PRACTICE BASKETBALL				C: CONCRETE												

2007-2012 TRAFFIC FACILITIES PROGRAM

Primary Road	Intersecting Road/between	Suburb	Ward	Est Cost	Cum Cost	Possible Treatment
2007-2008 TRAFFIC FACILITIES PROGRAM						
Bobbin Head Rd	Du Faur Street	North Turrumurra	Wahroonga	16,000	16,000	Pedestrian refuge - 50% RTA funded
Bannockburn Rd	Selwyn St	Pymble	Wahroonga	60,000	76,000	Further investigation required - roundabout not feasible. Realignment of Selwyn St + traffic calming in Bannockburn Rd
Bannockburn Rd	Rushall St	Pymble	Wahroonga	30,000	106,000	Further investigation required - roundabout not feasible. Traffic calming in Bannockburn Rd
Koola Ave	Churchill Rd	East Killara	Gordon	20,000	126,000	Consider marked right turn bay and ped refuge in Koola
Yarrabung Rd	Stanley Street	St Ives	St Ives	37,000	163,000	Further investigation required – possibly installation of traffic management devices
2008-2009 DRAFT TRAFFIC FACILITIES PROGRAM						
Lofberg Rd	Grayling Rd	West Pymble	Comenarra	50,000	213,000	Further investigation required – possibly installation of traffic management devices
Werona Ave	Robert St	Gordon	Gordon	50,000	263,000	Kerb blisters at crossings (but possible signals in future?)
Eastern Rd	Braeside St	Wahroonga	Wahroonga	50,000	313,000	Further investigation required – possibly channelisation/intersection improvements
2009-2010 DRAFT TRAFFIC FACILITIES PROGRAM						
Powell St	Karranga Ave/Wattle St	Killara	Gordon	80,000	393,000	Adjust crossfall to provide adequate superelevation in westbound direction
Yarrabung Rd	Catherine St/College Cr	St Ives	St Ives	50,000	443,000	Further investigation required – possibly channelisation/intersection improvements
Link Rd	Newhaven Pl	St Ives	St Ives	20,000	463,000	Realignment of slip road and adjustment to pedestrian fence
2010-2011 DRAFT TRAFFIC FACILITIES PROGRAM						
Woodbury Rd	Between Hume Ave & Aronia Rd	St Ives	St Ives	150,000	613,000	Further investigation required – possibly installation of 3 traffic management devices along section under consideration
2011-2012 DRAFT TRAFFIC FACILITIES PROGRAM						
Rosedale Rd	Shinfield Ave	St Ives	St Ives	40,000	653,000	Further investigation required – possibly channelisation/intersection improvements
Douglas St	Acron Rd	St Ives	St Ives	80,000	733,000	Roundabout, to resolve right-angle collisions
Grosvenor Rd	Ortona Rd	Lindfield	Roseville	50,000	783,000	Further investigation required – possibly channelisation/intersection improvements

SUMMARY LIST OF 2007/08 PROJECTS

Attachment 12

Project No.	PROJECTS	AMOUNT	TOTAL	TOTAL
	ROADS			
	Infrastructure Levy (\$1,993,000)			
New Project	AVONDALE PLACE	57,100		
New Project	AYRES ROAD	96,000		
New Project	AYRES ROAD	34,700		
New Project	BALDWIN STREET	31,400		
New Project	BALDWIN STREET	33,200		
New Project	BALDWIN STREET	32,300		
New Project	BOYNE PLACE	47,600		
New Project	BURGOYNE STREET	30,100		
New Project	BURGOYNE STREET	17,000		
New Project	BURGOYNE STREET	32,000		
New Project	BURGOYNE STREET	87,300		
New Project	CARNARVON ROAD	26,900		
New Project	CARNARVON ROAD	52,200		
New Project	CHUNOOMA ROAD	80,600		
New Project	CLYDE PLACE	37,200		
New Project	CORONA AVENUE	33,200		
New Project	CORONA AVENUE	53,800		
New Project	CRANA AVENUE	54,000		
New Project	CRESCENT CLOSE	53,400		
New Project	HIGHFIELD ROAD	35,500		
New Project	HIGHFIELD ROAD	31,000		
New Project	KEITH STREET	48,200		
New Project	KING EDWARD STREET	24,900		
New Project	KING EDWARD STREET	38,100		
New Project	LENNOX STREET	39,700		
New Project	MANNING ROAD	38,000		
New Project	MANNING ROAD	39,000		
New Project	MARJORIE STREET	67,900		
New Project	MIDDLE HARBOUR ROAD	42,800		
New Project	MIDDLE HARBOUR ROAD	39,700		
New Project	NENTOURA PLACE	61,700		
New Project	OVENS PLACE	82,300		
New Project	STANHOPE ROAD	47,500		
New Project	STATION STREET	50,700		
New Project	STATION STREET	156,900		
New Project	STUART STREET	31,600		
New Project	SYDNEY ROAD	34,100		
New Project	TANDERRA STREET	26,200		
New Project	TANDERRA STREET	12,200		
New Project	WYUNA ROAD	45,000		
New Project	Infrastructure Levy 2006/07	10,000		
New Project	Pavement Condition Survey	100,000		
	Total	\$1,993,000	\$1,993,000	
	Rehabilitation (\$1,637,000)			
New Project	BORAMBIL STREET	67,600		
New Project	BORAMBIL STREET	72,700		
New Project	CULWORTH AVENUE	133,500		
New Project	HOPE STREET	44,200		
New Project	HOPE STREET	76,000		
New Project	HOPE STREET	90,500		
New Project	NELSON STREET	101,200		
New Project	NELSON STREET	109,100		
New Project	SHIRLEY ROAD	167,000		
New Project	STANLEY STREET	129,200		
New Project	STANLEY STREET	57,100		
New Project	WAHROONGA AVENUE	169,600		
New Project	WARWILLA AVENUE	79,400		
New Project	YOUNG STREET	91,900		
New Project	YOUNG STREET	93,000		
New Project	Rehabilitation 2006/07	50,000		
New Project	Pavement Condition Survey	100,000		
New Project	Hydrant Markers	5,000		
	Total	\$1,637,000	\$1,637,000	
	Roads to Recovery (\$465,000)			
New Project	BOOMERANG STREET	130,800		
New Project	BOOMERANG STREET	122,900		
New Project	BOOMERANG STREET	146,300		
New Project	POWELL STREET	65,000		
	Total	\$465,000	\$465,000	
	RTA Repair (\$450,000)			
New Project	EASTERN ARTERIAL ROAD	275,000		
New Project	LADY GAME DRIVE	175,000		
	Total	\$450,000	\$450,000	
	TOTAL Program for 2007/08	\$4,545,000	\$4,545,000	\$4,545,000
	TREE CANOPY REPLENISHMENT PROGRAM			
	Tree Canopy Replenishment Program			
100514	Tree Planting	\$25,800		
New Project	Canopy Replenishments 2007/08	\$126,000		
	TOTAL	\$151,800	\$151,800	\$151,800
	ENVIRONMENTAL LEVY			
	Water Sensitive Urban Design			
100310	Lindfield Soldiers Oval	260,860		
100311	Swales & Bioretention	50,000		
100312	Integrated Side Entry	25,649		
100405	Swain Garden (water harvesting)	194,500		
100590	Comenarra	101,100		
100615	The Glade	72,000		
100591	Edenborough Oval	202,000		
100617	Stormwater quantity & quality	80,000		
New Project	Cliff Oval	20,000		
New Project	Alan Small			
	Total	\$1,006,109	\$1,006,109	
	BIODIVERSITY			
100313	Sheldon Forest	20,000		
100314	Browns Field & Surrounds	15,892		
100315	Browns Forest (BGHF)	10,919		
100316	St Ives Showground	29,695		
100317	Auluba Oval & Surrounds	9,985		
100318	The Glade	9,564		
100319	Maddison (BGHF)	15,141		
100320	Acron Oval	15,636		
100321	Turban Reserve	11,617		
100322	Wildlife Promotion	10,000		
100323	Feral Animal/Noxious	17,736		
	Total	\$166,185	\$166,185	

SUMMARY LIST OF 2007/08 PROJECTS

Attachment 12

Project No.	PROJECTS	AMOUNT	TOTAL	TOTAL
	WATER & CATCHMENTS			
100324	Creek Maintenance	75,000		
100325	Coups Creek (The Glade)	53,505		
100326	Stoney Creek (Richm)	7,000		
100620	Swain Creek	42,000		
100327	Middle Harbour	35,514		
100328	Cowan Creek	30,517		
100329	Lane Cove	10,020		
100330	Blackbutt Creek	18,459		
100331	Du Faur Street Wetland	5,000		
100332	General Sites	35,010		
	Total	\$312,025	\$312,025	
	COMMUNITY PARTNERSHIPS			
100333	Bushcare Site Impr	\$50,000		
100334	Bushcare	\$8,000		
100335	Urban Landcare	\$8,000		
100336	Community Firewise	\$8,000		
100337	Tree Nurseries			
100338	Parkcare	\$16,000		
100339	Small Grant Projects	\$80,000		
100340	Promotions & Init	\$10,000		
	Total	\$180,000	\$180,000	
	RECREATION & FIRE MGT			
100342	Firetrail (110 km of trails)	147,000		
100345	AGAL Land	1,000		
100346	Seven Little Australians	38,000		
100347	Sheldon Forest to Mi	4,881		
100412	Fire Break Construction	50,000		
100621	Rothwell to Comenarra	6,000		
	Total	\$246,881	\$246,881	
	REGULATION & ENFORCEMENT			
100348	Dumping	50,000		
100349	Encroachment	50,000		
100350	Noxious Weed Control	50,000		
	Total	\$150,000	\$150,000	
	MONITORING & EVALUATION			
100351	Biodiversity (Macroninv)	31,000		
100353	Community Survey	20,000		
100354	Social Research	20,000		
100355	Program Evaluation	20,000		
100356	Fire, fuel loads	10,000		
100357	Weed Inspectorial	10,000		
	Total	\$111,000	\$111,000	
	COMMUNICATION			
100358	Quarterly Newsletters	30,000		
100359	General Promotion	20,000		
	Total	\$50,000	\$50,000	
	OTHER			
100622	Administration of environmental levy staff	82,000		
100627	Vehicle maintenance costs	13,000		
	Total	\$95,000	\$95,000	
	TOWN CENTRE			
New Project	Town Centre	5,000		
	Total	\$5,000	\$5,000	
	TOTAL		\$2,322,200	\$2,322,200
	STORMWATER DRAINAGE & CATCHMENT CAPITAL WORKS MANAGEMENT PROGRAM			
New Project	9 Chelmsford	47,000		
New Project	34 to 40 Provincial	103,000		
New Project	Alma/Graham	75,000		
New Project	Tryon Road	30,000		
New Project	Bradfield Road	15,600		
New Project	Into drainage easement at Frances Street	18,000		
New Project	Inverallen Avenue to Ionia Avenue	12,000		
New Project	Rosedale Rd	6,000		
New Project	Orana Ave	6,000		
New Project	Fern St culvert	6,000		
100504	Catchment Management	114,000		
100545	Integrated Catchment Restoration	9,900		
100650	Killeaton Street	65,000		
100652	Memorial Avenue	60,000		
100651	Bobbin Head Road	25,000		
100779	Alice Street	50,600		
New Project	Catchment Remediation Works Lindfield Soldiers Memorial Oval	50,000		
New Project	Funds not Allocated	213,400		
	TOTAL	\$906,500	\$906,500	\$906,500
	FOOTPATH PROGRAM			
New Project	Bobbin Head Road	100,000		
New Project	Fiddens Wharf Road	74,400		
New Project	Highfield Road	53,100		
New Project	The Comenarra Parkway	42,500		
New Project	Grayling Road	22,800		
New Project	Brentwood Avenue	21,800		
New Project	Babbage Road	6,400		
New Project	Memorial Avenue	53,100		
New Project	Mona Vale Road	42,500		
New Project	Burns Road	31,400		
100143	Kendall Street	4,000		
100576	Dunoon Avenue	4,000		
100577	Monteith Street	100,000		
100578	Boundary Street	45,000		
100580	Tryon Road	10,000		
100581	Bobbin Head Road	12,000		
100574	Kissing Point Road	15,000		
100302	Cherry Street	30,000		
100166	Yanko Road	34,000		
	TOTAL	\$702,000	\$702,000	\$702,000

SUMMARY LIST OF 2007/08 PROJECTS

Attachment 12

Project No.	PROJECTS	AMOUNT	TOTAL	TOTAL
TRAFFIC FACILITIES PROGRAM				
New Project	Bobbin Head Road & Du Faur Street	16,000		
New Project	Bannockburn Road & Selwyn Street	60,000		
New Project	Bannockburn Road & Rushall Street	30,000		
New Project	Koola Avenue & Churchill Road	20,000		
New Project	Yarrabung Road & Stanley Street	50,000		
New Project	Maxwell Street	10,000		
New Project	Yarrabung Road/Catherine Street	50,000		
New Project	Yarrabung Road/Stanley	37,000		
	TOTAL	\$273,000	\$273,000	\$273,000
PLANNING PROJECTS				
Comprehensive LEP & DCP Development				
New Project	Employment Lands Study	20,000		
New Project	Demographic analysis Comp LEP ID project population	40,000		
New Project	Traffic and transport studies and review	10,000		
New Project	Community Facilities Planning S94 nexus	15,000		
New Project	Retail Study	15,000		
New Project	Affordable housing preliminary project scoping	10,000		
New Project	NSROC studies review	5,000		
	Total	\$115,000	\$115,000	
Town Centre & Urban Design Projects				
New Project	Urban design studies and projects	10,000		
New Project	Simmersion	30,000		
New Project	Parking Management Plan	55,000		
New Project	Economic feasibility	10,000		
New Project	Reclassification projects costs	10,000		
New Project	Development of Public domain Plan Stage 1 (S94 project)	50,000		
	Total	\$165,000	\$165,000	
Heritage Planning				
New Project	Heritage Items and UCA review	5,000		
New Project	Heritage Small Grants Assistance Fund	22,000		
	Total	\$27,000	\$27,000	
General Planning Projects				
New Project	GIS Mapping Updates	5,000		
100654	GRI Sustainability Plan	20,000		
	Total	\$25,000	\$25,000	
	TOTAL		\$332,000	\$332,000
FLEET & PLANT				
New Project	Fleet & Plant	1,050,000		
	TOTAL	\$1,050,000	\$1,050,000	\$1,050,000
BUSINESS CENTRES				
New Project	West Pymble, Shopping Centre at Kendall Street	57,800		
New Project	Gordon, St Johns Avenue to Wade Lane, northern side	35,000		
New Project	Pymble, Princes Street shops at Bannockburn Road	55,000		
New Project	South Turramurra, Shopping Centre at Auluba Road	50,000		
New Project	Turramurra, Eastern road Shops at Tennyson Avenue	15,000		
New Project	West Lindfield, West Lindfield Shopping Centre	20,000		
New Project	Funds not Allocated	9,000		
	TOTAL	\$241,800	\$241,800	\$241,800
PARKS				
New Project	St Ives Showground	40,000		
New Project	Sir David Martin Reserve	151,000		
New Project	Lindfield Soldiers Memorial Park	125,000		
New Project	Edenborough Oval	11,000		
New Project	Dukes Green	15,000		
New Project	Yarrabung Road Reserve	8,000		
100586	Loyal Henry Park	9,900		
New Project	Acron Oval Stage 1, Leash-Free upgrade	6,000		
100566	Seven Little Australians Park & Walking Track	85,800		
100567	Echo Point & Moores Creek Walking Track	137,600		
New Project	Wellington to Two Creeks Track Upgrade	100,000		
New Project	Mahratta & 1536 Pacific Highway	55,000		
	TOTAL	\$744,300	\$744,300	\$744,300
PLAYGROUNDS				
100571	Loyal Henry Playground	12,900		
100572	Hamilton Park Playground	8,000		
New Project	St Ives Showground (Todlers PA4)	48,000		
New Project	Dukes Green	58,000		
New Project	Killara Park (Tennis Area)	25,000		
New Project	Hicks Avenue Reserve	18,000		
New Project	Yarrabung Road Reserve	8,000		
	TOTAL	\$177,900	\$177,900	\$177,900
SPORTSFIELDS				
100080	North Turramurra Recreation Area	59,700		
New Project	Lindfield Soldiers Memorial No. 2	833,400		
New Project	Edenborough Oval - Upgrade	100,000		
New Project	Commenarra Oval Irrigation	10,000		
	TOTAL	\$1,003,100	\$1,003,100	\$1,003,100
SWIMMING POOL REFURBISHMENT				
New Project	Swimming Pool Refurbishment	330,000		
	TOTAL	\$330,000	\$330,000	\$330,000
GOLF COURSE IMPROVEMENT WORKS				
New Project	Sewer Mining Planning at Gordon Golf Course	20,000		
New Project	Funds not Allocated	244,300		
	TOTAL	\$264,300	\$264,300	\$264,300
DEPOT RELOCATION				
New Project	Depot Relocation	6,000,000		
	TOTAL	\$6,000,000	\$6,000,000	\$6,000,000
COMMUNITY PROJECTS				
100055	A Non-User Survey of Library	900		
100294	ID Community Profile	5,000		
100418	VRRTS Project	7,500		
100564	Ezone Project	39,100		
	TOTAL	\$52,500	\$52,500	\$52,500

SUMMARY LIST OF 2007/08 PROJECTS

Attachment 12

Project No.	PROJECTS	AMOUNT	TOTAL	TOTAL
	ENVIRONMENTAL WORKS NON-LEVY			
100415	Enviro Trust Glade	\$63,800		
100390	Noxious Weeds	\$11,300		
100623	Noxious Weed Control	\$24,600		
	TOTAL	\$99,700	\$99,700	\$99,700
	TENNIS COURTS			
100517	Tennis Court Refurbishment	\$24,800		
New Project	Canoon Road	\$70,000		
New Project	Roseville Park	\$40,000		
New Project	Transfer to Sport Courts Reserve	\$132,000		
	TOTAL	\$266,800	\$266,800	\$266,800
	ORGANISATIONAL PROJECTS			
100649	OH&S Procedures	42,000		
	TOTAL	\$42,000	\$42,000	\$42,000
	INFORMATION TECHNOLOGY			
New Project	HR Payroll Performance Planning	45,400		
New Project	Masterview	80,000		
New Project	Web Page (Intranet)	27,000		
New Project	Booking System	10,000		
New Project	Works & Assets Stage 1	109,000		
	TOTAL	\$271,400	\$271,400	\$271,400
	OPEN SPACE ACQUISITION			
New Project	Open Space Acquisition	8,000,000		
	TOTAL	\$8,000,000	\$8,000,000	\$8,000,000
	SECTION 94 ADMINISTRATION			
New Project	Section 94 Administration	82,000		
	TOTAL	\$82,000	\$82,000	\$82,000
	TOTAL			\$27,858,300

AMENDED FUNDING SOURCES TOTAL FUNDS PER PROGRAM

Attachment 13

Item No.	Program	Total Program Value	Carry forward 06/07	General	Capital Grants	New Loans	Contributions to Works	Infrastructure Levy	Environmental Levy	Pre 93 S94 - Open Space	2000 S94	2004 S94	Sportsfield Reserve	Swimming Pool Reserve	Footpath Reserve	Golf Course Infrastructure Levy	Infrastructure Resurface Reserve	Plant Replacement Reserve	Carpark Reserve	Drainage Reserve	New Facilities Reserve	Works of Direct Community Benefit
1	Roads	4,545,000		387,000	690,000	1,000,000		1,993,000									320,000					155,000
2	Fleet & Plant	1,050,000		650,000														400,000				
3	Drainage & Catchment	906,500	324,500																	210,000		372,000
4	Footpath	702,000	254,000		50,000										210,000							188,000
5	Business Centres	241,800	47,800																110,000			84,000
6	Parks	744,300	193,000		186,300							155,000										210,000
7	Playgrounds	177,900	20,900																			157,000
8	Sportsfields	1,003,100	96,900				50,000			23,200	50,000	297,000	265,000									221,000
9	Swimming Pool	330,000												30,000								300,000
10	Golf Course Improvement Works	264,300	2,300													262,000						
11	Depot Relocation	6,000,000	0																		6,000,000	
12	Environmental Levy Program	2,322,200	425,200						1,897,000													
13	Information Technology	271,400	59,400	212,000																		
14	Open Space Acquisition	8,000,000									1,000,000	7,000,000										
15	Tennis & Hard Courts	266,800	24,800																			242,000
16	Canopy Replenishment	151,800	25,800	126,000																		
17	Planning Projects Strategy	332,000	20,000	262,000								50,000										
18	S94 Administration	82,000										82,000										
19	Environmental Works (non-levy)	99,700	99,700																			
20	Community Projects	52,500	52,500																			
21	Traffic Facilities	273,000	110,000	155,000	8,000																	
23	Organisational Projects	42,000	42,000																			
Totals		\$27,858,300	\$1,798,800	\$1,792,000	\$934,300	\$1,000,000	\$50,000	\$1,993,000	\$1,897,000	\$23,200	\$1,050,000	\$7,584,000	\$265,000	\$30,000	\$210,000	\$262,000	\$320,000	\$400,000	\$110,000	\$210,000	\$6,000,000	\$1,929,000

NOTICE OF MOTION

DOG WASTE BINS/BAG DISPENSERS

Notice of Motion from Councillor Tony Hall dated 20 August 2007.

I move that:

"That Council install effective separate dog waste bins/ bag dispensers at all leash free locations sufficient to support the need, with priority given to sportsfields so dedicated, and that their installation be regarded as Council policy in accordance with the provisions of the Companion Animals Act.

Funds for these works to be allocated from the Garbage Reserve."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Tony Hall
Councillor for St Ives Ward

Attachments: Background Information - Notes to Notice of Motion - under separate cover

Notes to Notice of Motion

Ordinary Meeting Council 28 August 2007

Dog Waste Bins/Bag Dispenser

From: Tony Hall
Sent: Sunday, 19 August 2007 2:53 PM
To: Steven Head; John McKee
Cc: Directors; Councillors; Christine Foott
Subject: RE: GB Item 8 - Acron Oval - Review of dog off-leash trial area - review of comments received during trial period - OMC 14 August 2007 file SO3014

Mr Head

You challenge below my concerns that your staff report of 6 August 2007 (GB Item 8) was "skewed". See pages 242/246 of Business Paper 13/07

I take issue on the following points:

1. Your report in its COMMENTS heading, gives considerable recognition of views expressed by Ms Seaton, the Manager Compliance.

It said , *"the Manager Regulation and Compliance also provided comments that she regularly walked her dogs on leash at Acron Oval during AFL training during the trial period and reports that she never witnessed any AFL club member targeting a dog or dog owner with a football....."* which I fully accepted but yet when I read the report heading, CONSULTATIONS WITH OTHER DEPARTMENTS, it said

"In respect of the trial period itself , Strategy staff have consulted with Regulation, Compliance and Operations staff."

There were no comments by these Departments in your report yet surely, at least Compliance would have provided some statistical evidence of compliance/ ranger activities undertaken at the Oval during the trial.

What happened to this information? Would you kindly supply councillors with all this information and the email presumably quoted, from Ms Seaton.

There have been a number of discussions with staff from across the organisation including from Regulation and compliance. Ms Seaton informed me during the trial that staff are only visiting there on a random basis in accord with available resources and statistics taken would have been difficult to interpret meaningfully. I will follow up in respect of correspondence provided

2. You dismiss the special dispensers for dog waste *"as it is not supported across the organisation"*.

How can councillors be sure when there were no comments under OTHER DEPARTMENTS in regard to this matter, such as from Operations?

Why is it that the "organisation" is not willing to accede to this general constant request, operationally, when this Local Government Area has probably one of the largest dog populations in Sydney and where there are constant complaints of dog waste left on nature strips which cannot be policed as effectively as at off leash areas?

You are aware of the many complaints about the need for more bins/dispensers at these off leash dog areas, yet you are dismissive of this resident concern.

I regret to say this issue cannot be ignored and I would appreciate your Department providing me with an appropriate motion for the installation of more effective dog waste bins/bag dispensers to adopt as policy, when you are not prepared to implement it operationally. This problem will continue to grow as Council is required to approve more intensive living zones.

Personally I would have thought the Council administration would have sufficient grounds for public health and safety reasons to do so and with a positive Garbage Reserve revenue available , without having to be instructed by any policy direction, and given the adjacent playground uses by preschoolers and other school children.

As outlined within the main body of the report comments have been included from Operations and Regulation and Compliance staff in the report and the main body of the report as presented includes the results of many discussions on this matter with staff across the organisation over an extended period. I acknowledge I should have indicated that this was the case more strongly in that section of the report

I have indicated that specialist dog waste dispensers are not supported across the organisation. Staff from Strategy, Operations and Regulation and Compliance have provided that feedback. Staff do not consider they are a useful use of resources and will in all likelihood create more issues than they resolve. Never the less, when Council has resolved that they are to be installed that resolution will be followed. Mr Piconi should be able to update you regarding the progress of their installation at Bert Oldfield Oval.

A suggested motion to see the installation of these bins adopted as policy could be " I move that Council install effective separate dog waste bins/ dispensers at all leash free locations and that their installation be regarded as Council policy."

I look forward to your early response.

Cr Tony Hall

—

From: Steven Head
Sent: Tuesday, 14 August 2007 4:31 PM
To: Tony Hall
Cc: Councillors; Christine Foott
Subject: GB Item 8 - Acron Oval - Review of dog off-leash trial area - review of comments received during trial period - OMC 14 August 2007

Cr Hall

The comprehensive list of names and addresses of those people who submitted comments during the Acron Oval dog off-leash trial was provided to you as requested. Publicising people addresses may well contravene Privacy Act requirements. I reject your assertion that the report is skewed.

All key stakeholders who use Acron Oval were consulted in writing during the trial, including Lindfield District Cricket, St Ives Junior AFL Club, St Ives High School, residents living in surrounding streets, and the lead petitioner from the pro dog off-leash group, Mr Bill Pavletich. AFL Club members comments are outlined in the report as they organised one of the two petitions received during the trial and a number of the comments received are from club members. This is to be expected as they are the group that has used the oval most frequently during the off-leash trial and have the greatest connection with the venue in respect of organised competition.

The matter of litter was not addressed as it was not a matter for the trial. It is an issue which staff will need to pursue separately with the AFL Club. The fact that some AFL members might bring their own dogs with them is another issue for staff to pursue with the club and the individuals. This issue has not affected the recommendation to formalise the Oval as an off-leash area.

There is no recognition of the 2006 petition of 478 names in support of the off-leash area because the report is a review of the comments received only during the trial period. The 2006 petition was instrumental in Council making the decision to conduct the trial but is not part of the trial review.

The fact that only a small percentage of AFL club members live in St Ives is not unexpected as the club is the only junior AFL Club in the LGA and therefore draws members from all across the LGA.

The Notice of Motion for the off-leash area at Bert Oldfield Oval Killara made similar recommendations to the recommendations contained in the Acron Oval report. Commentary in this report outlines that further consultation similar to that undertaken for Bert Oldfield is proposed to occur here.

Staff across the organisation do not support special dispensers for dog litter.
Should Council consider this a priority then it can so resolve

Regards
Steven

—

From: Tony Hall
Sent: Saturday, 11 August 2007 16:27 PM
To: Steven Head; Roger Faulkner; Erica Kubizniak
Cc: Adrienne Ryan; Anita Andrew; Christine Foott; Elaine Malicki; Ian Cross; Jennifer Anderson; Kuring-gai Mayor; Laura Bennett; Maureen Shelley; Michael Lane; John McKee; Christine Foott
Subject: TRIM: RE: GB Item 8 - Acron Oval - Review of dog off-leash trial area - review of comments received during trial period - OMC 14 August 2007
Importance: High

Mr Head

Thank you for this list which is more comprehensive than the list in the published staff report. As names and addresses are mentioned I take it that there is no privacy issue involved in this list, as with the petition being made public? I consider to retain secrecy in such matters is poor public policy for a council to pursue.

For confirmation please.

There are a few other points I wish to highlight such as:

The staff report, seems skewed in favour of the football club and it is surprising that in light of this report, the recommendation is to make Acron a permanent off-leash area, subject to certain conditions. The main question I have is why weren't stakeholders such as schools (eg, Brigidine) consulted? The AFL people's comments seem to have dominated the report.

I was also disappointed to see that the litter issue (apart from dog excrement) was not even addressed. Nor was the fact that the AFL people bring their own dogs with them, many of which are unleashed, the subject of my earlier email.

It appears also that apart from the recent petition of support there is no recognition of the 2006 petition of 550 names of support mostly if not all in my ward. On the other hand in the Sandra Amasi 183 signature petition only "12 percent" actually live in St Ives. This is a salient fact and well worth repeating, as the message seems to have been forgotten in this report.

Further the report's description of the respondents on either side "close in number" seems quite problematic, as 1) there were collected more than 167 signatures of support from nearby residents to Acron and 2) At least 95% of the signatories actually reside in the ward in question.

Mr Head, I also note that when you prepared the motion for the off leash area at Bert Oldfield Oval Killara that was passed and implemented the principles enunciated in that resolution seem to have been omitted in this staff recommendation. Would you please reconsider your recommendations in the light of the earlier resolution to ensure consistency please.

I was also at the large Bantry Bay sports(soccer)oval in Warringah Shire last week and was impressed with the specially designed dog disposal bags and bins at the entrance of this sportsfield.

Would you kindly include a further recommendation to address this issue in GB item 8 please for Tuesday night.

For your kind reply .

Cr tony Hall

—

From: Margaret Harte
Sent: Friday, 10 August 2007 5:21 PM
To: Tony Hall
Cc: Adrienne Ryan; Anita Andrew; Christine Foott; Elaine Malicki; Ian Cross; Jennifer Anderson; Kuring-gai Mayor; Laura Bennett; Maureen Shelley; Michael Lane
Subject: GB Item 8 - Acron Oval - Review of dog off-leash trial area - review of comments received during trial period - OMC 14 August 2007

Good afternoon Clr Hall

I attach a copy of the comments received during the trial period for Acron Oval, giving contact details, as per your request. Also please find attached previous Petitions.

Regards
Margaret Harte
PA to Director Strategy
Ph: 9424 0823
Fax: 9424 0870
mharte@kmc.nsw.gov.au

<< File: Summary of comments for Acron Dog Off Leash Trial Contact List.XLS >> << File: Copy of Petition of with 183 signatures against Acron Oval becoming an unleashed dog area(2).TIF >>

<< File: Copy of Enclosed copies of signatures supporting for Acron Oval to be declared an Off-Leash area as requested(2).TIF >>