



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 9 MAY 2006 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 Extraordinary Meeting of Council

Files: S02131, S04038

Meeting held 27 March 2006 - Vide EMC5

Meeting held 20 April 2006 - Vide OMC127

Memorandum by Senior Governance Officer dated 2 May 2006 in reference to attachments regarding the Specific Control Diagrams for Turrumurra Centre Draft LEP & Draft DCP which was deferred from the Ordinary Meeting of Council held on 20 April 2006.

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 20 April 2006

Minutes numbered 125 to 149

MINUTES FROM THE MAYOR

PETITIONS

PT.1 Petition to Prohibit Parking - Eastern Side of Werona Avenue South from McIntosh Street, Gordon - (Fifteen [15] Signatures)

File: 88/06216/03

Petition to Mayor of Ku-ring-gai Council and Officer-in-Charge of Gordon Police Station by concerned residents of McIntosh Street, Gordon:

We, the undersigned, are concerned residential motorists of McIntosh Street are fearful that, if cars are allowed to park (as they have recently been allowed to do) along the eastern side of Werona Avenue for some distance from the south east corner of McIntosh Street and Werona Avenue, then, cars proceeding out of McIntosh Street into Werona Avenue will have an obstructed view of cars proceeding north along Werona Avenue.

With this obstruction of view, an accident may well occur.

We therefore petition the Council and Police to prohibit parking along the Eastern side of Werona Avenue south from McIntosh Street for a distance of 50 metres by simply erecting "No Stopping" or "No Standing" signs.

It would appear to us that the Council and/or police normally will not take precautionary action such as this to prevent accidents until after they occur."

REPORTS FROM COMMITTEES

Minutes of Ku-ring-gai Traffic Committee

File: S02110

Meeting held 20 April 2006

Minutes numbered KTC5 to KTC8

- 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.*

- Approval.

Recommendation:

That the Community Plan 2005 to 2009 be adopted by Council.

GB.4 Ku-ring-gai Council Youth Services Funding Report 212

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File: S02641

To provide Council with details for a proposal to increase the level of Youth Services provided by Council over a 2 year period.

Recommendation:

That Council allocate \$50,000 in 2006-2007 to increase the provision of services in the Youth Services area and that an additional \$34,800 be allocated to Youth Services in the 2007-2008 budget.

GB.5 Investment Cash Flow & Loan Liability as at 31 March 2006 219

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File: S02722

To present to Council the Investment allocation and the performance of funds, monthly cash flow and the details of loan liability for March 2006.

Recommendation:

That the summary of Investments, daily cash flows and loan liability for March 2006 be received and noted.

GB.6 Representation on Eryldene Trust 228

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File: S02355, S03527

For Council to make an appointment for representation on the Eryldene Trust.

Recommendation:

That Council make an appointment to the Eryldene Trust for the period to September 2006.

GB.7 **Bushland, Catchments & Natural Areas Reference Group - Minutes of Meeting of 3 April 2006** 230

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File: S03448

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 3 April 2006.

Recommendation:

That the minutes of the Bushland Catchments and Natural Areas Reference Group meeting held on Monday, 3 April 2006 be received and noted.

GB.8 **Aquatic Feasibility Study** 235

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File: S04066

For Council to consider the Report outlining the results to the first stage of the Aquatic Feasibility Study and recommend that the report be put on public exhibition.

Recommendation:

That the Consultant's report be publicly exhibited for 28 days, and a subsequent report be brought to Council advising the responses received during the public exhibition period.

GB.9 **Draft Sport In Ku-ring-gai** 270

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File: S04032

To report the results of the public exhibition period of the Draft Sport in Ku-ring-gai Strategy to Council.

Recommendation:

That the Sport in Ku-ring-gai Strategy (as amended) be adopted by Council. That reference be made to the actions and priorities identified in the Sport in Ku-ring-gai Strategy during preparation of future planning documents as outlined in the report and those that have made submissions be thanked.

GB.10 Draft Local Environmental Plan No 210 - Consideration of Submissions 280

File: S03746

To consider submissions made in respect of the exhibition of Draft Local Environmental Plan No 210 (Draft LEP 210) and for Council to resolve the manner in which to finalise the draft Plan.

Recommendation:

That Council resolve to adopt Draft Local Environmental Plan No 210 as exhibited and forward to the Department of Planning requesting a Section 69 report be prepared or alternatively delegation be authorised to Council for its preparation.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 Pymble Centre Recommended Land Use Plan - Refer Minute OMC137 of 20 April 2006 339

File: S04291

Notice of Rescission from the Mayor, Councillor E Malicki & Councillors L Bennett & A Andrew dated 27 April 2006.

We move that Part Q of the Resolution on the Pymble Centre Land Use Options from Council's meeting of 20th April be rescinded, namely:

"That Precinct J bounded by Pymble Avenue and Livingstone Avenue (identified as grey on the Revised attachment H) be zoned Medium Density Residential and that building controls consider topography, existing trees and drainage."

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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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.*

PETITION

PETITION TO PROHIBIT PARKING - EASTERN SIDE OF WERONA AVENUE SOUTH FROM MCINTOSH STREET, GORDON - (FIFTEEN [15] SIGNATURES)

Petition to Mayor of Ku-ring-gai Council and Officer-in-Charge of Gordon Police Station by concerned residents of McIntosh Street, Gordon:

"We, the undersigned, are concerned residential motorists of McIntosh Street are fearful that, if cars are allowed to park (as they have recently been allowed to do) along the eastern side of Werona Avenue for some distance from the south east corner of McIntosh Street and Werona Avenue, then, cars proceeding out of McIntosh Street into Werona Avenue will have an obstructed view of cars proceeding north along Werona Avenue.

With this obstruction of view, an accident may well occur.

We therefore petition the Council and Police to prohibit parking along the Eastern side of Werona Avenue south from McIntosh Street for a distance of 50 metres by simply erecting "No Stopping" or "No Standing" signs.

It would appear to us that the Council and/or police normally will not take precautionary action such as this to prevent accidents until after they occur."

RECOMMENDATION

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

PETITION

DANGEROUS "PLANTER BARRIER" - SOUTH TURRAMURRA SHOPPING CENTRE CAR PARK, KISSING POINT ROAD, SOUTH TURRAMURRA - (THIRTY-TWO [32] SIGNATURES)

"We, the undersigned, petition Ku-ring-gai Council to modify the car parking area at the South Turramurra Shopping Centre in Kissing Point Road. Since the construction of the "Planter Barrier", much "trauma", "verbal altercations" & many serious accidents have occurred whilst motorists endeavour to exit the Car Park.

We demand that the "Planter Barrier" be removed forthwith."

RECOMMENDATION

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

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DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	5 TO 9 WOODSIDE AVENUE, LINDFIELD - DEMOLITION OF EXISTING DWELLINGS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING COMPRISING A TOTAL OF 27 UNITS AND BASEMENT CARPARKING FOR 61 VEHICLES
WARD:	Roseville
DEVELOPMENT APPLICATION N^o:	1417/05
SUBJECT LAND:	5 to 9 Woodside Avenue, Lindfield
APPLICANT:	Woodside Avenue Pty Ltd
OWNER:	J Howes and S Sakker
DESIGNER:	Playoust Churcher Architects
PRESENT USE:	Residential dwellings
ZONING:	Residential 2(d3)
HERITAGE:	No
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	KPSO - LEP 194, DCP 31 - Access, DCP - 40 - Waste Management, DCP 43 - Car Parking, DCP 47 - Water Management
COMPLIANCE WITH CODES/POLICIES:	Yes with variation
GOVERNMENT POLICIES APPLICABLE:	SEPP 1, SEPP 55, SEPP 65, Draft SEPP (Application of Development Standards) 2004
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	16 December 2005 Amended Plans 24 March 2006
40 DAY PERIOD EXPIRED:	25 January 2006
PROPOSAL:	Demolition of existing dwellings and construction of a residential flat building comprising a total of 27 units and basement carparking for 61 vehicles
RECOMMENDATION:	Approval

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DEVELOPMENT APPLICATION N^o 1417/05
PREMISES: 5 - 9 WOODSIDE AVENUE, LINDFIELD
PROPOSAL: DEMOLITION OF EXISTING DWELLINGS
AND CONSTRUCTION OF A RESIDENTIAL
FLAT BUILDING COMPRISING A TOTAL
OF 27 UNITS AND BASEMENT
CARPARKING FOR 61 VEHICLES
APPLICANT: WOODSIDE AVENUE PTY LTD
OWNER: J HOWES AND S SAKKER
DESIGNER: PLAYOUST CHURCHER ARCHITECTS

PURPOSE FOR REPORT

To determine development application No.1417/05, which seeks consent for the demolition of existing dwellings and the construction of a residential flat building comprising a total of 27 units and basement carparking for 61 vehicles.

EXECUTIVE SUMMARY

- Issues:**
- SEPP 1 variation to building height and number of storeys due to a fractional non-compliance with the height development standard.
 - Setback of building from front (north-west) boundary.

- Pre DA Meeting:**
- Yes – The issues raised are listed as follows:
- The location of the entry driveway.
 - A new footpath will be required for the Havilah Road frontage of the site.
 - Water quality measures to be included in the DA submission
 - Geotechnical report to be submitted for assessment.
 - A Construction Management Plan to be submitted with the DA.
 - A detailed Landscape Plan is to be submitted with the DA.
 - Strict compliance with LEP 194 deep soil landscaping is required.
 - Minor departure with the perimeter ceiling height control in the south-western corner of the building.
 - Any non-compliance with the standards in the LEP must be justified by a SEPP 1 objection.
 - Street setbacks.

Submissions: Twenty eight (28)

Land & Environment Court Appeal: No

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Recommendation: Approval.

HISTORY

Site history:

The site is used for residential purposes. There is no history to the subject development application.

Development application history:

DA 1417/05

13 November 2005	The preliminary plans submitted in relation to the development of 5-9 Woodside Avenue demonstrated consideration of the controls of LEP 194 and DCP 55.
16 December 2005	Application lodged.
14 February 2006	Request from Council for more information in relation to a traffic matter, drainage and deep soil landscaping.
22 February 2006	Additional information regarding traffic matter forwarded to Council.
24 March 2006	Additional information lodged in relation to drainage and deep soil landscaping.

THE SITE AND SURROUNDING AREA

Zoning:	Residential 2(d3)
Visual Character Study Category:	1920-1945
Lot Number:	4A, 1, 110 and 1
DP Number:	17538, 330266, 6608 and 959551
Heritage Affected:	No
Bush Fire Prone Land:	No
Endangered Species:	No
Urban Bushland:	No
Contaminated Land:	No

The site is known as 5, 7 and 9 Woodside Avenue, Lindfield and has frontages to both Woodside Avenue and Havilah Road. The site is located on the southern side of Woodside Avenue at its intersection with the southern end of Highgate Road. The site is rectangular and comprises four (4) lots with a total area of 2596.2m². The site has a total frontage of 60.35 metres to Woodside Avenue and a frontage of 56.36 metres to Havilah Road. The site has depths of 44.03 metres along

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the western boundary and 51.59 metres along eastern boundary. The site slopes towards the south from Woodside Avenue to Havilah Road.

The site comprises four (4) allotments as follows:

5 Woodside Avenue	Lot 4A in DP 17538
7 Woodside Avenue	Lot 1 in DP 330266
9 Woodside Avenue	Lot 110 in DP 6608
	Lot 1 in DP 959551

No.5 Woodside Avenue contains a single storey dwelling house and a garage.

No.7 Woodside Avenue contains a two storey dwelling house and a carport.

No.9 Woodside Avenue contains a two storey dwelling house and a garage.

The site is bound to the west and south-east by allotments zoned Residential 2(d3) to the east, north and north-west by allotments zoned Residential 2(c2), to the west by allotments zoned Residential 2(d3) and to the south-west by allotments zoned Residential 2(d).

The adjoining properties to the north on Woodside Avenue contain low scale, single and two storey dwellings. The south of the site fronts onto Havilah Road and is directly opposite Havilah Lane. Development in this area includes single dwellings and medium density development. To the east and west of the site, low scale single and two storey dwellings exist. The site is located in close proximity to the Pacific Highway.

THE PROPOSAL

The proposal is for demolition of the existing structures, consolidation of the existing four (4) lots and construction of five (5) storey residential flat building comprising 27 units, two (2) levels of basement carparking including 54 resident car spaces, 7 visitor spaces, 9 bicycle storage racks, residential storage rooms and a communal garbage storage facility.

Access to the basement is via a driveway to Havilah Road. Lift access is provided from basement level to residential floor levels via two (2) lifts, one for each block.

The hydraulics scheme incorporates surface on-site detention and a detention tank beneath the access ramp to Havilah Road.

The building above ground has a staggered setback from both Havilah Road and Woodside Avenue, ranging between 10 and 12 metres on each frontage and is set back 6 metres from both side boundaries.

Each of the dwellings has its own private open space comprising courtyards at ground level and one or two balconies for the upper building levels. There is a ramped and also stepped pedestrian access

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to Havilah Road and a pedestrian access to Woodside Avenue. Pedestrian entry is gained to each of the blocks by way of a central courtyard.

The western block contains 8 x 2 bedroom units and 5 x 3 bedroom units. The eastern block contains 4 x 2 bedroom units and 10 x 3 bedroom units.

CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, owners of surrounding properties were given notice of the application. In response, submissions in opposition from the following were received:

1. *H & L Slater - 25 Woodside Avenue, Lindfield*
2. *Mrs P Darwell - 2/1 Havilah Road, Lindfield*
3. *L & J Brennan - 5 Havilah Road, Lindfield*
4. *S Fisher - c/- L & B Whitehead - 8 Woodside Avenue, Lindfield*
5. *E J Hahn - 1 Highgate Road, Lindfield*
6. *I Clayden - 6 Havilah Road, Lindfield*
7. *J & S Gatfield - 6 Highgate Road, Lindfield*
8. *N & L Bradshaw - 10 Woodside Avenue, Lindfield*
9. *C Tighe & G Thompson - 5 Highgate Road, Lindfield*
10. *Lisa Robertson - 3 Havilah Road, Lindfield*
11. *S & D Hofman - 2 Highgate Road, Lindfield*
12. *R & S Lucock - 3 Reid Street, Lindfield*
13. *Trudy & Garry de Vries - 4 Woodside Avenue, Lindfield*
14. *C Elliot - 8A Havilah Road, Lindfield*
15. *R Cartwright - 2 Blenheim Road, Lindfield*
16. *Barbara Day - 33 Woodside Avenue, Lindfield*
17. *M & K Panikian - 31 Woodside Avenue, Lindfield*
18. *Chris & Monica Walsh - 2 Woodside Avenue, Lindfield*
19. *Dr Z Slavnic - 5/1 Havilah Road, Lindfield*
20. *D H & E A Lorrimer - 8 Reid Street, Lindfield*
21. *A C & S Hodgson - 11 Woodside Avenue, Lindfield*
22. *J Lovell - c/- 11 Woodside Avenue, Lindfield*
23. *Elaine & Kenneth Wu - 4 Havilah Road, Lindfield*
24. *Peter Hoggard - 14 Milray Street, Lindfield*
25. *Richard & Wendy Ulrick - 4 Highgate Road, Lindfield*
26. *Graham P Lewis & I A Lewis - 2 Havilah Road, Lindfield*
27. *S & M Furutsuka - A2 Havilah Road, Lindfield*
28. *Ingham Planning - Suite 19, 303 Pacific Highway, Lindfield*

The submissions raised the following issues:

The proposed is deficient in setbacks and deep soil. Private courtyards appear within the 8 metres setback along Havilah Road.

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The proposed has an average site depth of 44.75 metres and satisfies the 10-12 metres setback controls in DCP 55, except for a very minor area of the footprint zone (40.2% to Havilah Road in lieu of 40%).

A minor portion of the private terraces to Units 2, 3, 4 and 5 which front Woodside Avenue and Units 1 and 6 which front Havilah Road are within the 8 metres setback from the respective street boundaries. These courtyards have minimal paved areas and, as such, deep soil planting has not been compromised. Council's Landscape Assessment Officer supports the landscape proposal and the location of the courtyards.

The conservatory extension located at the rear of No.11 Woodside Avenue is not identified in any material that accompanies the application.

The details of the conservatory located at the rear of No.11 Woodside Avenue have not been submitted with the application. However, an inspection has shown that the conservatory is located approximately 12 metres from the site boundary common with the development site and is located in a position that the occupants of the room will not suffer adverse privacy impacts due to its separation from the proposal, together with the existing and proposed screen planting.

Insufficient landscaping within the setback to No.11 Woodside Avenue.

The proposed landscape planting located within the setback area to No.11 Woodside Avenue includes indigenous evergreen trees (6-8 metres high at maturity) in combination with tall shrub planting at 3 metres centres amongst low level screening including *Syzygium luemannii*, *Elaeocarpus reticulatus* and *Hymenosporum flavum*. Council's Landscape Assessment Officer concludes that the proposed landscaping is satisfactory.

Privacy impacts on 11 Woodside Avenue

Whilst the proposal adjoins No.11 Woodside Avenue, the proposal satisfies the design objectives and controls for visual privacy of DCP 55. The minimum separation distances between habitable rooms of 12 and 18 metres have been satisfied. Landscape screening has also been adequately integrated into the overall design of the building.

Condition requiring a dilapidation report on 11 Woodside Avenue.

Prior to the commencement of any excavation works on site the applicant is required to submit, for approval by the Principal Certifying Authority (with a copy forwarded to Council) a full dilapidation report on the visible and structural condition of residences at 3 and 11 Woodside Avenue and 2A Havilah Road (**Refer Condition 94**).

A 1.8 metres high masonry wall should be constructed along the common boundary of No.11 Woodside Avenue.

A lapped paling fence exists between the proposal and No.11 Woodside Avenue, with its height being 1.5 metres when measured on the 11 Woodside Avenue side and 1.7 metres when measured

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from the subject site due to the change in ground levels. A masonry boundary wall would not be supported as it would decrease the area available for deep soil planting and would impact adversely upon the root systems of existing trees. The applicant does not propose to alter the existing fencing and it would be unreasonable to require the construction of a 1.8 metres high masonry wall as the proposed screen planting located adjacent to the common boundary with No.11 Woodside Avenue will be satisfactory. The screen planting will include indigenous small trees to 6-8 metres high at maturity, in combination with tall shrub planting including *Syzygium luehmannii*, *Elaeocarpus reticulatus* and *Hymenosporum flavum*.

Ventilation to the basement carpark has not been identified.

The ventilation duct to the basement garages is located adjacent to the lift shaft of the western building block towards the centre of the building.

Clause 4.1 - C1 of DCP 55 requires a minimum of one large area of deep soil landscaped area. There is no suitable large deep soil landscaped area included in the design for common use.

Clause 4.1 - C1 of DCP 55 requires at least one area of 375 square metres of deep soil landscaping to be provided within the site and is to be concentrated towards the middle or rear of the site. An area of approximately 419 square metres of deep soil area and communal open space is available in the setback area to Havilah Road. The proposed has two street frontages, being Woodside Avenue and Havilah Road. As the site has no effective rear area, it is logical to have such a deep soil area in the location proposed.

Clause 4.3 – C8 of DCP 55. The front setback area is occupied by private terraces which exceed the 15% control to Woodside Avenue.

The terraces which front Woodside Avenue occupy 24.5% of the front setback area, however, the paved areas of the terraces represents 8.8% of the front setback area. In the circumstances, the establishment and maintenance of canopy trees is afforded and, as such, the front of the building would not be visually dominant.

Encroachment of 0.22m in the south-west corner in relation to the building height standard.

A small area of the building located towards the south-west corner of the development exceeds the ceiling height limit by 220mm. The site has a small hollow on the Havilah Road side of the property and adjoins an area where a stormwater easement exists. The additional 220mm will be barely noticeable on a 13.4 metres high building and there will be minimal change in the visual impact of the building when viewed from the surrounding area. A SEPP1 objection has been lodged by the applicant in support of this departure. The SEPP 1 objection is assessed below.

Privacy impacts.

The proposal satisfies the design objectives for visual privacy of DCP55. The location of windows, screens and landscaping have been integrated into the building to maintain reasonable and compliant levels of privacy to surrounding properties.

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Increase in traffic noise.

The development is expected to generate 11 to 15 vehicle trips for peak hour, that is about one vehicle movement every 4 minutes. This is not a significant increase and, as such, noise generated by such an increase is expected to be minimal.

The proposed development is out of character with its surrounding environment.

The scale and bulk of the proposed medium density residential flat building is compatible with the future character of the area as envisaged by LEP 194.

The design does not respond to the site.

The site is within the transition zone from predominantly single storey residential precinct to commercial/residential precinct along the railway and Pacific Highway corridor. The built context is in a process of change and the proposal has taken into account its surrounding development by way of massing, articulation, general detailing and extensive landscaping.

The Woodside Avenue elevation exceeds 36 metres in length and does not contain sufficient articulation.

Whilst the total width of the development is 44 metres, it comprises an eastern block width of 21 metres, a western block width of 21 metres and is connected at Levels 3, 4 and 5. The two building elements are separated by deep recesses and are well articulated.

The interface between single storey homes and the proposed development is not appropriate or reasonable.

The proposal complies with the zone interface setback standard. The built context of the site is in the process of change. The proposal responds to the desired future character of the area and has taken into account the surrounding development by way of massing and articulation. The proposal is consistent with the desired future character of the area.

The proposal does not provide a communal area. CL 4.5.5 C - 9 DCP 55 30%

The proposal has approximately 600m² or 23% common open space principally for tall tree planting, however, an additional 15.7% of private open space is available for tall tree planting giving a total of 38.7% of the site.

On Havilah Road, the proposal will appear elevated and the terraces will not be screened appropriately.

The ground floor level will be approximately 2 metres above the surface level of Havilah Road. The slope of the site together with the landscaped areas will elevate the building above street level.

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However, except for a very minor departure, the proposal satisfies the height requirements of LEP 194.

Loss of privacy to No.2 Highgate Road.

No.2 Highgate Road is located opposite the Woodside Avenue frontage of the proposal. The separation of a minimum of 30 metres, together with existing and proposed landscape screen planting, will ensure that the privacy of No.2 Highgate Road will not be adversely affected.

Private terraces along the Woodside Avenue frontage will not contain tall tree planting, nor adequate screen planting.

The private terraces along Woodside Avenue will not contain canopy trees, however, they will contain the following small trees and tall shrub planting for low level screening:

- Deciduous trees, 3 to 4 metres high at maturity, being *Acer palmatum*.
- Evergreen indigenous small trees, 6-8 metres high at maturity being *Syzygium luehmannii*, *Elaeocarpus reticulatus* and *Hymenosporum flavum*.
- Evergreen feature trees, 4-5 metres high at maturity, being *Magnolia 'Little Gem'*.

Nevertheless, tall canopy trees are proposed within both front setbacks to Woodside Avenue and Havilah Road.

Request that the movement of heavy equipment and building deliveries be restricted during the school drop off times and peak times between 7.30am to 9.15am and 2.30pm to 4.00pm.

A detailed Traffic Management Plan will need to be submitted to Council for assessment prior to the commencement of works. Because it is possible to direct trucks away from the school frontage, a restriction on truck movement hours is not included in the recommended conditions (**Refer Condition No.95**).

Excessive shadow upon 3 Havilah Road.

Whilst No.3 Havilah is zoned Residential 2(d3), and is presently a single dwelling house, the whole property will receive a minimum of 3 hours solar access at the winter solstice which complies with the requirements of DCP 55.

The external finishes of stainless steel aluminium louvers and steel sheet roofing are in contrast to the surrounding homes and unsympathetic in design.

The impact of the proposed development is minimized by the use of contemporary design and detailing and the use of material commonly found in the UCA, such as face brick and rendered and painted surfaces. The colours chosen for the building include three shades of grey, dark brown, deep red, blue/grey face bricks, stone cladding and oiled timber screens. The finishes proposed are satisfactory.

Loss of sunlight to 3 Woodside Avenue.

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No.3 Woodside is zoned residential 2(d3) and whilst a single cottage stands upon the site, the greater portion of the property will receive a minimum of 3 hours of sunlight between 9.00am and 3.00pm on June 21 which complies with the requirement of DCP 55.

The proposal demonstrates non-compliance with the provisions of LEP 194 Division 3 25C Part 2(d), (e) and Part 25D, Section 2(b).

Clauses 25C - 2 (d) and (e) of LEP 194 are objectives of this part of the LEP and state as follows:

- d) To achieve development of Ku-ring-gai with regard to the principles ecologically sustainable development,
- e) To ensure that development for the purpose of residential flat buildings on land within Zone No.2(d3) has regard to its impact on any heritage items in the vicinity of that development.

In regard to clause (d), the proposal has regard to the principles of ecologically sustainable development in that the BASIX Certificate submitted confirms that the proposed development will meet the NSW government's requirements for sustainability.

In regard to clause (e), Council's Heritage Advisor has confirmed that there are no heritage items in the immediate vicinity of the site.

Clause 25D Section 2(b) of LEP 194 is an objective for residential zones and states as follows:

“to encourage the protection of existing trees within setback areas and to encourage the provision of sufficient viable deep soil landscaping and tall trees in rear and front gardens where new development is carried out”.

The proposal retains thirty-five (35) existing trees and three (3) palms are to be relocated. The proposal includes a deep soil area in excess of 50% of the site area.

The top floor has an internal height of 2.6 metres.

The original plans showed that the top floor had an internal ceiling height of 2.6 metres to habitable rooms. Amended plans have been received with floor to ceiling heights of 2.7 metres in accordance with DCP 55 requirements.

A three storey development would be more in keeping with the character of Woodside Avenue.

The subject site is zoned residential 2(d3) and, as it has an area in excess of 2400m², 5 storeys are permissible.

The area to the north and east of the site comprises part of the Urban Conservation Area 6. The proposal does not respect the character of, nor minimises visual impact upon the UCA.

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Council's Heritage Advisor has advised that the applicant has generally addressed the objectives and guidelines for a residential flat building as set out in DCP 55 in relation to heritage and streetscape.

Loss of afternoon sun to 2A Havilah Road.

2A Havilah Road is zoned residential 2(c2) and under clause 4.5.1 - C-6 of DCP 55, the development shall allow the retention of at least 3 hours of sunlight between 9.00am and 3.00pm on June 21. The DCP does not stipulate whether this should be morning or afternoon sunlight. No.2A Havilah Road, is located south-east and adjacent to the development site and will receive in excess of 4 hours of sunlight between 9.00am and 3.00pm on June 21.

Access to the development from Havilah Road will exacerbate traffic issues.

Council's Development Control Engineer accepts the proposed access from Havilah Road due to evidence being submitted by the applicant in relation to light traffic flows, the one way movement in Havilah Lane, adequate sight distance and a lower chance of conflict than if the driveway was off set from the lane.

The proposal will potentially result in 27 air conditioning units which will have a noise impact.

The proposal does not include any air conditioning units, however, the provision of air conditioning and any impacts can be addressed through a condition (**Refer Condition No.20**).

Allowing the car park levels to vent to the side will impact upon the adjoining single storey homes.

The air intake vents to the basement carpark levels will not adversely impact upon adjoining neighbours as the air is withdrawn from the outside and expelled at roof level.

CONSULTATION - WITHIN COUNCIL

Urban Design

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

1.0 Design Review

Principle 1: Context

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

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Comment:

The built form context is comprised of -

- *3 single storey detached houses on the proposed site.*
- *a single storey detached dwelling house on the site adjacent to the east which is zoned 2(d3).*
- *two new dwelling houses on the 2 sites adjacent to the west, these have been zoned 2(c2).*
- *sites opposite to the south zoned 2(d3) and to the north zoned 2(c2).*
- *Lindfield Railway Station, which is 350m from the site.*

The Residential 2 (d3) zoning of this site and adjoining sites establishes the future scale of development on these sites as being 5 storeys maximum.

The relationship to the existing context is acceptable.

Principle 2: Scale

SEPP 65: Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing transition proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment:

SEPP 1 objection to be assessed by Council Planners. From an Urban Design point of view we consider that the additional height is acceptable.

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 LEP 194 Clause 25L requires a 9m setback from the eastern boundary for the third and fourth storey. This has been complied with.

The western boundary has a setback of 6m which is acceptable as the adjacent site is zoned 2(d3).

The proposed building complies with the LEP 194 and DCP 55 setback controls with the exception as stated in Principle 7: Amenity

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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 site coverage is less than 35% of the site. The fifth level occupies 60% of the floor area of the lower floors. The proposed density is acceptable.

Principle 5: Resource, energy and water efficiency

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

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.

Principle 6: Landscape

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

Comment:

The landscape design is acceptable.

Principle 7: Amenity

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

The Residential Flat Design Code guidelines recommend a minimum distance of 12m between windows to habitable rooms this has been complied with, but with two exceptions Unit 15 balcony and Unit 16 kitchen window, and Unit 21 balcony and Unit 22 kitchen window are less than 12m apart. It is therefore recommended that a solid wall along the eastern edge of both balconies be provided to ensure visual privacy to all units.

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Principle 8: Safety and security

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

There are no perceived safety and security issues.

Principle 9: Social dimensions

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

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

The mix of apartments is acceptable.

Principle 10: Aesthetics

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

The aesthetic quality of the development is acceptable.

2.0 Conclusion and recommendations

It is recommended that:

- *the SEPP 1 objection with regard to the proposed building's height be assessed by Council Planners.*
- *that a solid wall along the eastern edge of the balconies of Unit 15 and Unit 21 be provided to ensure visual privacy to Units 15, 16, 21 and 22.*

The proposal is otherwise acceptable in terms of SEPP 65 design principles, and should be approved when these changes are made.

Comment:

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The SEPP 1 objection with regard to the proposed building height has been assessed later in this report.

The provision of a solid wall along the eastern edge of the balconies of Units 15 and 21 is supported to ensure visual privacy to Units 15, 16, 21 and 22 (**Refer Condition No.4**).

Heritage

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

Heritage framework

There are no heritage items in the immediate vicinity of the site. The closest nearby heritage items are the group of Inter War shops in Lindfield and some houses in Nelson Road. Both are a considerable distance from this site.

The site is within the National Trust UCA No 6 - Lindfield and all three houses are graded as contributory. The east side of Lindfield has a fairly cohesive collection of Federation and Inter War buildings. The UCA is highly intact with the majority of buildings being graded contributory.

Demolition of existing houses

Demolition of contributory items is not generally acceptable, but as the site has been rezoned, the existing buildings could not be retained and the site developed to the density allowable under the rezoning. It is acknowledged that conflicts between the rezoned sites and the adjoining one and two storey residential land will occur. In the heritage report, the applicant concludes:

“the contribution of the subject site as a whole to the streetscape and the conservation area essentially lies on the well maintained landscaped grounds and low scale appearance rather than their architectural merit or excellence.”

Of the three existing houses, it is my opinion that No 9 has some architectural merit. Initially it was thought it may be a design by the noted architect James Peddle, as it has design elements consistent with his early work and it is known that he designed a house in the street in 1922, but the location is unknown. The applicant's heritage consultant claims the house was built in c1919 for Henry Neville and both the construction dates and names of owners do not match. However, as the location of the James Peddle house is not known, there is still a possibility that No 9 Woodside Avenue could be attributed to him. The general design, form and details of the house are consistent with other houses he designed in Ku-ring-gai during the Inter War period.

The applicant's heritage report recommends archival recording of the existing houses including the interiors, exteriors, landscaping, garden elements and fences, particularly the stone pier and timber lattice fence at the rear yard of No 9 Woodside Avenue. Given that

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rezoning of the site has occurred, I do not object to demolition provided archival recording is undertaken before works commence.

National Trust UCA No 6 - Lindfield

Subdivision of the land took place in 1911 as the "Lindfield Heart Estate". The UCA is significant as an area of highly intact residential streetscapes that provide evidence of subdivision and development during the Federation and Inter-War periods. They include Federation and Californian bungalows within mature gardens. The residential streetscapes are complimented by a number of distinctive buildings and landscape features, such as churches, a whist club, tennis club, Lindfield Park, an Inter-War shopping centre in Lindfield Avenue, and two Inter-War flat buildings. It is noted that a post war residential flat building is located opposite the subject site and that this development would extend medium density further into the UCA.

The applicant recognizes that there is a degree of conflict between the scale allowable under the zoning and the existing UCA character. The applicant states that the impact of the proposed development is minimised by the use of contemporary design and detailing and the use of materials commonly found in the UCA such as face brick and rendered and painted surfaces. The bulk of the development is broken down by highly articulated facades, presenting to the street as two distinct buildings linked at the upper levels and address both the Woodside Avenue and Havilah Road frontages. Colours chosen for the building include three shades of grey, bark brown, deep red blue/grey face bricks, stone cladding and oiled timber screens.

It is my opinion that the applicant has generally addressed the objectives and guidelines for a residential flat building as set out in Council's policy guideline, DCP 55 in relation to heritage and streetscape.

Conclusions and recommendations

Demolition of the existing houses is acceptable provided archival recording is carried out prior to works commencing on the site.

The scale and bulk of the proposed medium density residential flat building will conflict with the established character and consistency of one and two storey houses however this is a consequence of the density allowable under the rezoning. Given the objectives and guidelines in DCP 55, the application is considered satisfactory.

Comment:

The recommendation to include a condition in relation to the archival recording in relation to the existing houses to be demolished is supported (**Refer Condition No 5**).

Landscaping

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

The site

It is proposed to demolish the existing dwellings and associated structures and construct a five storey residential flat building with basement car parking on the amalgamated site area of 2 596.2sqm with vehicular access from Havilah Rd. The site is characterised by an established landscape setting with mature trees and shrubs within formal garden beds and grassed expanses. Havilah Rd is characterised by a formal avenue planting of Jacaranda mimosifolia (Jacaranda) and is typified as a rear setback to the subject properties which front Woodside Ave. Woodside Ave has a residential character with well maintained dwellings and gardens.

Impacts on trees/Trees to be removed/Tree replenishment

A total of sixty four (64) trees have been identified as being located on or associated with the site, comprising forty two (42) on site, seventeen (17) within the road reserve and five (5) on adjoining allotments. The most significant trees associated with the site are located within the road reserve rather than on site. To accommodate the proposal, twenty six (26) trees are proposed to be removed, three palms are proposed to be transplanted and thirty five (35) are to be retained. Of the twenty six trees proposed to be removed, twenty have low landscape significance and six are considered to have moderate landscape significance.

It must be noted that one Jacaranda mimosifolia (Jacaranda) within the avenue planting on the Havilah Rd nature strip is to be removed to allow for vehicular access to the site. Although this interrupts the avenue planting, the tree in question, #59, has been previously pruned which has resulted in an elevated and reduced canopy. To enhance the avenue planting along Havilah Rd it will be conditioned that supplementary trees be planted within the road reserve.

Eight tall 'canopy' trees are proposed to be planted as shown on the landscape plan. This complies with minimum tree replenishment requirements as per DCP55.

Landscape Services raises no objection to the proposed tree removal and transplanting subject to adequate and appropriate tree replenishment being undertaken on site.

Deep soil

By the applicant's calculations the proposed development will have a deep soil landscape area of 1 298.6sqm or 50.02% of the total site area. Previous concerns regarding non compliance with the deep soil landscape area have been satisfactorily addressed. Landscape Services is in agreement with the areas included within the deep soil landscape area calculations as defined by LEP194.

Landscape plan

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Overall the submitted Landscape Plan can be supported. Any changes required can be conditioned. Proposed screen planting and tree replenishment complies with the intent of DCP55 and LEP194 to have development within a landscaped setting that is consistent with the established character of Ku ring gai.

Drainage plan

Landscape Services can support the preliminary Storm water plan. Any potential conflicts with existing trees can be conditioned

The proposal can be supported by Landscape Services subject to conditions.

Engineering

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

The application is for the demolition of the three residences and construction of two blocks comprising 27 units (15x3br and 12x2br). Strata subdivision is not indicated on the application form, so subdivision conditions have not been included.

The following documentation was used for the assessment:

- *Statement of Environmental Effects, Smyth Planning, December 2005;*
- *Survey plan, Degotardi Smith 30344A02/E, 22/11/05;*
- *Stormwater Plans, Demlakian 205126/H1B to H3B, 23.03.06;*
- *Jeffery and Katauskas Report on Geotechnical Investigation, 19646Vrpt, 31 August 2005;*
- *Transport and Traffic Planning Associates Assessment of Traffic and Parking Implications, 05150, December 2005, and letter 21 February 2006;*
- *Construction Management Plan, Demlakian 205126rpt02a, 14 December 2005;*
- *Flood study report, Demlakian 205126, 5 December 2005;*
- *AGA Consultants BASIX Certificate 44136M and letter 14 December 2005.*

The application is supported subject to conditions.

Water management

The site is affected by a Council stormwater pipe across the southern corner. The applicant has submitted survey information to confirm that the basement excavation will be clear of the pipe and a flood study which demonstrates that the ground floor units and basement carpark will not be affected by overland flow. Various walls are necessary to ensure this and they are shown on both the stormwater drainage and landscape plans.

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This information is satisfactory. Conditions are recommended to maintain the integrity of the pipe during the construction period, and for the engineer to certify that the habitable rooms and driveway entry have the freeboard required under DCP 47.

The stormwater plans submitted show 39m³ of on site detention, in an above ground basin in the front eastern corner of the garden, and 20m³ of on site retention. The Site Storage requirement for this site is 52m³, with a concession available of up to 25% of that total for an equal volume of retention. That is, the 39m³ is the minimum detention volume required under DCP 47. Although there will be some reduction in storage due to the landscaping of this area, site constraints including the overland flowpath and the level of connection to the public drainage system, mean that it would be difficult to achieve a greater storage volume, and so the volume proposed is accepted.

The Statement of Environmental Effects and the Stormwater Plans indicate re-use of retained runoff for toilet flushing. The BASIX Certificate indicates 5000 litres of retained roofwater for irrigation and car washing only. Although the requirements of BASIX override the re-use provisions of DCP 47, if a retention volume less than 20m³ were provided, then under DCP 47 a larger detention volume would be required. For that reason, the volumes as proposed are both required and have been included in the conditions.

The letter from AGA Consultants states “Although the single house BASIX certification can give choices on how to use captured rainwater, the multi residential BASIX does not; there is no provision in the certification process to require or permit it. It cannot, therefore, be included in the BASIX certification.” This statement seems to be in error - it is possible (although not mandatory) to include internal re-use of roofwater in the BASIX Certificate – by entering the details under “Alternative water source” for the individual dwellings (a recent example being the BASIX certificate received for 1-5 Mount William Street).

Overall the water management proposed for this site is acceptable.

Traffic generation

The development is expected to generate 11 to 15 vehicle trips per peak hour, that is about one vehicle movement every 4 minutes. This is not a significant increase and is not expected to adversely affect traffic flows in the surrounding network.

Vehicular access and parking

The site has frontage to both Woodside Avenue and Havilah Road, however site levels mean that Havilah Road is the logical point of entry to the basement carpark.

The entry/ exit driveway is proposed to be opposite Havilah Lane, a prohibited location under Section 3.2.3 of AS2890.1:2004. The traffic engineer has submitted a supplementary letter and traffic counts to justify the driveway location. The reasons given are light traffic flows, the one way movement in Havilah Lane, adequate sight distance and a lower chance of conflict than if the driveway were offset from the Lane. These reasons are accepted.

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The site is within 400 metres of Lindfield Station, so under LEP 194, 27 resident and seven visitor spaces are required. A total of 60 spaces, seven of them visitor spaces, is shown on the architectural plans, so the development complies.

The layout of the carpark complies with AS2890.1:2004 Off street car parking.

Construction management

The Construction Management Plan contains a comprehensive discussion of such matters as construction sequence, dust and sediment control and an estimate of truck movements. It states that vehicles will be required to reverse into the site due to the lack of space within the site for turning. This would necessitate the full-time presence of a traffic controller and flagmen to manage pedestrians and other vehicles. Forward entry and exit would be preferable, if possible, especially considering the driveway location opposite Havilah Lane. This may be addressed in the detailed construction planning.

The Plan proposes heavy vehicle access to Pacific Highway via Lindfield Avenue and Stanhope Road, although in another section, access via Treatts Road is proposed. Either route would avoid the need to travel through the shopping centre or past the school, however may be difficult for vehicles wishing to travel north on the Highway. The detailed Traffic Management Plan will need to be submitted to Council for assessment prior to commencement of works. Because it is possible to direct trucks away from the school frontage, a restriction on truck movement hours is not included in the recommended conditions.

Truck standing in Havilah Road will require a Works Zone. The procedure for Works Zone approval is outlined in the recommended conditions.

Waste collection

A bin room is shown on the upper basement level. The bin room and the visitor parking are outside the security shutter, as required. Although the turning path diagrams were omitted from the traffic report, it can be seen that there is adequate space for the waste collection vehicle to turn within the basement.

Geotechnical investigation

Three boreholes were drilled, one cored, and encountered 1.8 metres of silty clay over sandstone. The sandstone was of medium to high strength below about 2 to 3.5 metres depth. Minor seepage occurred into the boreholes, but no standing water was noted after augering.

The report recommends further cored boreholes once demolition is complete. This has been included in the recommended conditions. Further groundwater monitoring is also recommended, so that basement drainage can be properly designed.

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Dilapidation survey of the residences at 3 and 11 Woodside Avenue and 2a Havilah Road will be required prior to commencement of any works on the site. All these structures are within the zone of influence given in the report.

Excavation of the sandstone will require considerable effort. Vibration monitoring is recommended where rock hammers are to be used. It is expected that further investigation and reporting will address this matter.

The sandstone is expected to stand unsupported below about 2 -3 metres, with rock bolting if adverse defects are present. Rock anchors may be required to retain the materials above these depths if battering is not possible.

STATUTORY PROVISIONS

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

A Design Verification Statement has been submitted by the project architect Playoust Churcher as required by SEPP 65.

Principle 1 - Context

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

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

The site is within the transition zone from predominately single storey residential precinct to commercial/residential precinct along the railway and Pacific Highway Corridor located within the Lindfield East precinct.

The built context (as described in the Heritage Report) is in the process of change. The report notes the neighbouring character to the south of the subject site has lost its unified form.

The design has generous setbacks and substantial articulation in its form thereby reducing its bulk and scale on surrounding development

The design also considers and incorporates a combination of similar materials from the existing buildings.

The major feature of the area is its landscape setting. The proposal addresses and enhances this feature by incorporating large boundary setbacks with extensive landscaping

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The design has taken into account the surrounding development and the built heritage character of the vicinity by way of massing, articulation and general detailing.

The design will not create any visual impact on the neighbouring contributory items.

The massing is two buildings with upper level links creating a visual and physical link between Woodside Avenue and Havilah Road, thereby reducing the scale and bulk of the building.

The proposal is consistent with the desired future character of the Lindfield precinct.

Principle 2 - Scale

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

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

The scale of the building is articulated by a distinct two building concept with upper level links. Deep recesses and a view corridor through the link further enhance the separation.

The building is well set back from both street boundaries, with stepped bays following the street alignment and further setbacks at upper levels. This façade and mass articulation reduces the bulk of the development. Similarly, the low-pitched roof and top floor setback further reduce the bulk of the development.

The style, size proportions and positions of the openings incorporate appropriate façade articulation compatible with the immediate context.

All facades are articulated to reflect a residential scale and clearly define both indoor and outdoor spaces.

A combination of materials further enhances the scale of the building where heavier brick and stone elements at the building's base and stair tower contrasts with lighter rendered panels and steel frames, pergolas etc.

Principle 3 - Built form

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

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

The proposed building, including ground floor terraces, fit within the existing lot alignment pattern.

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The building is essentially two structures with upper level linkages, thereby creating a vista and pedestrian link between Woodside Ave to Havilah Road. The upper level links reduce a tunnel effect between the two forms.

The setback of the upper level roof reduces the bulk and height of the building and has little or no impact when viewed from street level.

As a result of the building's form, the units have been designed to provide a minimum of two aspects which allow cross ventilation and appropriate levels of solar access.

Louvre screens and openable /adjustable louvres to windows and balconies off living areas and bedrooms reduce any potential of overlooking of adjoining dwellings.

The development is well articulated by its stepped forms and combination of materials defining its base, middle and top. Adjustable sun and privacy louvers and pergolas set in a steel frame provide visual interest to the building and solar and privacy control.

The proposal provides a clear pedestrian travel route through the site. Pergolas and other screen structures ensure privacy is maintained to both ground floor and upper floor units.

Principle 4 - Density

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

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

A total of 27 units have been proposed to accommodate the future character of the precinct identified by residents wishing to downsize from family houses on large sites within the area.

The proposed density of the development is compliant with DCP 55.

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

Large deep soil zones are provided at the front and side of the property for mature landscaping. This will allow for increased amenity to the residents and ensure adequate privacy between the proposed apartments and adjoining buildings.

Principle 5 - Resource, energy and water efficiency

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

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

The proposal has been designed to be as efficient as possible in terms of the use of natural resources, energy and water throughout the full life cycle of the building.

It is intended to use:

- Energy efficient appliances
- AAA rated shower heads
- Passive solar design as the layout enables all apartments to received the required hours of direct sun
- Passive cooling is achieved by using cross ventilation through each unit and appropriate thermal mass
- Prevention of solar radiation from entering the building in summer through the windows is achieved by operable external louvre screens
- Storage of roofwater for irrigation of landscaping
- Landscape design has endeavored to use landscape planting to screen winter winds, reduce glare and heat intake and to modify ambient temperature

All building and demolition waste will be deposited within a selected waste depot.

Principle 6 - Landscape

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

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

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

The proposal provides for a substantial increase in planting on the site.

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The landscape plan incorporates a mixture of native endemic upper canopy trees with exotic small and feature trees to enhance the existing natural character of the precinct.

The size of these species and appropriate landscape treatment ensures a good level of amenity for the residents and will maintain the amenity of the adjoining residents.

The building has been orientated and sited to allow for substantial deep soil planting.

The deep soil zone provides a leafy aspect from the apartments and courtyard and also provides privacy between the proposed apartments and the adjoining buildings.

Principle 7 - Amenity

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

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

All apartments would receive more than the required 3.0 hours of sunlight between 9.00am and 3.00pm during the winter solstice.

The building design maximises the benefits of solar access during winter and minimises overheating during summer.

All apartments have cross ventilation.

85% of the apartments have northerly aspects.

Storage is provided in all units.

The apartment layout is efficient in terms of circulation.

Room sizes are of adequate size and will accommodate a variety of furniture arrangements.

Balconies and terraces are of an appropriate size and can accommodate an outdoor furniture setting.

The development incorporates communal open space for passive recreation.

The developments materials contribute to the energy efficiency of the apartments.

Principle 8 - Safety and security

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

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

The development complies with the principles of safety and security.

The development has access from both Woodside Avenue and Havilah Road.

The layout of the units ensures views to both Woodside Avenue and Havilah Road are maintained.

Passive surveillance is achieved from the apartments overlooking the communal open space including the through site access and entry court.

The building has security intercom at both basement level and ground level entry points.

Security lighting is proposed throughout the site particularly along pedestrian access ways to maximise safety and security.

Principle 9 - Social dimensions

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

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

The proposed size and mix of the apartments is appropriate for the area.

The site provides a high amenity to the residents in terms of views, outlook, easy access to transport such as bus and train services.

Principle 10 - Aesthetics

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

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

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The proposed façade treatment, with its combination of materials, is sympathetic of the materials used in neighbouring developments.

The simple roof form minimises bulk and does not dominate the façade when viewed from Woodside Avenue or Havilah Road.

Well balanced vertical and horizontal proportions allow the building to sit comfortably not only within its landscaped setting but within its general surroundings.

Surface and material articulation of the facades and roof give the building appropriate scale in relation to its context.

Residential Flat Design Code

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

Relating to the local context:

The proposal sited over four separate allotments (No.9 Woodside Avenue comprises 2 lots) will require their consolidation. This consolidation will result in a site of 2596m² which is capable of accommodating the development.

The proposal has two building elements connected by the upper levels of the building sharing two basement car parks. The development has an acceptable bulk and scale in relation to the desired future character of the area. The building envelope, in terms of building height, floor area, depth and setbacks, is satisfactory to having regard to the desired future character of the locality.

Site analysis:

A satisfactory site analysis has been submitted, indicating how the proposed performs in terms of building edges, landscaped response, access and parking and overall building performance in respect of overall energy sustainability.

In terms of site configuration, the proposal will ensure adequate areas for private and common open space and deep soil landscape areas.

The orientation of the development ensures adequate solar access to habitable areas and private open space, both internally and to adjoining residential development and it will also provide appropriate frontages to Woodside Avenue and Havilah Road.

Building design:

The proposal is satisfactory in terms of internal configuration and will achieve the objectives of providing function and organised space and a high level of residential amenity. In addition, the proposal provides adequate habitable space, having windows with north-east to north-west orientation.

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All other relevant matters under 'Building Design' have been assessed elsewhere in the report and are satisfactory.

State Environmental Planning Policy No.55 - Remediation of Land

The provision of SEPP 55 require Council to consider the potential for a site to be contaminated. The subject site has a history of residential use and, as such, it is unlikely to contain any contamination such that further investigation is not warranted in this case.

Ku-ring-gai Planning Scheme Ordinance (KPSO)

COMPLIANCE TABLE		
Development standard	Proposed	Complies
Site area (min): 2400 m ²	2596.2 m ²	YES
Deep landscaping (min): 50%	50.02 %	YES
Street frontage (min): 30 m	60.34 m	YES
Number of storeys (max): 5	predominantly 5 storeys	NO
Site coverage (max): 35%	34.9 %	YES
Top floor area (max): 60% of level below	60%	YES
Storeys and ceiling height (max): 5 and 13.4 m	6 & 13.62 m (includes a technical 6 th storey)	NO (SEPP 1)
Car parking spaces (min):		
• 7 (visitors)	7	YES
• 42 (residents)	54	YES
• 49 (total)	61	YES
Zone interface setback (min): 9m	9 m	YES
Manegeable housing (min): #	3 %	YES
Lift access: required if greater than three storeys	Lift access available to all levels	YES

Storeys and ceiling height (cl.25I(8) and (9)):

The proposed development has a height of up to 13.62 metres from the existing ground level to the ceiling height of the building not including the top storey. The non-compliance with the standard occurs over a section of the site where a small hollow exists in the ground on the Havilah Road side of the site. As a result, a small part of the building has a height that exceeds the limit set in the subject clauses and results in the upper basement level having a small section of its height 1.42 metres above ground level, thereby creating a technical sixth storey in that small area. The amount over the limit is 220mm over an area of some 30m².

The applicant has lodged a SEPP 1 objection to the height standards which is an attachment to this report. The aim of the objection is to address a small amount of extra height over a limited area of

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the building. A plan attached to the SEPP 1 shows the location where the height limits are exceeded.

The following is an assessment of the adequacy of the SEPP 1 objection using criteria established in the Land and Environment Court.

Whether the planning control in question is a development standard.

The number of storeys and ceiling height of a development as required by Clauses 25I(8) and (9) are development standards.

The underlying objective or purpose behind the standard.

The purpose of the standard is to control the height of buildings and the number of storeys in a building. The objectives of the standards are to achieve high quality urban design and architectural design, to achieve a high level of residential amenity and to ensure sunlight access to neighbours and to occupants of the new buildings.

There are no buildings in the vicinity of the subject site which are affected by the development such that the purpose of the standard is not compromised in any manner.

Whether compliance with the development standard is consistent with the aims of the policy and, in particular, whether compliance with the development standard hinders the attainment of the objectives specified in S.5(A)(i), (ii), (iii) and (iv) of the Environmental Planning and Assessment Act.

The variation would not hinder the attainment of the relevant planning objectives stated in S.5(a) of the Environmental Planning and Assessment Act or the objectives for the standard in the Ku-ring-gai Planning Scheme Ordinance because:

- The proposed development has a height of up to 13.62 metres from the existing ground level which occurs over a section of the site where a small hollow exists in the ground;
- The amount over the height limit is 220mm over an area of 30m²;
- There will be no appreciable change in the visual impact of the building when viewed from the surrounding area;
- The marginal increase in height ensures that all units and access points are flood protected.

Whether compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

For the reasons given above, it would be unreasonable and unnecessary for Council to insist upon strict compliance with the standard given that the objectives specified in S.5(A)(i) – (iv) of the Environmental Planning and Assessment Act and the relevant objectives in the Ku-ring-gai Planning Scheme Ordinance would be achieved despite the numerical non-compliance.

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It is therefore concluded that the SEPP1 objection is sound given that its underlying objectives have been satisfied.

A copy of the SEPP 1 objection is an attachment to this report.

Draft SEPP 1 2004

The applicant has also lodged a written statement under Part 2 clause 7(1) of Draft State Environmental Planning Policy (Application of Development Standards) 2004. The subject application was lodged in December, 2005. Within the draft SEPP 1 savings and transitional provisions, the relevant Policy for consideration would be the current SEPP No.1. However, under the provisions of s.79C of the Environmental Planning & Assessment Act 1979, Council still must take into account draft SEPP 1 until it is either adopted or formally withdrawn.

Having regard to the provisions of draft SEPP 1, the following comments are made:

1. The subject site is zoned 2(d3) which permits residential flat buildings. The proposed development is therefore consistent with the objectives of the zone by providing an increased housing choice whilst maintaining the natural environment, achieving quality urban design and encouraging the use of public transport. The redevelopment of this site is therefore in the public interest by being consistent with the objectives of the zone.
2. Furthermore, the site has an unusual constraint in that there is small hollow on the Havilah Road side of the property. The site is also affected by potential flooding, and any proposed development therefore needs to design the levels and access points accordingly to ensure that they are flood protected. As a result of these constraints, a small part of the building has a height that exceeds the limit set. However, rather than complying with this development standard, the proposals minor inconsistency is considered a better environmental planning outcome. This is due to the buildings levels and storey heights appearing consistent, and therefore presenting a higher quality urban design outcome to the surrounding development.

Accordingly, for the above reasons it is considered that the proposal is consistent with the requirements and objectives of the draft SEPP 1, notably in that the proposal results in a better environmental planning outcome. The draft SEPP if gazetted contains a savings clause so that it would not be applied in any event, so that minimal if any weight should be given to the draft SEPP. Notwithstanding this, the proposal and variation to the height control has merit pursuant to the draft SEPP 1 cl 7 provisions.

The written statement is an attachment to this report.

Residential zone objectives:

The development satisfies the objectives for residential zones as prescribed in clause 25D.

POLICY PROVISIONS

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**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:	No heritage items in immediate vicinity	YES
Part 4.1 Landscape design:		
Deep soil landscaping (min) <ul style="list-style-type: none"> 150m² per 1000m² of site area = 375 m² 	419 m ²	YES
No. of tall trees required (min): 9 trees	9 trees	YES
Part 4.2 Density:		
Building footprint (max): <ul style="list-style-type: none"> 35% of total site area 	34.9 %	YES
Floor space ratio (max): <ul style="list-style-type: none"> 1.3:1 	1.24:1	YES
Part 4.3 Setbacks:		
Street boundary setback (min): <ul style="list-style-type: none"> 10-12 metres (<40% of the zone occupied by building footprint) 	Woodside Avenue 10-12 metres (39.8% of zone occupied by footprint) Havilah Road 10-12 metres (40.2% of zone occupied by footprint)	YES NO
Rear boundary setback (min): <ul style="list-style-type: none"> 6m 	Not applicable as site has frontages to Woodside Avenue and Havilah Road	N/A
Side boundary setback (min): <ul style="list-style-type: none"> 6m 	6m	YES
Setback of ground floor courtyards to street boundary (min):		

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<ul style="list-style-type: none"> 8m/11m 	<p>Woodside Avenue frontage: Terrace to Unit 2 – 7 metres Terrace to Unit 3 – 6.2 metres Terrace to Unit 4 – 5.5 metres Terrace to Unit 5 – 7.2 metres</p> <p>Havilah Road frontage: Terrace to Unit 1 – 7.3 metres Terrace to Unit 6 – 7.2 metres</p>	NO
<p>% of total area of front setback occupied by private courtyards (max):</p> <ul style="list-style-type: none"> 15% 	<p>Havilah Road frontage 9% Woodside Avenue frontage 24.5%</p>	<p>YES NO</p>
Part 4.4 Built form and articulation:		
<p>Façade articulation:</p> <ul style="list-style-type: none"> Wall plane depth >600mm Wall plane area <81m² 	<p>>600mm</p> <p><81m²</p>	<p>YES</p> <p>YES</p>
<p>Built form:</p> <ul style="list-style-type: none"> Building width < 36m Balcony projection < 1.2m 	<p>Eastern block width 21 metres Western block width 20 metres Total width including connecting sections of levels 3, 4 and 5 – 44 metres 9 balconies project >1.2 m Ranging from 1.4 metres to 2.6 metres</p>	<p>NO</p> <p>NO</p>
Part 4.5 Residential amenity		
<p>Solar access:</p> <ul style="list-style-type: none"> Habitable rooms and principle portion of outdoor living areas of adjoining houses in 2(c2) zones have at least 3 hours between 9am and 3pm on June 21. >70% of units receive 3+ hours direct sunlight in winter solstice 	<p>Nos 11 Woodside avenue and 2A Havilah Road are located north-east to the proposal and received a minimum of 3 hours sunshine between 9.00am and 3.00pm on June 21</p> <p>70 %</p>	<p>YES</p> <p>YES</p>

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<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 <15% of the total units are single aspect with a western orientation 	<p>50%</p> <p>All units have dual aspect 100%</p>	<p>YES</p> <p>YES</p>
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 9m b/w habitable and non-habitable rooms 6m b/w non-habitable rooms 5th Storey <ul style="list-style-type: none"> 18m b/w habitable rooms 13m b/w habitable and non-habitable rooms 9m b/w non-habitable rooms 	<p>8 m</p> <p>9.m</p> <p>9 m</p> <p>>18 m</p> <p>>13 m</p> <p>>9 m</p>	<p>NO</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
Internal amenity: <ul style="list-style-type: none"> Habitable rooms have a minimum floor to ceiling height of 2.7m Non-habitable rooms have a minimum floor to ceiling height of 2.4m 1-2 bedroom units have a minimum plan dimension of 3m in all bedroom 3+ bedroom units have a minimum plan dimension of 3m in at least two bedrooms 	<p>2.7m</p> <p>Min 2.6 m</p> <p>3 metres</p> <p>3 metres</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

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COMPLIANCE TABLE		
Development control	Proposed	Complies
<ul style="list-style-type: none"> Single corridors: <ul style="list-style-type: none"> - serve a maximum of 8 units - >1.5m wide - >1.8m wide at lift lobbies 	<p>3 units</p> <p>1.5m Minimum 1.8m</p>	<p>YES</p> <p>YES YES</p>
Outdoor living: <ul style="list-style-type: none"> ground floor apartments have a terrace or private courtyard greater than 25m² in area Balcony sizes: <ul style="list-style-type: none"> - 10m² – 1 bedroom unit - 12m² – 2 bedroom unit - 15m² – 3 bedroom unit NB. At least one space >10m ² <ul style="list-style-type: none"> primary outdoor space has a minimum dimension of 2.4m 	<p>>25m²</p> <p>Greater than 12m² Greater than 15m²</p> <p>>2.4m</p>	<p>YES</p> <p>YES YES</p> <p>YES</p>
Part 4.7 Social dimensions:		
Visitable units (min): <ul style="list-style-type: none"> 70% 	19 units or 70.37%	YES
Housing mix: <ul style="list-style-type: none"> Mix of sizes and types 	12 x 2 bedroom units and 15 x 3 bedroom units	YES
Part 4.8 Resource, energy and water efficiency:		
Energy efficiency: <ul style="list-style-type: none"> >65% of units are to have natural cross ventilation single aspect units are to have a maximum depth of 10m 25% of kitchens are to have an external wall for natural ventilation and light >90% of units are to have a 4.5 star NatHERS rating with 10% achieving a 3.5 star rating 	<p>100%</p> <p>All units have dual aspect</p> <p>All of the units have a kitchen located within the main living area which has natural ventilation and light</p> <p>The proposal meets BASIX requirements.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
Part 5 Parking and vehicular access:		
Car parking (min):		

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COMPLIANCE TABLE		
Development control	Proposed	Complies
• 42 resident spaces	54 spaces	YES
• 7 visitor spaces	7 spaces	YES
• 49 total spaces	61 spaces	YES

Part 4.3 Setbacks:

Whilst 40.2% of the setback zone to Havilah Road is occupied by the building footprint in lieu of the required 40% limitation, the departure is minor and the design objectives of DCP 55 have been satisfied.

Whilst the setback of ground floor courtyards to the respective street boundaries is less than 8 metres, the setbacks proposed do not compromise the provision of deep soil planting in the common area and is acceptable.

Whilst 24.5% of the total area of the front setback to Woodside Avenue is occupied by private courtyards, the area of private open space proposed allows for the establishment and maintenance of canopy trees and does not visually dominate the front of the building and is therefore satisfactory.

Part 4.4 Built form and articulation:

Whilst the total width of the proposed building is 44 metres, it comprises the eastern block - 21 metres, western block - 20 metres and the connecting upper levels 3, 4 and 5, 3 metres in width. The two building elements have deep articulation and are presented as separate buildings and satisfy the design controls of DCP 55.

Whilst the balcony projections to 9 of the units project more than 1.2 metres from the building façade, they assist in providing varied articulation in the building design and are integrated into the overall building form. The subject balcony projections do not mitigate the predominance of the soft landscape features due to the articulation in the building design.

Part 4.5 Residential amenity:

Whilst the distance between the western dining room window of Unit No.1 is approximately 8 metres from the eastern habitable room windows located towards the rear of the dwelling at No.3 Woodside Avenue, fixed vertical louvers are proposed outside the windows to Unit No.1 thereby maintaining the visual privacy for the future residents of the proposal and the adjoining neighbours.

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.

Development Control Plan 40 - Construction and Demolition Waste Management

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Matters for assessment under DCP 40 have been taken into account in the assessment of this application against DCP 55.

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.

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.

Section 94 Plan

The development attracts a section 94 contribution of \$549,503.51, which is required to be paid by **Condition No.70.**

Likely impacts

All likely impacts have been assessed elsewhere in the report.

Suitability of the site

The site is suitable for the proposed development.

Public interest

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

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, is of the opinion that the objection under *State Environmental Planning Policy No. 1 – Development Standards* to Clause 25I(8) of the Ku-ring-gai Planning Scheme Ordinance is well founded. The Council is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of

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this case as the amount of extra height is minimal and there will be very little change in the visual impact of the development.

AND

THAT the Council, as the consent authority, being satisfied that the objection under SEPP No. 1 is well founded and also being of the opinion that the granting of consent to DA 1417/05 is consistent with the aims of the Policy, grant development consent to DA 1417/05 for a residential flat building on land at 5-9 Woodside Avenue, Lindfield, for a period of two (2) years from the date of the Notice of Determination, subject to the following conditions:

Development in Accordance with Plans (New Development)**GENERAL CONDITIONS**

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

Dwg No.	Rev	Description	Author	Dated	Lodged
DA-01	A	Site Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-02	—	Site Analysis	Playoust Churcher	16 December 2006	24 March 2006
DA-03	A	Upper Basement Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-04	A	Lower Basement Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-05	A	Ground Floor Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-06	A	First Floor Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-07	A	Second Floor Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-08	A	Third Floor Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-09	A	Fourth Floor Plan	Playoust Churcher	24 March 2006	24 March 2006
DA-10	A	North & East Elevations	Playoust Churcher	24 March 2006	24 March 2006
DA-11	A	South & West Elevations	Playoust Churcher	24 March 2006	24 March 2006
DA-12	A	Cross Sections 1	Playoust Churcher	24 March 2006	24 March 2006
DA-13	A	Cross Sections	Playoust Churcher	24 March 2006	24 March 2006
DA-14	A	Longitudinal Section	Playoust Churcher	24 March 2006	24 March 2006
DA-15	—	Shadow Diagrams	Playoust Churcher	8 December 2005	24 March 2006
DA-16	A	Compliance Diagrams	Playoust Churcher	24 March 2006	24 March 2006
466.04	DA-1	Planting Layout	Tramonte Jensen	23 March 2005	24 March 2006
466.02	DA-1	Existing Trees	Tramonte Jensen	23 March 2005	24 March 2006
466.03	DA-1	General Layout	Tramonte Jensen	23 March 2005	24 March 2006

2. All building works shall comply with the Building Code of Australia.
3. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these

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plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.

4. The provision of a solid wall along the eastern edge of the balconies of Units 15 and 21 to ensure the privacy of Units 15, 16, 21 and 22.
5. A report is to be submitted to and approved by Council's Heritage Advisor prior to commencement of the work and prior to issue of a Construction Certificate.

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

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

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

- Each elevation
- Photographs of the stone pier and timber lattice fence at the rear of No 9 Woodside Avenue.
- All structures on site such as sheds, outhouses and significant landscape features for all houses.
- Several photographs of houses from public streets including several views showing their relationship to neighbouring buildings.

Minimum requirements:

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

Digital images and CDs may be submitted as supplementary information.

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6. Should and electrical substation need to be established on the premises and an area to satisfy Energy Australia's conditions for an electrical substation, such area shall not reduce the deep soil area proposed.
7. Drying areas being provided on balconies or a discreet drying area being provided in the communal landscaped area.
8. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.
9. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
10. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
11. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.
12. **HOURS OF WORK:** For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

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

13. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
14. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.

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15. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.
16. Any excavation of rock involving hydraulic or compressed air rock hammers or other excavation equipment shall comply with the requirements of Council's Code for the Control and Regulation of Noise on Building Sites.
17. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
18. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a. must preserve and protect the building from damage, and
 - b. if necessary, must underpin and support the building in an approved manner, and
 - c. must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

19. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
20. All noise generating equipment associated with any proposed mechanical ventilation system/s shall be located and/or soundproofed so the equipment is not audible within a habitable room in any other residential premises before 7am and after 10pm Monday to Friday and before 8am and after 10pm Saturday, Sunday and Public Holidays. Furthermore, the operation of the unit outside these restricted hours shall emit a noise level of not greater than 5dbA above the background when measure at the nearest adjoining boundary.
21. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
22. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
23. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays

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inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.

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

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

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

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30. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
31. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
32. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
33. Compliance with the commitments set out in BASIX Certificate Number 144136M, dated 14 December 2005.

34. Removal, or pruning of the following trees, is not approved as part of this Development Application:

Tree/ Location

#12 *Cupressus sempervirens* (Italian Cypress)
Adjacent to Woodside Ave site frontage

#13 *Cupressus sempervirens* (Italian Cypress)
Adjacent to Woodside Ave site frontage

#16 *Lagerstroemia indica* (Crepe Myrtle)
Adjacent to Woodside Ave site frontage

#17 *Alnus jorullensis* (Evergreen Alder)
Adjacent to north-east site boundary in neighbouring property

#18 *Alnus jorullensis* (Evergreen Alder)
Adjacent to north-east site boundary in neighbouring property

#19 *Alnus jorullensis* (Evergreen Alder)
Adjacent to north-east site boundary in neighbouring property

#29 *Macadamia tetraphylla* (Macadamia)
Adjacent to Havilah Rd site frontage

#32 *Acmena smithii* (Lillypilly)
Adjacent to Havilah Rd site frontage

#36 *Livistona chinensis* (Fan Palm)
Adjacent to north-east site boundary

#37 *Alnus jorullensis* (Evergreen Alder)
Adjacent to north-east site boundary in neighbouring property

#42 *Camellia japonica* (Japanese Camellia)
Adjacent to Woodside Ave site frontage

#44 *Magnolia soulangeana* (Soul's Magnolia)
Adjacent to Woodside Ave site frontage

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- #54 *Livistona australis* (Fan Palm)
Adjacent to south-west site boundary
- #55 *Franklinia axillaris* (Gordonia)
Adjacent to south-west site boundary
- #56 *Rothmania globosa* (Tree Gardenia)
Adjacent to southern site corner
- #57 *Jacaranda mimosifolia* (Jacaranda)
Havilah Rd nature strip
- #58 *Jacaranda mimosifolia* (Jacaranda)
Havilah Rd nature strip
- #60 *Jacaranda mimosifolia* (Jacaranda)
Havilah Rd nature strip
- #61 *Jacaranda mimosifolia* (Jacaranda)
Havilah Rd nature strip

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

Tree/Location	Tree Works
#14 <i>Chamaecyparis pisifera</i> (Sawarah Cypress) Within proposed building footprint	Removal
#15 <i>Persea americana</i> (Avocado) Within proposed building footprint	Removal
#20 <i>Cyathea australis</i> (Tree Fern) Centrally located on site	Removal
#21 <i>Franklinia axillaris</i> (Gordonia) Centrally located on site	Removal
#22 <i>Washingtonia robusta</i> Centrally located on site	Removal
#23 <i>Washingtonia robusta</i> Centrally located on site	Removal
#24 <i>Franklinia axillaris</i> (Gordonia) Centrally located on site	Removal
#25 <i>Tristaniopsis laurina</i> (Water Gum) Within proposed building footprint	Removal
#26 <i>Camellia sasanqua</i> (Chinese Camellia) Within proposed building footprint	Removal
#27 <i>Camellia sasanqua</i> (Chinese Camellia) Within proposed building footprint	Removal

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#28 <i>Citrus spp</i> Adjacent to south-east site boundary	Removal
#30 <i>Acmena smithii</i> (Lillypilly) Within proposed building footprint	Removal
#33 <i>Cyathea spp</i> (Tree Fern) Adjacent to eastern site corner	Removal
#34 <i>Cyathea spp</i> (Tree Fern) Adjacent to northeast site boundary	Removal
#35 <i>Cyathea spp</i> (Tree Fern) Adjacent to north-east site boundary	Removal
#38 <i>Persea americana</i> (Avocado) Adjacent to south-east site boundary	Removal
#39 <i>Callistemon spp</i> (Bottlebrush) Adjacent to south-east site boundary	Removal
#40 <i>Camellia sasanqua</i> (Chinese Camellia) Within proposed building footprint	Removal
#41 <i>Magnolia soulangeana</i> (Soul's Magnolia) Within proposed building footprint	Removal
#43 <i>Franklinia axillaris</i> (Gordonia) Adjacent to Woodside Ave site boundary	Removal
#45 <i>Chamaecyparis pisifera</i> (Sawara Cypress) Adjacent to Woodside Ave site frontage	Removal
#46 <i>Chamaecyparis pisifera</i> (Sawara Cypress) Adjacent to Woodside Ave site frontage	Removal
#47 <i>Chamaecyparis pisifera</i> (Sarawah Cypress) Adjacent to western site corner	Removal
#59 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	Removal
#62 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	Removal

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

Tree/location

Time of inspection

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

37. Landscape works shall be carried out in accordance with Landscape Drawing No 466.02, 466.03, 466.04 prepared by Tramonte jensen Pty Ltd and dated 23/03/2006 submitted with the Development Application, except as amended by the following:

- Tree numbers 45 & 46 are to be shown to be removed and replaced with a native endemic tree species capable of attaining a minimum height of thirteen metres.
- The proposed 'LT' tree species are to be changed so that they are consistent with the *Sydney Bluegum High Forest* (Endemic) plant community. Species are to include *Eucalyptus saligna* (Bluegum), *Eucalyptus pilularis* (Blackbutt), *Angophora floribunda* (Rough barked apple) and *Eucalyptus paniculata* (Grey Gum).
- The additional two *Jacaranda mimosifolia* (Jacaranda) required to be planted within the nature strip on Havilah Rd are to be shown on plan. The trees are to be planted where existing driveway crossovers are to be removed.

38. Removal of the following tree/s from Council's nature strip to permit vehicular access shall be undertaken at no cost to Council by an experienced Tree Removal Contractor/Arborist holding Public Liability Insurance amounting to a minimum cover of \$10,000,000.

Tree/Location

#59 *Jacaranda mimosifolia* (Jacaranda)

Havilah Rd nature strip

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

40. No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following, tree/s shall be severed or injured in the process of any site works during the construction period.

Tree/Location

Radius From Trunk

#6 *Eucalyptus sideroxylon* (Mugga Gum)

7.0m

Woodside Ave nature strip

#7 *Eucalyptus sideroxylon* (Mugga Gum)

6.0m

Woodside Ave nature strip

#12 *Cupressus sempervirens* (Italian Cypress)

4.0m

Adjacent to Woodside Ave site frontage

#13 *Cupressus sempervirens* (Italian Cypress)

3.0m

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Adjacent to Woodside Ave site frontage	
#16 <i>Lagerstroemia indica</i> (Crepe Myrtle)	3.5m
Adjacent to Woodside Ave site frontage	
#17 <i>Alnus jorullensis</i> (Evergreen Alder)	4.0m
Adjacent to north-east site boundary in neighbouring property	
#18 <i>Alnus jorullensis</i> (Evergreen Alder)	4.0m
Adjacent to north-east site boundary in neighbouring property	
#19 <i>Alnus jorullensis</i> (Evergreen Alder)	4.0m
Adjacent to north-east site boundary in neighbouring property	
#29 <i>Macadamia tetraphylla</i> (Macadamia)	2.5m
Adjacent to Havilah Rd site frontage	
#32 <i>Acmena smithii</i> (Lillypilly)	3.0m
Adjacent to Havilah Rd site frontage	
#36 <i>Livistona chinensis</i> (Fan Palm)	2.0m
Adjacent to north-east site boundary	
#37 <i>Alnus jorullensis</i> (Evergreen Alder)	5.0m
Adjacent to north-east site boundary in neighbouring property	
#42 <i>Camellia japonica</i> (Japanese Camellia)	3.0m
Adjacent to Woodside Ave site frontage	
#44 <i>Magnolia soulangeana</i> (Soul's Magnolia)	3.0m
Adjacent to Woodside Ave site frontage	
#54 <i>Livistona australis</i> (Fan Palm)	2.0m
Adjacent to south-west site boundary	
#55 <i>Franklinia axillaris</i> (Gordonia)	3.5m
Adjacent to south-west site boundary	
#56 <i>Rothmania globosa</i> (Tree Gardenia)	3.0m
Adjacent to southern site corner	
#57 <i>Jacaranda mimosifolia</i> (Jacaranda)	5.0m
Havilah Rd nature strip	
#58 <i>Jacaranda mimosifolia</i> (Jacaranda)	6.0m
Havilah Rd nature strip	
#60 <i>Jacaranda mimosifolia</i> (Jacaranda)	4.0m
Havilah Rd nature strip	
#61 <i>Jacaranda mimosifolia</i> (Jacaranda)	5.0m
Havilah Rd nature strip	

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

Tree/Location	Radius From Trunk
#6 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip	7.0m
#7 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip	6.0m
#12 <i>Cupressus sempervirens</i> (Italian Cypress) Adjacent to Woodside Ave site frontage	4.0m
#13 <i>Cupressus sempervirens</i> (Italian Cypress) Adjacent to Woodside Ave site frontage	3.0m
#16 <i>Lagerstroemia indica</i> (Crepe Myrtle) Adjacent to Woodside Ave site frontage	3.5m
#17 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	4.0m
#18 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	4.0m
#19 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to northeast site boundary in neighbouring property	4.0m
#29 <i>Macadamia tetraphylla</i> (Macadamia) Adjacent to Havilah Rd site frontage	2.5m
#32 <i>Acmena smithii</i> (Lillypilly) Adjacent to Havilah Rd site frontage	3.0m
#36 <i>Livistona chinensis</i> (Fan Palm) Adjacent to north-east site boundary	2.0m
#37 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	5.0m
#42 <i>Camellia japonica</i> (Japanese Camellia) Adjacent to Woodside Ave site frontage	3.0m
#44 <i>Magnolia soulangeana</i> (Soul's Magnolia) Adjacent to Woodside Ave site frontage	3.0m
#54 <i>Livistona australis</i> (Fan Palm) Adjacent to south-west site boundary	2.0m
#55 <i>Franklinia axillaris</i> (Gordonia)	3.5m

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Adjacent to southwest site boundary

#56 *Rothmania globosa* (Tree Gardenia) 3.0m

Adjacent to southern site corner

#57 *Jacaranda mimosifolia* (Jacaranda) 5.0m

Havilah Rd nature strip

#58 *Jacaranda mimosifolia* (Jacaranda) 6.0m

Havilah Rd nature strip

#60 *Jacaranda mimosifolia* (Jacaranda) 4.0m

Havilah Rd nature strip

#61 *Jacaranda mimosifolia* (Jacaranda) 5.0m

Havilah Rd nature strip

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

Tree/Location	Radius From Trunk
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#6 <i>Eucalyptus sideroxylon</i> (Mugga Gum)	7.0m
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Woodside Ave nature strip

#7 <i>Eucalyptus sideroxylon</i> (Mugga Gum)	6.0m
--	------

Woodside Ave nature strip

#29 <i>Macadamia tetraphylla</i> (Macadamia)	2.5m
--	------

Adjacent to Havilah Rd site frontage

#32 <i>Acmena smithii</i> (Lillypilly)	3.0m
--	------

Adjacent to Havilah Rd site frontage

#37 <i>Alnus jorullensis</i> (Evergreen Alder)	5.0m
--	------

Adjacent to north-east site boundary in neighbouring property

#55 <i>Franklinia axillaris</i> (Gordonia)	3.5m
--	------

Adjacent to south-west site boundary

#56 <i>Rothmania globosa</i> (Tree Gardenia)	3.0m
--	------

Adjacent to southern site corner

#57 <i>Jacaranda mimosifolia</i> (Jacaranda)	5.0m
--	------

Havilah Rd nature strip

#58 <i>Jacaranda mimosifolia</i> (Jacaranda)	6.0m
--	------

Havilah Rd nature strip

#60 <i>Jacaranda mimosifolia</i> (Jacaranda)	4.0m
--	------

Havilah Rd nature strip

#61 <i>Jacaranda mimosifolia</i> (Jacaranda)	5.0m
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Havilah Rd nature strip

43. The applicant shall ensure that at all times during the site works no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
44. The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along Havilah Rd to replenish the existing avenue planting. The tree/s used shall be a minimum 25 litre container size specimen/s trees:

Tree Species	Quantity
<i>Jacaranda mimosifolia</i> (Jacaranda)	2
45. Following removal of the #59 & 62 *Jacaranda mimosifolia* (Jacaranda) from Council's nature strip, the nature strip shall be rehabilitated to the satisfaction of Council at no cost to Council.
46. Transplanting of the following trees/shrubs shall be directly supervised by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate.

Species/From	To
#’s 48-50 <i>Howea forsteriana</i> (Kentia Palm)	As shown on plan
#51 <i>Archontophoenix alexandra</i> (Alexandra Palm)	Relocated kentia palm grouping
47. 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.
48. 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.
49. Stormwater runoff from new hard surfaces generating runoff or landscaped areas that are not at natural ground level shall be piped to the street drainage system. New drainage line connections to the street system shall conform and comply with the requirements described in sections 5.3 and 5.4 of Councils Water Management Development Control Plan 47, available in hard copy at Council and on the Council website.
50. A mandatory rainwater retention and re-use system comprising storage tanks and ancillary plumbing must be provided for the development. The (minimum) total storage volume of the rainwater tank system, and the prescribed re-use of the water on site, must satisfy all relevant BASIX commitments and the requirements specified in chapter 6 of Ku-ring-gai Council Water Management Development Control Plan 47 (DCP47). Note that if the retention volume is less than 20m³, the detention storage volume is to be increased as necessary to achieve the total Site Storage Requirement.

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51. In addition to the mandatory rainwater retention and re-use system provided, an **on-site stormwater detention** system must be provided for the development to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with chapter 6 of the Ku-ring-gai Council Water Management Development Control Plan 47 (DCP 47) - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. For this site only, a concession down to a minimum of 39m³ above ground storage may be available on the detention volume, due to the area of the site which is subject to overland flow. Note that if the retention volume provided is less than 20m³, the detention storage volume is to be increased as necessary to achieve the total Site Storage Requirement. The design of the on-site detention system must be performed by a qualified civil/hydraulic engineer and must satisfy the design controls set out in appendix 5 of DCP 47.
52. For stormwater control a 200mm wide grated channel/trench drain with a heavy-duty removable galvanized 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.
53. To control surface runoff all new exposed impervious areas graded towards adjacent property and/or habitable areas are to be drained via the main drainage system. This may require the installation of suitable inlets pits, cut-off structures (e.g. kerb), and/or barriers that direct such runoff to the formal drainage system. Details for such measures shall be shown on the approved Construction Certificate issue drawings, to the satisfaction of the Principal Certifying Authority.
54. During construction, stormwater runoff must be disposed 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.
55. It is the Applicants and contractors **full responsibility** to ascertain the exact location of the Council drainage pipe traversing the site and take measures to protect it. All proposed structures and excavation are to be sited fully clear of any Council drainage pipes, drainage easements, watercourses and trunk overland flow paths on the site. Trunk or dedicated flow paths shall not be impeded or diverted by fill or structures unless otherwise approved. In the event of a pipeline being uncovered during construction, all work is to cease and the Principal Certifying Authority and Council must be contacted immediately for advice. Any damage caused to the Council pipe shall be immediately repaired in full and at no cost to Council.
56. To ensure structural stability, footings to be located adjacent to easements and/or Council drainage pipes shall be sited and constructed so that all footings are located outside of easement boundaries. The applicant shall refer to Council Plan 80-011 concerning such works. Footings must extend to at least the depth of the invert of the adjacent pipe within the

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easement unless the footings are to be placed on competent bedrock. If permanent excavation is proposed beneath the obvert of the pipe within the easement, suitable means to protect the excavation from seepage or other water flow from the pipe and trench, and means to retain the easement and associated pipe cover, are to be provided by the applicant at no cost to Council. Council accepts no liability for such seepage or water flows now or at any time in the future resulting from such excavation.

57. 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 completed public infrastructure work which fails to perform in the designed manner, or as would reasonably be expected under the operating conditions. The maintenance period shall commence once the Applicant receives a written indication from Council stating that the works involving public infrastructure have been completed satisfactorily.
58. 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 at the appropriate stage of eth development (including water, phone, gas and the like). Council accepts no responsibility whatsoever for any matter arising from its approval of this application involving any influence upon utility services provided by another authority.
59. 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 and plant must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "*Traffic Control Devices for Work on Roads*". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**
60. The provision of temporary sediment and erosion control facilities and measures must be installed, prior to the commencement of any works on the site to eliminate unnecessary erosion and loss of sediment. These facilities must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority and Council officers.
61. 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 the minimum requirements of Australian Standard 2890.1 (2004) "Off-Street car parking".

62. The Applicant must obtain a **Section 73 Compliance Certificate** under the *Sydney Water Act 1994*. An application must be made through an authorised Water Servicing Coordinator. The Applicant is to refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92. Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
63. In order to allow unrestricted access at all times for Ku-ring-gai Council waste collection vehicles into the basement garbage collection area - no doors, grilles, gates or other devices are to be provided in the access driveways to the basement carpark preventing this service.
64. A contractor with specialist excavation experience must undertake the excavations for the development and a suitably qualified and consulting geotechnical engineer must oversee the excavation procedure. Geotechnical aspects of the development work, namely:
- Appropriate excavation methods and techniques,
 - Vibration management and monitoring,
 - Support and retention of excavated faces,
 - Hydrogeological considerations,

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

65. The geotechnical and hydrogeological works implementation, inspection, testing and monitoring program for the excavation and construction works must be in accordance with the report by Jeffery and Katauskas. Over the course of the works a qualified Geotechnical/hydrogeological Engineer must complete the following:
- Further geotechnical investigations and testing recommended in the above report(s) and as determined necessary,
 - Further monitoring and inspection at the hold points recommended in the above report(s) and as determined necessary,
 - Written report(s) including certification(s) of the geotechnical inspection, testing and monitoring programs.

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

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66. The street frontage fencing to both Woodside Avenue and Havilah Road shall have a maximum height of 1.2 metres when measured from the adjacent existing ground level located on the outside of the proposed fencing. Details are to be included with the Construction Certificate plans.
67. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.

Note: Required if cost of works exceed \$25,000.00.

68. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.
69. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:
- a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
 - b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
 - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
 - d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
70. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF TWENTY FOUR (24) ADDITIONAL DWELLINGS IS CURRENTLY \$549,503.51. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges

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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.

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

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

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

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

71. To preserve the following tree/s, footings of the proposed boundary wall/fence shall be isolated pier or pier and beam construction within the specified radius of the trunk/s. The piers shall be located such that no roots of a diameter greater than 30mm shall be severed or injured in the process of any site works during the construction period. The beam/s shall be located on or above existing soil levels.

The location and details of the footings shall be submitted to the Principal Certifying Authority and be approved prior to release of the Construction Certificate.

Tree/Location	Radius in Metres
#6 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip	7.0m
#7 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip	6.0m
#16 <i>Lagerstroemia indica</i> (Crepe Myrtle) Adjacent to Woodside Ave site frontage	3.5m
#29 <i>Macadamia tetraphylla</i> (Macadamia) Adjacent to Havilah Rd site frontage	2.5m
#32 <i>Acmena smithii</i> (Lillypilly)	3.0m

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Adjacent to Havilah Rd site frontage	
#42 <i>Camellia japonica</i> (Japanese Camellia)	3.0m
Adjacent to Woodside Ave site frontage	
#44 <i>Magnolia soulangeana</i> (Soul's Magnolia)	3.0m
Adjacent to Woodside Ave site frontage	
#57 <i>Jacaranda mimosifolia</i> (Jacaranda)	5.0m
Havilah Rd nature strip	
#58 <i>Jacaranda mimosifolia</i> (Jacaranda)	6.0m
Havilah Rd nature strip	
#60 <i>Jacaranda mimosifolia</i> (Jacaranda)	4.0m
Havilah Rd nature strip	
#61 <i>Jacaranda mimosifolia</i> (Jacaranda)	5.0m
Havilah Rd nature strip	

72. A CASH BOND/BANK GUARANTEE of \$10 000.00 shall be lodged with Council as a Landscape Establishment Bond prior to release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan/s and other landscape conditions.

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

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

73. A CASH BOND/BANK GUARANTEE of \$6 000.00 shall be lodged with Council prior to the release of the Construction Certificate to ensure that the following trees are maintained in the same condition as found prior to commencement site development work.

The bond will be returned following issue of the Occupation Certificate, provided the trees are undamaged.

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.

Tree/Location	Bond Value
#6 <i>Eucalyptus sideroxylon</i> (Mugga Gum)	\$1 000.00
Woodside Ave nature strip	

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#7 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip	\$1 000.00
#57 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	\$1 000.00
#58 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	\$1 000.00
#60 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	\$1 000.00
#61 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	\$1 000.00

74. Prior to issue of the Construction Certificate the Applicant must consolidate the existing Torrens lots which will form the development site. Evidence of lot consolidation, in the form of a plan registered with Land and Property Information, must be submitted for approval of the Principal Certifying Authority prior to issue of the Construction Certificate. This condition is imposed to ensure continuous structures will not be placed across separate titles.
75. Prior to issue of the Construction Certificate, driveway and associated footpath levels for any fully new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Ku-ring-gai Council. Such levels are only able to be issued by Council under the *Roads Act 1993*. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings" or as specified by Council. Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant Development Application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

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

76. Prior to the issue of the Construction Certificate, a longitudinal driveway section is to be prepared by a qualified civil/traffic engineer and be submitted for approval by the Principal Certifying Authority. The profile is to be at 1:100 scale along the *inside trafficked edge* of the proposed driveway, starting from the centreline of the frontage street carriageway to the

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proposed basement floor level. The traffic engineer shall provide specific written certification on the plans that:

- The crest required for flood protection has been accommodated in the design,
- 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 clause 2.5.3 of Australian Standard 2890.1 (2004) –“Off-street car parking” to prevent the scraping of the underside of vehicles, particularly along the inside radius for curved driveways.

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

77. The Applicant must carry out the following infrastructure works in the Public Road:

- a. Construct a concrete footpath along the Havilah Road frontage of the site.

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

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

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

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

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

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

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

- a) All parking space dimensions, driveway and aisle widths, driveway grades, transitions, circulation ramps, blind aisle situations and other trafficked areas comply in full with Australian Standard 2890.1 – 2004 "Off-street car parking".
- b) 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.
- c) 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 in accordance with the certified plans.

79. Prior to issue of the Construction Certificate and prior to commencement of any works that may be subject to erosion, the applicant must submit, for approval by the Principal Certifying Authority, a Soil and Erosion Control Plan prepared in accordance with the Landcom document "*Managing Urban Stormwater – Soils and Construction, Volume 1*" (2004). A qualified and experienced civil/environmental engineer shall prepare this plan in accordance with the above guidelines and section 8.2.1 of Councils Water Management Development Control Plan 47.

80. Prior to issue of the Construction Certificate the applicant must submit, for approval by the Principal Certifying Authority, scale construction plans and specifications in relation to the stormwater management and disposal system for the development. The plan(s) must include the following detail:

- Exact location and reduced level of discharge point to the public drainage system.
- Full layout of the property drainage system components, including but not limited to (as required) gutters, downpipes, spreaders, pits, swales, kerbs, cut-off and intercepting drainage structures, subsoil drainage, flushing facilities and all ancillary stormwater plumbing - all designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence).

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- Location(s), dimensions and specifications for the required rainwater storage and reuse tanks and systems. Where proprietary products are to be used, manufacturer specifications or equivalent shall be provided.
- Specifications for reticulated pumping facilities (including pump type and manufacturer specifications) and ancillary plumbing to fully utilise rainwater in accordance with the Ku-ring-gai Council Development Control Plan 47 and/or BASIX commitments.
- Details of the required **on-site detention** tanks required under Ku-ring-gai Council Water Management DCP 47 including dimensions, materials, locations, orifice and discharge control pit details as required (refer chapter 6 and appendices 2, 3 and 5 of DCP 47 for volume, PSD and design requirements).
- The required basement stormwater pump-out system to cater for driveway runoff and subsoil drainage (refer appendix 7.1.1 of Development Control Plan 47 for design).

The above construction drawings and specifications are to be prepared by a qualified and experienced civil/hydraulic engineer in accordance with Councils Water Management Development Control Plan 47, Australian Standards 3500.2 and 3500.3 - *Plumbing and Drainage Code* and the BCA. The plans may be generally based on the Stormwater Plan 205126 H1 to H3 Issue B by Demlakian Consulting Engineers submitted for Development Application approval, which are to be advanced as necessary for construction issue purposes.

81. Prior to issue of the Construction Certificate, a suitably qualified and experienced civil/hydraulic engineer is to certify that the plans, including the landscape plan, show the overland flowpath and freeboard to habitable rooms and driveway entrance as identified in Demlakian Consulting Engineers Flood Study Report 205126RPT01, dated 8 December 2005.
82. Prior to issue of the Construction Certificate, a suitably qualified and experienced structural engineer is to certify that all structures required for flood proofing as identified in Demlakian Consulting Engineers Flood Study Report 205126RPT01, dated 8 December 2005, have been designed to withstand the forces associated with overland flow.
83. 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 reflected 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.
84. 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 approved development. A written copy of the requirements of each provider, as determined necessary by the Principal Certifying Authority, must be obtained. All utility services or appropriate conduits for the same, including electricity, gas, telephone, water and sewerage must be provided by the developer in accordance with the specifications of those supply authorities.

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CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

85. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.
86. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Tree/Location	Radius in Metres
#6 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip. Pedestrian access to be maintained at all times	7.0m
#7 <i>Eucalyptus sideroxylon</i> (Mugga Gum) Woodside Ave nature strip. Pedestrian access to be maintained at all times	6.0m
#12 <i>Cupressus sempervirens</i> (Italian Cypress) Adjacent to Woodside Ave site frontage	4.0m
#13 <i>Cupressus sempervirens</i> (Italian Cypress) Adjacent to Woodside Ave site frontage	3.0m
#16 <i>Lagerstroemia indica</i> (Crepe Myrtle) Adjacent to Woodside Ave site frontage	3.5m
#17 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	4.0m
#18 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	4.0m
#19 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	4.0m
#29 <i>Macadamia tetraphylla</i> (Macadamia) Adjacent to Havilah Rd site frontage	2.5m
#32 <i>Acmena smithii</i> (Lillypilly) Adjacent to Havilah Rd site frontage	3.0m
#36 <i>Livistona chinensis</i> (Fan Palm) Adjacent to north-east site boundary	2.0m
#37 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in	5.0m

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neighbouring property

#42 *Camellia japonica* (Japanese Camellia) 3.0m

Adjacent to Woodside Ave site frontage

#44 *Magnolia soulangeana* (Soul's Magnolia) 3.0m

Adjacent to Woodside Ave site frontage

#54 *Livistona australis* (Fan Palm) 2.0m

Adjacent to southwest site boundary

#55 *Franklinia axillaris* (Gordonia) 3.5m

Adjacent to south-west site boundary

#56 *Rothmania globosa* (Tree Gardenia) 3.0m

Adjacent to southern site corner

#57 *Jacaranda mimosifolia* (Jacaranda) 5.0m

Havilah Rd nature strip

#58 *Jacaranda mimosifolia* (Jacaranda) 6.0m

Havilah Rd nature strip

#61 *Jacaranda mimosifolia* (Jacaranda) 5.0m

Havilah Rd nature strip

87. The tree protection fence 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 prior to work commencing.

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

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

89. To preserve the following tree/s, 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 if vehicular or repeated pedestrian access is required:

Tree/Location	Radius in Metres
#6 <i>Eucalyptus sideroxylon</i> (Mugga Gum)	7.0m
Woodside Ave nature strip	
#7 <i>Eucalyptus sideroxylon</i> (Mugga Gum)	6.0m
Woodside Ave nature strip	

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#12 <i>Cupressus sempervirens</i> (Italian Cypress) Adjacent to Woodside Ave site frontage	4.0m
#13 <i>Cupressus sempervirens</i> (Italian Cypress) Adjacent to Woodside Ave site frontage	3.0m
#16 <i>Lagerstroemia indica</i> (Crepe Myrtle) Adjacent to Woodside Ave site frontage	3.5m
#17 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	4.0m
#18 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to northeast site boundary in neighbouring property	4.0m
#19 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to northeast site boundary in neighbouring property	4.0m
#29 <i>Macadamia tetraphylla</i> (Macadamia) Adjacent to Havilah Rd site frontage	2.5m
#32 <i>Acmena smithii</i> (Lillypilly) Adjacent to Havilah Rd site frontage	3.0m
#36 <i>Livistona chinensis</i> (Fan Palm) Adjacent to north-east site boundary	2.0m
#37 <i>Alnus jorullensis</i> (Evergreen Alder) Adjacent to north-east site boundary in neighbouring property	5.0m
#42 <i>Camellia japonica</i> (Japanese Camellia) Adjacent to Woodside Ave site frontage	3.0m
#44 <i>Magnolia soulangeana</i> (Soul's Magnolia) Adjacent to Woodside Ave site frontage	3.0m
#54 <i>Livistona australis</i> (Fan Palm) Adjacent to south-west site boundary	2.0m
#55 <i>Franklinia axillaris</i> (Gordonia) Adjacent to southwest site boundary	3.5m
#56 <i>Rothmania globosa</i> (Tree Gardenia) Adjacent to southern site corner	3.0m
#57 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	5.0m
#58 <i>Jacaranda mimosifolia</i> (Jacaranda) Havilah Rd nature strip	6.0m
#60 <i>Jacaranda mimosifolia</i> (Jacaranda)	4.0m

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Havilah Rd nature strip

#61 *Jacaranda mimosifolia* (Jacaranda) 5.0m

Havilah Rd nature strip

90. To preserve the following tree/s, no work shall commence until the trunk/s are protected by the placement of 2.0 metre lengths of 50 x 100mm hardwood timbers spaced at 150mm centres and secured by 2mm wire at 300mm 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:

Tree/Location	Radius in Metres
#60 <i>Jacaranda mimosifolia</i> (Jacaranda)	4.0m
Havilah Rd nature strip	

91. Upon completion of the installation of the required tree protection measures you are required to arrange for an inspection of the site by the Principal Certifying Authority to verify that tree protection measures comply with all relevant conditions. Following the carrying out of a satisfactory inspection and subject to the payment of all relevant monies and compliance with any other conditions of approval, work may commence.
92. Prior to the commencement of any works on site and prior to issue of the Construction Certificate, qualified practitioners must undertake a closed circuit television (CCTV) inspection and then report on the existing condition of Council drainage pipeline traversing the subject property. The report must be provided to Council, attention Development Engineer, prior to issue of the Construction Certificate. The report is to include a copy of the video footage of the pipeline.
93. Following demolition of the dwellings but prior to commencement of bulk excavation, additional geotechnical investigation comprising at least three cored boreholes, is to be carried out. The report of this investigation is to be submitted for the approval of the Principal Certifying Authority (PCA) or Council if no PCA has been appointed. Works are to proceed in accordance with the recommendations of this report, including vibration monitoring and excavation support.
94. Prior to the commencement of any excavation works on site the Applicant must submit, for approval by the Principal Certifying Authority (with a copy forwarded to Council) a full dilapidation report on the visible and structural condition of residences at 3 and 11 Woodside Avenue and 2a Havilah Road. The report must be completed by a consulting structural/geotechnical engineer. Upon submitting a copy of the dilapidation report to Council, a written acknowledgment from Council development engineers shall be obtained (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to the commencement of any works on site.

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

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

2. **Traffic Control Plan(s) for the site**

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

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

In addition, the plan must address:

- Evidence of RTA concurrence where construction access is provided directly or within 20m of an Arterial Rd.
- A schedule of site inductions to be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations. These must specify that construction-related vehicles to comply with the approved requirements.
- Minimising construction related traffic movements during school peak periods.

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- For those construction personnel that drive to the site, the Applicant shall attempt to provide on-site parking so that their personnel's vehicles do not impact on the current parking demand in the area.

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

96. If a Works Zone is proposed, the Applicant must make a written application to the Ku-ring-gai Local Traffic Committee to install the 'Work Zone'. The application must be made at least 15 days prior to the commencement of any works on site approved under this consent. Works Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Works Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Works Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the Ku-ring-gai Local Traffic Committee and submit a copy of this to the Principal Certifying Authority for approval prior to commencement of any works on the site. Where approval of the 'Work Zone' is resolved by the Committee, the necessary 'Work Zone' signage shall be installed (at the cost of the Applicant) and the adopted fee paid prior to commencement of any works on the site. Further, at the expiration of the Works Zone approval, the Applicant is required to remove the Works Zone signs and reinstate any previous signs, all at the Applicant's cost.
97. Prior to the commencement of any works on site the applicant shall submit to Ku-ring-gai Council a full dilapidation report on the visible and structural condition (**including a photographic record**) of the following public infrastructure:
 - a) Full road pavement width, including kerb and gutter, of Havilah Road and Woodside Avenue over the site frontage.
 - b) 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 via photo and in written format) *existing* damaged areas on the aforementioned infrastructure so that:

- Council is fully informed when assessing any damage to public infrastructure caused as a result of the development, and
- Council is able to refund infrastructure damage bonds, in full or parts thereof, with accuracy.

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

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

98. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.
99. Excavation for the installation of CONDUITS/SEWER/STORMWATER/GAS within the specified radius of the trunk/s of tree/s shall be carried out using the thrust boring method. Documentary evidence of compliance with conditions of consent in this regard shall be submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.
100. The landscape works, shall be installed in accordance with the approved plan/s and/ or conditions of consent, be completed prior to release of Occupation Certificate and be maintained in a healthy and vigorous condition at all times.
101. The Principal Certifying Authority shall ensure that the landscape works, have been installed correctly, consistent the approved landscape plan(s), specification and the conditions of consent prior to release of the Occupation Certificate.
102. Prior to issue of the Occupation Certificate, the Principal Certifying Authority (where not Council) must provide Ku-ring-gai Council with a signed declaration that the following works in the road reserve have been completed in full:
 - 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.
 - Construction of footpath for the Havilah Road frontage of the development.

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

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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.

103. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the On-Site Detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.
104. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919, burdening the property with the requirement to maintain the site stormwater retention and re-use facilities on the property. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instruments for protection of retention and re-use facilities" (refer to appendices of Ku-ring-gai Council Water Management DCP 47) and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the reuse and retention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.
105. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant under Section 88E of the Conveyancing Act 1919, burdening the property with the requirement to maintain the flood-proofing structures constructed under another condition of this consent. The terms of the instruments are to require that the structures be maintained in a sound and watertight condition. The Positive Covenant is to be created through an application to the Land Titles Office in the form of a request using form 13PC. The relative location of the structures, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms. Registered title documents showing the covenant must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.
106. Prior to issue of the Occupation Certificate the following must be provided to Council (attention Development Engineer):
 - a) A copy of the approved Construction Certificate stormwater detention/retention design for the site, and

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- b) A copy of any works-as-executed drawings required under this consent
- c) The Engineer's certification of the as-built system.

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

- 107. Prior to issue of an Occupation Certificate the Section 73 Sydney Water compliance certificate must be obtained and submitted to the Principal Certifying Authority.
- 108. Prior to issue of an Occupation Certificate the applicant must submit certification from a suitably qualified and experienced traffic/civil engineer to the Principal Certifying Authority. This certification must be based on a site inspection of the constructed vehicle access and accommodation areas, with dimensions measurements as necessary, and must make specific reference to the following:
 - a) That the as-constructed carpark complies with the approved Construction Certificate plans,
 - b) That the completed vehicle access and accommodation arrangements comply in full with Australian Standard 2890.1 – 2004 “Off-Street car parking” in terms of minimum parking space dimensions provided,
 - c) That finished driveway gradients and transitions will not result in the scraping of the underside of cars.
 - d) That no doors, gates, grilles or other structures have been provided in the access driveways to the basement carpark, which would prevent unrestricted access for internal garbage collection from the basement garbage storage and collection area.
 - e) That the vehicular headroom requirements of:
 - Australian Standard 2890.1 - “Off-street car parking”,
 - 2.44m height clearance for waste collection trucks (refer DCP 40) are met from the public street into and within the applicable areas of the basement carpark.
- 109. Prior to issue of the Occupation Certificate a qualified and experienced consulting civil/hydraulic engineer must undertake a site inspection of the completed stormwater drainage and management system. The engineer is to provide written certification based on the site inspection to the Principal Certifying Authority, prior to issue of the Occupation Certificate, which makes specific reference to all of the following:
 - a) That the stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans.
 - b) That the minimum retention and on-site detention storage volume requirements of BASIX and Ku-ring-gai Council Water Management DCP 47 respectively, have been achieved in full.
 - c) That retained water is connected and available for the uses specified on the BASIX Certificate.
 - d) That basement and subsoil areas are able to drain via a pump/sump system installed in accordance with AS3500.3 and appendix 7.1.1 of Ku-ring-gai Council Water Management DCP 47.
 - e) That all grates potentially accessible by children are secured.

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- f) That components of the new drainage system have been installed by a licensed plumbing contractor in accordance with the Plumbing and Drainage code AS3500.3 2003 and the BCA, and
- g) 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.

110. 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.

111. Prior to issue of the Occupation Certificate, a suitably qualified and experienced civil/hydraulic engineer is to certify that the as-constructed development, including the landscaping, complies with the approved Construction Certificate plans in relation to the overland flowpath and freeboard to habitable rooms and driveway entrance as identified in Demlakian Consulting Engineers Flood Study Report 205126RPT01, dated 8 December 2005.

Item 1

112. Prior to issue of the Occupation Certificate, a suitably qualified and experienced structural engineer is to certify that all structures required for flood proofing as identified in Demlakian Consulting Engineers Flood Study Report 205126RPT01, dated 8 December 2005, and the approved Construction Certificate plans, have been constructed to withstand the forces associated with overland flow.
113. Prior to issue of the Occupation Certificate a maintenance regime shall be prepared for the basement stormwater pump-out system, and the water quality measures, and submitted to Principal Certifying Authority. The regime shall specify that the system is to be regularly inspected and checked by qualified practitioners.
114. Prior to issue of the Occupation Certificate a suitably qualified and consulting geotechnical engineer is to provide certification to the Principal Certifying Authority that excavation and construction of the basement level, including temporary and permanent shoring and retention measures, have been carried out :
 - a) According the relevant Australian Standards and guidelines, and
 - b) According to any approved Geotechnical report undertaken for the development, and
 - c) In a manner that ensures that the structural amenity of adjoining structures and property is fully maintained.
115. Prior to issue of the Occupation Certificate, a complete record of geotechnical inspections, testing and monitoring with certifications as specified in the Report on Geotechnical Investigation by Jeffery and Katauskas 19646Vrpt, the report submitted prior to commencement of works, and the professional geotechnical input over the course of the works, must be compiled in report format and submitted to the Principal Certifying Authority for approval.
116. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, 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.
117. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of the works) the Applicant shall submit to the Principal Certifying Authority (PCA) a follow up dilapidation report on the visible and structural condition of the existing structures originally assessed at:
 - a) Residences at 3 and 11 Woodside Avenue and 2a Havilah Road;
 - b) Full road pavement width, including kerb and gutter, of Havilah Road and Woodside Avenue over the site frontage.
 - c) All driveway crossings and laybacks opposite the subject site.

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

Item 1

118. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of works), a closed circuit television (CCTV) inspection and report on the Council drainage pipeline traversing the subject property is to be undertaken by appropriate contractors and provided to Council, attention Development Engineer. The report is to include a copy of the footage of the inside of the pipeline. Any damage that has occurred to the section of the pipeline since the commencement of construction on the site must be repaired in full to the satisfaction of Council's Development Engineer at no cost to Council.

BUILDING CONDITIONS

119. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.
 - b. Retaining walls and associated drainage.
120. To ensure compliance with this determination the building shall be set out by a Registered Surveyor and the Survey Report shall be lodged with the Principal Certifying Authority prior to the external wall construction proceeding above floor level.
121. Termite protection which will provide whole of building protection in accordance with Australian Standard 3660 - "*Protection of Buildings from Subterranean Termites*" is to be provided.

Council has a non chemical policy for termite control but will consider proposals involving physical barriers in combination with approved chemical systems. Handspraying is prohibited.

Where a monolithic slab is used as part of a termite barrier system, the slab shall be constructed in accordance with Australian Standard 2870.1 or as designed by a structural engineer but in either case shall be vibrated to achieve maximum compaction.

To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

G Bolton
Executive Assessment Officer

R Kinninmont
Team Leader
Development Assessment - South

Item 1

M Prendergast
Manager
Development Assessment Services

M Miocic
Director
Development & Regulation

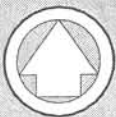
Attachments:

- Site location plan - 606508**
- Zoning extract - 606511**
- Site analysis & site plan - 606512**
- Elevations -606514**
- Cross sections - 606516**
- Shadow diagrams – 606517**
- Compliance diagram - 606520**
- SEPP 1 objection – 606525**
- Draft SEPP (Application of Development Standards) 2004 Application for departure - 606528**
- Survey plan - 606527**
- Confidential Floor plans**
- Landscape plans - (Confidential - shows floor plans)**
- SEPP 1 objection, sketch - (Confidential - shows floor plans)**

LOCATION SKETCH

5-9 Woodside Avenue, LINDFIELD

DEVELOPMENT APPLICATION No 1417/05



Scale : 1:2000

18-04-2006



AGREEMENT



OBJECTION



SUBJECT LAND



PETITION



SUBMISSION



CIRCULATED AREA



5-9 Woodside Ave LINDFIELD - DA 1417/05



ZONES

2. RESIDENTIAL

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

3. BUSINESS

- | | | |
|-------------------------|--------|-----------|
| (a) RETAIL SERVICES | | 3(a) |
| FLOOR SPACE RATIOS | | |
| A1 | 2.0:1 | 3(a)-(A1) |
| A2 | 1.0:1 | 3(a)-(A2) |
| A3 | 0.75:1 | 3(a)-(A3) |
| (b) COMMERCIAL SERVICES | | 3(b) |
| FLOOR SPACE RATIOS | | |
| B1 | 1.0:1 | 3(b)-(B1) |
| B2 | 1.0:1 | 3(b)-(B2) |

5. SPECIAL USES

- | | |
|-------------------------------------|--------|
| (a) SPECIAL USES A
(Schools etc) | SCHOOL |
| (a1) SPECIAL USES A1 | 5(a1) |
| (b) SPECIAL USES (Railway) | |

6. OPEN SPACE

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

RESERVATIONS

OPEN SPACE

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

SPECIAL USES

- SPECIAL USES (Parking etc)
- PARKING**

ROADS

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

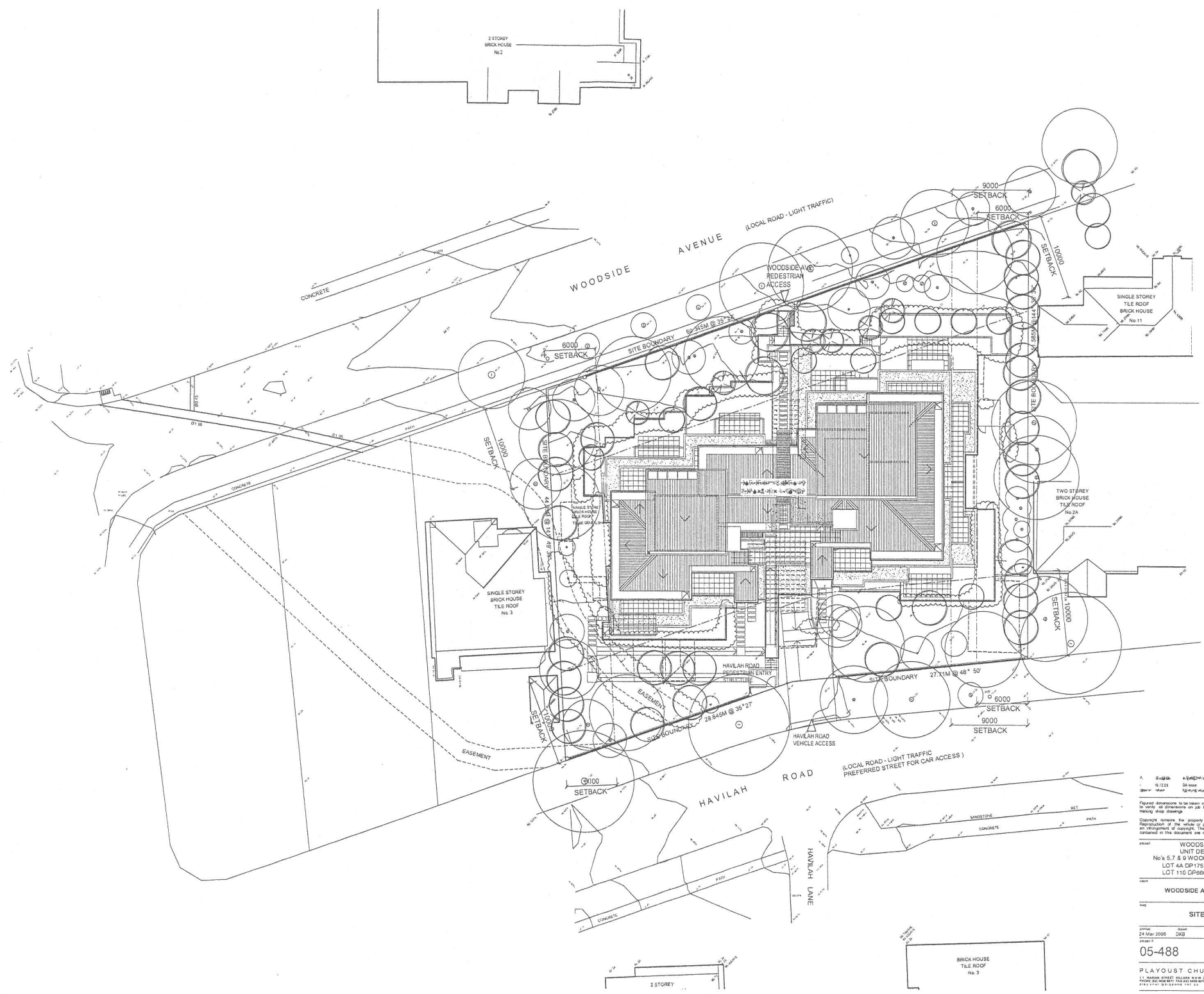
GENERAL

- EXISTING COUNTY ROAD
- OTHER PLANNING INSTRUMENTS



Scale:1:2000
Date:18-04-2006

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Project: **WOODSIDE AVENUE UNIT DEVELOPMENT**
 No. 5, 7 & 9 WOODSIDE AVE LINDFIELD
 LOT 4A DP 175339, LOT 1 DP 330366, LOT 110 DP 6608, LOT 1 DP 669651

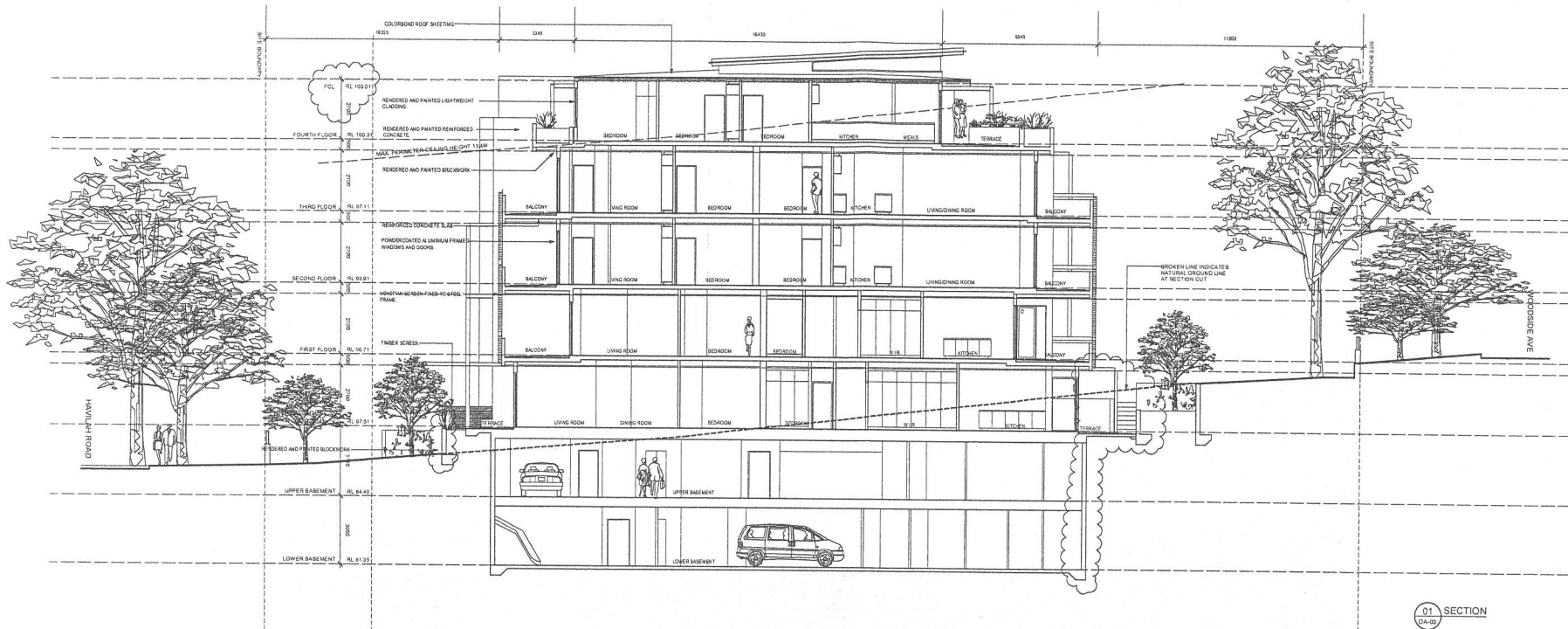
Client: **WOODSIDE AVENUE PTY LTD**

Site: **SITE PLAN**

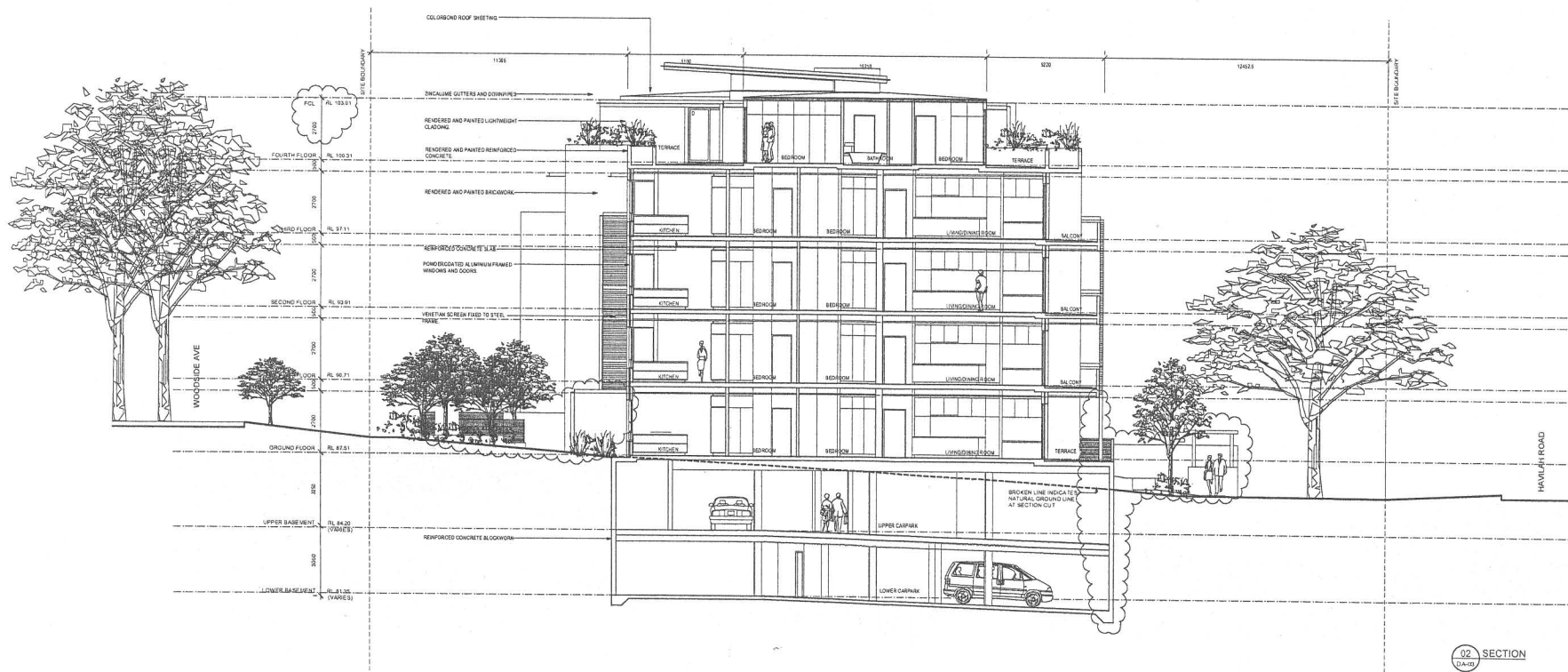
DATE	BY	REVISION
24 Mar 2006	DWB	1:200

05-488 DA-01 A

PLAYOUST CHURCHER ARCHITECTS
 11, WILSON STREET, CLAREMONT, NSW 1585
 PHONE: 02 9558 8511 FAX: 02 9558 8512
 WWW: WWW.PLAYOUSTCHURCHER.COM.AU



01 SECTION
(DA-03)



02 SECTION
(DA-03)

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A 24/03/06 Revised DA ISSUE 1C
18/03/06 DA ISSUE 1C
ISSUE DATE AMENDMENTS 97

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PROJECT: WOODSIDE AVENUE UNIT DEVELOPMENT
NO 8 & 9 WOODSIDE AVENUE UNITFIELD
LOT 48 DP17536 LOT 1 DP330266
LOT 110 DP8808 LOT 1 DP595551

WOODSIDE AVENUE PTY LTD

CROSS SECTIONS

DATE: 24 MAR 2006 DRAWN: ONE CHECKED: 1100

PROJECT: 05-488 DA 13 A

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11 ARDEN STREET, MELB 3000
PH: 03 9594 1111 FAX: 03 9594 1112
www.playoustchurcher.com.au



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 16.12.05 DA ISSUE LG
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Figure dimensions to be taken in preference to casting Contractor to verify all dimensions on site before commencing any work of building.

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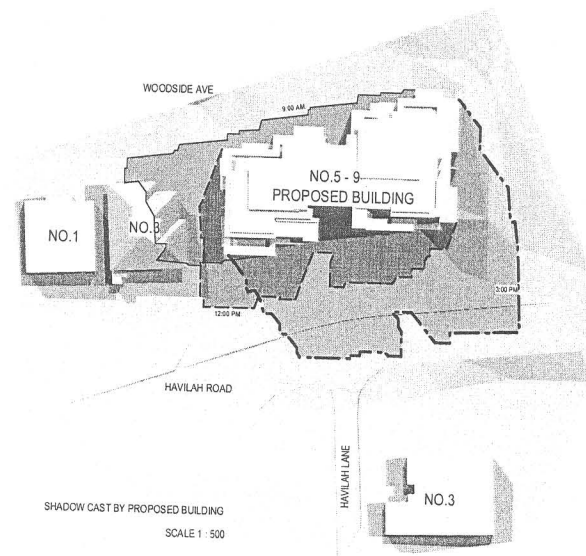
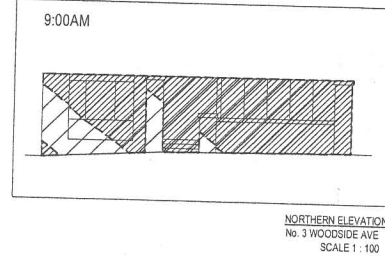
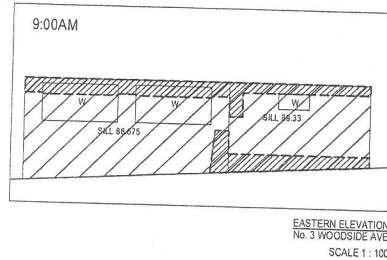
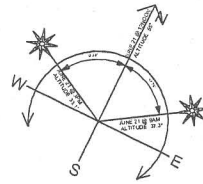
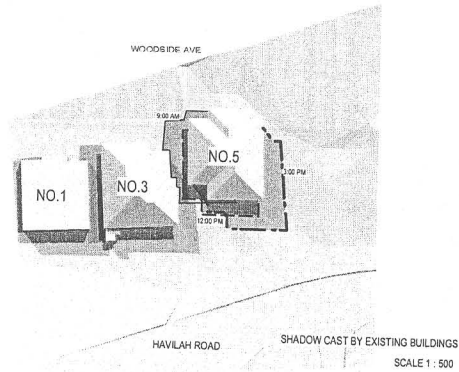
PROJECT
 WOODSIDE AVENUE
 UNIT DEVELOPMENT
 Nos 5, 7 & 9 WOODSIDE AVENUE LINDFIELD
 LOT 4A DP176338 LOT 1 DP130286
 LOT 110 DP9808 LOT 1 DP959551

OWNER
 WOODSIDE AVENUE PTY LTD

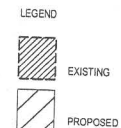
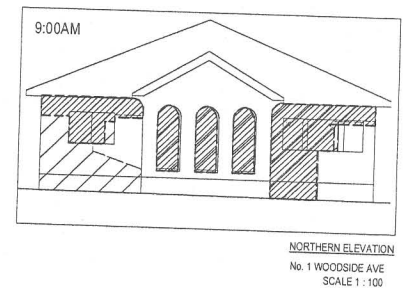
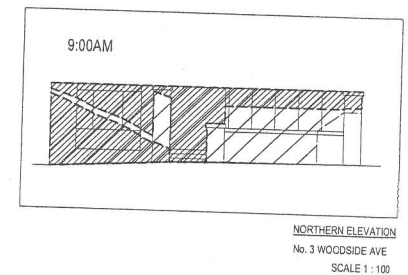
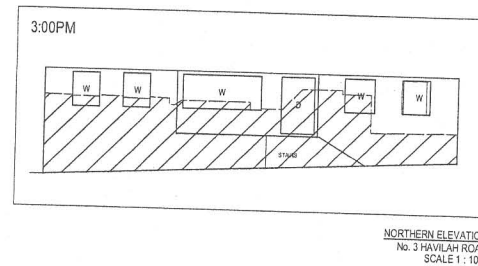
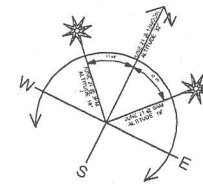
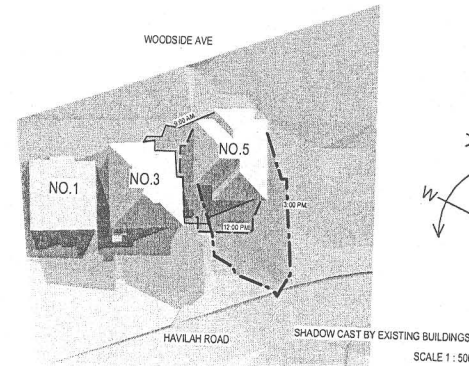
LONGITUDINAL SECTION

DRAWN: [signature] CHECKED: [signature] DATE: 24 Mar 2005
 PROJECT # 05-488 DA 14 A
 PLAYOUST CHURCH ARCHITECTS

1:1 SECTION HEIGHT: 200mm x 100mm
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 05/04/05 10:01 AM



SHADOW CAST AT EQUINOXES
(MARCH/SEPTEMBER)



08/11/05 DA ISSUE
ISSUE DATE AMENDMENTS BY

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WOODSIDE AVENUE UNIT DEVELOPMENT
No. 8.7 & 9 WOODSIDE AVE LINDFIELD
LOT 4A DP 17638 LOT 1 DP 30208
LOT 119 DP 6808 LOT 1 DP 924551

WOODSIDE AVENUE PTY LTD

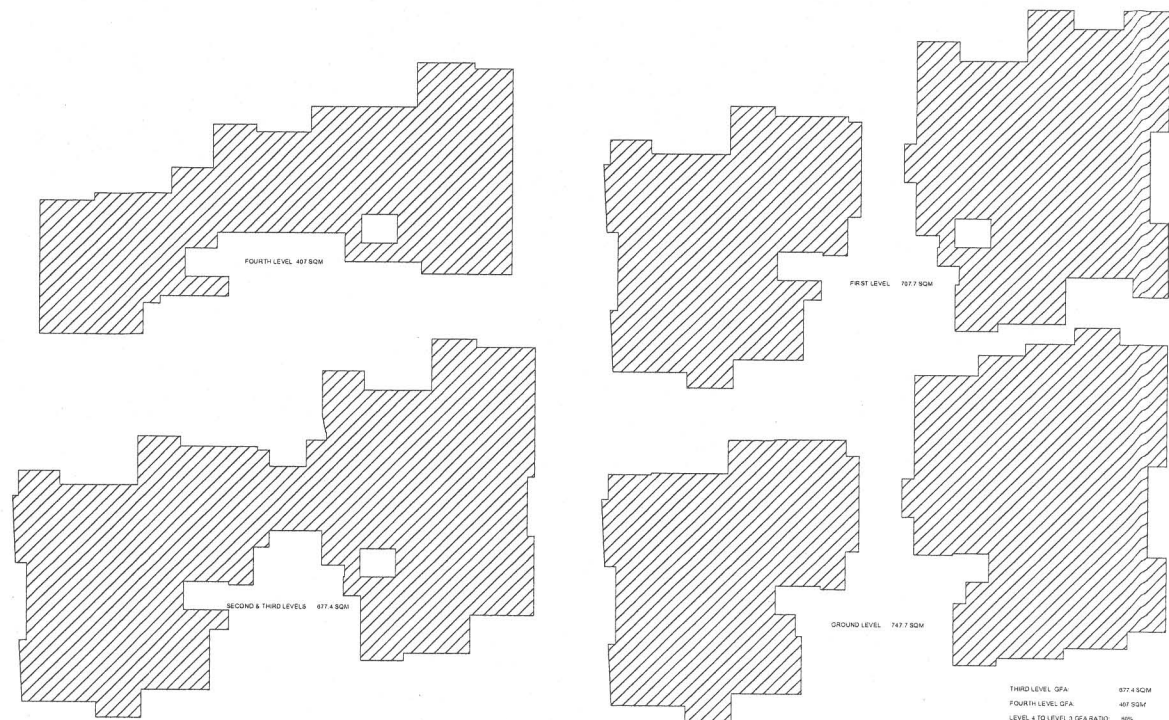
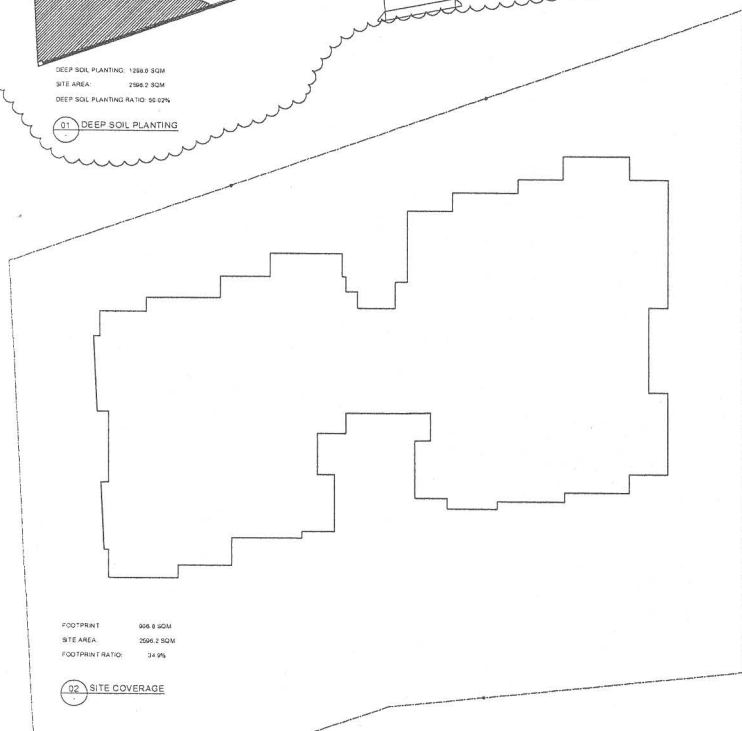
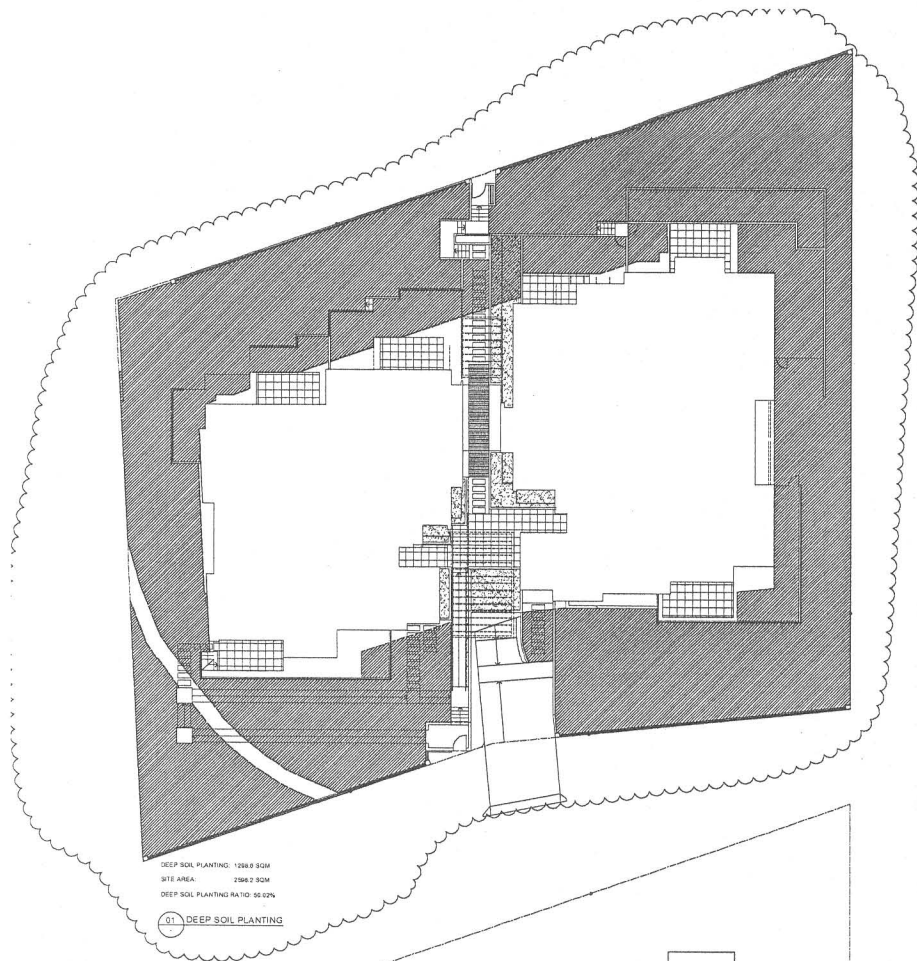
SHADOW DIAGRAMS

13 Dec 2005 1:100

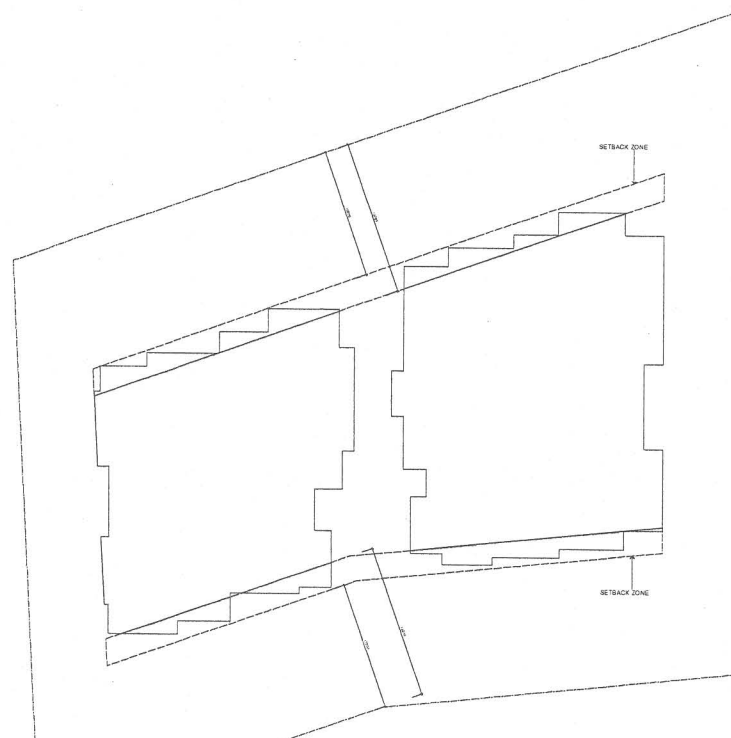
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PLAYOUST CHURCHES ARCHITECTS

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TOTAL GFA: 3279.8 SQM
SITE AREA: 2566.2 SQM
FLOOR SPACE RATIO: 1.28



NORTHERN SIDE
AREA OF SETBACK ZONE: 34.3 SQM
FOOTPRINT AT SETBACK ZONE: 27.5 SQM (28.6%)

SOUTHERN SIDE
AREA OF SETBACK ZONE: 66.5 SQM
FOOTPRINT AT SETBACK ZONE: 36.5 SQM (40.2%)

AVERAGE FOOTPRINT AT SETBACK ZONE: 38.6%

04 BUILDING FOOTPRINT AT SETBACK

A 24.03.06 REVISED DA ISSUE LC
18.03.06 DA ISSUE LC
ISSUE DATE AMENDMENTS BY

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WOODSIDE AVENUE
UNIT DEVELOPMENT
Nos 5.7 & 9 WOODSIDE AVE LINDFIELD
LOT 110 OFFSHOOT LOT 1 OFFSHOOT
LOT 110 OFFSHOOT LOT 1 OFFSHOOT

WOODSIDE AVENUE PTY LTD

COMPLIANCE DIAGRAMS

DATE: 24.03.06
DRAWN: 18.03.06
CHECKED: 18.03.06
REVISION: 1.00

05-488 DA 16 A

PLAYOUST CHURCHER ARCHITECTS

11. MARRON STREET, SYDNEY NSW 1510
PHONE: 02 9550 8511 FAX: 02 9550 8512
WWW: WWW.PLAYOUSTCHURCHER.COM.AU
Level of Protection: 5.00 PPM Level: 100.000 MSL 100.000 MSL
APPROVED FOR: 11.11.11 Planning & Resource: Playoust Churcher Architects

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CENTRE

**STATE ENVIRONMENTAL PLANNING POLICY NO 1
OBJECTION**

TO THE HEIGHT STANDARDS SET IN CLAUSE 25I(8)

AND CLAUSE 25I(9) OF KPSO (LEP 194)

Property: 5-9 Woodside Avenue, Lindfield

Proposal: 4 + 1 storey apartment blocks, 27 dwellings

Zoning: 2(d3) Residential

1. Development Standard to which Objection is taken:

Clause 25I(8) Maximum number of storeys and ceiling height and Clause 25I(9) that deals with the height of the basement above ground level

The Objectives of these Clauses are not stated, but can be assumed to be:

*The objectives of **Clause 25I(8)** are assumed to be:*

- (a) to minimise the impact of new buildings on the locality and maintain reasonable heights,*
- (b) to keep the visual impact of buildings when viewed from the surrounding area to reasonable levels;*
- (c) to keep the effects of bulk and scale of buildings arising from new development in existing residential areas to a reasonable level.*

*The objectives of **Clause 25I(9)** are assumed to be:*

- (a) to minimise the streetscape impact of typical concrete basement on the streetscape;*
- (b) to assist in minimising the overall height of the building.*

The relevant provisions of Clause 25I(8) are:

"Subject to subclause (5) and clause 25K, buildings on land to which this Part applies are not to have:

- a) more storeys than the maximum number of storeys specified in Column 2 of the Table to this subclause, or*
- b) given the number of storeys in the building, a permitter ceiling height greater than that specified in Column 3 of that Table*

Table
Maximum number of storeys and ceiling height

Column 1 Zone	Column 2 Maximum number of storeys	Column 3 Calculation of maximum permitter ceiling height	
	Number of storeys in a building (not including top storey with floor area reduced because of subclause (7) or attics, where applicable)	Number of storeys in building (not including top storey with floor area reduced because of subclause (7) or attics, where applicable)	Maximum perimeter ceiling height of building (not including top storey with floor area reduced because of subclause (7) or attics, where applicable)
2(c1) and 2(c2)	2	1	4.5m
		2	7.2m
2(d3)	4	1	4.5m
		2	7.2m
		3	10.3m
		4	13.4m

Clause 25I(9) says:

"Any storey which is used exclusively for car parking, storage or plant, or a combination of them, in accordance with the requirements of this Ordinance and no part of which (including any wall or ceiling which encloses or defines the storey) is more than 1.2metres above ground level, is not to be counted as a storey for the purpose of the Table to subclause (8)"

2. The Proposal

The proposed development is located on a site that has a small hollow on the Havilah Road side of the property. The site is also affected by potential flooding, and any proposed development therefore needs to design the levels and access points accordingly to ensure that they are flood protected. As a result a small part of the building has a height that exceeds the limit set in the above clauses. The plan showing the location where the height limits are exceeded is at Figure 1. The amount over the limit is 0.22 metres maximum with an even lesser amount in the smaller area.

3. The Aim of the Objection:

Is to address the small amount of extra height over a limited area of the building and justify the retention of the design on its presently proposed levels.

4. Addressing the Issues

4.1. The Purpose of the Development Standard

The purpose of the development standard contained in Clause maximum building height to achieve the assumed objectives of the standard are as noted above.

4.2 Is Compliance with the Development Standard Unreasonable or Unnecessary in the Circumstances of the Case?

Compliance with the height limits imposed by both Clauses is considered unnecessary and unreasonable in this case for the following reasons:

- The amount of extra height is small, a maximum of about 0.22 of a metre over two small parts of the building;
- This small amount will not be noticeable on a 13.4 metre high building and will have no impact in any regard.
- There will be no change in the visual impact of the dwelling when viewed from the surrounding area.
- The increase in height has been brought about by designing the proposal to ensure that all the units and access points are flood protected.

5. Conclusion

On the basis of the points made above it is argued that compliance with the height standards is considered to be unreasonable and unnecessary in the circumstances of this case.

**ADDENDUM TO SEPP1 OBJECTION – Further considerations
relating to draft SEPP1**

Draft SEPP1 : The draft Policy was released for public comment in May 2004. The draft policy has been “in abeyance” for over a year so that the format of the policy is not certain and gazettal is not imminent. In any event, the current draft Policy contains Savings and Transitional Provisions. Clause 14 states that
“a development application

- (a) made under clause 6 of the former Policy before the date of commencement of this Policy and that was not finally determined before that date or
- (b) made within 28 days after the commencement of this Policy and that could have been made under clause 6 of the former Policy if that Policy had not been repealed by this Policy ,
is to be determined in accordance with the former Policy as if the former Policy had not been repealed by this Policy.

The application was lodged in December 2005 so that the relevant Policy is considered to be the current SEPP No1.

Notwithstanding this savings clause, a recent decision in the Land and Environment Court has found that Council's failure to consider the draft SEPP (pursuant to s.79C EP&A Act) rendered a consent invalid in the case of *Centro Properties Limited v Hurstville City Council* (2006) NSW LEC 78 by Justice Talbot. As such Council **must** consider the terms of the draft SEPP until it is either adopted or formally withdrawn.

The following two subsections, within Clause 7: Application for departure of the Draft SEPP, are deemed relevant to this application.

- 2a) *that the proposed departure from the development standard will result in a better environmental planning outcome than that which could have been achieved on the site had the standard been complied with, and*
- 2b) *that the proposed development will be in the public interest by being consistent with any aims and objectives expressed in, or implied from;*
 - (i) *the zone in which the development is proposed to be carried out,*
 - (ii) *the development standard, or*
in any relevant environmental planning instrument.
- 3a) *For the purpose of subclause (2) (a), a better environmental planning outcome will not be demonstrated unless the element of the proposed development that is inconsistent with the relevant development standard:*
 - (a) *is necessary because of unusual site characteristics*

In respect of the subject application, and the provisions of draft SEPP1 the following submissions are made:

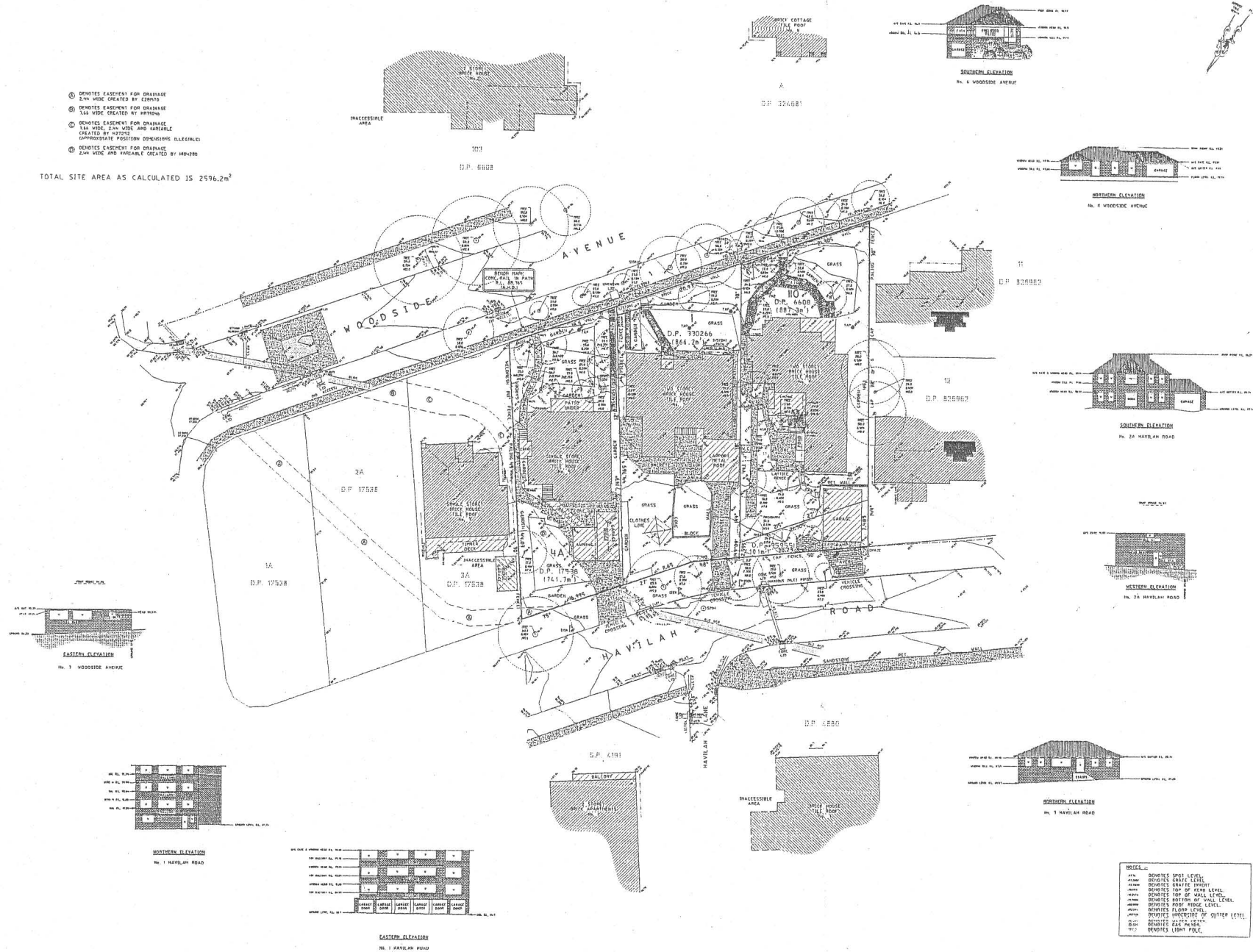
1. The subject site is zoned 2(d3) which permits residential flat buildings. The proposed development is therefore consistent with the objectives of the zone by providing an increased housing choice whilst maintaining the natural environment, achieving quality urban design and encouraging the use of public transport. The redevelopment of this site is therefore in the public interest by being consistent with the objectives of the zone.

2. Furthermore, the site has unusual site constraints in that there is a small hollow on the Havilah Road side of the property. The site is also affected by potential flooding, and any proposed development therefore needs to design the levels and access points accordingly to ensure that they are flood protected. As a result of these constraints, a small part of the building has a height that exceeds the limit set. However, rather than complying with this development standard, the proposals minor inconsistency is considered a better environmental planning outcome. This is due to the buildings levels and storey heights appearing consistent, and therefore presenting a higher quality urban design outcome to the surrounding environment.

Accordingly, for the above reasons it is considered that the proposal is consistent with the requirements and objectives of the Draft SEPP1, notably in that the proposal results in a better environmental planning outcome. The draft SEPP if gazetted contains a savings clause so that it would not be applied in any event, so that minimal if any weight should be given to the draft SEPP. Notwithstanding this, the proposal and variation to the height control has considerable merit pursuant to the draft SEPP 1 cl 7 provisions, and is worthy of approval.

- ① DENOTES EASEMENT FOR DRAINAGE
2.4M WIDE CREATED BY E28016
② DENOTES EASEMENT FOR DRAINAGE
1.5M WIDE CREATED BY HYDRA
③ DENOTES EASEMENT FOR DRAINAGE
1.5M WIDE, 2.4M WIDE AND VARIABLE
SUPPLEMENTARY POSITION DRAINAGE (LEGEND)
④ DENOTES EASEMENT FOR DRAINAGE
2.4M WIDE AND VARIABLE CREATED BY H24285

TOTAL SITE AREA AS CALCULATED IS 2596.2m²



NOTES

1. ALL WORK SHALL BE ACCORDING TO THE PLAN.
2. THE PROPOSED WORK SHALL BE ACCORDING TO THE PLAN.
3. THE PROPOSED WORK SHALL BE ACCORDING TO THE PLAN.
4. THE PROPOSED WORK SHALL BE ACCORDING TO THE PLAN.
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9. THE PROPOSED WORK SHALL BE ACCORDING TO THE PLAN.
10. THE PROPOSED WORK SHALL BE ACCORDING TO THE PLAN.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM LOCAL
MARKS ADOPTED:

VERTICAL DATUM:
DATUM: A.M.D.
S.M. ADOPTED: S.S.A. 100316
R.L. 91.167
SOURCE: SONG

C. DRAINAGE AND ERECTION ADDED (25/11/91)
D. TREE ADDED IN APPROVAL (25/11/91)
E. NEW DETAIL & ELEVATIONS ADDED (25/11/91)
F. ELEVATIONS AND TRUE NORTH ADDED (25/11/91)
A. FINAL ISSUE (12/11/91)

REV. AMENDMENTS DATE
CLIENT:
WOODSIDE AVENUE PTY LTD
P.O. BOX 739
LINDFIELD

PLAN
SHOWING DETAIL & LEVELS OVER
LOT 4A D.P. 17538, LOT 1 D.P. 330266
LOT 110 D.P. 8683 & LOT 1 D.P. 330266
WOODSIDE AVENUE & HAVILAH ROAD
LINDFIELD

Degotardi Smith & Partners
Consulting Engineers
Established 1957
Incorporating Merton & Tones

11/10-23 Street St.
Lindfield, NSW 2111
Telephone: (02) 9448 1100
Facsimile: (02) 9448 1100
E-mail: dsm@degotardi.com.au
Web: www.degotardi.com.au



Notes: The Towns Planning Board has approved the plan.

L.C.A. RU-1110-041 SHEET 1 OF 1

DRAWN BY: D.S. CHECKED BY: D.S. APPROVED BY: D.S.

DATE: 1/11/91 SCALE: 1:200

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SPONSORSHIP PROPOSAL - THE BUSINESS AWARDS 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of a sponsorship proposal from Precedent Productions for The Business Awards 2006.

BACKGROUND:

In 2004 and 2005 Council sponsored both the Precedent Productions, Sydney Weekly Courier *North Shore Business Awards* and the Cumberland Newspaper Group, Upper North Shore Advocate and North Shore Times *Community Business Awards*.

COMMENTS:

A proposal has been received from Precedent Productions to sponsor The Business Awards 2006.

RECOMMENDATION:

That Council determine whether to sponsor Precedent Productions' The Business Awards 2006 for \$4,950.

PURPOSE OF REPORT

To advise Council of a sponsorship proposal from Precedent Productions for The Business Awards 2006.

BACKGROUND

In 2004 and 2005 Council sponsored both the Precedent Productions, Sydney Weekly Courier *North Shore Business Awards* and the Cumberland Newspaper Group, Upper North Shore Advocate and North Shore Times *Community Business Awards*.

The Small Business Awards program has been running on the North Shore for 20 years. From 2003 the program has been presented by Precedent Productions (*North Shore Business Awards*) and by the Sydney Weekly Courier (*Community Business Awards*).

COMMENTS

At the Ordinary Meeting of Council 28 March 2006 it was resolved that Council sponsor the Cumberland Newspapers *Business Achiever Awards 2006* for \$4,500. The proposal from Precedent Productions was received after this resolution was made.

A proposal has been received from Precedent Productions to sponsor the *Business Awards 2006* for \$4,950 (see Attachment 1 for details).

In 2005 Council resolved to sponsor the Precedent Productions, Sydney Weekly Courier *North Shore Business Awards* for \$3,850 along with the Cumberland Newspaper Group (North Shore Times) *Community Business Awards* for \$3,000 (Total \$6,850)

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The options for the sponsorship proposal for the Precedent Productions *Business Awards 2006* are Major Sponsor \$9,350 and Support Sponsor \$4,950.

There are no available funds for sponsorship in the 2005/2006 budget. If Council were to resolve to sponsor the *Business Awards 2006*, funds would need to be resourced from alternative sources.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Finance and Business Department has been consulted during the writing of this report.

SUMMARY

Council has received a proposal for \$4,950 from Precedent Productions (Sydney Weekly Courier) to sponsor the *Business Awards 2006*. Council resolved to sponsor the Cumberland Newspaper Group (North Shore Times) *Business Achievers Awards* for \$4,500 on 28 March 2006. There are no available funds for sponsorship in the 2005/2006 budget.

RECOMMENDATION

That Council determine whether to sponsor the Precedent Productions' *The Business Awards 2006* for \$4,950.

Janice Bevan
Director Community Services

Attachments: The Business Awards 2006 Sponsorship Proposal - 604167

Est. 1985



Sponsorship Proposal





Bankstown Credit Union, being a small business competing with the major banks, knows how hard it is to get recognition. These awards are a perfect way to get the recognition small businesses richly deserve. This is why the credit union has been a team supporter of the Awards which is our way of assisting other local small businesses.

*Clinton Banks—Chief Executive Officer—
Bankstown City Credit Union Limited*



This was the first year we participated in The Business Awards and I can't speak highly enough of the quality of service and the value for money we got from this partnership. The Awards were very professionally run and we received very personalised service from the management team. The Awards night was a great success and it gave our business terrific exposure to a very important target group.

*Kim Ellis—Chief Executive Officer—
Bankstown Airport Limited*



Small businesses are the engine room of the country's economy. They demonstrate the attributes for which Australians are known around the world - perseverance, diversity and ingenuity. Telstra's sponsorship of the Business Awards allows us to recognise and celebrate these qualities at the local community level.

*Jenny Roche, Head of Small Business, Telstra
Corporation Limited*



We are honoured to have won this Award. It has proven to be a positive marketing opportunity for us. It also confirms that nothing goes unnoticed in your daily activity. Our company works diligently and gives 150% every time so we are delighted to have been recognised for our work. Our clients and candidates are our successful business and we are truly grateful for their support. Precedent Productions, who organized the event, demonstrated true professionalism and friendliness during the entire process.

*Temporarily and Permanently Yours—
Winner of Outstanding Recruitment
Agency—2004 City of Sydney Awards*



When we refined our brand earlier in the year, we found that Canterbury BMW was all about building strong customer relationships; some of those go back four generations. Consequently our new positioning statement became Driving Strong Relationships, and our marketing activities realigned themselves. Sponsoring the Business Awards fit our revised strategy very well, because ultimately, the awards are about customers acknowledging those businesses that have built the strongest relationships. For Canterbury BMW the awards provide a good forum to give back to the local business community, start new relationships with the best of the local businesses, as well as with the co-sponsors of each of the programmes we support.

*Eric Bellendir—Marketing Manager—
Canterbury BMW*



TAFE NSW - Sydney Institute proudly serves the local community and businesses, offering over 900 programs of the highest standard that meet business, career or lifestyle training needs. The Business Awards give TAFE the opportunity to tap in to local businesses via a professionally run and highly successful programme.

*Fran Cane—Director, Promotions,
Information & Marketing Services—TAFE
NSW, Sydney Institute*



Precedent Productions provides a great opportunity for business owners to get excited about our own businesses - thanks.

*Sandra Marano—Licensee in Charge
Sandra Marano First National Real Estate—
Secretary, Earlwood & District Chamber of
Commerce*



GETTING TO THE HEART OF LOCAL BUSINESS

The Business Awards program 2006 is a unique opportunity for your company to promote itself to some of the most outstanding businesses, their employees, customers, governments and media within both Sydney and it's surrounding areas.

Precedent Productions, founders and managers of the Small Business Awards, offer sponsors a widely recognised and creditable brand with unlimited opportunities to reach not only business leaders but, their employees and the community which are their customers.

Precedent Productions understands that each company will have unique needs and decision-making considerations. Our sponsorship package has been designed with flexibility in mind, intended to accommodate your marketing needs.

In brief, The Business Awards involve:

- Twenty Business Awards Programs;
- Overall total of 2,700 businesses participating annually;
- 8,500 guests in total attending the Awards Presentation Evenings (an average of 470 guests per event);
- Over 130,000 nominations received in total from local communities;
- Exclusive media coverage lasting 11 weeks per program, reaching over 1.25 million readers.



Est. 1985



**THE BUSINESS
AWARDS
PROGRAM
2006**

THE MORE INCLUSIVE BUSINESS AWARDS

Since the establishment of the local Small Business Awards program, twenty one years ago, the local business environment has changed significantly. Precedent Productions has been receptive to these changes and pledges it's on going recognition of local businesses and their contributions to their communities.

The Business Awards programs will continue to embrace a wide range of outstanding businesses, including small businesses, medium enterprises, franchise and chain stores.

All 2005 Business Awards programs were enthusiastically received by the community, sponsors and the businesses involved. 2005 also saw a substantial increase in businesses participation and post -award enquiries generated from media coverage.

AIMS & OBJECTIVES

The aims and objectives of the Business Awards are to:

- Deliver a high profile program throughout Sydney and surrounding regions;
- Acknowledge the drive and dedication required to succeed in business and recognise the best in the industry locally;
- Present businesses with marketing tools that take them to a new level within their region, while also enhancing the acquisition of new customers from beyond their local areas;
- Provide sponsors with a unique marketing opportunity that allows their products or services to be promoted to various markets, by either focusing on specific regions or particular categories that the Business Awards cover.
- Provide the general public with a source of information that acts as a guide to some of the state's most outstanding businesses in over 20 industry specific categories.
- Unique networking opportunities for all participants — sponsors, local government, businesses and the general public.



BENEFITS FOR SPONSORS

As a member of a select group, Awards Sponsors receive:

- Recognition as a supporter of a reputable program whose status is confirmed within the business community and among the general public;
- Opportunities to associate with the local area's most dynamic and successful business people;
- Media exposure throughout the eleven weeks of each program sponsored;
- Selection from a number of programs that best suit your company's marketing strategy, allowing you to target specific audiences;
- Networking with other sponsors and supporters, including other businesses, media partners and local government.

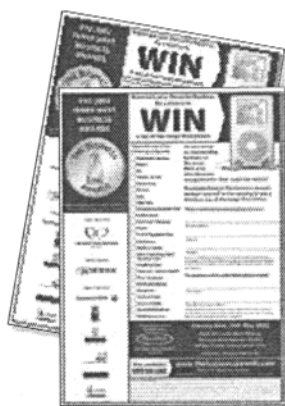
REACHING MORE CUSTOMERS

The 2006 sponsorship package is designed to offer your company direct access to:

Businesses	Employees	Community (General Public)
<p>Business participating in the program include:</p> <ol style="list-style-type: none">1. Small Businesses2. Medium Enterprises3. Franchises4. Chain Stores	<p>Employees have a high influence on business decisions. They are directly involved in the Awards by encouraging customers to make nominations, seeking methods on improving their standards to achieve success, and attending the Presentation Evening.</p>	<p>The community participate in the Awards by nominating businesses within their local areas. They have come to rely on the Business Awards as a vital source of information to locate the most outstanding businesses in their specific region.</p>
<ul style="list-style-type: none">• The Business Awards are the most comprehensive program in Australia with over 25 industry specific categories in 20 regions.• Over 3,000 businesses participate across all regions annually.	<ul style="list-style-type: none">• With a variety of industries involved, your company will reach this highly diverse demographic.• On average over 8,500 business entrepreneurs and their employees attend Business Awards Presentations annually.	<ul style="list-style-type: none">• 130,000 nominations for outstanding businesses are submitted annually.• With 20 programs, the Business Awards offer the opportunity to target specific regions.• Participate in a program recognising local charities.



Newspaper Voting Coupons



Voting Coupon Pads



Download Voting Coupon

AWARDS PROGRAM TIMETABLE

Week 1, 2 & 3

Nomination Coupons

Nomination coupons are made available to the entire local area for the initial three weeks of the program through:

Newspaper: Nomination coupon published by Media Partner (average readership of 90,000);

Distribution: coupon pads (approximately 20,000 coupons per area) distributed to local businesses;

Website: Downloadable as a PDF from the Business Awards website, www.thebusinessawards.com, which attracts an average of over 90 visits per day.

Online voting is also available on the website.



Week 4

Nomination coupons collated, online votes tallied and finalist businesses determined.

Weeks 5 & 6

All finalists receive the Finalists Kit, which contains information and promotional material.

Sponsor logos appear on:

- Finalist Certificates
- Finalist Information Booklet
- Booking Forms
- Invitations

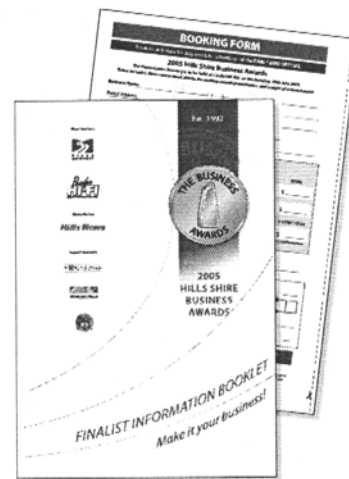
On average, 150 businesses are selected as Finalists in each area;

Your company logo will feature on over 600 promotional items that make up the Finalist Kits;

Major Sponsors are also given the opportunity to provide their own promotional material for inclusion in the Finalist Kit;



Finalist Certificate



Finalist Information Kit

Week 7 & 8

Judging of Finalists:

- A mystery shopper will visit each finalist and submit a written report.
- A photographer will visit each finalist and take an image of the staff of the business to display on screen at the presentation evening.



Presentation Evening Invitations

Week 9

Media Partner publishes multi-page Finalist Feature including Awards editorial and names of all Finalists.



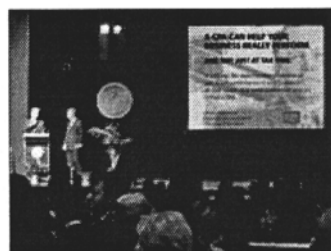
Finalist Feature page



Presentation Evening



Presentation of Awards



*Big Screen Commercial
Major Sponsor*



Winners Feature

Week 10

Presentation Evening

These gala evenings offer unparalleled opportunities for sponsors to reach their target audience. The atmosphere is positive and celebratory. Finalists recognise that the awards are possible due to the support of sponsors, and consistently mention this as they receive their award. The presentation evening is always held at a prestigious venue within each program area.

Sponsors are presented to attendees through:

Speaking Role: Each sponsor presents a 2-3 minute speech, promoting their products or services, and acknowledging finalists.

Present Awards: Sponsor representative presents awards to category winners. The media partners' photographer captures these moments for use in the newspaper winners feature. Sponsors are encouraged to present specific awards that may be relevant to their business.

Audio Visual Commercial: A thirty second audio-visual commercial, provided by the Major Sponsor, will be played on the big screen. This benefit is afforded to Major Sponsors only. This strengthens your campaign to an audience of business entrepreneurs and their staff, local government representatives and fellow sponsors.

Printed Material: Your company logo will appear on promotional material created for the Presentation Evening; including Programs, and Guest List Billboards.

Trophies and winner's posters incorporating Major Sponsor's logos are presented to winners.

Complimentary Tickets: Complimentary tickets are provided to sponsors to attend the Presentation Evening.

Addition marketing material/promotions:

The opportunity to donate a prize allows further enhancement of your company profile on the night.

Week 11

Media Partner publishes multi-page Winners Feature including Awards editorial and photographs highlighting winners, sponsors and the Presentation Evening.



Editorial coverage

JUDGING

Customers determine the success of a business. The judging criteria is based solely on aspects of customer service.

- Business Appearance and Presentation
- Range of Products and/or Services
- Value for Money
- Service of Customers

Businesses are evaluated entirely from the perspective of a customer. There are three stages to the judging process:

1. The Awards begin with the call for public nominations of outstanding local businesses.
2. At the close of nominations, all coupons and online votes are collated and those businesses receiving the greatest number of votes in each category become finalists.
3. After the finalist businesses are decided, judging visits commence. Each business is assessed by a panel of judges who conduct their evaluations at separate visits. Judges come from a variety of backgrounds and share the common attribute of being everyday customers.

In most instances, businesses are evaluated anonymously to ensure that judges receive the same treatment as any other customer. In some categories of business however, this is not possible. In those cases, impromptu interviews are conducted.



Call for votes through the media, distributed coupons and website



Votes determine finalists



Judges evaluate finalist

SIX REASONS FOR BUSINESSES AND THEIR CUSTOMERS TO VISIT ...

1. Keep up to date with the awards schedule and how it works.

www.thebusinessawards.com has everything a business needs to find out the when, where and how about the Awards. It's their home from home for all things Awards related. The website registered over 33,000 visits in 2005.



2. Register the business in the awards or update contact details.

Only registered business can accumulate online votes. By keeping their contact details up to date, businesses ensure that they receive all correspondence and guarantee the mystery judges are able to find them!



3. Vote online.

Customers can vote for their favourite business online. The customer must have a legitimate email address and is limited to up to three votes (one vote per category, up to three categories). On submitting their vote, the customer receives an email acknowledging their choice and prompting them to click to confirm their vote in the Awards database.





4. Download voting coupon pdf.

Participating businesses can conveniently download a pdf of the voting coupon to print out copies and have them on display in their store.

Also available for download is a brochure that can be given to their customers explaining how to vote for the business online.



5. Find out which businesses became a finalists.

Businesses wait in anticipation for the announcement day of the Business Awards finalists. When they get the good news they can then study the field and find out who else is in the running for their category award.



6. Purchase tickets for the awards presentation evening.

Businesses are offered a discount incentive to purchase their presentation evening tickets online. It's simple and secure.

Est. 1985



AWARDS SPONSORSHIP

The Business Awards programs are designed not only to acknowledge outstanding businesses, but also to enable sponsors to promote their products or services to their target market.

Major and Support Sponsorships are available within each awards program. Both provide practical levels of exposure to your target market.

The following sponsorship information is based on single program sponsorship however, if your company wishes to discuss multiple program sponsorship, or has industry specific targets in mind, we invite you to discuss your needs directly with us.

Major Sponsor **\$9,350** (per program including GST)

Pre-program Teaser Ads	3
Appears for 3 weeks prior to program launch	

Nomination Coupons

Newspaper coupon	Prominent
Printed coupon pads (20,000 per area)	Prominent

Finalist Kits (150 per area)

Certificates	Prominent
Finalist Information Booklet with booking form	Prominent
Invitations	Prominent
Sponsor marketing material	Yes

Finalists and Winners Lists

Finalists and Winners lists to assist with direct marketing	Yes
---	-----

Media Coverage

Inclusion in the 'Launch' and 'Winner's Feature' sponsor advertisement.	Prominent
Mention throughout 11 weeks program	Yes
Opportunity for attractive advertising rates with community newspaper	Yes

Website

Sponsor's logo on program web pages	Prominent
Direct link to Sponsor's website	Yes
Customer Directory	Yes

Presentation Evening

Programs	Prominent
Guest List Billboards	Prominent
30 second Audio Visual Commercial	Yes
Large Screen Presentation	Prominent
Speaking Role Segments	2
Awards Presentation	4-6
Complimentary Tickets	6
Logo on Awards Trophy	Yes
Placing of advertising material	Yes
Corporate signage in venue	Yes
Brief description of business in program	Yes
Logo on Winner's Poster	Yes

Sponsorship audit

A presentation document including all Promotional material	Yes
--	-----

Support Sponsor **\$4,950** (per program including GST)

Pre-program Teaser Ads	0
Appears for 3 weeks prior to program launch	

Nomination Coupons

Newspaper coupon	Logo
Printed coupon pads (20,000 per area)	Logo

Finalist Kits (150 per area)

Certificates	Logo
Finalist Information Booklet with booking form	Logo
Invitations	Logo
Sponsor marketing material	No

Finalists and Winners Lists

Finalists and Winners lists to assist with direct marketing	No
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Media Coverage

Inclusion in the 'Launch' and 'Winner's Feature' sponsor advertisement.	Yes
Mention throughout 11 weeks program	Yes
Opportunity for attractive advertising rates with community newspaper	Yes

Website

Sponsor's logo on program web pages	Logo
Direct link to Sponsor's website	Yes
Customer Directory	Yes

Presentation Evening

Programs	Logo
Guest List Billboards	Logo
30 second Audio Visual Commercial	No
Large Screen Presentation	Logo
Speaking Role Segments	1
Awards Presentation	2-3
Complimentary Tickets	2
Logo on Awards Trophy	No
Placing of advertising material	No
Corporate signage in venue	No
Brief description of business in program	No
Logo on Winner's Poster	No

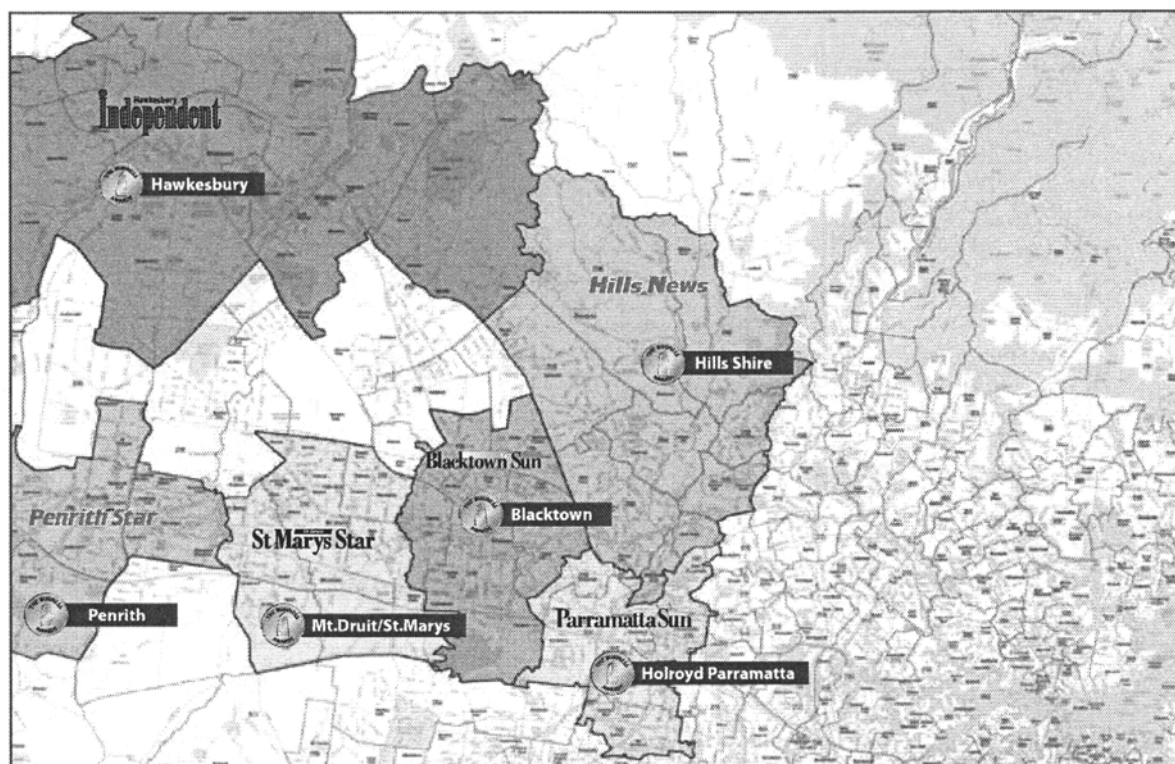
Sponsorship audit

A presentation document including all Promotional material	Yes
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GREATER WEST

Business Awards	Media Partner	Circulation	Readership	Coupons	Guests
Blacktown	Blacktown Sun	57,000	86,000	8560	435
Hawkesbury	Hawkesbury Independent	15,000	34,500	9629	371
Hills Shire	Hills News	61,000	122,000	6423	452
Holroyd Parramatta	Parramatta Sun	64,300	104,000	5500	353
Penrith	Penrith Star	58,800	94,000	9097	500
Mt Druitt/St Marys	Mt Druitt/St Marys Star	42,000	59,000	7032	368
		298,100	499,500	46,241	2,479



Note: The Awards Regions are determined by newspaper distribution boundaries not Local Council boundaries

Blacktown^{City} Sun

Westpoint
BLACKTOWN

CITY OF CASTLE HILL
RSL CLUB LTD

WINSTON HILLS
WALL

Westfield
Mt Druitt

Hawkesbury
Independent



Hills News

Parramatta Sun

Penrith^{City} Star

St Marys^{Mt Druitt} Star



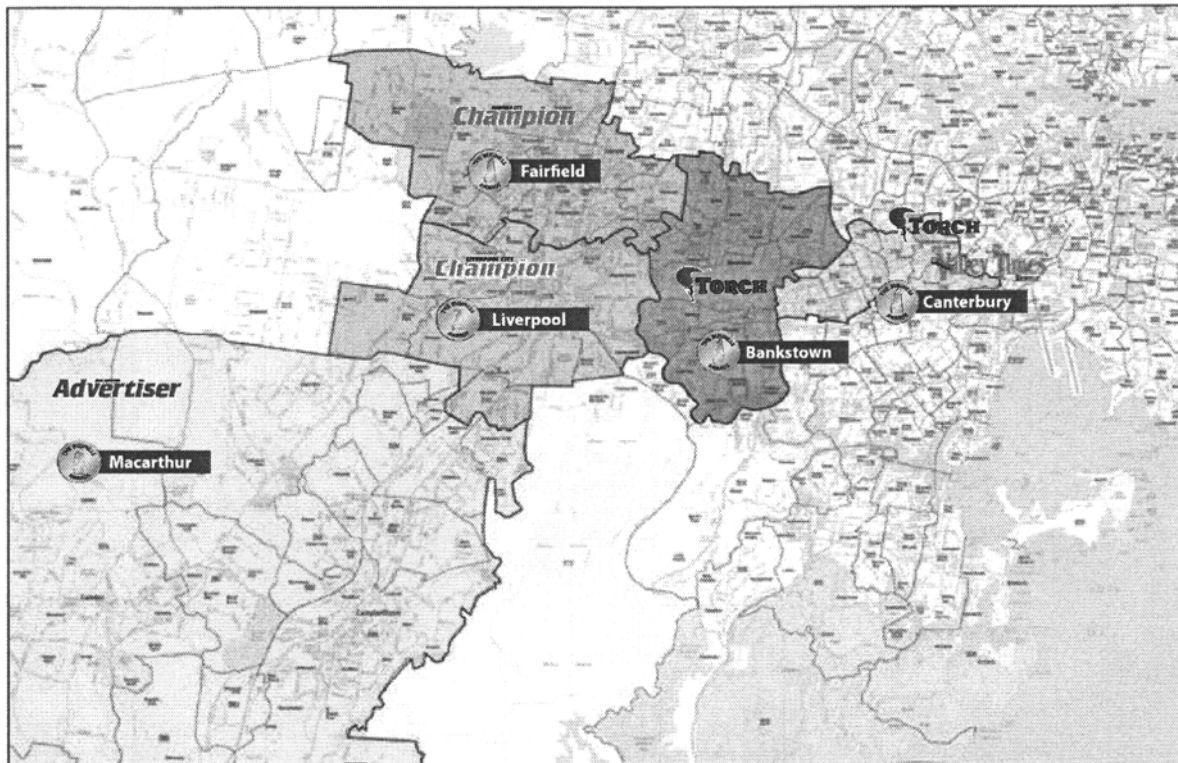
Blacktown City Council
GROWING WITH PRIDE

THE BAND CLUB



SOUTH WEST

	Media Partner	Circulation	Readership	Coupons	Guests
Bankstown	The Torch	90,090	159,000	5216	404
Canterbury	Valley Times	23,657	Not Available	4139	376
Fairfield	Fairfield Champion	56,600	110,000	5857	519
Liverpool	Liverpool City Champion	56,800	121,000	9978	509
Macarthur	Macarthur Advertiser Camden Advertiser	72,000 72,043	124,000 124,000	20345	806
		371,190	638,000	45,535	2514

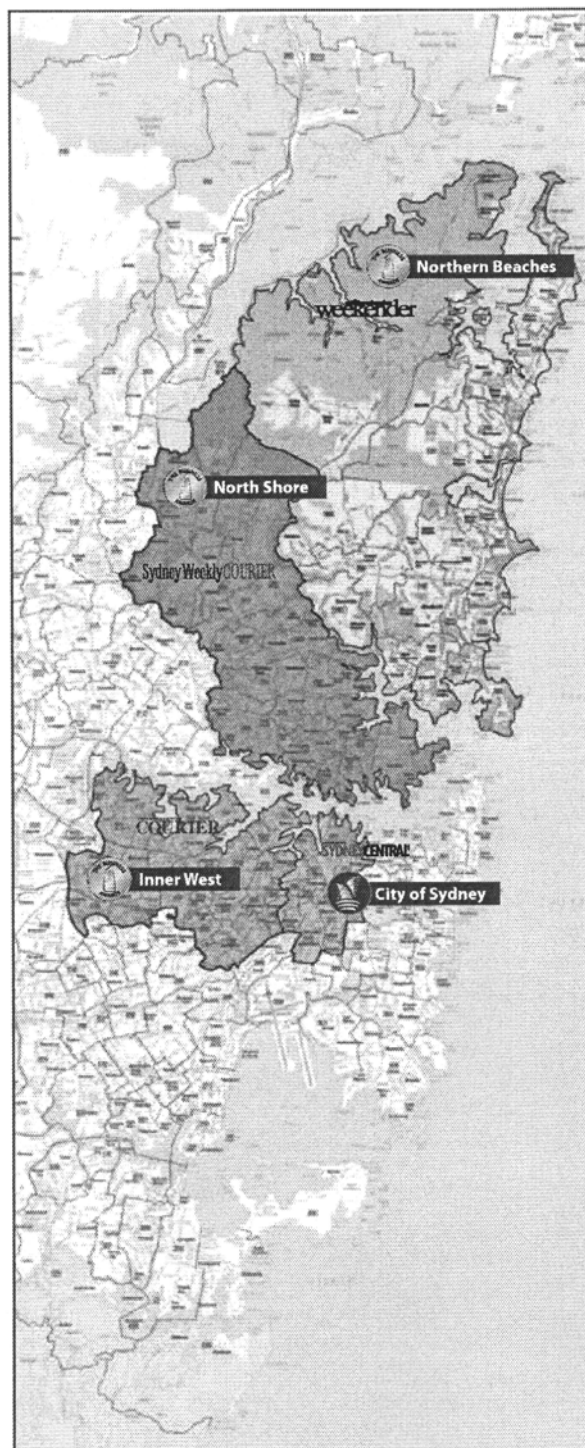


Note: The Awards Regions are determined by newspaper distribution boundaries not Local Council boundaries



METROPOLITAN

Business Awards	Media Partner	Circulation	Readership	Coupons	Guests
City of Sydney	Sydney Central Courier	40,000	97,000	8335	382
Inner West	Inner Western Courier	76,757	112,000	14,718	539
North Shore	Sydney Weekly Courier	94,104	99,000	9473	404
Northern Beaches	N Beaches Weekender	60,220	Not Available	1168	329
		271,081	395,000	33,694	1654



SYDNEYCENTRAL

The COURIER

Sydneyweekly

weekender

Westfield

St Ives
shopping village
web: www.stives.com.au
my favourite place

CANTERBURY-HURLSTONE PARK
RSL CLUB

Telstra

KU-RING-GAI
COUNCIL

Mercedes-Benz
of Sydney

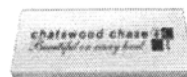
Sydney Entertainment Centre

City of Canada Bay Council
MARRICOTT
council



SOFITEL WENTWORTH
SYDNEY

Canterbury BMW



Pacific
HI-FI
SOUND AND VISION CENTRES



BURWOOD COUNCIL
heritage • progress • pride

TAFE
SYDNEY INSTITUTE

PITTWATER PLACE
discover your new place to shop



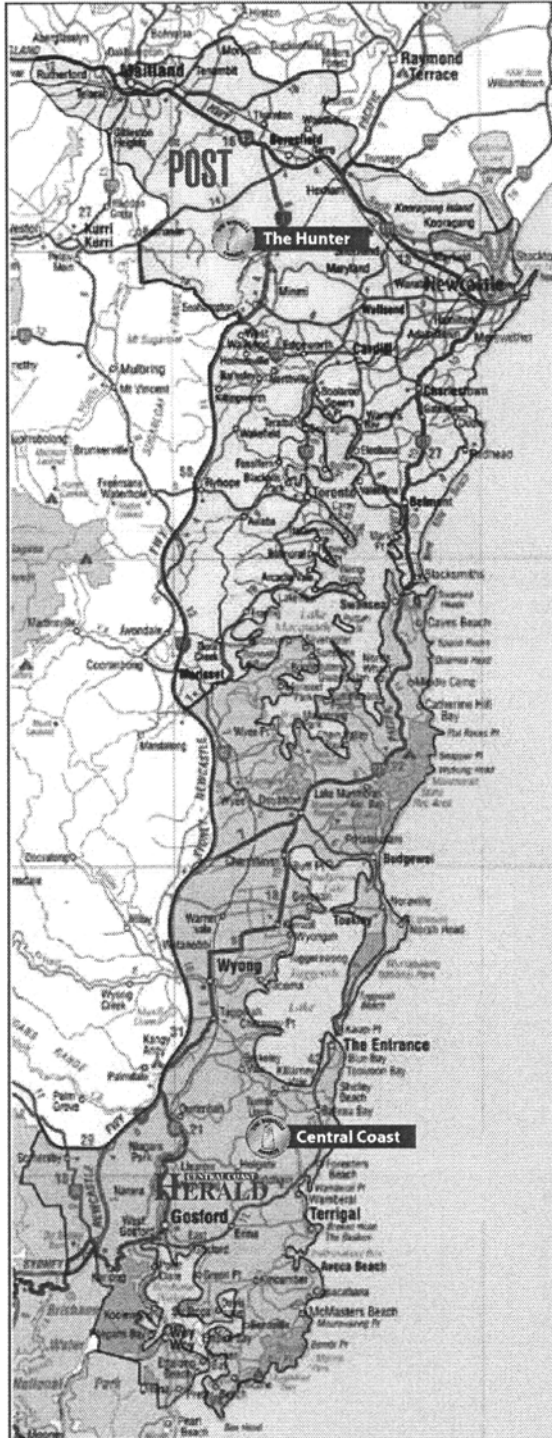
Warringah
Chamber of Commerce
& Industry Inc



Note: The Awards Regions are determined by newspaper distribution boundaries not Local Council boundaries

CENTRAL COAST & HUNTER

Business Awards	Media Partner	Circulation	Readership	Coupons	Guests
Central Coast	Central Coast Sun Weekly	108,000	108,000	14266	552
Hunter	The Post	130,000	130,000	4103	
		238,000	238,000	18,369	



Note: The Awards Regions are determined by newspaper distribution boundaries not Local Council boundaries

Est. 1985



**THE BUSINESS
AWARDS
PROGRAM
2006**

Precedent Productions

Precedent Productions have the skill and expertise vital to delivering high profile awards programs. Precedent has successfully managed national and localised business programs and charity related programs including, the Australian Garden Industry Awards, Hardware Industry Awards, over twenty local Business Awards programs, the Small Business Awards Champion of Champions, NSW Seafood Industry Awards and Brambles CommunityReach.

The synergy of inhouse development and production of all program elements ensures consistency and constantly delivers a superior result.

Precedent's progressive approach to new ideas and ventures means that no project is too big or small. We welcome the opportunity to discuss ways of bringing new programs or events into the public spotlight and creating greater opportunities for existing programs.

A proud supporter of the Australian Paralympic Committee

Precedent Productions is proud to be supporter of the Australian Paralympic Committee in it's endeavours and will be promoting Connect 1000 during each Business Awards program leading up to the 2008 Paralympic Games in Beijing.

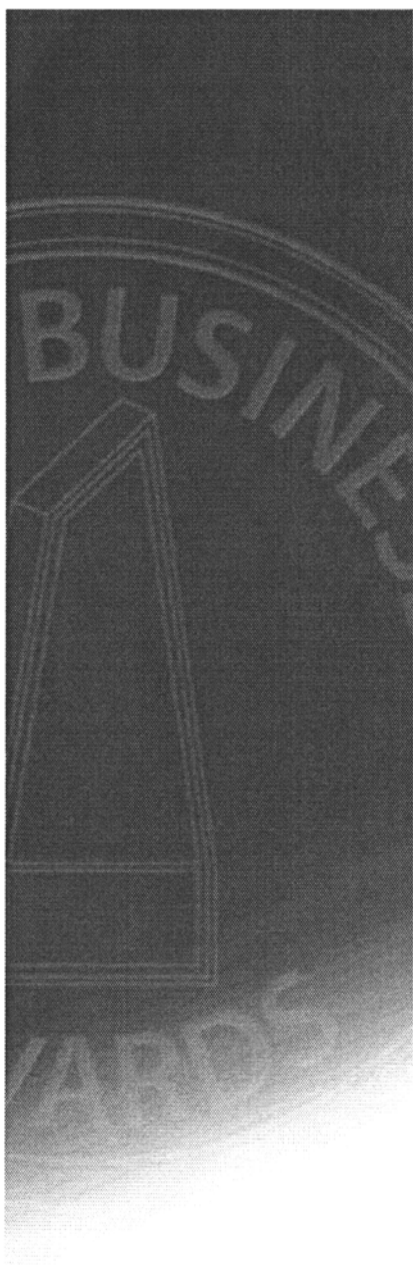
Connect 1000

An Australian Paralympic Committee initiative.

"The Australian Paralympic Committee (APC) is encouraging small business to rally around our elite athletes with a disability through joining Connect 1000 and therefore providing support, both financially and also through raising awareness for our Paralympians as they prepare for the 2008 Paralympic Games in Beijing. The APC needs to raise funds to provide for the training and development of our existing champions and also to assist us in identifying rising talent as we strive for a top three ranking in Beijing. We look forward to working with the small business community in achieving this goal."

Darren Peters,
CEO—Australian Paralympic Committee





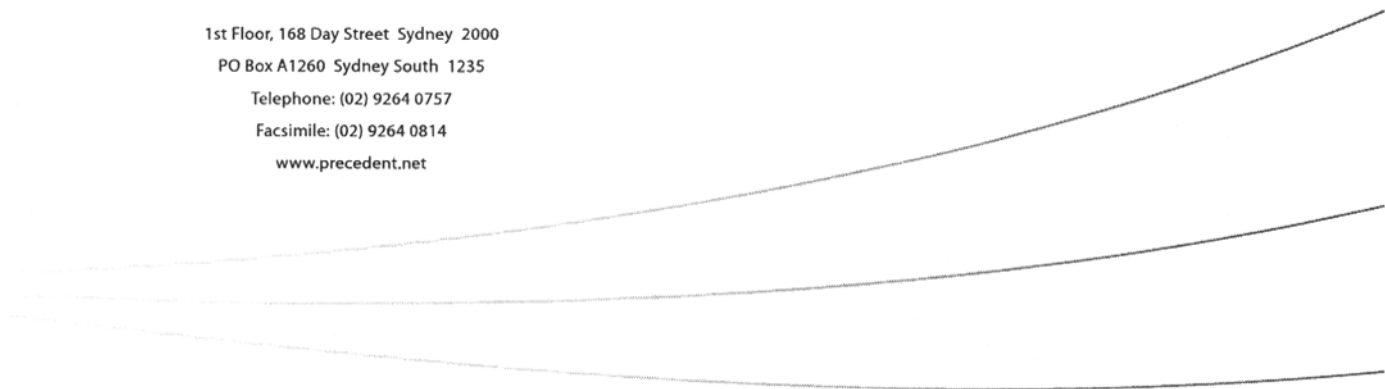
1st Floor, 168 Day Street Sydney 2000

PO Box A1260 Sydney South 1235

Telephone: (02) 9264 0757

Facsimile: (02) 9264 0814

www.precedent.net



KU-RING-GAI COMMUNITY PLAN 2005 TO 2009

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present the Draft Ku-ring-gai Community Plan 2005 to 2009, incorporating community feedback to Council, for adoption.

BACKGROUND:

The Local Government (General) Amendment (Community and Social Plans) Regulation 1998 requires all Councils in NSW to develop a Social/Community Plan.

COMMENTS:

The Draft Community Plan 2005-2009 reflects the priority needs and issues raised at a number of community consultations and sets out recommendations in the roles that Council and others can take in addressing these issues.

RECOMMENDATION:

That the Community Plan 2005 to 2009 be adopted by Council.

PURPOSE OF REPORT

To present the Draft Ku-ring-gai Community Plan 2005-2009, incorporating community feedback to Council, for adoption.

BACKGROUND

The Local Government (General) Amendment (Community and Social Plans) Regulation 1998 requires all Councils in NSW to develop a Social/Community Plan or its equivalent, and include information about access and equity activities in the Management Plan and Annual Report.

The Regulation aims to recognise and build on the many existing Council efforts to promote the well-being of community members and effectively meet their needs through social planning. The regulation was introduced to assist Councils to:

- Promote fairness in the distribution of resources, particularly for those most in need
- Recognise and promote people's rights and improve the accountability of decision makers
- Ensure that people have fairer access to the economic resources and services essential to meeting their basic needs and improving their quality of life
- Give people better opportunities for genuine participation and consultation about decisions affecting their lives.

A draft Community Plan 2005-2009 was presented to Council on 22 November 2005. Council resolved that:

That the draft Ku-ring-gai Community Plan 2005-2009, as amended, be placed on public exhibition for a period of 28 days and then reported back to Council.

COMMENTS

The Draft Community Plan 2005-2009 reflects the priority needs and issues raised at a number of community consultations and sets out recommendations in the roles that Council and others can take in addressing these issues.

During the public exhibition process comments were received from the Northern Sydney Central Coast Area Health, Ku-ring-gai Neighbourhood Centre and Computer Pals for Seniors Turramurra Inc. The comments received recommended inclusion of additional information regarding health needs in the community, request for enhanced community facilities for seniors and reliability of a specific community transport service. These comments are minor in content and where appropriate have been incorporated into the Ku-ring-gai Community Plan 2005-2009.

In addressing the needs of Aboriginal people living in Ku-ring-gai, Council has participated in a regional planning process to prepare a Northern Regional Aboriginal Social Plan. This is an integrated approach to human services planning involving local, State and Commonwealth Government Departments.

Item 3

S03313
12 April 2006

The Regional Aboriginal Social Plan has involved consultation with Aboriginal people across Northern Sydney to identify issues that can be addressed at a local and regional level.

Correspondence has been sent to the Department of Local Government to advise that the draft Aboriginal Social Plan is expected to be completed later this year and will be submitted to Councils in the Northern Sydney area for their consideration.

CONSULTATION

The Ku-ring-gai Community Plan 2005-2009 was placed on public exhibition and a number of consultation strategies were utilised to obtain feedback from the community. These included:

- Public notices in the North Shore Times and Advocate.
- Draft Plan placed on Council's web site. The latest count showed that the Draft Community Plan 2005-2009 was viewed on 920 separate occasions.
- Direct mail out to over 350 organisations, groups and service clubs operating in Ku-ring-gai, seeking feedback.
- Exhibited in libraries and Customer Service Centre.

The Plan and feedback received during the exhibition period was also discussed regularly at Council's Community Development Committee meetings.

FINANCIAL CONSIDERATIONS

Any recommendations from the Draft Community Plan 2005-2009 that require extra funding from Council will be costed and presented in a separate report to Council.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with relevant Council Department and staff was undertaken during the development phase of the Plan.

SUMMARY

An action plan will be developed to assist in the implementation of the Ku-ring-gai Community Plan 2005-2009 and incorporated into Council's management planning and reporting processes. Progress on implementation of the Community Plan 2005-2009, including progress on strategies and impact on the community, will also be reported through Council's Community Development Committee.

RECOMMENDATION

- A. That the Community Plan 2005 to 2009 be adopted by Council.
- B. That Council consider the progress of the Community Plan 2005 to 2009 in conjunction with the Management Plan and Council's Community Development Committee.

Danny Houseas
Manager Community Development

Janice Bevan
Director Community Services

Attachments: **Draft Ku-ring-gai Community Plan 2005 to 2009 (updated 12.4.06) - 601427**

*Draft Ku-ring-gai
Community Plan
2005-2009*

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Introducing the Ku-ring-gai Community Plan

What is a Community Plan?

A Community Plan is a statement of what we are now and what we want to become as a community in the future. It is a framework to guide Council, government and community decision-making about community services and infrastructure over the next five years.

It is the role of the Community Plan to:

- identify key community values and areas of need in Ku-ring-gai
- summarise the major issues facing this community,
- enable community members and other spheres of government to participate in the planning process, and
- formulate strategies which Council and other key government and non government agencies could implement to meet local community needs.

Issues identified through the community planning process help Council to put together its business plans across the range of Council functions, decide priorities for spending and the key partners it needs to engage in order to meet community needs.

Why Produce a Plan?

Ku-ring-gai Council, along with all NSW Local Councils, is required to produce a Community Plan every five years. Community planning enables Council to focus on understanding and addressing community needs and aspirations.

The Ku-ring-gai Community Plan enables Council to:

- understand and respond to diverse social needs
- ensure services are equitable and accessible
- monitor service provision and gaps and plan future service improvements
- produce efficiencies and economic benefits through a planned, collaborative approach
- identify emerging social issues, and
- promote community consultation and participation in decision making.

Council has limited ability to address social issues on its own. Community planning is an important opportunity for Council to collaborate with other government agencies, community groups and organisations in trying to improve the social well-being of the people of Ku-ring-gai.

The Legislative Basis for Community Planning

In 1996, the NSW Government released a policy known as the NSW Social Justice Directions Statement 'Fair Go, Fair Share, Fair Say'. This committed the NSW Government and the Department of Local Government to promoting a more inclusive community by ensuring that Government Services are responsive to community need and diversity. To further this aim, the *Local Government (General) Amendment (Community and Social Plans) Regulation*, 1998 was introduced to assist Councils to:

- Promote fairness in the distribution of resources, particularly for those most in need;
- Recognise and promote people's rights and improve the accountability of decision makers;
- Ensure fairer access to the economic resources and services essential to meeting people's basic needs and improving their quality of life; and
- Give people better opportunities for genuine participation and consultation about decisions affecting their lives.

In accordance with the requirements of the *Local Government (General) Amendment (Community and Social Plans) Regulation*, the Community Plan must include data and information about the needs of the seven mandatory target groups. These groups are:

- Children
- Young people
- Women
- Older people
- People with a disability (including people with HIV/AIDS)
- People from culturally and linguistically diverse backgrounds (CALD), and
- Aboriginal and Torres Strait Islander people (ATSI).

Issues and strategies for Aboriginal and Torres Strait Islander people are not included in this Plan. These will be developed in conjunction with other Councils and communities as part of the updated Northern Sydney Aboriginal Social Plan.

Council's Role in Addressing Social Needs

Council's legislative responsibilities are outlined within the *Local Government Act 1993*. These functions are far-reaching. Some are mandatory, others are discretionary, allowing Council to provide services if the community requires them. In relation to social issues and needs, the "Councils' Charter" in Section 8 of the Act requires councils to:

- provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively
- exercise community leadership
- exercise its functions in a manner that is consistent with and actively promotes the principles of multiculturalism
- provide and plan for the needs of children
- have regard to the long term and cumulative effects of its decisions, and
- facilitate the involvement of councillors, members of the public, users of facilities and services and council staff in the development, improvement and co-ordination of local government.

Section 24 of the *Local Government Act 1993* also provides councils with considerable latitude to meet community needs in relation to social issues. The Act states that "*A council may provide goods, services and facilities, and carry out activities, appropriate to the current and future needs within its local community and of the wider public, subject to this Act, the regulations and any other law.*"

Ku-ring-gai Council has been involved in meeting community needs in a number of ways. These include:

Service development

Council employs staff whose role is to work with services to improve service delivery and to represent community needs in advisory, planning and policy making roles within Council, and to other levels of government. These officers are responsible for conducting consultations and researching local needs.

Council plays an important role in terms of community advocacy and leadership. Recent local examples include advocating for: the retention of the Northern Sydney HACC worker; changes to SEPP 5 Housing for Older People; and the need for improved childcare services in the area.

Community development and provision of information

Council also plays an important role fostering the health and well-being of the population. This role includes involvement in a diversity of community support and development programs. It includes promoting collaboration and exchange between groups in Ku-ring-gai, involving people in events and festivals that build 'social capital' such as Seniors Week, Youth Week and Children's Week, and helping residents to connect with others in the community through playgroups, seniors groups and recreational activities.

Council's website is an important source of information to residents about activities and services on offer. The website is currently being reviewed to improve its functionality, navigation and to increase the range of on-line services to residents.

Provision of community facilities

Council is a major provider of community facilities such as community centres where groups meet for social and learning activities, as well as providing public infrastructure such as pools, sporting facilities, and library buildings. It also supplies accommodation at subsidised rentals to local services including childcare centres, pre-schools and HACC services. Council also gives financial support to local community services through the annual Ku-ring-gai Financial Assistance to Community Groups Program and the provision of meeting areas.

Provision of community services

Council also provides direct services to the community. For example, Council provides community development workers in children's services, youth services and aged and disability services. Council provides direct services in the areas of library services, a childcare centre, family day care scheme, vacation care for primary school students, senior's leisure programs and an immunisation clinic.

Land Use Planning

Planning Ku-ring-gai's development is an important role for Council. Council is required to evaluate the social impacts of development before development consent is given. Council also uses Development Control Plans and Local Environment Plans to plan for the appropriate location of services. For example, Council has recently prepared a new Development Control Plan relating to childcare centres. Land use planning instruments are also important tools for ensuring that

commercial uses of land do not intrude on residential or open space areas, thus maintaining the quality of living that attracts residents to Ku-ring-gai.

Relationship of the Community Plan to other Council Plans

In order to be relevant, the Community Plan is linked to a suite of plans used by Council to plan Ku-ring-gai's future.

Primary among these is Council's Management Plan 2005 to 2009, an umbrella document that sets out our goals and objectives and how we plan to operate across all the services and facilities we provide. It contains a detailed budget for the first year and an assessment of the longer-term financial position of Council. Council has identified the following principal activities:

- Civic Leadership
- Integrated Planning
- Community Development
- Natural Environment
- Built Environment
- Council's Corporate Services, and
- Financial Sustainability.

In addition to the Management Plan, Council has a number of other plans and policies that directly affect the community. These include Local Environmental and Development Control Plans, Section 94 Contributions Plan, the Cultural Plan, Access Policy and Disability Discrimination Act Action Plan, Draft Open Space Strategy, Ku-ring-gai Sporting Fields and Courts Strategic Plan, Residential Development Strategy, Traffic and Transport Policy, Facility Management Plan, and Policies for Leasing Council Properties. In drafting the Community Plan, we have drawn from these documents, and the Community Plan will inform the future development of these plans and policies.

In terms of strategic direction, the recommendations of this Community Plan are consistent with those in the Management Plan. Actions in the Community Plan will be considered for implementation through incorporation in the annual Management Plan.

This Community Plan fits within a policy horizon beyond that developed within local government. Where appropriate, the Community Plan introduces and incorporates policies formulated by the NSW and Commonwealth governments.

How the Community Plan was Developed

Councils are required to consult residents in developing their Community Plans. As Council has already undertaken a great deal of consultation and planning, the approach for the current Community Plan involved:

- carefully reviewing what residents/community groups have already told us through an extensive document/literature review
- using existing forums/consultation processes to explore community planning priorities
- providing opportunities for contributors to the Community Plan to work together to identify practical solutions to the main issues identified (as opposed to simply raising the same issues again)
- inviting comment from, and making it as easy as possible for, any resident or group who wished to contribute to the development of the Community Plan, and
- exploring ways of connecting the community plan to other plans being undertaken by Council.

The range of consultation techniques included: interviews with elected representatives, Council officers and external stakeholders, meetings with local professional networks, workshops and focus groups, a youth survey, written submissions, website and public notices in local papers.

A draft Community Plan was then developed to allow for further community feedback. It was also distributed to key Council staff, including Directors and Managers, who were asked to identify key activities that could be implemented over the next five years. The recommended strategies outlined provide the community with a significant account of the policy framework in which Council services are delivered, as well as the range of roles and specific activities we are pursuing to address the identified concerns.

Once endorsed by Council, the Community Plan will be implemented in line with Divisional operational plans, and reviewed with the community and as part of quarterly performance reporting on Council's Management Plan. Council's Community Development Committee will oversee the implementation and evaluation of the Community Plan. It is intended to review and update the Community Plan annually and a formal evaluation will occur every five years.

Assessment of our Previous Community Plan

Ku-ring-gai Council has a history of social planning dating back to 1985, when it was one of the first councils in NSW to undertake such a planning initiative.

Ku-ring-gai's Social Plan 2000-2005 provided detailed information about the City, its needs, and the actions proposed to meet these needs. The strength of our previous Social Plan was the commitment to ensuring that it connected with Council's Plan of Management. This Plan became effective at the beginning of Council's 2000/2001 Management Plan. It outlined Council's strategies in relation to children, young people, families, older people, people with disabilities and community issues including: safety; community well being; participation; information; transport; physical access; traffic; environment; housing; and, recreation and leisure.

The majority of the 84 actions included in the Social Plan 2000–2005 have been completed or are being undertaken on an ongoing basis. A detailed report on outcomes is included at **Appendix 2** of this report. Some of the major activities have included:

- continuing to work cooperatively on a regional basis to improve community services and support in Ku-ring-gai and the Northern Sydney Region
- a major review of childcare planning policy resulting in a Development Control Plan that provides clear guidelines for the establishment of children's services and facilities
- collaboration with private sector interests to provide additional childcare in Ku-ring-gai
- developing a Disability Discrimination Act Disability Action Plan to achieve improvements in access by people with disabilities to public space and Council services
- establishing partnerships with key agencies to improve support services for children with special needs and from culturally and linguistically diverse backgrounds
- increasing Council information provided in community languages
- advocating on behalf of residents to ensure they have access to safe, affordable, reliable and accessible public transport systems
- capital improvements to playgrounds and skate parks, and
- developing a range of leisure and recreation opportunities suited to people of all ages and abilities
- continuation of Council's community development role.

What Makes Ku-ring-gai Special?

Ku-ring-gai's History and Character

Urban settlement began in earnest in Ku-ring-gai in the 1890s with the opening of the North Shore Rail line. The line initially ran from Hornsby to St Leonards with stations at Wahroonga, Pymble, Gordon, Lindfield, Roseville and Chatswood. It was extended to Milson's Point in 1893 and additional stations were progressively added between 1895 and 1900. A service directly connecting the North Shore to the city could not be established until 1932, after the Harbour Bridge was completed.

Then, as now, Ku-ring-gai was valued for its 'gentlemen's residences' set on large garden blocks. The area offered space and a healthy lifestyle for the middle classes, in marked contrast to the terrace row houses of the inner city.

After the Second World War, urban development in Ku-ring-gai increased with unprecedented demands for housing and employment. Soaring land values encouraged many large landholders to sub-divide their properties and prompted speculative development of Californian bungalow housing. While many of these homes have been demolished to make way for more contemporary houses, attempts to introduce higher densities have been actively resisted.

Reasons people choose to live in Ku-ring-gai have changed little over the years. Residents enjoy the larger than average suburban blocks, open space, lack of congestion, close proximity to Chatswood and Sydney CBD and a range of excellent schools and facilities to support family life. There is a strong desire to maintain the unique character of the area and the surrounding natural environment, and the connecting urban bushland within its neighbourhoods. Ku-ring-gai is green, clean and safe and the community expects Council to preserve and enhance these qualities.

Urban consolidation and increased housing density are highly contentious issues in the Ku-ring-gai LGA and are frequently raised issues of concern in resident's surveys. Ku-ring-gai Council is currently seeking to meet its local development demands and its share of accommodating metropolitan growth through the Residential Development Strategy, which identifies the location and extent of future housing provision within the LGA.

Ku-ring-gai's People Today

Ku-ring-gai had a population of 101,346 people on Census night 2001, including 1,194 overseas visitors. This was around 2.5% of Sydney's population of 3,997,321. Between 1996 and 2001, Ku-ring-gai's population increased by just 2,314 persons, or by 0.5 % a year. The rate of growth was lower than Sydney's growth of 1.3 % over the same period. However, Ku-ring-gai's population has grown considerably since that time. The Australian Bureau of Statistic's 'medium variant' Series B Projections (ABS 2003) estimates that the current population at approximately 109,000 and it is estimated to reach 117,500 by 2022. The population included 108 indigenous people.

With an area of 85.5 sq.km., Ku-ring-gai had a population density of 1190 people per sq.km. Our low density in comparison to other LGAs in the Northern Sydney region, such as Willoughby (2858 people per sq km) Lane Cove (3058 people per sq km) and Ryde (2456 people per sq km) is influenced by the significant area of National Park within the LGA. The average number of people per household was three.

The Census gives us a good picture of the composition of our community. If we imagine Ku-ring-gai as a village of precisely 100 people, with the current composition of the community remaining the same, in 2001 our community looked something like this:

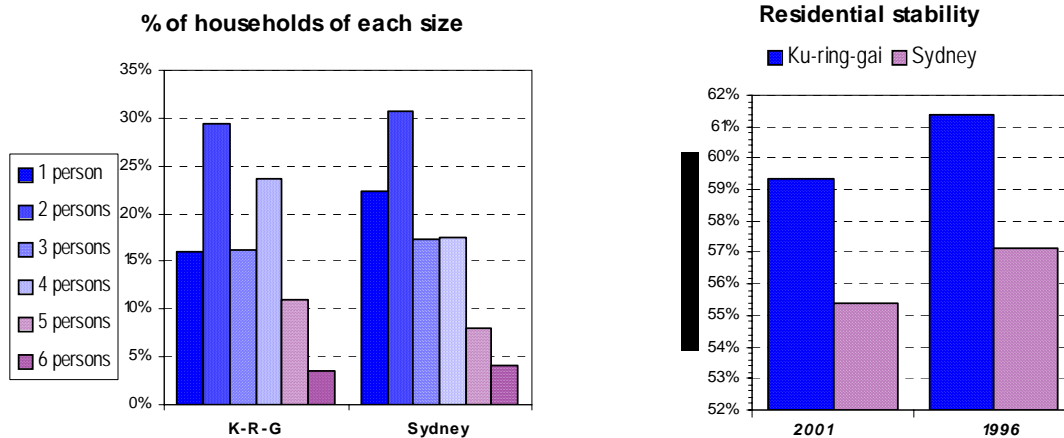
- 53 were female
- 47 were male
- Five were aged 0-4 years
- 10 were aged 5-11 years
- 10 were aged 12-17 years
- 10 were aged 18-24 years
- 14 were aged 25-39 years
- 31 were aged 40-59 years
- 12 were aged 60-74 years
- Six were aged 75-84 years
- Two were aged 85 years and over
- 65 were Australian citizens of voting age
- 87 lived in a family household, while eight lived alone
- Three were separated or divorced
- Three lived in non-private dwellings (eg nursing homes, hospitals and boarding schools).
- 31 were born overseas, 17 in non-English speaking countries
- 81 spoke English only, while 16 spoke a language other than English at home
- 17 had some form of disability
- 69 were Christian, four Jewish, two Buddhist, one a Muslim and one a Hindu
- 14 had no religion
- 47 were in the workforce. Of these, 28 were working full-time, 17 were working part-time and two were looking for work
- 28 had a university degree and 10 were at university then
- 53 owned their homes outright and 11 lived in rented premises
- 31 had a computer at home and 60 used the internet (at home, school or at work)

Ku-ring-gai's Households

In 2001, Ku-ring-gai had some 32,800 households (up 456 since 1996), of which overwhelming majority (82%) were family households, including about 340 with more than one family. The average family household had 3.4 people. There were also 497 group households (of unrelated people) which averaged 2.5 people. Ku-ring-gai's overall average household size, including its 5,280 single-person households, was 2.81 persons, greater than Sydney's 2.50.

Amongst Ku-ring-gai's households, the most common sizes were two persons (29% of households) and four persons (24%). Altogether, 38% of Ku-ring-gai's households had four or more people, housing 58% of the community. By way of comparison, 30% of Sydney's households had four or more people, housing 50% of the community.

The stability of a community is indicated by the proportion of people who have remained for a reasonable period of time. In Ku-ring-gai, 59% of people aged over five were living in the same Council area as in 1996. This residential stability is greater than Sydney's (55%) and is similar to Ku-ring-gai's stability in 1996 (61%). Relative to Sydney, Ku-ring-gai's residential stability was steady since 1996.

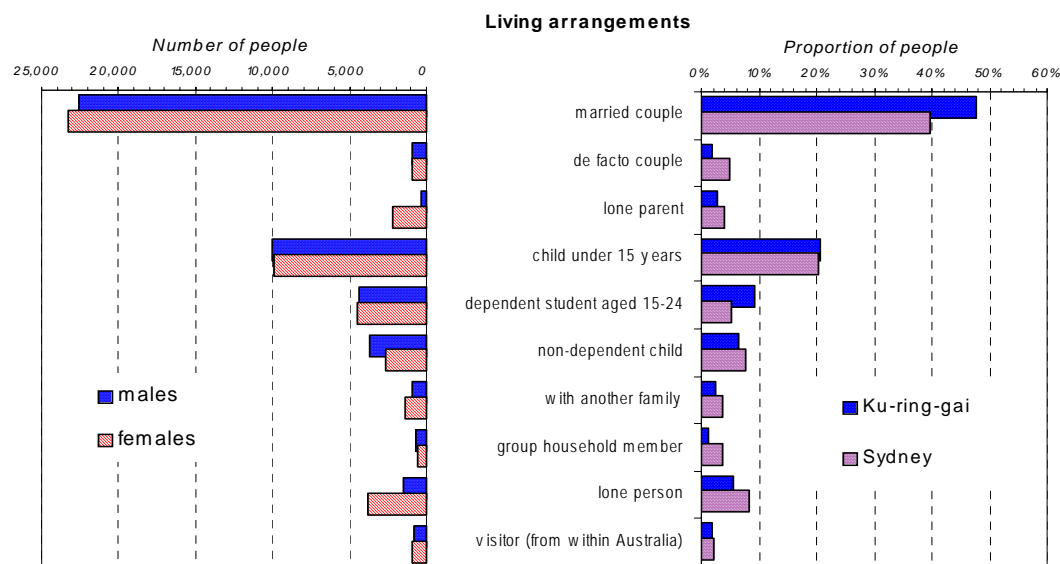


Household Arrangement

Most commonly, people live as a part of couple, with 50% of people living this way in Ku-ring-gai (greater than Sydney's 45%). About 4% of couples were not married in 2001, much lower than Sydney's rate of 11%. As well, there were 2,559 lone parents, 2.7% of the population (Vs 4.1% for Sydney), with six-sevenths of them being women.

Living with the couple- and single-parents were some 37,000 children and young people, most commonly a child under 15 years. These represented 37% of the people compared with 39% of Sydney.

The other people in Ku-ring-gai lived either alone (5,280 people or 8%) or in group households (1,222 or 1%). Among those living alone (a smaller proportion compared with Sydney), the number of women was much greater than the number of men with 3,829 women and 1,451 men; lone people constituted 8% of females and 3% of males. Group households were less common, relative to Sydney.



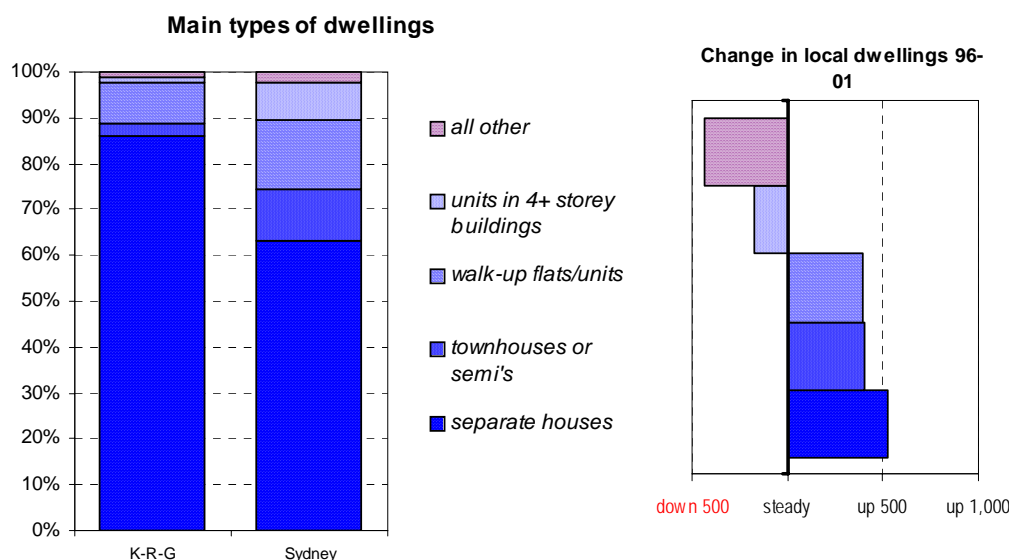
Types of dwellings in Ku-ring-gai

In 2001, Ku-ring-gai had 35,537 dwellings, an increase of 620 since 1996. Some 1,864 dwellings were vacant, giving a vacancy rate of 5.2% of dwellings, less than Sydney's 7.0%. Lower vacancy rates at the mid-winter census are more common in stable communities and in winter holiday places.

The most common kind of dwellings in Ku-ring-gai is separate houses, of which there were some 29,000 in 2001 (86% of Ku-ring-gai's dwellings; 63% over Sydney). Of other types of dwellings, there were about 3,000 walk-up flats/units, 910 townhouses or semi's and 430 units in 4+ storey buildings.

The most commonly-built types of dwelling over the previous five years were separate houses, with 522 more dwellings since 1996, and townhouses or semis with 402 more. The number of walk-up flats/units was 395 larger. The number of units in 4+ storey buildings decreased by 177.

Among the less common types of dwellings, Ku-ring-gai had 121 "granny" flats on houses (down by 56 since 1996) and 52 flats on shops / offices (down by 12).

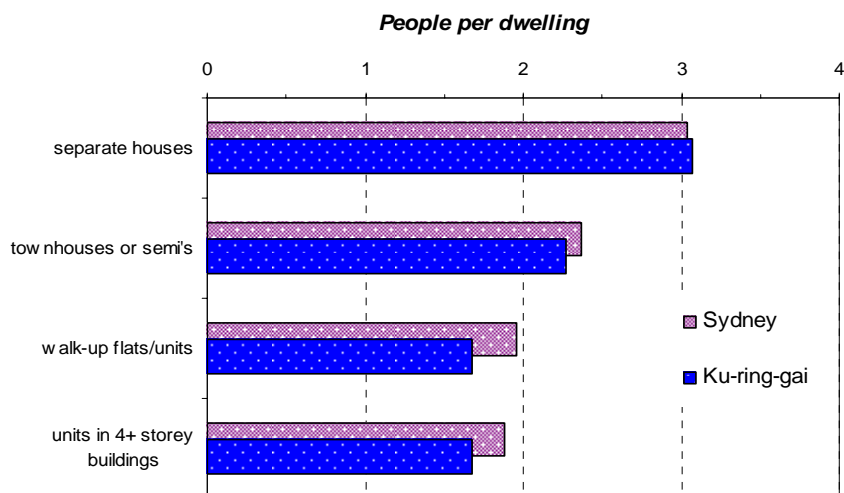


Dwelling occupancy in Ku-ring-gai

The average number of people in each occupied dwelling in Ku-ring-gai is 2.89 which is marginally higher than Sydney's average occupancy rate of 2.68.

Since 1996, Ku-ring-gai's average occupancy rate has risen by 0.01 or 0.4%. This is because the population living in private dwellings increased by 2.5% while the number of occupied private dwellings increased by 2.1%. By comparison, Sydney's average occupancy decreased by 4%.

Among separate houses, the average occupancy was 3.07 people per house, an increase of 0.02 since 1996. This occupancy rate was 1% higher than Sydney's rate of 3.04. The average occupancy of semis and townhouses was 2.27 persons, down 0.06 since 1996 and 4% lower than Sydney's. Ku-ring-gai's occupancy rate for walk-up flats/units was 1.68, up 0.07 since 1996 and 14% lower than in Sydney's. The rate for units in 4+ storey buildings was 1.68, which was 11% lower to Sydney's.



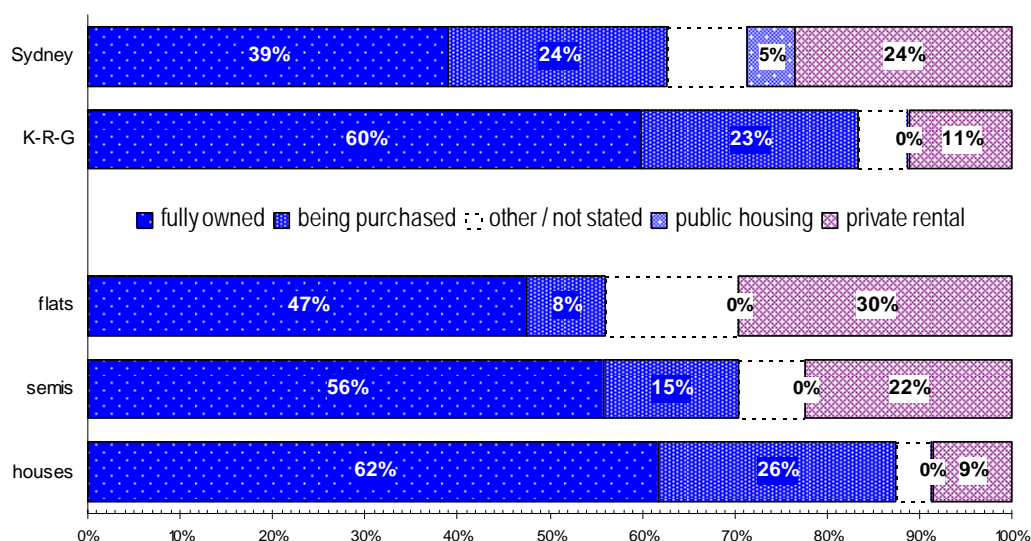
Owning and renting in Ku-ring-gai

In Ku-ring-gai, it is most common for dwellings to be fully owned, with 20,187 dwellings or 60% of the occupied dwelling stock in this form of tenure in 2001. The remaining dwellings were being purchased (23%), private rental (11%) or public housing (0.1%). Ku-ring-gai's much higher proportion of dwellings which were fully owned, relative to Sydney, indicates this community has much more longer-term or wealthier residents.

In all, some 87% of detached houses in Ku-ring-gai were owner-occupied (either fully owned or being purchased), compared with 56% of units or flats. Conversely, 30% of units and flats were rented, either privately or through public housing, compared with 9% of separate houses and 22% of semis and townhouses.

The proportion of dwellings which were rented privately was less than that of Sydney (24%), indicating Ku-ring-gai may have lower population turnover than Sydney. The share of dwellings in public housing was 0.1%, which was 2% of Sydney's proportion.

Home owners, purchasers, public and private tenants

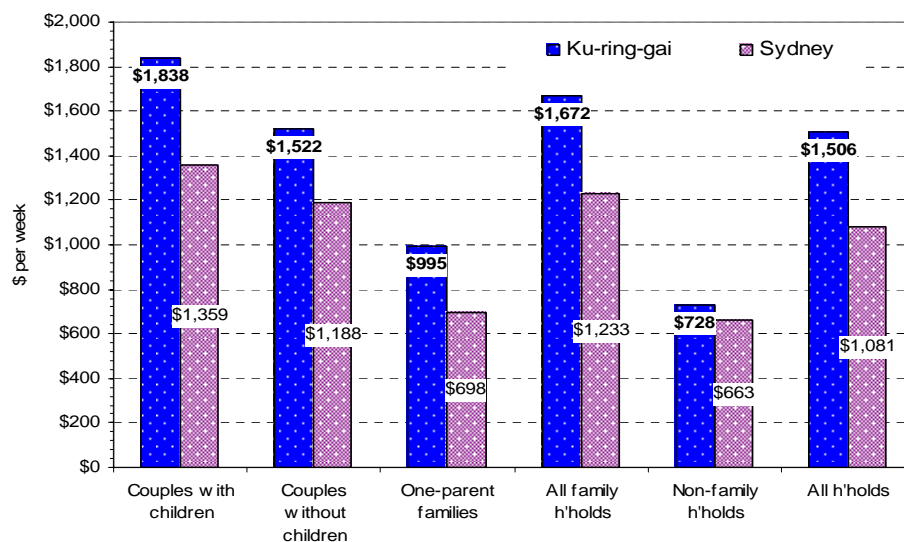


Ku-ring-gai's average household incomes

The average family income in Ku-ring-gai in 2001 was around \$1,700 a week or \$86,900 a year, much greater than Sydney's average of \$64,100 pa (36% higher). The median or mid-point household income was about \$1,750 a week (Sydney's was \$900).

Couples with children had the highest average family incomes at about \$1,800 a week. One-parent families had the lowest average family incomes at about \$1,000 a week. Non-family households in Ku-ring-gai had lower average incomes than family households, at about \$730 a week, due to many being single-person households.

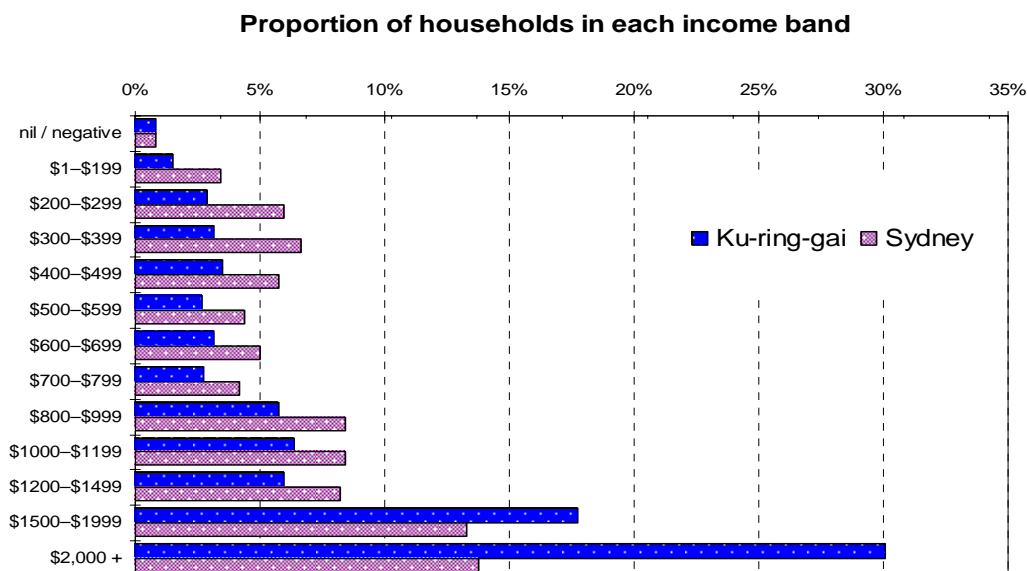
Average incomes for different families and households



Ku-ring-gai's household income variations

Compared with Sydney, Ku-ring-gai's household incomes differed most in the proportion in the \$2,000 + income band, which had 30% of Ku-ring-gai's households compared with 14% of Sydney's (i.e. one and one-fifth larger). The \$1500–\$1999 income band, with 13% of Ku-ring-gai's households, was one-third larger than across Sydney.

Conversely, Ku-ring-gai's households were most under-represented in the \$1–\$199 income band, which had 1.5% of Ku-ring-gai's households compared with 3.4% in Sydney (i.e. three-sevenths the size) and the \$300–\$399 income band (3.1% of Ku-ring-gai's households, half the size in Sydney).



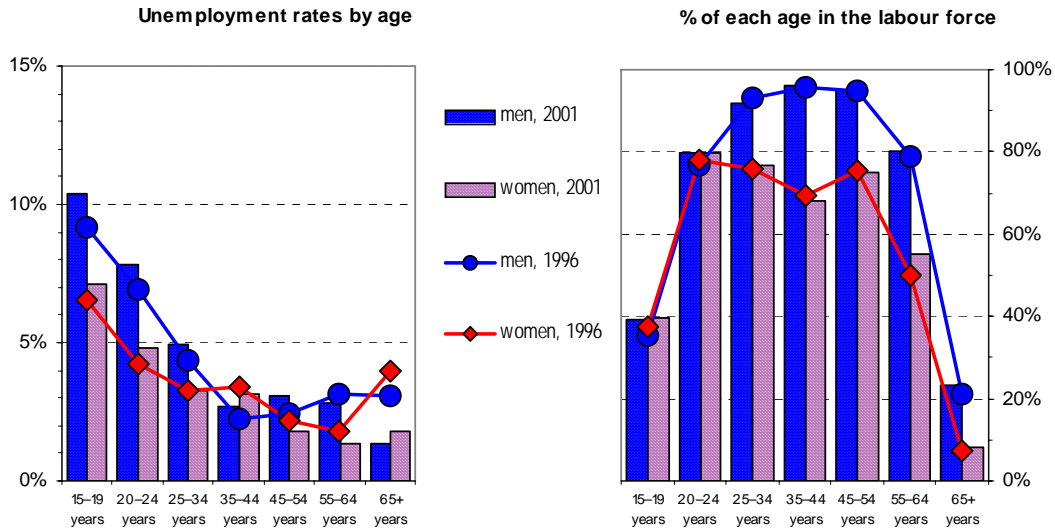
Employment in Ku-ring-gai

Ku-ring-gai provided a total labour force (people working or seeking work) of around 48,300 people in 2001 (26,200 men and 22,200 women), an increase of 744 or 2% since 1996. This labour force represents 63% of the working-age population (aged 15+), a rate lower than Sydney's 65%.

The unemployment rate amongst Ku-ring-gai's workforce in mid-2001 was 3.5% when Sydney's was 6.1%. Over 1996 to 2001, the male unemployment rate increased from 3.7% to 4.0% while the female unemployment rate decreased from 3.2% to 3.0%.

Among male workers, 72% were employed full-time. Unemployment rates ranged from 10% among those aged 15–19 years and 8% among those 20–24 years to 1% among those aged 65+ years and 3% among those aged 35–44 years.

Among female workers, 43% were employed full-time. Unemployment rates ranged from 10% among those aged 15–19 years and 8% among those 20–24 years, to 1% among those aged 55–64 years and 2% among those aged 65+ years.



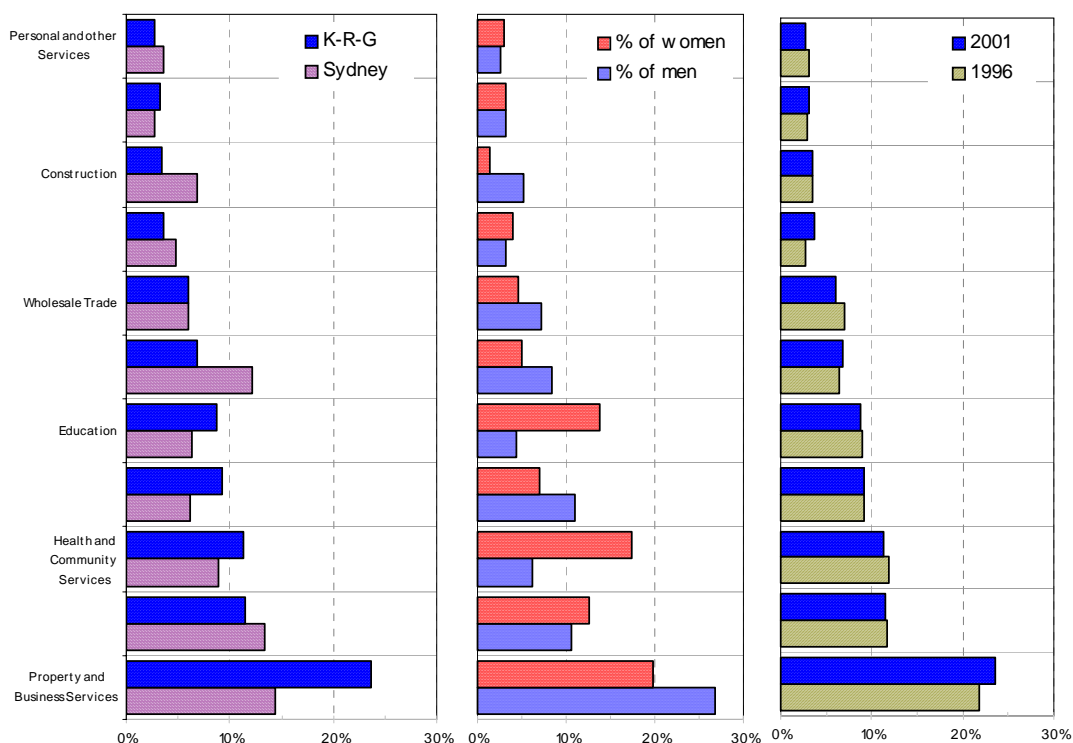
The industries where Ku-ring-gai works

The industry providing the most Ku-ring-gai residents with work in 2001 was Property and Business Services, which employed some 11,000 people: 27% of men and 20% of women in Ku-ring-gai's workforce. The next largest employers were Retail Trade (about 5,400 workers), Health and Community Services (about 5,300) and Finance and Insurance (about 4,300).

Between 1996 and 2001, the fastest growing industries amongst Ku-ring-gai workers were Property and Business Services (up 949), Accommodation or Cafes/Restaurants (up 390), Communication Services (up 264) and Manufacturing (up 203). There were fewer workers in Wholesale Trade (down 418) and Health and Community Services (down 142).

The biggest differences in the workforce's industries from Sydney were:

- larger proportions in Property and Business Services (23.6% in Ku-ring-gai compared with 14.4% in Sydney), Finance and Insurance (9.2% v. 6.1%) and Health and Community Services (11.3% v. 8.9%),
- smaller proportions in Manufacturing (6.9% v. 12.2%), Construction (3.4% v. 6.9%) and Transport and Storage (2.6% v. 5.0%).



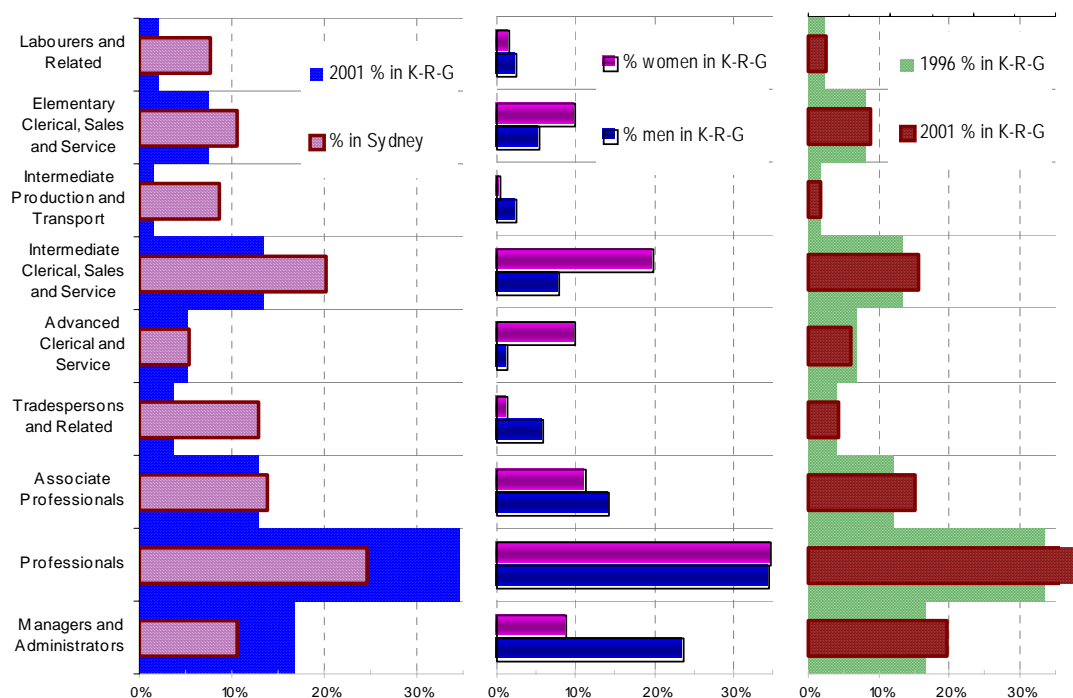
Occupations in Ku-ring-gai

The most common type of occupation in Ku-ring-gai in 2001 was Professionals with some 16,000 people or 35% of the local workforce, followed by Managers and Administrators (around 7,800), Intermediate Clerical, Sales and Service (about 6,300) and Associate Professionals (about 6,000).

The biggest occupational differences between the sexes were that men were much more likely to work as Managers and Administrators (24% of men but just 9% of women), Tradespersons and Related (6% of men; 1% of women) and Associate Professionals (14% of men; 11% of women).

Women were more likely to work in Intermediate Clerical, Sales and Service (20% of women but 8% of men), Advanced Clerical and Service (10% of women; 1% of men) and Elementary Clerical, Sales and Service (10% of women; 6% of men).

Since 1996, the occupations in Ku-ring-gai whose workforce share grew most were Professionals, up by 1.3%, Associate Professionals, up 0.7% and Managers and Administrators, up 0.3%. The fastest declining occupations were Advanced Clerical and Service, down by 1.4%, Elementary Clerical, Sales and Service, down 0.4%, and Tradespersons and Related, down 0.2%.



How Ku-ring-gai gets to work

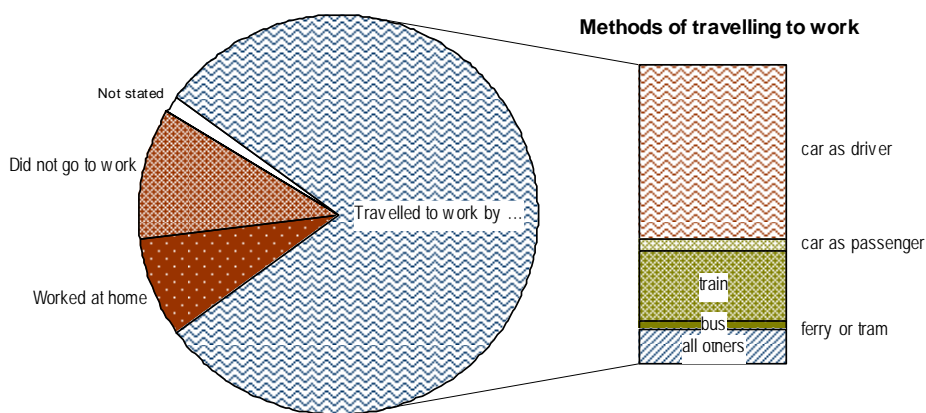
Of the 46,600-person workforce in Ku-ring-gai, some 78% travelled to work in 2001 (72% of women and 84% of men). Another 9% worked at home, much higher than Sydney's rate. The proportion working at home was 153% higher amongst women than men in the workforce.

Around 5,400 people in the workforce did not attend work on Census day, representing 12% of the workforce (compared with 10% for Sydney). Some 1,100 people were unemployed, while the others may have been employed only part-time or having a day off.

Of those travelling to work, the most common means were by car as driver (58% of the trips) and by train (23%). Compared with Sydney, there were larger proportions travelling by train and smaller proportions travelling by ferry or tram.

Since 1996, the number travelling to work in Ku-ring-gai was relatively static while their overall travel patterns changed little. The number travelling by car decreased by 4% with the number of drivers down by 3%. The number travelling by public transport (train, bus, ferry etc) increased by 9% with travel by train up by 12%.

The proportion of workers using only their own effort to get to work was less than Sydney with 2.0% walking and 0.3% cycling, a total of 1,037 people. The number walking to work fell by 10% since 1996 while the number cycling rose by 24%.



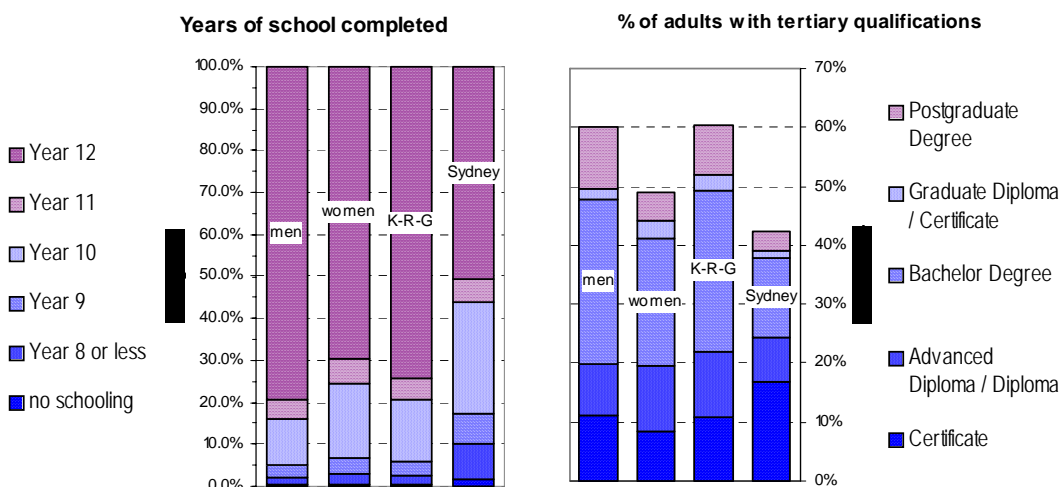
Ku-ring-gai's education levels

The average number of years of school completed by adults is a good indicator of the overall education of a community. In Ku-ring-gai, the average final year of school was Year 11.4 meaning a 'typical' adult left school after completing 11 years and 5 months. This was much higher than Sydney's average of 10 years and 7 months.

Some 74% of Ku-ring-gai's adults completed Year 12, while 6% left school before completing Year 10. By way of comparison, 50% of Sydney's adults completed Year 12 and 17% left school before completing Year 10. The Year 12 completion rate for men in Ku-ring-gai was greater than women's (79% to 69%).

Ku-ring-gai's tertiary education levels were far higher than Sydney's, with 60% of people aged 15+ having a tertiary qualification, versus 42% for Sydney. The biggest difference was in the number with a Bachelor Degree (27.5% of Ku-ring-gai's adults compared with 13.5% of Sydney's).

Since 1996, the fastest growing qualifications in Ku-ring-gai were Bachelor Degrees, up by 3,083 and Postgraduate Degrees, up by 1,207.



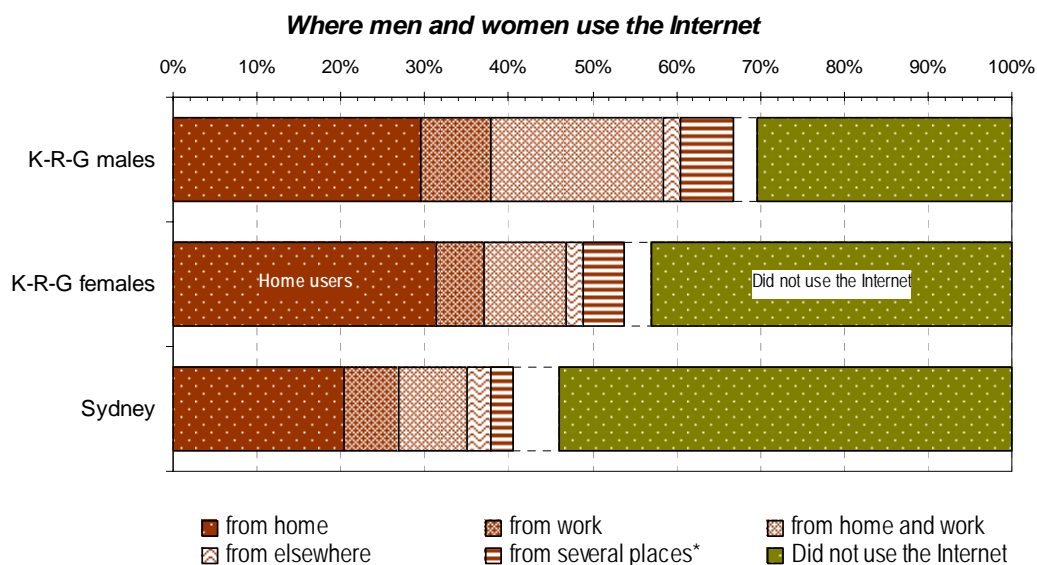
Internet usage in Ku-ring-gai

Three-fifths of Ku-ring-gai's people (60%) used the internet each week in 2001, compared with 41% over Sydney. Some 54% of women used the internet, a lower proportion than for men (67%).

The main places where people in Ku-ring-gai used the Internet were at home (31%), at work (7%) and at both home and work (15%). Compared with Sydney, Ku-ring-gai had much higher proportions using the Internet from home (10.2 percentage points above Sydney) and lower proportions using the Internet from elsewhere (0.9 percentage points below Sydney).

Among home computer users, women more often used the Internet - some 53% of women and 42% of men using their home computer accessed the internet over the Census week. By way of comparison, among Sydney's home computer users, 48% of women and 45% of men used the internet that week.

Some 7,000 people used the Internet at work, representing 15% of the employed workforce of around 47,000. This was similar to Sydney's rate of 14%. Internet usage amongst male workers in Ku-ring-gai was 16% while amongst female workers it was 14%.



More detailed profiles of each of the social planning target groups appear in the sections below. A comprehensive demographic profile of the Ku-ring-gai LGA can be found on Council's website at www.kmc.nsw.gov.au and follow the demographic profile link. Hard copies may be obtained from the Council offices.

Priorities for our Community

During the development of the Community Plan a number of issues frequently arose in consultations. These needs and issues were identified as not specific to any one particular target group but generic across the community.

Rather than repeating these issues into each target group section they have been placed here to highlight their importance and to provide some direction and focus for Council and stakeholders in addressing broad based needs.

Managing Growth and Development

When asked what they like most about living in Ku-ring-gai, most residents mention the lack of crowding, peace and quiet, established trees and gardens, heritage buildings, family friendly environment and access to the natural environment through urban bushland and National Parks. These qualities are either absent or rapidly disappearing from many parts of the metropolitan area. Residents want to preserve these aspects of their environment and are deeply concerned about the prospect of over-development.

It is clear that some development is inevitable in Ku-ring-gai over the next five to ten years. In 2004, the NSW Government asked Ku-ring-gai Council to prepare plans for extra housing options in and around our main commercial centres of St Ives, Turramurra, Gordon, Pymble, Roseville and Lindfield. Council is currently working on a Residential Development Strategy that restricts the bulk of medium density housing to the highway/railway corridor, and leave densities lower in other parts of Ku-ring-gai. The new centres will offer a mix of uses including shop-top housing, retail, commercial and offices, community and open spaces.

As part of this process, Council is undertaking extensive community consultation to find out what residents think about their local centres. Household surveys are being conducted in each of the areas subject to redevelopment seeking ideas and ways of improving the town centres. The results are being used to create a 'vision' for each town centre, to underpin new amenity, land-use and community initiatives for the area. To complement the surveys, Council is seeking the views of local businesses and retailers, local residents' groups, shoppers, retirement village residents, and young people.

From these initial consultations, land-use options are being developed for each town centre and canvassed at meetings of landowners, local businesses and residents selected from those who responded to the household survey. Participants are asked their views on each option as well as other possible initiatives for open space, residential development and traffic changes. This process is expected to bring about change that is acceptable to residents and produce more vibrant town centres.

Priorities for Council will be

- Finalising Town Centre Plans for St Ives, Pymble, Turramurra, Roseville, Gordon and Lindfield by the end of 2006.
- Achieving revitalised commercial centres that incorporate improved access in centres divided by the railway line, the Pacific Highway or both; landscaped public open spaces; greater retail choice; retail services such as medical practitioners; and a mix of land uses including medium density residential buildings and 'shop-top' housing.

- Designing public spaces to encourage walking and cycling and provide residents and visitors with greater safety, security and opportunities for social interaction, and
- Ensuring housing choice and promoting a socially diverse and vibrant community.

Mobility and Accessibility

Many of the environmental elements that are central to the concept of an accessible community are within the province of Council to shape or influence. These include: key aspects of the urban environment; making the environment accessible to all through "universal design"; setting standards for traffic regulation, transport systems, quality of street lighting and pavements; and facilitating or supporting community participation.

While many of the initiatives that support accessible communities such as low floor buses and wheel-chair accessible trains came from the disability lobby, they represent good design that benefits everyone. Parents with prams, cyclists taking their bikes on the train, and over-laden shoppers all benefit greatly from accessible transport.

Design elements that promote easy access to public spaces include:

- Continuous, level pathways free from obstruction
- Appropriate signage that can be used by people with varying abilities, and
- A network of public transport and pathways/ramps that facilitate the use of wheelchairs, other mobility aids, prams and cycles.

Consultations with residents found that most people who live in Ku-ring-gai rely on their cars as their major form of transport. Many residents also visit the town centres on foot and the need to improve pedestrian and cycle routes to the main shopping areas to minimise the impediments of the highway and railway has been identified.

Outside of peak commuter services, residents find public transport unreliable and difficult to use. The need to upgrade bus interchanges and to upgrade and improve access to train stations has been identified.

Those without cars – young people, older people and people with disabilities – are forced to rely on buses, trains, expensive taxi services and limited community transport options to meet their needs. These target groups identified inadequate public transport as an issue of major concern during community consultations.

Priorities for Council will be

- Continuing its program of footpath and signage improvements
- Liaising with State Government in developing strategies to make public transport more accessible to older people and people with a disability
- Levying Section 94 Contributions for traffic, pedestrian and cycleway facilities and public domain improvements as appropriate
- Providing guidance to private developers on access standards for people with disabilities
- Implementing universal design principles in new public buildings and developments
- Facilitating the safe and efficient passage of traffic and transport within Ku-ring-gai
- Improving the amenity of transport interchanges, bus stops and street lighting around bus stops, and

- Placing some car parks underground to provide greater public space and pedestrian amenity within the revitalised town centres.

Community Facilities

High quality community facilities such as libraries, childcare centres, recreational facilities and other community service facilities offer benefits for present and future generations and are indicators of the community's overall strength. Within Ku-ring-gai, community facilities create opportunities for residents to access services and come together in social, educational, artistic, sporting, religious and recreational activity. They enhance quality of life, enable services to reach those most in need and foster the conditions necessary for community engagement, service take-up and voluntary activity.

Ku-ring-gai Council provides a large number of community use facilities that are used by Council and community development and support agencies throughout the LGA. In many parts of Ku-ring-gai these facilities are ageing and need to be upgraded or replaced in order to meet the requirements of modern service provision. Community expectations regarding the range and quality of facilities needed also have increased.

While Section 94 Developer Contributions provide a mechanism for obtaining funds to meet the demands from incoming population, it is not sufficient to meet our current needs. Key needs identified include library extensions, multi-purpose community facilities, multi-purpose leisure centres, childcare centres, youth facilities and facilities to accommodate home and community support services and senior's groups. In order for Council to plan and prioritise requirements for community facilities, it will be important to develop a strategic overview of the current situation and the likely demands from population growth.

In addition, the Ku-ring-gai Open Space and Recreation Study (2004) found a demand for greater diversity of recreational opportunities within existing parks and open spaces. Specific needs included:

- More linkages –walking tracks and bicycles paths
- Improved barbecue facilities, shade and toilet improvements in parks
- More equipment in parks and opportunities for unstructured recreation for youth
- Large group/family picnic opportunities (shelters, tables, seating) in major parks
- More dog 'off-lease' areas
- Integration of play and informal sports facilities with formal sports facilities, and
- More commercial facilities in parks (kiosks).

Priorities for Council will be

- Producing a community facilities plan that will identify and characterise the existing community buildings, facilities and land holdings, their current usage, associated costs and assess their relevance to address the needs of Ku-ring-gai residents now and in the future
- Developing a range of strategies and practical solutions within the community facilities plan to meet the identified needs across Ku-ring-gai, including some retiring or consolidation of community assets
- Developing partnerships with private sector providers to meet some community needs in childcare and leisure, and
- Working with the State Government to identify a range of funding sources and options.

Information, Communication and Consultation

The issue of access to information was raised at every community consultation and service provider workshop. The need for appropriate information is enormous, yet in public venues all over Ku-ring-gai such as libraries, community centres and council offices, there is a wealth of printed information in pamphlet form. In addition, Council provides information in the community newspaper, in our own newsletters to residents, and on our website.

The main difficulty with access to information is for residents to be able to find the relevant information *when they need it*. Information may be interesting, but is of no real use until it is needed by the individual. The issues for Council are how to foster information seeking skills rather than simply supplying information and how to target the information we provide more effectively.

Council has recently established a Resident Feedback Register (RFR). The RFR will consist of 200 randomly selected residents across the Ku-ring-gai Local Government Area, who are representative of Ku-ring-gai's population characteristics. The RFR will assist Council by considering issues of importance and will provide advice that is broadly reflective of the community. Residents participating in the register may be interviewed or surveyed 4-6 times per year. Prior to being surveyed, RFR participants are provided with written briefs about the issue and given time to think about it, during which time they are encouraged to discuss with friends, family and neighbours.

Priorities for Council will be

- Redeveloping Council's website to improve navigation within the site and to offer a wider range of interactive online services
- Continuing a program of inclusive community engagement or consultation strategies for involving a broad cross-section of residents
- Developing mechanisms to harness local community skills and knowledge
- Promoting internet use to source information, in conjunction with local libraries
- Working with our community partners to provide the most up to date and accurate information on services, programs and facilities
- Researching information needs of particular groups in the community and the best channels for reaching them
- Providing information in a range of accessible formats including community languages, and
- Promoting the existence of new residents' kits to ensure that all new residents are aware of the available and location of facilities and services that they need in the LGA.

Community Target Groups

Children and Families

Definition

Council's Children and Families Strategy focuses on families with dependent children aged between 0-11 years of age. The two main cohorts within the population of children are infants and young children aged 0-4 years and primary school aged children aged 5-11 years.

About our Children

In 2001, Ku-ring-gai had a population of 15,800 children aged 0-11 years, comprising 5,387 pre-school aged children aged 0-4 years (up 452 since 1996) and 10,413 primary school children aged 5-11 years (up 939). This accounts for approximately 15.8% of the Ku-ring-gai LGA's total population and was only slightly higher than comparative figure for the Northern Sydney region (14.4%), but somewhat lower than the State average (17.9%).

Between 1996 and 2001, the number of children aged 0-11 years has risen dramatically by 9.2%. The rise follows a period of marginal negative growth between 1991 and 1996, when the number of children in the population fell by 1.2%. The proportion of children aged 0-11 years rose by 1.1% between 1996 and 2001, against the Sydney average trend of -0.4%.

Numerically, the largest numbers of infants and young children aged 0-4 are found in St Ives (736) and Lindfield (717). However, as a proportion of the population, West Pymble and South Turramurra have the highest ratios of children aged 0-4 years where they constituted 8% and 7% of the populations of those suburbs in 2001.

The larger suburbs of St Ives and Lindfield also had the largest absolute numbers of children aged 5-11. However, structurally the highest proportions of children were found in St Ives Chase and West Pymble where they constituted 13% and 12% of the population in 2001. North Turramurra (8%) and Gordon (9%) had the lowest percentages of children 5-11 years as a proportion of the total population.

The majority of children in Ku-ring-gai live in intact families. In 2001, the Ku-ring-gai LGA had the highest proportion of couple families with children (58.1%) and the lowest proportion of lone parent families in the Northern Sydney area. In 2001 there were 907 births recorded for the Ku-ring-gai LGA, with a high proportion (40%) of these births to females aged 35 years or older. More recent data obtained from Northern Sydney Health shows that in 2003 the birth rate in Ku-ring-gai had experienced a slight decrease to 880 births.

In 2001, Ku-ring-gai had 1902 children attending pre-school (up by 134), 10,100 at infant/primary school (up by 833). Fifty seven percent of primary students attended government schools compared to the Sydney average of 68%. Non-Catholic private schools attracted 30% of primary students, much higher than Sydney's rates of 10% and 16%. Attendance at Catholic schools by 13% of Ku-ring-gai's primary students was at a lower rate than the Sydney average of 21%. Since 1996, preference for private primary school education has increased by approximately 3%.

Pre-school participation is strong in the area. In 2001, 1,902 children or with approximately 51% of the population of 3-5 year olds were reported as attending preschool. When children attending long day care are taken into account, Ku-ring-gai is well above the NSW average of 62% of 3-5 years olds

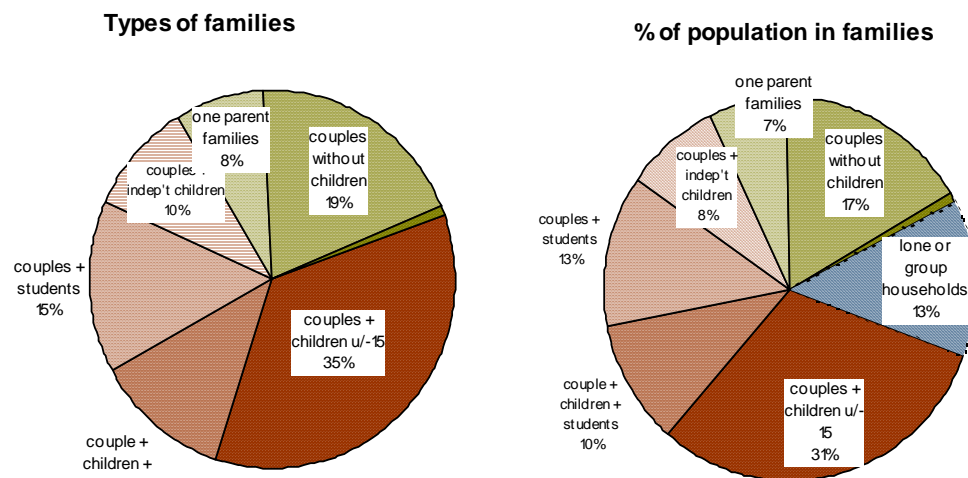
receiving early childhood education. The primary school participation rate of 97% also was markedly higher than for Sydney (91%).

Families in Ku-ring-gai

Families are a dominant feature of the social composition of the Ku-ring-gai LGA. Altogether, 87% of Ku-ring-gai's people live in families, with some 87,000 people in some 27,400 families of an average size of 3.2 people. This is similar to Sydney's average family size of 3.1 people.

Ku-ring-gai has some 16,000 couples with children, with 48% having all their children aged under 15. They constitute 58% of all families and have 63% of Ku-ring-gai's people. Another 31% of families are couples without children, home to 17% of the population. In addition, there are 2,560 single-parent families (with 7% of the population) and 365 families of other types.

Since 1996, the average family size in Ku-ring-gai has decreased by 5.7% while across Sydney it decreased by 7.3%. The average size of couple families with children has decreased by 4.6% from 4.12 to 3.93 persons, while the average size of single-parent families has decreased by 8.2% from 2.81 to 2.58 persons.



Government Policies Affecting Children's Services

Responsibility for the needs of children and families is shared by Local, State and Federal Government agencies. Below is a summary of key policy directions at Federal, State and Local Government level in relation to supporting children and families.

Federal Government Policy

The main national strategic policy frameworks for children and families include the *Stronger Families and Communities Strategy*, the *National Agenda for Early Childhood* and the *National Public Health Strategic Framework for Children 2005-2008* (draft).

Through the *Stronger Families and Communities Strategy*, the Federal Government aims to provide a range of services to support families with children, and to strengthen family relationships and community networks. The Strategy provides funding for prevention and early intervention programs for families and communities, with particular benefits for those at risk of social, economic and geographic isolation.

This Strategy is also providing funding for the "Growing up in Australia" Longitudinal Study. The study will track 10,000 children – 5,000 infants and 5,000 four-year-olds – from regional and metropolitan areas across Australia for nine years in an attempt to identify health, parenting, childcare, and early education factors that impact on children's development.

In August 2004, the Federal Government released the draft framework document *The National Agenda for Early Childhood*. This draft framework incorporates consultation feedback and proposes a number of specific areas where the Australian Government and State and Territory governments might usefully commit to in order to improve outcomes for young children and their families now.

The draft framework paper sets out goals, principles and priorities in the following key action areas:

- healthy young families
- early learning and care
- supporting families and parenting, and
- creating child friendly communities.

The National Public Health Partnership has recently released a draft strategic framework, *Healthy Children – Strengthening Promotion and Prevention across Australia. The National Public Health Strategic Framework for Children 2005–2008*. The framework is designed to strengthen the capacity of the health sector and the wider community to respond to a range of public health issues identified in national strategies for children aged 0–12 years, including maternal health and wellbeing during the antenatal period. It is based on health promotion and illness prevention, including early intervention approaches and emphasises opportunities to address health inequalities. A particular focus is on strengthening the capacity of systems to support communities, families, parents and professionals to support the health of children.

New South Wales State Government Policy

New South Wales State Government policy initiatives to support families with children have focused on early intervention and prevention, and child protection. The major initiatives include Families First, *Better Futures*, the *Early Intervention Program* and legislative changes to enhance child protection.

Families First is the NSW Government's prevention and early intervention strategy that helps parents give their children a good start in life. *Families First* is a coordinated strategy involving several government departments as well as non-government agencies. The program aims to:

- Increase the effectiveness of early intervention and prevention services in helping families to raise healthy, well-adjusted children.
- Better link preventative, early intervention and community development programs to form a comprehensive network of services capable of providing a wide range of support to families raising young children (from birth to 8 years of age).
- Support parents and carers raising children and help them solve problems early before those problems become entrenched.

Better Futures is designed to increase the effectiveness of services across NSW for vulnerable young people between nine and eighteen years of age. It combines with *Families First* to enable the NSW government to provide ongoing care and support for children and young people from birth through adolescence.

Better Futures introduces three additional Fields of Activity to the *Families First* framework to respond to the needs of children and young people. These are:

- keeping young people at school and improving their educational attainment
- strengthening key protective factors for young people and reducing risks
- supporting young people at very high risk.

The program is initially being introduced to six locations across NSW, but will eventually be introduced statewide.

The Department of Community Services (DoCS) *Early Intervention Program* aims to provide targeted support to vulnerable families to prevent problems from escalating. The DoCS *Early Intervention Program* is being rolled out across New South Wales over five years (2003/04-2007/08). Over this time, DoCS will spend \$150 million to fund a range of new community based government and non-government services.

Given current State Government funding priorities, Ku-ring-gai is unlikely to benefit from Better Futures or the Early Intervention Program in the short to medium term.

Since 1998 child protection legislation has been strengthened. Four key Acts have been passed by the NSW parliament to initiate a range of reforms to ensure the protection of children. This legislation includes:

- *The Ombudsman Amendment (Child Protection and Community Services) Act 1998* which oversees the monitoring and handling of child abuse allegations involving employees.
- *The Commission for Children and Young People Act 1998* which requires that potential employees be screened before commencing employment in jobs that bring them into high-level contact with children.
- *The Child Protection (Prohibited Employment) Act 1998* which makes it an offence for service providers to employ a person who has been convicted of a serious sex offence, where the employment involves direct contact with children and young people less than 18 years of age.
- *Children and Young Persons (Care and Protection) Act 1998* which requires mandatory reporting to the NSW government when there is reasonable ground to suspect that a child or young person is at risk or harm.

Childcare Policy Issues

The provision of childcare services has undergone a marked policy shift in the past decade coinciding with significant increases in demand for childcare services. In January 1994, the Commonwealth Government withdrew capital funding to acquire and build new centres and subsidies to trained staff in community based childcare centres. As compensatory measures the Commonwealth introduced the Childcare Benefit (CCB) payment to families and the Quality Improvement and Accreditation System (QIAS) for long day care services.

The CCB provides a payment to help families who use approved and registered childcare, including long day care, family day care, out of school hours care (OOSH), vacation care and occasional care. It is paid directly to childcare services to reduce the fees charged, or retrospectively as a lump sum to parents. It is subject to an income test but not to an assets test.

In its most recent Budget, the Commonwealth Government announced plans to introduce a 30 per cent Childcare Tax Rebate of rebate on out of pocket childcare expenses up to \$4000 per year per child. Effectively, the Commonwealth has shifted childcare expenditures (\$1.04 Billion in the 2005/06 Budget) from funding of community infrastructure to subsidising individual family expenditures on childcare.

The aim of QIAS is to monitor and assess levels of quality service provision beyond those principals outlined in the State regulations, which set standards for minimum requirements that must be met in order for childcare centres to remain operating. It is designed to complement State licensing regulations and Local Government guidelines which specify minimum standard of operation for services. The accreditation process requires centres to engage in a process of self-evaluation against 35 principles of quality care.

The NSW Government is the key provider of preschool services. However, base levels of funding to services in NSW were frozen in 1989/90 having a major impact on viability for community based services and affordability for families. The Commonwealth Government ceased funding preschools in 1985 and now provides no funding for preschool education, other than Indigenous services. Indexation for services has failed to keep pace with the increased cost of service delivery, including salaries, rental costs, superannuation, insurance (particularly public liability), IT, training and equipment costs. A two-tiered system has evolved whereby the Department of Education and Training (DET) fully funds centres for staffing and building costs and a larger community based system (over 800 preschools) receives a lower level of funding support through the Department of Community Services. The NSW Government has committed to building 100 new preschools within existing school lands bringing the total number of DET preschools to 279 statewide by the end of 2005. These new preschools will primarily target disadvantaged communities and will not enhance supply to Ku-ring-gai.

The NSW Government has responsibility for regulation and licensing childcare services including occasional care services and family day care. Licensing covers aspects of a service's operation such as:

- the number of children in care;
- the size of rooms and playgrounds;
- the required number of staff and their qualifications, and
- health and safety requirements.

OOSH services remain unregulated at this time.

The implication for Local Government of the policy and funding changes has been:

- cost-shifting of the capital funding responsibility for childcare facilities from Commonwealth and State Governments to Local Government;
- reliance on private sector provision to meet growing demand for long day care, and
- a market-driven approach to childcare provision that does not always place services in the areas of greatest need.

Council's Role in Children's Services

Ku-ring-gai Council supports children's services within its region directly and indirectly. The table below outlines the ways in which Council is involved.

Service development	<p>Council employs a Community Development Officer (CDO), Children's Services, to work with parents, community groups and State and Commonwealth agencies. The CDO Children's Services facilitates, resources and develops a broad range of quality children's services in the Ku-ring-gai area.</p> <p>Council resources children's service providers networks and forums. The aim of the forums is to help existing services keep up to date with new regulations, changes in service provision and to obtain input and feedback on children's services issues.</p>
Community facilities	<p>Council provides assistance through a rental rebate to 15 children's services that are housed in Council owned properties but independently managed. These services include 11 pre-schools, 1 long day care centre, 1 before and after school centre (including vacation care), 1 occasional care centre and 1 playgroup service.</p> <p>Council is responsible for providing, maintaining and refurbishing public children's playgrounds, parks and sporting ovals through Ku-ring-gai.</p>
Community services	<p>Council operates the Thomas Carlyle Children's Centre, a long day care centre at East Lindfield which provides 53 care places per day.</p> <p>Council operates a family day care scheme to coordinate the provision of 160 long day care places per day throughout Ku-ring-gai.</p> <p>Council operates 3 vacation care centres which provide approximately 160 places per day for children aged 5-9 years and 10-14 years. School holiday programs are also offered at the library, the Bushland Education Centre and the Ku-ring-gai Art Centre.</p> <p>Council employs a children's librarian and offers a range of children's library services including story time and author's visits.</p> <p>Council provided grants of approximately \$14,000 to childcare centres and preschools for the purchase of additional resources and equipment.</p> <p>Council provides a free immunisation clinic at Council Chambers one day per month.</p> <p>Children's art classes are offered at the Ku-ring-gai Art Centre</p>
Land Use Planning	<p>Council's Strategic Planning team is responsible for developing and reviewing Council's Child Care Centres Development Control Plan No.57. This plan outlines the development requirements for centre-based childcare centres in Ku-ring-gai.</p>

Community information and development	<p>A children's services directory is maintained on the Council's website and updated on an annual basis.</p> <p>Council provides information about immunisation clinics, childcare benefits, children's services web sites.</p> <p>Council contributes financially towards the production and distribution of the Ku-ring-gai Zone Playgroup Association's newsletter.</p> <p>Council's Bushland Education Centre offers field study programs to children based on themes on urban bush ecosystems.</p> <p>Council provides outreach to local schools on road safety and dog safety.</p>
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Current Provision for Children

A variety of different services, programs, facilities and activities are currently available for children and families throughout Ku-ring-gai. While Council is responsible for providing some activities and services, others are provided in partnership with or by the NSW State or Federal Government, community organisations and the private sector. The key services for children currently on offer in the Ku-ring-gai Local Government Area are:

- 18 long day care services (697 places)
- 28 pre-schools (1010 places)
- 3 occasional care services (64 places)
- 9 home based care providers (45 places)
- 1 family day care scheme (160 places)
- 15 before school care services (455 places)
- 16 after school care services (855 places)
- 9 vacation care programs (410 places)
- 2 early Childhood Health Centres
- 3 health and support services (2 within Hornsby LGA, but covering Ku-ring-gai)
- 96 children's playgrounds
- 16 playgroups (affiliated with NSW Playgroup Association)
- 16 public primary schools
- 20 private primary schools
- 4 special schools
- 1 early childhood immunisation clinic

How Children's Issues in the Area were Identified

Children's issues have been identified through consultation with service providers and the community. A number of consultations were conducted specifically for the Community Plan, while others were conducted as a result of the Hornsby Ku-ring-gai Families First project.

Over a six month period, from April to September 2004, the Hornsby Ku-ring-gai Families First project consulted parents using a range of methods including:

- Focus Groups with an estimated 49 parents using children's services, mother's groups and playgroups
- Brief Interviews with 188 Parents and other carers, including grandparents and nannies using services and attending events
- 148 self-completed parent/carers questionnaires distributed through children's services, and
- In depth interviews with five families who need extra support.

Consultations specific to the Community Plan were held with 14 children's services and approximately 10 playgroup parents in July and August 2004. Additional consultations with the Community Development Officer, Children's Services and a total of 15 children's services and child related services occurred in February and March of 2005.

Discussion of Children's Issues

Five key issues emerged in the consultations with parents and service providers. These include a critical shortage of childcare places; need for improvements to children's recreational spaces; social isolation of parents; waiting lists to access essential health and support services and lack of accessible information.

Shortages of childcare services

Shortages in childcare services are keenly felt by parents and carers of young children in the Ku-ring-gai LGA. Some 49% of parents interviewed in the Hornsby Ku-ring-gai Families First Project consultations identified a shortage of services as a difficulty. The shortfall in required childcare places in the Ku-ring-gai LGA is currently estimated at 207 places or 20%, a situation that has persisted since the 1990s.

The majority of children's services for children 0-6 years of age are fully utilised and have long waiting lists. Consultations with current service providers suggest that there is limited capacity for existing services to expand their childcare places. Financial considerations due to changes in staffing ratios and/or space restrictions are seen as the major barriers to expanding existing services.

Long day care centres in Ku-ring-gai report waiting lists of between 20 and 400. The Thomas Carlyle Children's Centre, a Council operated long day care centre currently has a waiting list of over 300 names, with care places for children 0-3 years of age in greatest demand. Pre-schools have similar high levels of demand. In 2004, preschools in the area had an average waiting list of 132 for care places in 2005. All centres maintain long waiting lists, although waiting lists in themselves are not an accurate measure of demand as many families place their children's names on multiple waiting lists in the hope of obtaining a service.

It is anticipated that the growth in demand for childcare places will continue with population growth. The number of children in the Ku-ring-gai LGA is expected to grow by 730 children between 2004 and 2009. Ku-ring-gai Council's *Section 94 Plan 2004-2009 – Residential Development* has estimated that the number of required childcare places for long day care to increase by 46 places. With the expected increase in numbers of children in the next few years and the existing shortfall of childcare places, the under-supply of childcare places in Ku-ring-gai is predicted to continue.

The under-resourcing of child-care provision by Commonwealth and State Governments underpins the barriers that parents and caregivers in the Ku-ring-gai LGA face in accessing childcare services. Neither the Commonwealth nor the State provides any capital funding for the construction of childcare centres and their current policies support a free market approach to development of new childcare services. This is most apparent in relation to long day care service places, which the Commonwealth do not cap.

As in other parts of the North Shore, private sector provision has been relatively effective in increasing the number of long day care places in the Ku-ring-gai LGA. Of 162 additional licensed long day care places established in Ku-ring-gai, 131 were in new private childcare centres and expanding existing private centres achieved 18 extra places. Development Consent has been granted by Council for the construction of five additional long day care centres in the Ku-ring-gai LGA. If the proposed centres proceed, approximately 307 new childcare places will be available to the

community. The proposed new centres will address critical shortages and will provide places needed for anticipated population growth in Ku-ring-gai.

Council plans to bridge the gap between supply and demand and meet the need of new residents through construction of a new, 47+ place, multi-purpose children's services centre within five years. This proposed centre will include services for long day care and occasional care and have meeting rooms and offices for other children related services. It is proposed that \$3,435,287 be collected from Section 94 residential development contributions to develop the multi-purpose children's centre to meet the needs of new residents.

Private providers have proven less willing to meet demand for preschool places in the LGA. Based on a conservative assessment of waiting lists, 160 place pre-schools are needed in Ku-ring-gai to meet immediate and near future demands for services.

Consultations with service providers also indicate that there is substantial unmet need for Occasional Childcare and Out of School Hours Care services, which are capped by the Commonwealth. At present users of Occasional Care services need to book two weeks in advance. There is also anecdotal evidence to suggest that occasional care places are being used on a regular basis as substitute for long day care places. This is putting significant pressure on these services and is disadvantaging people with a genuine need for occasional care.

Returning to work after parental leave, with or without a preferred childcare option means families may have to hire a private nanny while waiting for a childcare place, or settle for one service provider while waiting for their preferred choice to become available. Many grandparents are taking on the responsibility for the day to day care of their grandchildren, even if just for interim periods while families are seeking centre based care.

The wait list system for children's services particularly disadvantages new residents, who may require immediate services but go to the bottom of the list, and may not have any informal support systems in place to meet their needs. Lower income families also may have difficulty paying waitlist deposits at more than one centre in order to secure a place.

Rental rebates from Council to non-profit children's services are seen as a critical factor in the viability of these services. Additional costs in rental or operational costs imposed by Council or other organisations onto the centre, will have ramifications to fee structure and access to childcare for families.

Improving children's recreational spaces

Overall, parents and care-givers consulted acknowledged that Ku-ring-gai was a well resourced area of Sydney in which to raise children and that this had influenced their decision to settle in the area.

Positive recreational opportunities mentioned included good parks, playgroups, libraries, and indoor play centres. Families with young children are the main users of parks in the Ku-ring-gai LGA. They want to see that parks that are designed with families in mind, including enclosed playgrounds, picnic shelters, toilets and barbecue areas. Consultations with parents reported concerns about outdated play equipment and broken glass in parks and playgrounds.

Parents wanted to see more:

- Low cost, family oriented entertainment such as communal fetes, fairs or street events
- Parental meeting places, such as cafes incorporated in playgrounds
- Challenging but safe playground equipment
- Tables and chairs in parks

- Accessible toilets facilities in parks and near playgrounds
- Walking paths, parks, places for families to meet
- Maintenance and cleanliness of parks (especially reduction of broken glass) and bins
- Control over dogs in children's playgrounds

Older children's recreational needs included:

- Bike tracks within parks
- Safe cycle ways
- Skate parks
- Children's sport clubs
- Night lighting of public tennis courts and sports fields

Tackling parental social isolation

Consultations found that parents are seeking more informal contacts and community spaces to network. Parents with very young children often look to informal networks and services for reassurance and support. Particular difficulties are felt by families who are distant or not receiving support from their extended families. As a result, parents are looking to form other informal networks but sometimes find it difficult to make contact. The most prevalent form of informal support networks are new mother's group and playgroups.

The consultation findings suggest that there is an emerging need for support programs that are specifically directed towards fathers (particularly those with primary care responsibilities), mature aged parents and grandparents

There is an opportunity for existing children's services to promote family supports and networking among their clients. Some examples cited during consultations include:

- Informal gatherings for families at the service
- Babysitting clubs
- Take home meals
- After-drop off playgroups for younger siblings at pre-schools, and
- Parenting programs as part of coffee clubs.

Delays in accessing health and support services

The consultation evidence suggests that some families in the Ku-ring-gai area are experiencing difficulty in accessing the health and support services they need. Particular issues raised include:

- Reductions in opening hours of Early Childhood Health Clinics
- Long waiting times to access the Child and Family Health Service, sometimes resulting in delays in diagnosis and access to specialist services
- Services geared to crisis provision not prevention/early intervention, and
- Lengthy delays in child psychologist services.

Those surveyed were also concerned that parents were not informed about alternative private providers. In some cases, parents were prepared to pay for earlier intervention rather than wait for an unacceptably long time for the publicly provided services.

Accessible information

There was a view that new parents in particular are poorly informed about children's services generally in the area. In general, people find out about children's services and activities in Ku-ring-gai by:

- word of mouth
- local newspaper
- Community noticeboards in the Early Childhood Health Centre and other community centres
- Library
- Council's Children's Services Directory
- Sydney's Child magazine, and
- School newsletters

Timing of information provision was seen to be critically important. For example, information about childcare services is needed in the early post-natal period so that parents can enrol early and increase their chances of receiving the service they need when they plan to return to work. Council's "Welcome Pack" for new residents was updated in 2005 to include information about accessing children's services in the area. It was also suggested that more information about playgroups and children's services should be translated into common community languages such as Chinese and Korean.

A large percentage of respondents to the parents' survey (68%) wanted information about where to seek help in managing challenging behaviours in children and for parenting education in general. There was a perception that much of the information provided to parents, especially when children are very young, was conflicting or unhelpful.

Recommended Actions for Children

Objective	Strategies	Actions
Affordable and flexible childcare services that suit the needs of families	<p>Undertake further research to identify the child/family needs throughout the LGA</p> <p>Continue to promote private sector involvement in the provision of childcare places in Ku-ring-gai</p>	<p>Council to undertake a Childcare Needs Study to determine the required childcare places needed in Ku-ring-gai for all forms of childcare services</p> <p>Based on the outcomes of the Childcare Needs Study, Council consider fast tracking its plans to build a multi-purpose children's services centre to meet current and expected childcare needs</p> <p>Make Section 94 Plan amendments to cover additional childcare demands, if required.</p> <p>Make information available to prospective private childcare operators</p> <p>Guide the development of childcare centres in residential and other areas through Council's Child Care Centre Development Control Plan No. 57</p> <p>Continue to collaborate with the childcare industry with regard to supporting the inclusion of CALD children with special needs in mainstream services</p> <p>Council continues support of a variety of children's services via the Council's Leasing Policy</p>

Objective	Strategies	Actions
Families are better informed of the activities and services for children and families offered by Council and their community partners	Provide timely information to parents of infants and young children about the range of services in the community	<p>Work with other organisations to investigate options for providing information to parents on the birth of their child, about enrolment procedures and waiting lists at long day care, pre-schools, occasional care centres and other relevant local services</p> <p>Develop and promote the children's services directory on Council's website</p> <p>Utilise the Immunisation Clinic at Council and local schools to disseminate information about children's services</p> <p>Seek funding opportunities to research the needs of grandparents caring for infants and children</p>
Children and families who need extra support receive the services they need	<p>Investigate further options for service collaboration to enhance current service delivery</p> <p>Monitor demand and service provider plans for expansion of services</p>	<p>Continue to work with Families First Projects operating in the Region to improve strategies for service collaboration and information dissemination</p> <p>Work with other Government agencies to coordinate and facilitate a children's services interagency</p> <p>Liaise with the Northern Sydney Central Coast Area Health Service to improve services at local Early Childhood Health Centres</p> <p>Investigate options for a review of service access hours and develop and pilot a collaborative response to provide support for families outside 9am - 5pm weekdays</p> <p>Council continues to provide funds through its Annual Grants Program for projects which address identified needs of children and families</p>

<p>More affordable and accessible opportunities for recreational and leisure activities for children and their families</p>	<p>Monitor population trends to ensure local neighbourhood facilities and programs meet leisure needs of the community</p> <p>A whole of Council approach to ensure children's safety issues are taken into account with planning and operations</p>	<p>Promote the location and accessibility of local playgrounds</p> <p>Incorporate children's and families' amenity requirements in Plans of Management for Council-owned parks and outdoor recreational areas</p> <p>Promote playgroups and other activities that enable neighbourhoods and families in the community to get together and share a common interest.</p> <p>Facilitate a range of activities in Children's Week and other appropriate occasions for celebration</p> <p>Continue to offer holiday programs in Council's libraries and children's vacation care programs</p>
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Young People

Definition

Young people are generally defined as being between 12 and 24 years of age. There are two main age cohorts within this group: high school aged youth from 12 to 17 years and young adults aged between 18 and 24 years.

About our Youth

In 2001 there were 19,618 young people in Ku-ring-gai. They comprise 19.6% of Ku-ring-gai's population which is slightly higher than the Sydney average of 18%. Of all young people in Ku-ring-gai, 10,051 were aged 12 to 17 years and 9,567 were aged 18 to 24 years. Between 1996 and 2001, the population share of high-school aged fell by 0.6%; that of young adults fell by 0.7%. The ABS estimates the current population of 15-19 year olds at 8,845 and 20-24 year olds at 7,545. It is expected that the youth population will remain fairly stable until 2022.

The largest numbers of high school aged youth are found in the suburbs of Wahroonga (1,362) and St Ives (1,335). Structurally, the largest proportions of high school aged young people live in Wahroonga, North Wahroonga and Warrawee (all 12%). Young adults are most numerous in St Ives (1,210) and Wahroonga (1,153). East Killara (12%), Killara (11%) and North Wahroonga (11%) have the highest proportions of 18 to 25 year olds.

Young people in Ku-ring-gai tend to live with their families and are unlikely to be married or living in a de facto relationship. In 2001, only fifteen 15-19 year olds in Ku-ring-gai were married or living in a de facto relationship. The percentages rose marginally for 20-24 year olds. Just over 2% of men and 5.3% of women aged 20-24 were married or living in de facto relationships in 2001 compared with NSW averages of 7% and 17% respectively. Teen pregnancy is a rarity in Ku-ring-gai. Department of Health records for 2001, indicate that only three women under 20 years of age gave birth in that year.

Education and Training

In 2001, high school students numbered 9,527 in Ku-ring-gai, a decrease of 611 from the previous Census. The participation rate for high school students of 95% was significantly higher than the Sydney average of 84%. There is also a strong trend to private education in Ku-ring-gai with only 28% of secondary students attending public schools, compared with 58% across Sydney. Of the 72% of students attending non-Government schools, 57% attended private schools and 15% attended Catholic schools. Attendance at Catholic schools was at a lower rate than the Sydney average of 26% and declined slightly between 1996 and 2001.

Ku-ring-gai had a total of 9,871 people studying at university, TAFE or other tertiary places in 2001, with five-ninths attending full-time. The number of students was equivalent to 103% of the number of 18-24 year-olds living in Ku-ring-gai, compared with 84% for Sydney, suggesting Ku-ring-gai has significantly higher participation in tertiary education by those aged over 25 years. Participation in tertiary education amongst adult women is greater than amongst men (equivalent to 114% of the 18-24 year-old female population, 93% of the male).

There were 7,048 university students (47% male and 53% female), an increase of 255 since 1996. About two-thirds of Ku-ring-gai's university students attended full-time. The number of university students represented 74% of the 18-24 year old population.

Approximately 70% of Ku-ring-gai's 1,870 TAFE students attended part-time. The majority of students were women, with 882 men to 988 women. TAFE numbers were equivalent to 20% of the 18-24 year old population.

Ku-ring-gai's tertiary students were far more likely to be at university than elsewhere in Sydney, with 71% of students at university when the Sydney proportion was 52%. They were far less likely to be at TAFE, attended by 20% of the student population compared with 36% for Sydney.

Income and Employment

Among 15-19 year olds, only 5.2% were working full-time. This is higher than the state average of 4.7% of 15-19 year olds in full-time work.

By the age of 20-24, this proportion had risen to approximately 40%. This is lower than the NSW average of around 50%. Approximately 26% of 15-19 year olds and 30% of 19-24 year olds worked part-time.

The unemployment rate among teenage workers was 8%, significantly lower than the NSW average of 17.9%.

Government Policies Affecting Youth Services

Strategic directions and outcomes for young people have been set out in the *NSW Youth Policy 2002-2006: Working Together Working for Young People*. It is a universal framework targeting all young people in this state. The policy aims to ensure that young people already doing well continue to do so and that those who require additional support receive the help they need. The policy framework includes a number of key principles. These include:

- youth participation in the development of policies, programs and services and in decision-making that impacts upon their lives;
- connection to family, school, community and other young people is an essential component in supporting and protecting young people;
- fair access to opportunities and services;
- early intervention and prevention to address problems before they become acute, and
- inter-sectoral collaboration to improve the delivery of services to young people.

The outcomes sought from implementation of the policy include:

- increased participation by young people in all areas of community life;
- better educational and training outcomes for young people;
- broader opportunities for appropriate developmental, sporting and recreational activities;
- improved health, safety and well-being of young people;
- a reduction in risk-taking behaviour and crime among young people, and
- communities and services that are more responsive to, and supportive of, young people and their families.

The main mechanism for delivering support services to young people in NSW are through the Community Services Grants Program (CSGP), administered by the Department of Community Services and Supported Accommodation Assistance Program (SAAP) services (jointly funded by Commonwealth and State Governments).

CSGP services include community information, sexual assault counselling, building social capital, support to families in crisis and social support to young people. While CSGP funding to youth services grew by 18.7 per cent funding between 2001 and 2004, virtually none of \$69.72 million CSGP funding is allocated within the Ku-ring-gai LGA. This is due to the current State Government

policy of applying growth funding only in areas with high levels of disadvantage. SAAP services, which are jointly funded by Commonwealth and State Governments, provide accommodation and support homeless young people and those at risk of homelessness. As at 2001/02, the SAAP program supported 16 services in the Northern Sydney Region. None were in the Ku-ring-gai LGA.

Under the National Mental Health Strategy and National Suicide Prevention Strategy the Commonwealth Government is developing and implementing a major mental health promotion, prevention and early intervention and suicide prevention agenda for children and young people, primarily in schools but also targeting a number of special needs groups in the community.

Council's Role in Youth Services

Ku-ring-gai Council supports youth services within its region directly and indirectly. The table below outlines the ways in which Council is involved.

Service development	<p>Council employs a Youth Services Officer who:</p> <ul style="list-style-type: none"> assists with the co-ordination/ management of community based services for young people participates in planning for new and improved services resources and supports local groups and community organisations for young people, and provides information and advocacy. <p>Council participates in the Hornsby Ku-ring-gai Youth Network.</p>
Community facilities	<p>Council currently provides the Fitz Youth Centre at St Ives and the Student Resource Centre at Gordon Library.</p> <p>A Council-owned skate park is located opposite the Fitz.</p> <p>Accommodation including a 90% rental rebate is provided to a number of community groups who provide services to young people.</p> <p>Council owns and maintains numerous parks, sporting fields and outdoor recreation areas used by young people.</p> <p>Council land is made available for a large number of scout and girl guide halls.</p>
Community services	<p>Drop-in and information services are provided at The Fitz and the Student Resource Centre.</p> <p>A mobile youth outreach service provides services which are accessible to young people throughout the LGA.</p> <p>Council coordinates a live youth entertainment program at The Fitz.</p> <p>Financial assistance is available to community groups through Council's donation program.</p>
Community information and development	<p>Council facilitates and resources the Ku-ring-gai Youth Council.</p> <p>In partnership with Hornsby Council, Council produces the Hornsby/Ku-ring-gai Youth Services Guide and youth information card.</p> <p>Activities are held annually to celebrate Youth Week.</p> <p>Council offers work experience to young people across a number of Council Departments.</p>

Current Provision for Young People

Council is one of the key providers of youth services and facilities in Ku-ring-gai. Other services are provided by the NSW State or Federal Government and community organisations on a regional basis. The key services for young people currently on offer in the Ku-ring-gai Local Government Area are:

- 2 youth centres (The Fitz at St Ives and the student resource centre at Gordon Library)
- 1 mobile outreach project
- 4 public libraries
- 4 public high schools
- 9 private high schools
- 4 special schools for students with learning impairments or severe disabilities
- 1 skate park
- 44 sports fields
- 5 half basketball courts
- 71 tennis courts
- 20 netball and tennis courts
- 1 public swimming pool
- 1 web-based youth information service
- 1 drug, alcohol and gambling service, based at Hornsby Hospital
- 2 family support, counselling and crisis services
- 1 financial counselling service

How Youth Issues in the Area have been Identified

Focus groups and many one to one interviews were conducted with, or concerning, young people across the Ku-ring-gai LGA. These included:

- Meetings with young people at various high schools
- Interviews with young people at the Student Resource Centre
- Meeting with young people at Christ Church, St Ives Youth Group
- Consultation with Youth Council meeting
- Survey of young people as part of the Turramurra Town Centre Plan
- Observing the Council's Youth Outreach service, and
- Inviting comments from service providers attending two youth service networks
- Survey of high school students.

Discussion of Youth Issues

The consultations with young people and youth service providers indicated that there are several areas where needs are not currently perceived to be met. In particular, facilities, services and programs appear to be needed to address the following issues:

- Multi-purpose venues for entertainment, recreation and youth drop-in services
- Regular live music entertainment programs for under 18 year olds
- Provision of spaces and resources for study in public libraries
- More access to public transport for young people at nights and on weekends
- Improved access to early intervention services for mental health, relationships counselling, and drug and alcohol issues, and
- Availability of crisis accommodation beds within the Ku-ring-gai/Hornsby region.

There was also a strong message from young people that they want to feel valued and to participate actively in the community.

Recreation and entertainment

Having a place to hang out with friends and have fun was a high priority for young people in Ku-ring-gai. Affordability of entertainment options is also important in attracting high-school-aged people. At present there are too few places where young people in Ku-ring-gai can gather safely for social, recreational or cultural activities.

Council operates two specific youth facilities – The Fitz Youth Centre at St Ives and Gordon Student Resource Centre attached to Gordon Library - see Library Facilities. The Fitz is open each Friday from 4pm - 11pm and provides a general space for young people to meet and socialise, and offers a variety of supervised activities including electronic games, music and pool tables. The centre is equipped for live music performances and discos, and hosts a range of activities such as band nights, dance parties, aerosol art workshops, video nights and barbecues.

While live-music entertainment events at The Fitz attract large numbers of young people, the drop-in program requires development to attract young people at a sustainable level. Youth service staff are currently trying to address issues related to public transport, opening hours, promotion of programs, equipment and activities on offer. Some young people and their families may regard the drop-in centre as a place for disadvantaged young people. There is a need to work with young people to create programs that are attractive and for further promotion of the centre. Recently Artstart workshops 'Almost Famous' and 'Jump on the Hump' run at the St Ives Resource Centre proved to be extremely popular with young people.

The need for an aquatic/multi purpose leisure centre was mentioned frequently in consultations with young people, as was skateboarding. Council has constructed the St Ives Skate Park adjacent to The Fitz Youth Centre and this proved popular with young people in the area. It offers a variety of jumps and ramps designed by young people that are suitable for all ages. Regular competitions and exhibitions are held at the Skate Park for all ages, including a division for young female skaters. For instance, in June 2004 the Greenswell Skate Challenge was undertaken at St Ives Skate Park. The event proved to be very popular with hundreds of young people attending.

There is strong support for the establishment of an additional youth centre at Turramurra near the rail station. Locating the service within the Turramurra Library basement area has been considered, however the need will remain unmet in the short-term as the resources are not available to commence a new service. Council is currently carrying out a feasibility study for a leisure centre in Ku-ring-gai, although the final location is yet to be determined. It would be appropriate to incorporate youth service related elements in any leisure centre proposal.

Other recreational options in the LGA include Scout and Guide Groups and various church-based youth groups.

Library Facilities

Young people reported that they found space in public libraries for individual quiet study difficult to obtain after school. Students would like to see more facilities for research, including multi-media resources, databases and study carrels in Ku-ring-gai's libraries. These views were supported in the Ku-ring-gai Library Facilities Study conducted in 2004 which found that branch libraries in Ku-ring-gai were too small for the catchment population and lacked specific youth spaces.

Perhaps conversely, they also would like to be able to access their libraries for recreational purposes. Those able to access the Student Resource Centre, adjacent to the Ku-ring-gai Library at Gordon

were very satisfied with the Centre which is open three days a week after school and in the evenings. The Centre provides a 'time out' from study for young people and is equipped with pool tables, electronic games, videos, air hockey, chess and cards. Street newspapers targeting young people and a variety of resources and information relevant to young people are available. Topics covered include youth health, careers, housing and accommodation options, Youth Allowance, and University and TAFE booklets. Council's Youth Services regularly holds barbeques for young people in the Secret Garden at the Student Resource Centre.

Facilities of this nature and additional resources for students should be given a high priority for inclusion in any library redevelopment or new library proposals. It may be that Council's new model of multipurpose complexes, if extended LGA wide over time, will assist in this objective.

Transport and mobility

Access to transport has a significant impact on access to leisure, work and education and training opportunities. From consultations with young people, it is apparent that increased services on weekends and after hours are required to meet the needs of young people.

Young people who lived along the spine of the Pacific Highway, with ready access to rail, were generally more advantaged by public transport access than those who lived in parts of the LGA that relied on bus services. Rail transport was seen as providing a good link to entertainment at Hornsby, Chatswood and Sydney CBD.

Young people told us that they feel unsafe on public transport. Some also expressed safety concerns about walking up to several kilometers in the dark from the railway stations to home. The main public transport interchanges outside of Ku-ring-gai (Chatswood and Hornsby) are also perceived as being unsafe at night.

Teenagers generally do not have cars though access to them may be easier in Ku-ring-gai given the average household has more than one vehicle. The average number of vehicles per household is 1.79 compared with 1.45 for Sydney as a whole. Young people perceive driver training to be expensive and its requirements stringent. They are also concerned about the high incidence of road deaths and trauma among young people.

Bicycles can provide a mobility option for young people and encourage movement within the locality. Bike paths in Ku-ring-gai have been limited but Council is currently increasing bike paths within recreational areas and is working with the RTA to increase the network of on-road cycleways within the LGA.

Safety

Concerns and issues around young people's safety in Ku-ring-gai were also mentioned in consultations and reports. Young people can be particularly vulnerable to threats against their personal safety, yet are more often stigmatised as perpetrators of crime, rather than victims. This perception has no basis in recorded crime statistics.

The key safety issues for young people included:

- Feeling safe in public spaces and on public transport (especially women and girls)
- Road safety, including the road safety of non-motorists
- Sexual harassment and assault
- Bullying in schools and public places, and
- Racial abuse and harassment

- Homophobic abuse and harassment

There is substantial anecdotal evidence of drug and alcohol use amongst Ku-ring-gai's young people, particularly at private parties. Campaigns focused on the prevention of drink driving and safe partying are needed.

In relation to abuse and harassment based on sexual orientation, Northern Sydney Central Coast Area Health (NSCCAH) advise that gay and lesbian people are 4 – 6 times more likely to be assaulted in a 12 month period than other Sydney men and women. 44% percent of gay and lesbian young people reported verbal abuse because of their sexuality and 16% reported physical abuse. A gay and lesbian group has been established in Hornsby. Gays and Lesbians at Hornsby (GALAH) meet on a fortnightly basis at Hornsby with at least half the members from the Ku-ring-gai area. The group is currently run in partnership with Hornsby Council and NSCCAH. However, there is potential for Ku-ring-gai Council to also have a role, particularly with promotion and referral.

Young people should be further encouraged to work with Council to address these issues and participate in the Ku-ring-gai Police and Community Safety Committee.

Lack of services for young people who need extra assistance

Although many young people recognise that they are relatively well off in Ku-ring-gai, as with any area there are young people who need significant individualised assistance to achieve productive futures. These young people have circumstances in their lives such as family conflict, mental illness, sexual abuse, eating disorders, intellectual disability and drug and alcohol dependency, or may have experienced homelessness or involvement with the juvenile justice system. The human and financial cost to the community will continue to be high if they are not provided with ongoing support to overcome personal issues, develop skills and confidence.

However, the provision of health and community services in Ku-ring-gai has been persistently reported as undersupplied, with lack of funding in these areas being the main cause. Health services in the area are extremely limited and there are long waiting periods to access services. The Ku-ring-gai Youth Development Service recently established by the Lindfield Club of Rotary and The Hillview Community Centre at Turramurra, operated by NSW Health, are the only providers of formal counselling service for young people within the Ku-ring-gai LGA. Most young people rely on counselling provided by school counsellors and pastoral advice from religious leaders. There is also an identified need for adolescent parenting programs which focus on the changing needs of young people during adolescence and identify communication and behaviour management strategies.

For over four years, Council has operated a Youth Outreach Service each Friday night from 7.00-11.00pm. Youth Workers drive around Ku-ring-gai in a mini-bus visiting areas where young people congregate including shopping centres, parks and railway stations. The service began at a time when there were a number of incidents connected with groups of young people in such areas.

As well as just stopping to have a chat, these workers provide young people with information and referral contacts if required, and let them know about the range of activities and services that are provided specifically for young people by Council. The next stage of this project was to develop a mobile youth service accessible to young people throughout the Ku-ring-gai Area. This would require the use of a purpose built vehicle incorporating a range of features including audio visual equipment, multi media resources, information display units and sporting equipment.

This vehicle would be made available to provide a mobile youth service throughout Ku-ring-gai as well as used by our vacation care programs, special events and festivals. In Council's Section 94

Plan it is proposed that such a vehicle be acquired and could be fast tracked if this project would be developed to the next phase.

There are considerable issues surrounding mental health, including depression, body image and eating disorders, anxiety disorders, conduct disorders, self harm and risky sexual behaviours. Research by the New South Wales Centre for the Advancement of Adolescent Health suggests that between 10% and 15% of Australians up to the age of 18 suffer from mental health disorders or problems. Of these, up to 5% require specialist psychiatric treatment. Based on these averages, mental health issues could effect up to 1,700 young people in Ku-ring-gai, with around 600 of these young people requiring specialised support. Better data about prevalence could assist in having much needed services directed to the region.

Research also suggests that gay and lesbian young people experience higher rates of depression, risk taking, homelessness, suicide and self harm compared to their heterosexual peers. The GALAH group is an important initiative in addressing these issues.

Chlamydia, a common sexually transmitted infection, is a broader sexual health issue for all young people and can cause infertility in women. Chlamydia infection rates have more than doubled in the past 2 years and is particularly common in 15 to 25 year olds. Sexual health information and safe sex education are therefore important components in addressing this issue.

Other health needs include sexual health services and information, gay and lesbian support, and suicide prevention.

Service providers also have identified youth homelessness and the lack of public housing and Supported Accommodation Assistance Program (SAAP) services in Ku-ring-gai LGA and adjoining Council areas as an issue. Given current State funding priorities, it is unlikely that Ku-ring-gai will receive recurrent funding for a youth crisis accommodation service in the near future. Therefore, it will be necessary to identify alternative models of service delivery to accommodate young people who are unable to live at home. Brokerage support through existing service providers may enable a cost effective option for agencies to consider.

Information

Awareness of and access to services during a period of crisis is critical to young people. Invariably young people are sometimes not sure who to talk to or contact. Consultations with young people showed that was some awareness of web sites designed to assist them.

Despite the availability of the YouthSource website, a general lack of information about existing services was evident amongst young people and youth workers. A coordinated approach appears to be required to the preparation and dissemination of appropriate information and this needs to include a proactive promotion of services and facilities. There is a particular need identified for improved information on school holiday activities and this should be provided in community languages. It has been suggested that a map showing the location of facilities and services for young people would be useful. Appropriate venues for the dissemination of information to young people suggested include careers markets, Student Representative Councils or a young people's section in the local newspapers.

Community participation

Council has established the Ku-ring-gai Youth Council to provide advice on youth issues, make recommendations in relation to projects, policy and events developed by Council and represent young people and youth issues in the Ku-ring-gai area. The Youth Council meets monthly and

comprises young people aged between 12 and 24 years who live, work, study or have an active interest in the Ku-ring-gai area.

The Youth Council participates actively in the provision and planning of youth activities and entertainment and special projects including Youth Week and ArtStart. In 2004, the Youth Council worked on Shoreshocked Youth Festival, ArtAttack Exhibition and the Greenswell Skate Challenge.

There is also an opportunity to strengthen the relationship between the Youth Council and elected representatives. In consultations, Youth Council members indicated that they wanted the chance to present their views on a broader range of policy matters and local issues being considered by Council.

Recommended Actions for Young People

Objective	Strategies	Actions
Young people through the LGA have access to safe and enjoyable entertainment	To increase the number and range of youth specific leisure and recreation programs on offer	<p>Involve a broad spectrum of local youth in the development of youth programs in Ku-ring-gai</p> <p>Explore the feasibility of establishing an additional Youth Centre at Turramurra and Lindfield</p> <p>Investigate the establishment of a 2nd skate facility within Ku-ring-gai.</p> <p>Extend the youth-led entertainment program at The Fitz Youth Centre and incorporate the provision of community transport to and from the venue at night</p> <p>Continue to host the Greenswell Skate Challenge at St Ives Skate Park</p> <p>Consider the needs of young people in new library developments and extensions in Ku-ring-gai</p> <p>Continue to promote and support youth music events such as the Fitz Band Comp, Youth Weeks projects and Festivals.</p> <p>Improve signage at the Fitz to increase visibility of the Centre</p> <p>Ensure that major residential developments provide safe, user friendly, recreational and social areas that can be used by young people</p>
Improved mobility and safety for young people in Ku-ring-gai	<p>Continue to advocate on behalf of young people to ensure they have access to safe, affordable, reliable and accessible public transport systems.</p> <p>Continue to address specific issues relating to young people in co-operation with the Ku-ring-gai Police and Community Safety Committee.</p>	<p>Liaise with RailCorp and Sydney Buses and private operators to improve public transport services on weekends and off peak</p> <p>Improve street lighting around bus stops and main bus routes to improve safety</p> <p>Consider the transport needs of young people when planning and developing youth services and activities</p> <p>Provide late night transport information and opportunities to test personal alcohol limits in licensed premises</p> <p>Continue to support community development and education programs targeted at reducing youth road trauma</p>

Objective	Strategies	Actions
Improved mobility and safety for young people in Ku-ring-gai cont....		<p>Broaden the representation of young people on the current Police and Community Safety Committee to provide a specific focus on youth issues</p> <p>Promote 'PartySafe' kits to young people and their parents within Ku-ring-gai</p> <p>Explore the potential to work with Northern Sydney Drug Education Centres to introduce peer-led drug and alcohol education programs at The Fitz</p> <p>Advocate for the development of planned cycleways from Hornsby to South Turramurra (2009), Turramurra to Chatswood (2010) and Gordon to Mona Vale (2010) set out in the NSW Bike Plan</p> <p>Seek RTA sponsorship to conduct a bike safety event in Ku-ring-gai during Bike Week</p>
Increased youth access to relevant and effective programs and services	Continue to work with community partners to advocate for increased funding and services to meet youth needs in Ku-ring-gai	<p>Continue to participate in the Hornsby Ku-ring-gai Youth Network with a focus on increasing awareness of the prevalence of youth issues in Ku-ring-gai</p> <p>Continue to provide funding through the Annual Grants program for projects that meet identified youth needs</p> <p>Work with local youth service providers and schools to establish formal links between schools and services in order to provide better access for young people in need of support</p> <p>Develop partnerships with the Northern Sydney Central Coast Area Health Service - Mental Health Service and other relevant services including Ku-ring-gai Youth Development Service (KYDS) to develop and implement programs and actions that meet the mental health needs of young people</p> <p>With our community partners, sponsor or facilitate parent education programs which address the special needs of young people and their impact on family relationships</p> <p>Undertake research to determine the extent of youth homelessness and the reasons for the level of youth homelessness in Ku-ring-gai and surrounding districts.</p>

Objective	Strategies	Actions
Improved image of young people and relations with the wider community	<p>Support young people to contribute to Council's decision making processes</p> <p>Support local projects promoting a positive image of young people</p>	<p>Continue Ku-ring-gai Youth Council and develop a range of strategies to facilitate direct input of young people into planning of youth activities</p> <p>Develop mechanisms for Council to refer more matters to the Youth Council for comment</p> <p>Liaise with the media to encourage a more positive presentation of young people and promote them through their participation in cultural and community events</p> <p>Support and promote Youth Week activities in Ku-ring-gai</p> <p>Continue to promote a positive image of the Fitz Youth Centre and its facilities to wider community</p> <p>Investigate the relevance and local implementation of the Department of Urban Affairs and Planning's '<i>Urban Design Guidelines with Young People in Mind</i>'</p> <p>Council to introduce a Young Achievers Award to promote positive images of young people in the local media</p> <p>Encourage youth participation in public art programs eg. sculpture and murals</p>
Improvement in the delivery of youth specific and general information to young people, and about young people, to the wider community.	Youth Services continue to seek creative methods of distributing and promoting information of relevance to young people	<p>Improve distribution of relevant youth program information potentially through a regular youth electronic newsletter</p> <p>Promote the Youthsource website to young people in Ku-ring-gai and other useful statewide websites that promote service awareness</p> <p>Review the youth outreach service and Council to consider fast tracking the purchase of a dedicated vehicle to enhance the image, visibility and recognition of the youth outreach service</p> <p>Youth services to host information nights for parents, in conjunction with local schools, government departments and local service providers.</p>

Older People

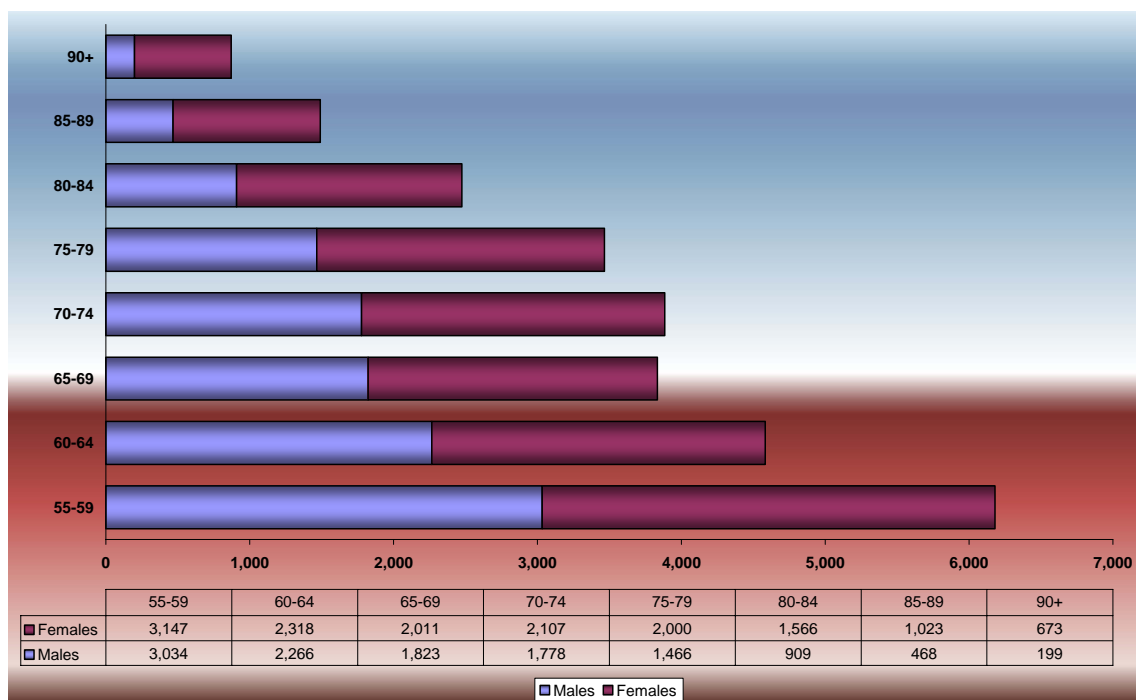
Definition

The ABS defines older people as people aged 65 years and over. However, contemporary policy approaches tend to define the commencement of ageing at 55 years. The four main cohorts of older people are 55-64 year olds, 65-74 year olds, 75 to 84 year olds and people aged over 85 years. An alternative approach is not strictly aged based, but rather delineates stages of life that are relevant to social planning. They are:

- mature 'baby boomers' (aged over 50) who, over the next decade, will reach retirement age. Some of this group will opt to remain in the workforce
- active retired people who are active with their family and friends and/or in their community
- seniors living independently with low care needs, and
- frail and dependent older people who, due to illness, injury and frailty, are in need of support for activities of daily living.

About our Older People

The ABS Census 2001 found that the total population aged over 55 years was 26,788 persons, 26.7% of Ku-ring-gai's total population. The table below shows the relative sizes of the various age groupings and the breakdown of males to females. It is apparent that women after 70 years of age, women begin to outlive men in the population. Older people aged 55-74 were more prevalent in South Turrumurra and North Turrumurra and people aged 75+ were most common in North Turrumurra and Lindfield where a number of larger retirement and aged care facilities are located.



A very significant demographic group for Ku-ring-gai is mature people aged 55-74, the generation going through retirement. There were 18,484 in this age group in 2001, or 18% of the population, which is one-quarter larger than Sydney's proportion. This group's size rose by 415 from 1996.

The Australian Bureau of Statistics (ABS) estimates that the population of older people in Ku-ring-gai will continue to grow. The current population of 55-74 years is estimated at 21,823 and by 2022 it is expected to grow by 28.6% to 28,065.

Older people, aged 75 years and over and entering frailty numbered 8,306, a rise of 1,163 or 1.0% of the population from 1996 (0.6% across Sydney). Some 8% of the population was aged 75+, greater than Sydney's 6%.

ABS data also raises expectations of dramatic increases in the population aged 75 years and over. The current population estimate is 9,406 and it is expected to rise by 34.6% to 12,665 by 2022. Significantly, very high levels of growth are predicted for the population aged over 85 years. It is expected that the current estimated population of 2,740 will increase by 58.6% to 4,345 in 2002. This will have considerable implications for service provision in the area.

Government Policies Affecting Aged Services

Over the past decade, governments at both the National and State levels have promoted the importance of healthy ageing to enable a greater number of older people to remain healthy and independent for as long as possible and remain in their own home. As well as increasing opportunities for older people to participate fully in economic and social activities, the policy documents have underlined the need to develop services that help older people, especially those who are very frail or disabled, to be as independent as possible. In parallel with the policy interest in preventing and delaying dependency, there has been a corresponding drive towards meeting the growing demand for accessible, appropriate and high quality health and aged care services.

Two major policy frameworks set the directions for the delivery of programs and services for older people in local communities. These are the National Strategy for an Ageing Australia and the NSW Healthy Ageing Framework (1998–2003). Both promote older people's lifelong contribution to society and set out principles that espouse older people's rights to access services that maximise independence and well-being and to fair and equitable treatment.

The NSW Healthy Ageing Framework identifies six key areas of action for the NSW Government, these being:

- Attitudes to ageing and older people
- Participation in community life
- Making your own decisions
- Supportive neighbourhoods and communities
- Health, accommodation, care and support, and
- Making the best use of resources

In terms of service provision for aged care services, the Commonwealth Government provides the majority of funding. In 2004-05, Commonwealth expenditure is expected to rise to \$6.5 billion from \$5.6 billion in the previous financial year. The bulk of this funding is directed to residential aged care. The States and Territories make a substantial contribution to the funding of Home and Community Care providing \$434.1 million of the total \$1.1 billion in 2002-03. They also provide some funding for public sector residential care beds and for Aged Care Assessment Teams.

Council's Role in Aged Services

Ku-ring-gai Council supports its older residents through a number of services, projects and the provision of facilities as outlined below.

Service development	<p>Council employs a Community Development Officer (Aged & Disability Services) who:</p> <ul style="list-style-type: none"> ▪ assists with the co-ordination/ management of community based services for older people ▪ participates in planning for new and improved services ▪ resources and supports local seniors and disability groups and community organisations ▪ provides information and advocacy ▪ comments on housing applications for older people and people with a disability ▪ organises events including Senior Week events and Seminars throughout the year. <p>Council employs a Leisure and Cultural Programmer whose role includes developing the 'Spring Into Action' Seniors' Leisure Program for people over 55 years.</p> <p>Council participates in the Hornsby/Ku-ring-gai ageing & disability services network and forums</p>
Community facilities	<p>Council resources a Seniors' Centre Management Committee to oversee the management of the three seniors' centres in Ku-ring-gai. A range of community and seniors groups operate out of the centres.</p> <p>Council provides affordable accommodation for a number of services that cater for older people and people with a disability eg. Meals on Wheels, Community Transport and Easy Care Gardening.</p> <p>The Ku-ring-gai Art Centre is used extensively by older people.</p> <p>Seniors Card discounts are available at the swimming pool, wildflower garden, and golf course.</p> <p>Council provides land for the KOPWA aged care hostel units in Lindfield.</p>
Community services	<p>Council provides community grants to organisations that offer programs and services for older people. In 2004, funding of \$10,191.00 was provided.</p> <p>Council auspices a Volunteer Recruitment Referral and Training Service to recruit volunteers for organisations that support older people and people with a disability and their carers.</p> <p>Council's 'Spring into Action' Seniors Leisure Program offers an extensive program of outings for seniors over 55 years.</p> <p>In addition to the multi-media library collection, Council provides a number of services for older people & people with a disability, including:</p> <ul style="list-style-type: none"> ▪ an extensive range of large print books, talking books, audio cassettes and CDs ▪ a free, door-to-door Libribus service to transport people from their homes to the libraries ▪ a Housebound Library Service to deliver books to people unable to leave their homes, either on a temporary or permanent basis. <p>Council works in partnership with the Ku-ring-gai Old People's Welfare Association (KOPWA) to manage and support the Meals on Wheels service which operates from both the Turramurra Community Support Services Centre and a kitchen at Gordon.</p>

Land Use Planning	<p>Council provides guidelines for developers on accessibility and adaptable housing standards for older people and people with disabilities.</p> <p>Council considers development applications under the Seniors Living State Environment Planning Policy (SEPP).</p>
Community information and development	<p>Council provides pensioner rebates on rates and domestic waste management charges.</p> <p>Council works with seniors' committees to coordinate a comprehensive program of activities for seniors during Seniors Week.</p> <p>Council works in partnership with five other councils to develop the Northern Sydney Seniors and Aged Care Guide, A directory of services for seniors This guide includes the full range of HACC services which are largely provided by non-government organisations. It also lists leisure and education activities for people who are more active.</p>

Current Provision for Older People

3 Seniors' Centres (including the Seniors Resource Centre at Lindfield and centres at Lindfield and Turramurra)

4 public libraries (including Libribus and homebound services)

1 art centre

1 community college

1 aquatic centre (West Pymble Pool)

3 golf courses

3 lawn bowls clubs

20 tennis centres

Numerous clubs and groups of interest to older people

1 Community Health Resource and Information Centre

1 HACC food service

4 HACC aged and disabled transport services

6 HACC domestic assistance/personal care services

1 HACC home modification and maintenance service

1 HACC gardening/lawn-mowing services

1 HACC funded Personal Alarm Monitoring Service

1 HACC community nursing service

1 Volunteer Recruitment Referral and Training Service

2 HACC social support services

3 respite day centres

12 High care residential aged care facilities with 648 beds

10 Low care residential aged care facilities with 509 beds

313 Community Aged Care Packages to cover both Hornsby and Ku-ring-gai

10 Respite services

2 HACC transport services.

How Older People's Issues in the Area have been Identified

Compared with young people and parents of young children and fewer interviews and focus groups were conducted with older people owing to the extensive level of consultation already undertaken throughout the year for the Department of Ageing, Disability and Home Care, and the Commonwealth Department of Health and Ageing. The needs of older people were explored by joining in with existing forums and by conducting interviews with some older people and service providers.

Discussion of Older People's Issues

Discussions with older people and service providers tend to indicate that there are quite different issues facing older people who are well and active and those who may be frail, have a disability or are not as mobile as they used to. Council is not able to address many of the issues affecting frail older people directly, but has a significant role in assessing local needs and advocating for services.

Healthy ageing

Participants at the consultations held in Ku-ring-gai indicated a need for more leisure services and a wider variety of leisure and recreation opportunities. Particular needs expressed were:

- an indoor swimming pool for year round exercise
- more regular social events such as walks, movies, concerts and lectures supported by appropriate transport
- additional multi-purpose community centres where older people can meet
- encouragement of inter-generational activities , and
- promotion of lifelong learning and increased technology uptake

There was a view that Ku-ring-gai Council is very good at providing library and arts services and specialist senior's activities (eg Seniors Week) and that these services should be continued and expanded.

Recreational walking could be encouraged by improvement of footpath conditions in some areas and attention to kerbs. In addition, the Ku-ring-gai Section 94 Plan 2004 identified the need to improve access to parks, open spaces and sporting facilities for older people and people with disabilities. Special places with shade and good lighting and well-spaced seats for regular rests for frail people are desirable.

Social Isolation

Social isolation is an increasing issue. Many children of older people live outside the LGA for reasons related to property values. This affects social integration and limits family support for ageing residents. Socially isolated people can become invisible in their communities and are the most difficult group to provide with information about the community services they may need. When social isolation is further compounded by poor English language skills, or illnesses such as depression or dementia, it is particularly difficult to engage potential clients. Older men living alone may be more prone to isolation. They may become increasingly housebound, and be disinclined to go out or seek out social contact.

Further investigation of the extent of social isolation of older people in Ku-ring-gai and development of creative strategies to communicate with isolated people and engage them in services if needed is warranted. There is also a need to increase Culturally and Linguistically Diverse (CALD) community awareness of current facilities and services and to tap into the potential pool of volunteers from CALD communities to provide support.

Safety

While the statistical evidence suggests that older people are less likely than other groups in the community to be a victim crime, they often feel vulnerable and worry about their personal safety. Council is working in conjunction with Ku-ring-gai's Police and Community Safety Committee, Seniors Week Committee and The Local Area Command to address these issues by offering seminars on personal safety and security.

Maintenance of the built environment is important to older people to prevent injury through falls, and to allow access and ease of movement. Council's Access Policy and Disability Discrimination Act

Disability Action Plan contains actions to ensure that the built environment is safe and accessible for older people with declining ability. Council currently gives priority to providing footways near aged care facilities and retirement villages. It distributes 'Stepping out Safely' kits containing information and advice on pedestrian safety, motorist safety and medications to older people.

Frail older people and older people living alone are also vulnerable to accidents in the home. Council has a role in providing falls prevention information. The possibility of establishing a "community care register" to monitor vulnerable older people also warrants investigation. It is possible this type of initiative could be linked to the Police and Community Safety Committee and community initiatives such as Neighbourhood Watch.

Capacity to age 'in place'

A major change in the way we approach older age is that older people are remaining in their homes and living independently for as long as possible. For many this choice requires a high degree of support to meet their home and personal care needs. There has been a steady increase in demands for Home and Community Care (HACC) services such as in-home care, meals provision, home maintenance and modification services and garden maintenance.

Numerous consultations were held in 2004, funded mainly through the Dept of Ageing, Disability and Home Care. The need for additional home care services is widely acknowledged. Specific issues identified by the various stakeholders included:

- need for better collaboration and partnership within the service system to reduce fragmentation and maximise the available resources
- the incapacity in system to respond to changing/fluctuating needs and people with high needs.
- the potential to optimise the use of community assets by collocating services from a central point in the Hornsby-Ku-ring-gai area
- need for more case management services to help individuals navigate the service system
- increasing numbers of people with complex needs remaining in their homes seeking support from HACC services, shifting the balance of service away from people who have low support needs
- growing demand for community transport, escorted transport and transport to medical appointments and transport to social and recreational activities
- need for improvements in volunteer training and support when assisting people with complex needs including dementia
- more focus on the needs of older people from CALD communities such as better-translated information products and increased diversity in home and centre-based meals
- lack of resources in the area of respite care, case management and dementia planning, and
- greater emphasis on recruitment, retention, support, training and acknowledgement of volunteers and staff.

Housing Options

At present, Ku-ring-gai has limited housing choices for older people. Older residents who are 'downsizing' have difficulty finding appropriate alternative housing to suit their stage of life. The large houses and gardens that are common in Ku-ring-gai are difficult for older people to maintain. While many older residents would prefer to remain in the area, they may not be able to obtain affordable, low rise, low maintenance alternatives. For many older people this means that they either stay until

they can no longer manage at all (often moving to residential care after having a fall), or they decide to move to another area for lifestyle or health reasons.

In recent times, there has been growth in older people's housing developments and medium density housing in Ku-ring-gai. The first stage of urban densification in Ku-ring-gai has introduced around 10,000 new dwellings along the main road and rail corridors. A proportion of this housing has included SEPP 5 and Seniors Housing SEPP developments however, the overall impact on housing choice for older people is yet to be determined.

In comparison with Commonwealth Department of Health and Ageing benchmarks, Ku-ring-gai is well served with high care (nursing home level) beds. There are currently 648 nursing home beds within 12 facilities. However, is slightly under-provided with low care hostel beds. There are currently 509 beds in 10 facilities.

Carers

Many older people are carers who are caring for a frail spouse or for an adult disabled son or daughter. It is also common older women for to be carers of their own elderly parents.

Consultations with service providers have identified a lack of services for carers, including respite services. Issues of long-standing concern to carers, and carers' associations include:

- the physical, psychological and emotional demands of caring and the tendency of carers to seek support only when their resilience is low and they are reaching a crisis point
- the need for appropriate support services
- problems of access to services and delays in service, including HACC
- the accessibility, affordability and lack of flexibility of respite care services
- providing information about services and other supports to isolated carers
- the financial and personal cost of caring to carers
- lack of recognition of carers, and
- the appropriateness of services for diverse community groups.

The main issue for Council is in the provision of accurate information on services for carers in Ku-ring-gai. While the Aged and Disability Services Directory can assist in addressing this need, there is a need to develop other approaches.

There is also anecdotal evidence to suggest that grandparents caring for very young children may lack support in their caring roles. This issue warrants further investigation within a broader childcare needs study.

Transport

Public transport plays a key role in fostering and maintaining independence of older people in the community. Significant numbers of the current generation of older people, especially women over the age of 75, have never held a driver's licence. In addition, health and disability issues may cause older people who are car owners/drivers to minimise their private car usage, or cease driving altogether.

The Ku-ring-gai LGA is relatively well-served by public transport having both bus and train services run through the region and linking it to the Sydney CBD and the main transport hubs of Chatswood and Hornsby. However, older people have expressed concerns about:

- the lack of services off-peak
- difficulty in accessing particular facilities such as the Royal North Shore Hospital
- physical access to trains and buses, due to lack of lifts or escalators at rail stations, gaps between the train and platforms and steps on buses
- lack of bus shelters with seating, and
- concerns for physical safety while travelling.

In addition, there are some transport services addressing special needs groups in Ku-ring-gai. The most significant of these are the HACC-funded transport services which meet shopping and other transport requirements of residents who have low-level care needs. There is growing demand for these services and some unmet need. Transport services would be further enhanced by the availability of some form of community transport that would enable residents to make short local flexible journeys without using a car. A pilot service has commenced to provide a flexi bus service along the Pacific Highway between Berowra and St Ives.

Recommended Actions for Older People

Objective	Strategies	Actions
Older people and their carers are well informed about services and opportunities in Ku-ring-gai and surrounding districts	Adopt a broad range of strategies for providing information on a regular basis to older residents	<p>Continue to promote seniors programs and activities through:</p> <ul style="list-style-type: none"> ▪ information updates on rates notices ▪ regular information bulletins in newsletters ▪ current information section in the local community newspapers ▪ Council's website, and ▪ community information boards <p>Update the Aged and Disability Services Directory with community partners</p> <p>Council's Communications and Library Information areas to work with service providers, Access Committee and older people to establish information dissemination points and methods.</p> <p>Promote internet access and training as important for access to information</p> <p>Promote the NSW Government Seniors Info Line as a good general information source about services, eligibility and entitlements</p> <p>Increase information translated in community languages</p> <p>Organise regular seminars aimed at providing information relevant to older people</p>

Objective	Strategies	Actions
Increase opportunities to meet the social, cultural, learning and development needs of older people	Develop additional recreational services and a wider range of places where older people can socialise	<p>Continue to provide community grants to organisations with programs that will assist older residents</p> <p>Maintain and expand the Seniors' Leisure Program and activities during Seniors Week and other times during the year.</p> <p>Explore development of multipurpose centre or enhancement options for existing facilities in conjunction with Town Centre Planning.</p> <p>Ku-ring-gai's libraries to take a key role in the provision of information on learning opportunities in the local area</p> <p>Actively promote volunteering opportunities and acknowledge voluntary contributions at events such as the Seniors Week Luncheon and the annual reception to recognise volunteers in Ku-ring-gai in co-operation with community groups.</p> <p>Develop outreach and specialist programs with appropriate transport for older people who are experiencing or vulnerable to social isolation</p>
Improved mobility of older people	Continue to plan and advocate for improved physical access to transport and public spaces	<p>Liaise with RailCorp, Sydney Buses and private operators to improve station access and achieve accessible bus replacements within the area</p> <p>Investigate and implement solutions to address the accessibility needs of older people such as positioning of bus stops and more covered bus shelters</p> <p>Continue Council's program of footpath improvements</p> <p>Develop pedestrian and footpaths plan as part of an active transport strategy to meet the needs of all people with restricted mobility</p> <p>Continue working with providers and funders to expand community transport options for older people and people with disabilities</p>

Objective	Strategies	Actions
Increased capacity of older people to age 'in-place'	<p>Seek to improve access to low level in-home support for older people</p> <p>Improve coordinated support for older people with complex needs including dementia</p> <p>Liaising with planners about older people's housing needs and the development of 'age-friendly' public spaces</p>	<p>Improve coordination and planning of support services in partnership with service providers</p> <p>Work with government and community partners to improve the availability and accessibility of assisted transport for health/medical and social purposes</p> <p>Develop collaborative partnerships between organisations, government agencies and programs to improve service delivery</p> <p>Consider use of S94 or other capital funds to co-locate services, and/or expand existing facilities in areas of high demand/low supply</p> <p>Consistent with Council's Residential Development Strategy, ensure more diversity of housing choice close to transport and services that creates options for older people and people with disabilities</p> <p>Research the extent of social isolation of older people in Ku-ring-gai and work with community partners to develop programs to address needs</p>
Older people have increased feeling of safety and security	Continue to work with police and older people with regard to safety issues	<p>Conduct seminars on personal safety for older people</p> <p>Distribute 'Stepping Out Safety' kits and other relevant information to older people</p> <p>Implement Crime Prevention through Environmental Design principles to promote safety in public places</p> <p>Through the Police and Community Safety Committee, consider the feasibility of a 'Community Care Register' to monitor and provide assistance to vulnerable older people living alone.</p>
Carers receive appropriate support and respite	Develop a policy to foster support for carers and to incorporate the needs of carers in a broad range of programs and services including information, housing options, and transport	<p>Advocate for improved funding to carers support services</p> <p>Provide information for carers and promote carers support groups</p> <p>Ensure that respite for carers is acknowledged in HACC planning</p>

Objective	Strategies	Actions
Carers receive appropriate support and respite cont...	Consider the needs of grandparents as carers within a broader childcare needs study	Investigate the needs of grandparents as care givers and if need identified seek funding for appropriate services and programs Promote existing grandparenting groups
Increased cultural sensitivity to older residents from non-English speaking backgrounds	Focus on development of staff and volunteers and recruitment of bilingual workers to meet key CALD community needs	Provide cross-cultural training for key support workers in cooperation with the Hornsby Ku-ring-gai Multicultural Network, the Northern Sydney Multicultural Networks Forum and HACC NESB Project. Promote diversity in meals provided by centre based and in-home meals providers Develop strategies to increase volunteering among older people from CALD communities

People with Disabilities

Definition

There is a wide definition of people with disabilities. It includes all obvious categories of disability, such as physical, sensory, psychiatric and intellectual disability, and extends to other conditions such as people who are HIV positive or have AIDS-related conditions and people with attention deficit disorder.

The Commonwealth *Disability Discrimination Act 1992* defines 'disability' as:

- total or partial loss of the person's bodily or mental functions, or
- total or partial loss of a part of the body, or
- the presence in the body of organisms causing disease or illness, or
- the presence in the body of organisms capable of causing disease or illness, or
- the malfunction, malformation or disfigurement of a part of a person's body, or
- a disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction, or
- a disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment, or that results in disturbed behaviour.

The definition includes disability that:

- presently exists, or
- previously existed but no longer exists, or
- may exist in the future, or
- is imputed to a person (eg, assumes a person has a disease).

About our Residents with a Disability

Accurate statistics on the prevalence of disability in the community are difficult to obtain, due to the varying definitions and the fact that the Census of Population and Housing does not include questions on disability.

The NSW Department of Ageing, Disability and Home Care (DADHC) estimate that 17,516 people in Ku-ring-gai have a disability. This represents 17.3% of the population. Of these 1,197 (1.2%) are classed as having a moderate, severe, or profound level of disability that restricts activity and requires assistance with self-care, communication or mobility. While accurate, age-based statistics on the numbers of people with disabilities are not available, DADHC estimates the HACC target population of people with disabilities under 65 years at 5,904 persons. This population includes 143 children under the age of 5 years.

There is no reliable data on the types of disabilities experienced by residents in Ku-ring-gai.

Government Policies Affecting Disability Services

The main legislative requirements for meeting the needs of people with a disability are incorporated in the Commonwealth *Disability Discrimination Act 1992*, *Commonwealth Disability Services Act 1986* and the NSW *Disability Services Act 1993*. The *Disability Discrimination Act* outlaws discrimination against a person with a disability and requires that all government agencies have policies and strategies in place to improve access to mainstream and specialist services. The

Disability Services Act sets standards for disability services in NSW and the requirements for reasonable adjustment in mainstream services and Government agencies to make their programs and services accessible.

The Commonwealth Government is a key provider of services to people with disabilities. Services include income support through the Disability Support Pension and Child Disability Allowance, rehabilitation services, and specialist employment services. Under the Commonwealth State Disability Agreement, the Commonwealth is responsible for employment support services and the States and Territories are responsible for accommodation support, respite care, day services and other support.

In NSW the Department of Ageing Disability and Home Care (DADHC) is responsible for policy, planning, resource allocation and performance for the delivery of support and services for people with a disability and their carers. DADHC administers the Home and Community Care (HACC) and Disability Services programs. DADHC is also specifically responsible for support people with an intellectual disability to develop their skills and abilities so they can be more independent within the community. This includes delivering a range of community support services, respite care and supported accommodation services for children and adults, as well as early intervention services to babies and young children who have a developmental delay.

DADHC also monitors adjustment programs by other State agencies to provide access to mainstream services. For example, the Department of Education and Training is required to make physical modifications and provide appropriate supports to enable children with disabilities to attend local public school. The NSW Government's Disability Policy Framework (1998) assists State Government service providers to systematically identify the adjustments they need to make so that their services and facilities become more accessible to people with disabilities.

Council's Role in Disability Services

Service development	<p>Council employs a Community Development Officer (Aged & Disability Services) who:</p> <ul style="list-style-type: none"> ▪ assists with the co-ordination of community based services ▪ participates in planning for new and improved services ▪ resources and supports local disability groups and community organisations ▪ provides information and advocacy. <p>An Access Committee involving members of the community and Council officers meet on a bi-monthly basis to consider the needs of people who experience access issues and recommend strategies on how to resolve these issues.</p> <p>Council participates in the Northern Region Disability Network.</p>
Community facilities	<p>Council's Policy and Disability Discrimination Act Action Plan 2005 to 2009 sets out goals and strategies for ensuring that Council's services and facilities are accessible for the whole community.</p> <p>Council provides affordable accommodation for a number of services that cater for older people and people with a disability eg. Lifestart, Action for People with a Disability and Sunshine Home.</p>

Community services	<p>Council provides community grants for programs and services that provide assistance to people with disabilities.</p> <p>Council auspices a Volunteer Recruitment Referral and Training Service to recruit volunteers for organisations that support older people and people with a disability.</p> <p>In addition to the multi-media library collection, Council provides a number of services for older people & people with a disability, including:</p> <ul style="list-style-type: none"> ▪ an extensive range of large print books, talking books, audio cassettes and CDs ▪ a free, door-to-door Libribus service to transport people from their homes to the libraries ▪ a Housebound Library Service to deliver books to people unable to leave their homes, either on a temporary or permanent basis.
Land Use Planning	<p>Council's Access Policy and Development Control Plan 31 sets out policy and guidelines for providing access to new and existing buildings and developments.</p> <p>Council's Access Awareness Kit promotes the design of buildings and facilities that are accessible for the whole community.</p> <p>Council's Housing Code for Older People and People with a Disability provides guidelines for developers.</p>
Community information and development	<p>Council's Customer Service Centre provides Telephone Typewriter phone access to enable people who are hearing or speech impaired to access Council services.</p> <p>Council's Customer Services Counter has been designed to provide for the needs of people who use wheelchairs and those who need to sit to conduct their Council business. The counter has also been fitted with an audio-loop for people with a hearing impairment.</p> <p>Council provides an Accessible Events Checklist for Council staff and others to ensure that events and consultations organised are accessible to people with a disability.</p> <p>Ku-ring-gai and Hornsby Councils have produced a Directory of Services for Seniors and people with a disability in the Hornsby and Ku-ring-gai local government areas. This includes the full range of HACC services which are largely provided by non-government organisations.</p>

How Issues for Residents with in a Disability have been Identified

Compared with families and young people, fewer interviews and focus groups were conducted with people with disabilities owing to the extensive level of consultation already undertaken throughout the year for the Department of Ageing, Disability and Home Care, and the Commonwealth Department of Health and Ageing.

The Ku-ring-gai Access Committee, Northern Region Disability Network and other individuals interviewed raised a number of points in relation to their specific needs. Meetings were also held with various forums, networks and committees. Issues explored included physical access issues, the range of community services, the needs of carers, housing, and community attitudes and education.

Discussion of Issues for People with Disabilities

A number of issues affect people with disabilities in Ku-ring-gai. Some are capable of being addressed at the local level, while others are systemic issues that are common throughout the state. Council is not a direct service provider but plays a role in planning, advocacy, information provision and supporting services in the community.

Information and community awareness

Consultations suggest that people with disabilities are not always aware of Council services such as libraries, special rubbish collection services and community centres. Council also has an important role in raising community awareness of access issues. Council runs disability awareness training for its staff and the broader community aimed at raising awareness and understanding of disability issues and legislation.

Availability of support services

Access to services remains a key issue for people with disabilities and their families and carers, especially if they have high needs. The major issues identified through various local planning mechanisms and HACC consultations include:

- need for better case management of clients, particularly for people with complex needs
- need for a more integrated planning approach focused on the needs of individuals rather than in response to program needs
- chronic shortages in respite services. Many families receive as little as five hours per week.
- need for more flexible forms of respite, so that the individual needs of both the carer and the person with the disability are met
- a high level of unmet demand for HACC services including personal care and domestic assistance
- long waiting lists for early intervention services for children such as speech therapy. This situation may lead to immediate and developmental needs of young children not being met
- need for educational services for young people with a disability
- people with challenging behaviour are being denied services due to lack of suitable options and concerns about the occupational health and safety risks.
- growing numbers of people with disabilities from CALD backgrounds and cultural barriers to accessing services
- difficulties in staff recruitment and retention and in training and supervision of HACC services staff, and
- future support needs of middle aged people with severe disabilities with ageing parental carers.

Equity in accessing services is also an emerging issue. Consultations found that it is difficult for new clients to enter the service system, creating particular difficulties for people with acquired disabilities such as brain injury to receive the services they need. Those “born into the system” tend to have greater access. There is an imbalance in the service system towards meeting high support needs rather than providing early intervention and low support services before problems become acute. A further area of inequity is respite. Service providers acknowledge that some carers receive numerous hours of respite from a variety of service providers, while other families/carers are on waiting lists to receive any services at all.

Access

There is growing acceptance of the rights of people with a disability to participate fully in the community, and to have access to public buildings, shopping centres, public offices such as banks, consulting rooms, community facilities, entertainment venues, places of worship, parks and outdoor recreational areas. Council is the lead agency to make this happen more quickly.

Access to government services and amenities, and to public buildings are now required under Commonwealth and State anti-discrimination legislation. However, accessibility brings benefits to the whole community through improvements to streetscapes, public spaces and buildings.

Ku-ring-gai's *Access Policy and Disability Discrimination Act Action Plan 2005-2009* identified a number of specific improvements required to enhance disability access throughout the LGA. Barriers to movement by people with disabilities that have been recognised include:

- uneven footpaths
- lack of ramps for crossing roads
- inaccessible public toilets, public buildings and public transport facilities
- insufficient disabled parking spaces, and
- lack of access into and within outdoor recreational areas.

Transport and mobility

The concerns of people with a disability regarding transport are similar to those of older people. While the Commonwealth introduced *Disability Standards for Accessible Public Transport* in 2002 as a practical application of *Disability Discrimination Act*, there has been limited progress in reaching its goals. Compliance timeframes stipulating that 25% of all buses and coaches fleets and rail stock must be accessible by 2007 and 100% by 2022 and 2032 respectively will gradually alleviate the disadvantage that people with a disability experience when accessing public transport. There is also a requirement that by 2007 wheelchair accessible taxi booking response times match those of other taxi services.

For its part, Council is active in lobbying transport authorities to improve services and to hasten the timeframe for accessible services. It is also working to ensure that our roads and streets support low-floor buses. This means that bus stops meet the 150 mm kerb requirement and that roundabouts and speed humps do not hamper use of low floor buses.

Community transport provides an alternative source of transport for people with a disability when other transport sources are unavailable or inaccessible. However, access to community transport services in Ku-ring-gai is limited and not all needs are able to be met due to insufficient resources, including funding and volunteers. Most of the individual services are provided by volunteers through Ku-ring-gai Neighbour Aid Services. Priority is given to transporting people to medical appointments. Neighbour Aid will transport people to social activities on a regular basis if volunteers and funding are available.

Community Transport is not available for children under five years as buses are not fitted with child restraints and the cost of fitting them is prohibitive for services.

Leisure and recreation

Being able to access recreational facilities is important to people with physical disabilities. Barriers can be caused by lack of wheelchair access within outdoor recreational areas, uneven paths that impede progress, lack of disabled toilets or inadequate provision of ramps. Public amenities for

adults with disabilities are improving but still inadequate, especially for people with very high support needs.

There are major shortfalls in structured recreation for people with disabilities of all ages. A particular need is for adults with intellectual disabilities. Access to mainstream recreation programs (including vacation care) is often limited for young people and children with disabilities.

Recommended Actions for People with a Disability

Objective	Strategies	Actions
Improved community acceptance of people with disabilities and awareness of access issues and other challenges they face	<p>Advocate for and support actions that will improve accessibility for all people in the local area and promote community awareness of access needs</p> <p>Promote awareness and provide services that help to address the practical challenges of living with a disability</p> <p>Promote the inclusion of people with a disability in all areas of the community</p>	<p>Provide disability awareness training to Council staff in order to enhance service provision to people with a disability</p> <p>Maintain and resource the Access Advisory Committee to provide advice to Council on access and other issues concerning people with disabilities</p> <p>Conduct annual review of implementation of the Disability Discrimination Action Plan</p> <p>Conduct 'access audits' to identify where people with disabilities may be excluded from programs, policies, services and facilities</p> <p>Council to take a lead role in providing accessible facilities and open space where it is achievable within the landform</p> <p>Develop and distribute a guide to assist small business to make their services and facilities more accessible</p>
Improved access to in-home and community supports for people with disabilities and their families and carers	Advocate for additional resources to address unmet need in HACC and Disability Services Programs	<p>Provide community grants annually to organisations with programs that will assist people with disabilities</p> <p>Continue to support and participate in networks that discuss issues and plan coordinated responses to current and emerging needs</p> <p>Work with DADHC and local disability networks to increase respite and support services for people with disabilities</p> <p>Consult with people with disabilities to establish leisure and recreational facilities.</p> <p>Advocate for additional programs that meet the developmental needs of children and young people with disabilities</p>

Objective	Strategies	Actions
Improved access to public and community transport or people with disabilities	Continue to plan and advocate for improved physical access to transport and public spaces	<p>Council to negotiate with RailCorp to improve access to all Ku-ring-gai railway stations</p> <p>Council to liaise with government and private bus operators for the introduction of a timetabled accessible bus services in Ku-ring-gai</p> <p>Upgrade bus shelters and taxi ranks to bring them up to Accessible Transport Standard (2000)</p> <p>Participate in the DAD HACC Working Group to review community transport services with a view to maximising resources and developing new transport alternatives</p> <p>Explore with Community Transport the possibility of accessing Council's 12 seater FDC bus (fitted with restraints) to provide transport for children under-5 with disabilities</p>
Access to the built environment is enhanced	<p>Facilitate the provision of access to all new buildings and buildings undergoing major renovation in accordance with relevant policies, standards and legislation</p> <p>Implement the strategies outlined in Council's Access Policy Disability Action Plan</p>	<p>Review and update Council's Development Control Plan 31 - Access to ensure that it complies with current and future standards</p> <p>Ensure that building and facilities to meet access standards including AS1428.2 - Design for Access and Ability - AS 4299 Adaptable Housing; - AS 2890 Parking Facilities</p> <p>Distribute the Access Awareness Kit and brochures to developers, to increase their awareness of relevant legislation and standards</p> <p>Access Committee to advise staff on DA assessments for major public buildings and developments</p> <p>Implement maintenance schedule to improve access to Council-owned buildings, including construction of ramps, handrails and removal of trip hazards</p> <p>Directional and informational signage are readable and easily understood</p> <p>Accessible car parking is available to authorised people</p>

Objective	Strategies	Actions
People with disabilities are aware of community services available to them	<p>Work with community partners to promote service awareness</p> <p>Provide information in accessible formats</p>	<p>Conduct an annual Disability Expo</p> <p>Update the Ageing and Disability Services Directory with community partners</p> <p>Council information is provided in accessible formats eg CD Roms, audio, publications in contrasting colours and larger font</p> <p>Develop a page on Council's web site and other communication mediums providing access information including location of accessible toilets and access maps</p> <p>Provide waste management services which are appropriate to older people and people with disabilities</p>

People from Culturally and Linguistically Diverse Backgrounds

Definition

Definitions of what constitutes an 'culturally and linguistically diverse background' (CALD) is subject to much discussion. In fact, there is no consensus on what constitutes a 'CALD group' and the terminology used to describe these groups has changed significantly over time.

This is because membership of any CALD community is something that is subjectively meaningful to the person concerned, and can be based upon a combination of categories such as:

- country of birth
- nationality
- language spoken at home
- parents' country of birth in conjunction with country of birth
- skin colour
- national/geographical origin
- racial group, and
- religion.

About our Residents from Culturally and Linguistically Diverse Backgrounds

People from over 30 different countries of birth live in the Ku-ring-gai LGA with more than 30 languages spoken and 29 different religions practiced.

Birthplaces of Ku-ring-gai's people

According to the 2001 ABS Census statistics, 16.9% of people living in the Ku-ring-gai LGA were born in a non-English speaking (NES) country. This proportion rose 3.1% between 1996 and 2001 and is continuing to rise.

In 2001, some 65,100 of Ku-ring-gai's people (65%) were born in Australia with 31,500 (31%) born overseas and the rest unknown. The proportion born overseas was similar to the Sydney average of 31%. The number of overseas born had risen by 1,744 since 1996. The most common overseas birthplace in Ku-ring-gai was the United Kingdom with 6,898 people, followed by South Africa with 3,851, Hong Kong with 2,779 and New Zealand with 2,245 people.

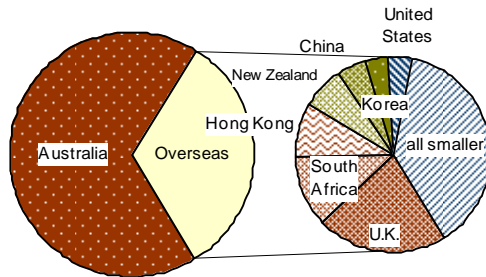
The largest increases since 1996 were among those born in South Africa (up by 834 people), China (up by 347) and New Zealand (up by 211). The overseas-born populations with the largest fall was from Japan (down by 340), Hong Kong (down by 201), and Taiwan (down by 148).

12.9% of residents in Ku-ring-gai (excluding overseas visitors) are not Australian citizens, which is under the Sydney average of 14%.

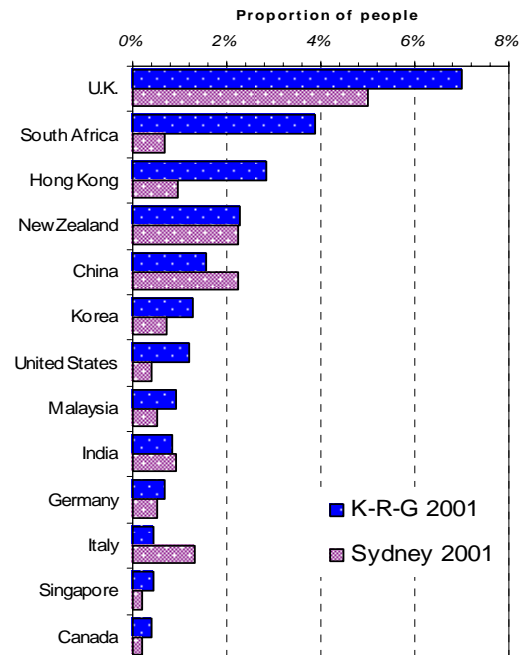
New Settlers

From 1996 to 2001, 6,576 new settlers came to Ku-ring-gai. Of the new arrivals, 2,966 arrived from NES countries. The majority of new arrivals have been from the Skilled Migration Stream. The main source countries for skilled migrants from NES countries include China, India, Indonesia, Korea and the Philippines.

Where people were born



Comparing common foreign birthplaces



Languages spoken at home

Ku-ring-gai has a high proportion of people who speak only English (81.2%), while 16% speak another language (compared with 29% in Sydney). There was a total 61,428 people (61.3%) who were born in Australia and speak English, 19,853 people (19.8%) who spoke English but were born overseas, and 2,889 people (2.9%) who were born in Australia but spoke a language other than English at home.

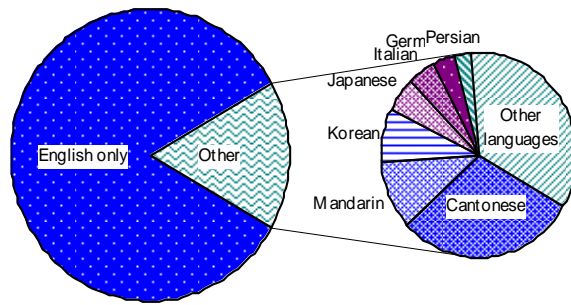
There does not seem to be a significant problem of English usage among those born overseas. Only 5% of overseas-born (1,712 people) speak English poorly, (1.7% of the total population). This is the lowest proportion in the Northern Sydney region and is well below the State average.

Asian, rather than European or Arabic languages tend to be prominent in the Ku-ring-gai LGA. The most commonly spoken language in 2001 was Cantonese, spoken by 4,765 people (4.9%). The majority of Cantonese speakers were born in North East Asia (3,287 persons) with another 455 born in South East Asia and 708 born in Australia. Children aged 0-18 years made up 24% of all Cantonese speakers.

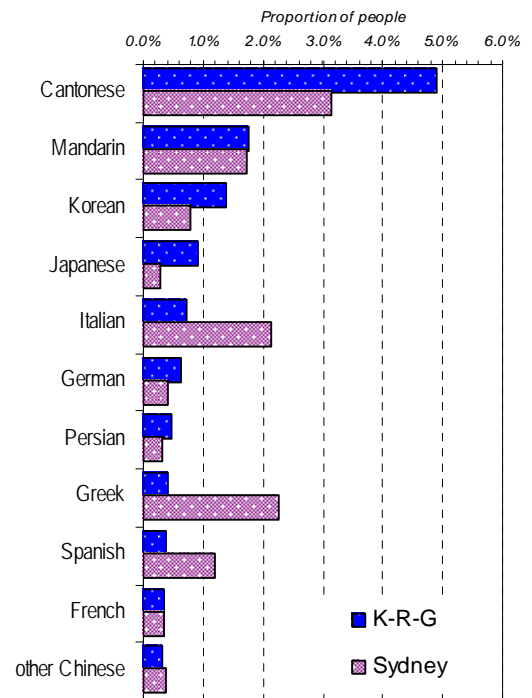
The second most commonly spoken language was Mandarin (1,705 or 1.8%), followed by Korean (1,329 persons) and Japanese (871 persons).

Ku-ring-gai's fastest growing community languages were Mandarin, spoken by 386 more people than in 1996; Cantonese, spoken by 289 more, and Italian, spoken by 124 more. The biggest falls were in German, down by 142 from 1996, and other Chinese, down by 80.

Among local Indigenous people, none spoke Indigenous languages at home. In Sydney, 1.4% of the indigenous people did so.



Main languages spoken at home



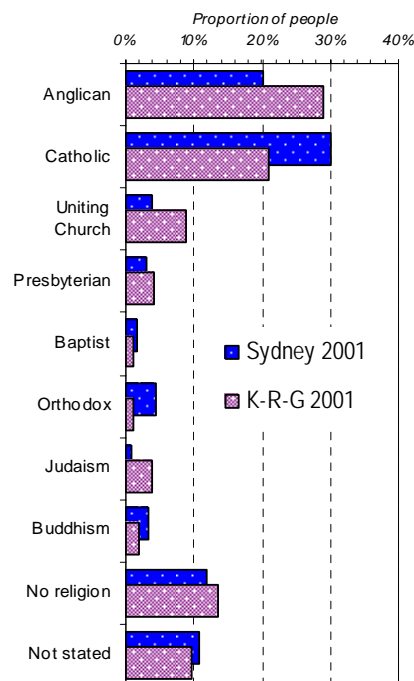
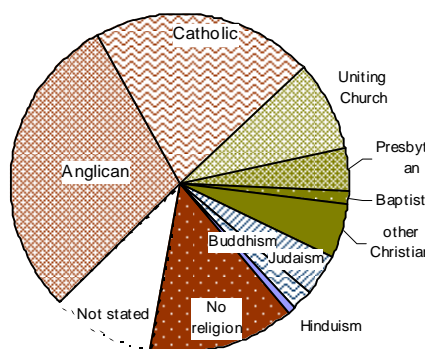
Religion in Ku-ring-gai

Ku-ring-gai's main religious belief in 2001 was Christianity, followed by 69% of the community. The main Christian churches were Anglican (29%), Catholic (21%), Uniting Church (9%) and Presbyterian (4%). The most significant differences from Sydney among Christian beliefs were Ku-ring-gai's larger Anglican and Uniting Church communities (8.8% and 4.8% more of the population than in Sydney), and the smaller Catholic and Orthodox communities (9.0% and 3.4% less).

The most common non-Christian religion was Judaism, with some 3,800 followers or 3.8% of the community (0.8% for Sydney). Other religions included Buddhism with about 2,000 followers and Hinduism with about 700.

From 1996 to 2001, the religion with the largest increase was Catholic with a rise of some 1,300 while the biggest fall was about 1,100 for Uniting Church. By comparison, the number of people with no religion decreased by 1,313 but the number who did not give their religion rose by 1,793.

Most common beliefs



Government Policies Affecting Services for Culturally and Linguistically Diverse Backgrounds

The NSW *Community Relations Commission and Principles of Multiculturalism Act 2000* recognises and values the different linguistic, religious, racial and ethnic backgrounds of residents of NSW, and promotes equal rights and responsibilities for all residents of NSW. The Act requires local councils in NSW to implement the principles of multiculturalism in the delivery of their services.

Four main principles underpin the requirements of the *Community Relations Commission and Principles of Multiculturalism Act*. These principles stipulate that:

1. All individuals in New South Wales should have the greatest possible opportunity to contribute to, and participate in, all aspects of public life in which they may legally participate.
2. All individuals and institutions should respect and make provision for the culture, language and religion of others within an Australian legal and institutional framework where English is the common language.
3. All individuals should have the greatest possible opportunity to make use of and participate in relevant activities and programs provided or administered by the Government of New South Wales.
4. All institutions of New South Wales should recognise the linguistic and cultural assets in the population of New South Wales as a valuable resource and promote this resource to maximise the development of the State.

Councils are required under section 428 (2)(j) of the *Local Government Act 1993* to provide details in their annual report of programs they have undertaken in that year to promote services, and access to services, for people with diverse cultural and linguistic backgrounds. Councils are required to report against results in three key areas – Social Justice, Community Harmony, and Economic and Cultural Opportunities.

To assist local councils in NSW to bring their multicultural activities into alignment with legislated requirements, the Community Relations Commission in partnership with the Department of Local Government has commenced the *Local Government Planning for Diversity* project. The aim of the project is to develop a mechanism for reporting progress in implementing the cultural and linguistic diversity component of their social plan and cultural diversity strategies. The framework is being piloted with a number of metropolitan and rural/regional councils in 2005.

Another key Act is the *NSW Anti-Discrimination Act (1977)* which prohibits discrimination and vilification on the basis of race, gender, sexual preference, HIV/AIDS, marital status, age or disability. This legislation affects councils in the types of services offered to the community and within their facilities, how they run meetings and make decisions, and in their employment practices.

Council's Role in Services for Residents from Culturally and Linguistically Diverse Backgrounds

Ku-ring-gai Council supports services for people from culturally and linguistically diverse backgrounds within its region directly and indirectly. The table below outlines the ways in which Council is involved.

Service development	<p>Council has established the Ku-ring-gai Council Multicultural Forum to build links between Council and the culturally and linguistically diverse communities of Ku-ring-gai and to identify key community issues and develop strategies to address them.</p> <p>Council resources and participates in the Hornsby Ku-ring-gai Multicultural Networks and the Northern Sydney Multicultural Networks Forum.</p> <p>Council provides training for its customer relations staff in effective communication with non-English speakers including use of interpreters, language aides, ethno-specific services and other communication resources.</p> <p>Children's services operate under multicultural and anti-bias policies.</p>
Community facilities	<p>As a provider of community facilities, Council considers the needs of culturally diverse groups and their access to facilities.</p> <p>Council provides subsidies for community groups to rent space.</p>
Community services	<p>Council's libraries include a range of titles in community languages.</p> <p>Council's Family Day Care Scheme operates a multi-cultural resource library.</p> <p>Council sponsors events and festivals which can promote cultural diversity in the community.</p> <p>Council presents over 900 citizenship certificates at public events each year.</p>
Community information and development	<p>Council publicises its services by translating information in relevant community languages where appropriate.</p> <p>Council develops and maintains an up-to-date list of ethnic specific organisations for significant cultural groups living in the Ku-ring-gai Local Government Area.</p>

How Issues for Residents from Culturally and Linguistically Diverse Backgrounds have been Identified

Council hosted the Ku-ring-gai Multicultural Forum on 5 November 2003. Outcomes from the first forum meeting are incorporated in the Community Plan.

Special Community Planning consultations were undertaken with the Hornsby/Ku-ring-gai Multicultural Network and with participants of the Citizenship Ceremony held in Council Chambers. Interviews with young people and other groups also involved exploring issues of racism and appreciation of different cultures.

Council also participated in a number of settlement planning and need identification processes involving the Northern Sydney Multicultural Networks Forum and the NSW Department of Community Services CALD Advisory Committee.

Discussion of Issues for People from Culturally and Linguistically Diverse Backgrounds

Gaining Information and Access to Services

A primary concern of the Council is the lower access and lower awareness by CALD communities to a wide spectrum of available services.

There is a need to increase awareness among CALD communities about available services and facilities particularly in relation to Council services (eg waste and recycling), health services, and the public transport system. Council recently hosted a multicultural information forum in cooperation with the Hornsby/Ku-ring-gai Migrant Settlement Project in Council Chambers. Council has also commenced a pilot project working with CALD groups to orient new residents to services and programs run by Council.

Currently, few Council materials are prepared in languages other than English. In recognition of the growing numbers of residents from non-English speaking countries, Council will need to progressively increase information provision in translated mediums (print and broadcast) as well as in plain English. The ethnic media needs to be used more frequently to promote services and local activities. Translated products are also needed to describe and outline the broader service system and the types of services that are available.

There is increasing demand on local libraries to provide English learning materials and light popular fiction in community languages in their collections.

Access to interpreter services within local community services will also need to be improved. While interpreter services are readily available, not all services are aware of their existence or have workers skilled in using these services.

It is apparent from the consultations, that better language services alone will not resolve the challenges faced by people of CALD backgrounds may find communicating with Council and other service organisations. There is strong evidence to suggest that cross-cultural training would be appropriate in areas such as customer services and in direct support services. For example, a recent Families First survey found that parents of CALD background using child and family support services often felt that staff were impatient with their lack of English. This issue would be addressed by employing staff with bi-lingual skills relevant to the local community and fully utilising the language skills of existing staff.

Consultations also identified a need for culturally specific services in the area of case management and for bi-lingual workers who can support people from CALD backgrounds in navigating the service system and in accessing services.

Settlement issues

Although new migrants settling in Ku-ring-gai have been selected for migration because of their positive employment and settlement prospects, upon arrival in Australia the settlement experience for many is characterised by delays in gaining recognition for their overseas qualifications and long-term difficulties securing employment in their relevant field of expertise. There are currently no specialist employment services for skilled migrants in the region.

Newly arrived residents are disadvantaged by a lack of local knowledge about services and infrastructure. Spouses and other family members may face particular problems including lower levels of proficiency in English, social isolation and difficulties accessing mainstream services. Bi-lingual community workers can assist in breaking down these barriers and helping to establish social networks.

Ageing of CALD populations

Cultural and linguistic diversity is increasing in older age groups which is likely to place increasing pressure on service providers. As at 2001, 34.4% of all residents who speak English poorly or not at all were aged 55 years and over. Research has shown that frail older people often revert to their native tongue, even after years of fluency in a second language. Such a finding suggests that the need for bi-lingual or culturally specific services is likely to grow as the population ages and ethnic diversity increases.

Some specific needs that are likely to grow include:

- Translated materials about community and residential aged care services, dementia and carer support services to help CALD people with disabilities or frail aged and their carers make informed decisions about their future
- Lack of casework and information and referral services for recently arrived older people
- Provision of ethnic and kosher meals through meals providers
- Improved translation services, and
- Cross cultural training for volunteers.

Celebrating Diversity

There is a feeling among some residents and service providers that Council should do more to reflect and celebrate diversity and to enhance Ku-ring-gai's image as a welcoming multicultural community. While Ku-ring-gai is a highly educated community, consultations with young people suggest that some prejudice and racism is experienced.

CALD communities want greater opportunities for community recognition and participation. Examples put forward during consultations include promoting the cultural and linguistic skills of the community to attract business to the region and fully utilising the pool of volunteers in CALD communities that remains relatively untapped.

Recommended Actions for People from Culturally and Linguistically Diverse Backgrounds

Objective	Strategies	Actions
Advocate the needs and concerns of culturally and linguistically diverse (CALD) communities	Establish a process to investigate, consult on and identify issues for community advocacy	Work with the Northern Sydney Multicultural Networks Forum and the Hornsby/Ku-ring-gai Multicultural Forums to identify issues, share best practice and increase understanding of issues affecting newly arrived residents
Encourage and facilitate participation of Ku-ring-gai's CALD communities in civic life	Ensure that CALD community representatives and organisations are included in all Council consultations.	<p>Provide cross-cultural training to Council officers to assist them in working effectively with CALD communities</p> <p>Provide or make provision for interpreters at community consultations targeting CALD communities</p> <p>Continue funding multicultural projects through Council's Annual Grants Program</p> <p>Invite speakers from CALD backgrounds to address Citizenship Ceremonies and other civic functions</p> <p>Include representatives from CALD communities on reference groups for events such as the Ku-ring-gai Festival, Seniors' Week and Youth Week</p>
Increase accessibility of Council services to CALD groups	<p>Implement the Ku-ring-gai Access and Equity Policy</p> <p>Develop culturally sensitive work practices that address access and equity issues</p>	<p>Ensure that Council's communications and publications are appropriate to the information needs of people from CALD backgrounds</p> <p>Use specialist interpreter and translation services where required to communicate more effectively with CALD communities</p> <p>Regularly monitor service utilisation by CALD communities in key service areas such as childcare, immunisation, library services</p> <p>Maximise the use of multi-lingual and CALD community media</p> <p>Introduce signage that includes languages other than English, international symbols and pictograms</p> <p>Incorporate the needs of CALD groups in the planning of public parks and recreation areas</p>

Objective	Strategies	Actions
Ensure service planning, development and coordination are appropriate and responsive to diverse communities	<p>Ensure that planning and policy is responsive to the needs of diverse cultural groups</p> <p>Undertake population research and study current emerging trend data to enable better planning and service provision within the LGA</p>	<p>Continue to support the Hornsby/ Ku-ring-gai Migrant Settlement Project</p> <p>Council officers to participate in and work with the Hornsby/Ku-ring-gai Multicultural Network and the Northern Sydney Multicultural Networks Forum</p> <p>Identify and promote the use of an appropriate CALD cultural awareness training program for use by local community service providers</p> <p>Advocate for the development of bi-lingual services in the Ku-ring-gai area.</p> <p>Work with Meals on Wheels providers to assess the need and develop strategies to improve the cultural appropriateness of meals provided in the Ku-ring-gai LGA</p> <p>Work with a range of government agencies to develop models of service provision to assist people disadvantaged by linguistic and cultural barriers.</p>
Recognise and promote community diversity to build community spirit and pride	Seek opportunities to promote community understanding and acceptance of the different cultures within Ku-ring-gai	<p>Update the community database to include the identification and recording of multicultural and indigenous organisations, key individuals and community artists</p> <p>Liaise with local schools and Department of Education regarding programs in place to address issues of racism</p> <p>Promote cultural diversity through events and festivals that are inclusive of the whole community</p> <p>Ensure that future Council facilities, public art and building visually reflect the cultural diversity of Ku-ring-gai</p> <p>Encourage CALD groups to utilise Council facilities for culturally specific events</p>

Women

About Gender in our Community

Women are slightly more than half the population of Ku-ring-gai and are engaged in the social, environmental, cultural and economic life of their families and the community. They care for children, partners, members of extended families and friends. Women have been among the strongest advocates for preserving Ku-ring-gai's unique environment and promoting our suburbs as safe and attractive places to raise children.

Among those living alone in Ku-ring-gai women significantly outnumber men with 3,829 women and 1,451 men. Lone people constituted 8% of females and 3% of males.

While the overall unemployment rate amongst Ku-ring-gai's workforce in mid-2001 was 3.5% when Sydney's was 6.1%, over 1996 to 2001, the male unemployment rate increased from 3.7% to 4.0% while the female unemployment rate decreased from 3.2% to 3.0%.

The biggest occupational differences between the sexes were that men were much more likely to work as Managers and Administrators (24% of men but just 9% of women), Tradespersons and Related (6% of men; 1% of women) and Associate Professionals (14% of men; 11% of women).

Women were more likely to work in Intermediate Clerical, Sales and Service (20% of women but 8% of men), Advanced Clerical and Service (10% of women; 1% of men) and Elementary Clerical, Sales and Service (10% of women; 6% of men).

Council's Role in Women's Services

Council does not provide any services specifically for women. However, Council's services and programs are widely used by women and our social planning processes are grounded on the principles of equity, access, rights and participation of all residents. There is a particular focus on making services more accessible and responsive to the needs of women with the least access to social and economic resources, such as older women, women with poor English language skills, women who are carers and women with a disability.

How Women's Issues in the Area have been Identified

No specific women's consultations were conducted. However, a number of interviews and focus groups were conducted with Ku-ring-gai women, mostly parents and young women. In addition, a range of service providers and community groups were spoken to in relation to issues such as domestic violence and sexual harassment.

Discussion of Women's Issues

Social Isolation

The statistics show that many women in Ku-ring-gai are widows who live alone. While the majority of these women live full and active lives, some may be vulnerable to social isolation. This is more pronounced among women who are frail, or have an illness or disability that prevents them from travelling outside their home independently.

In consultations, younger women also raised issues about loneliness and the isolation that can arise from being at home with children. This is intensified for new residents and for women from CALD backgrounds. Consultations in local schools also suggest that some adolescent women may experience isolation and marginalisation.

Accessibility in urban environments

During consultations, women raised issues the difficulty of moving around Ku-ring-gai with prams and small children. This forced them to be reliant on private motor vehicles and they felt that it discouraged them from fully enjoying their environment. Older women and women with disabilities also expressed concerns about broken footpaths and uneven walking surfaces hindering mobility.

Domestic violence and sexual assault

Ku-ring-gai is a comparatively safe environment for women. NSW Bureau of Crime Statistics and Research data for 2002 shows that the Central Northern Sydney region (including the Ku-ring-gai LGA) had the lowest rate of Apprehended Domestic Violence Orders in NSW at 90.4 per 100,000 residents. By way of comparison, the rate for Outer Western Sydney is 334.8 per 100,000. Similarly, the rate of sexual assault is very low at 15.6 per 100,000 residents compared with a NSW average of 56 per 100,000.

However, issues such as child abuse and domestic violence do occur in Ku-ring-gai and there may be some under reporting of the incidence of domestic violence within CALD communities. There are few locally available supports to assist its victims. In particular, the lack of crisis accommodation options for women in Ku-ring-gai has been noted.

Council's direct involvement with Domestic Violence Community Reference Group has not been as strong in recent years, which has led to a perceived lack of interest by some members of the committee. Knowing who to approach during a crisis is not straightforward to many people. Council is not generally regarded as a place where women can go in order to receive advice/referral, especially about domestic violence.

Recommended Actions for Women

Objective	Strategies	Actions
Increased participation by women of all ages in community development, leadership and decision making	Develop and promote women's contribution in the community	<p>Support local activities to celebrate International Women's Day</p> <p>Promote volunteering in the community</p> <p>Encourage young women to participate in youth leadership and youth development programs</p> <p>Ensure women are equally represented in all Council's consultation processes.</p>
Breakdown of social isolation experienced by women	Using affirmative action principles develop and expand recreation and leisure programs provided to local women	<p>Creating more places for women to socialise informally, especially cafes or accessible picnic grounds where children can safely play nearby.</p> <p>Provide opportunities for older women living alone to meet with others in similar circumstances</p> <p>Develop innovative strategies to encourage women from CALD backgrounds to build community links, participate in social gatherings and lessen isolation</p>
Enhanced safety of women in Ku-ring-gai	<p>Incorporate 'Crime Prevention Through Environmental Design' (CPTED) principles into all relevant planning instruments</p> <p>Raise awareness of women's safety issues in a variety of contexts</p>	<p>Work with the Police and Community Safety Committee to address safety of women, particularly in licensed premises and on public transport</p> <p>Continue to work with service providers to raise awareness of issues such as domestic violence and child abuse and to provide information about relevant support services available to the women of Ku-ring-gai</p>
Community services meet women's needs	<p>Advocate for improved services, families and programs that support women and promote a family friendly community</p> <p>Maintain links with 'Family First' in the provision of services to families and women</p>	<p>Participate in local and regional networks on women's issues</p> <p>Provide funds through Council's annual grants program for projects that address the identified needs of women of all ages</p> <p>Promote the NSW Government Women's Gateway website as a source of online access to services and information on important life events, such as having a baby or going back to work</p> <p>Seek to ensure that women who are carers access general support services including counselling</p>

Objective	Strategies	Actions
Women's health issues are adequately addressed	<p>Use Council's information function to improve health outcomes for women</p> <p>Promote women's involvement in sport and general exercise</p>	<p>Promote awareness of post-natal depression and provide information about services to support women experiencing the condition</p> <p>Through youth services, promote awareness and provide information issues such as positive body image, eating disorders and sexual health</p> <p>Ensure equitable access by women of all ages to local sporting and recreational facilities</p>

Appendix 1 – Consultation Interviews and Meetings

Interviews

Interviews were conducted with various individuals who were identified as having a critical contribution to make to the community plan. These included a number from within Council as well as numerous external individuals. The following is the list of people interviewed.

Internal

- Mayor of Ku-ring-gai
- General Manager, Ku-ring-gai Council
- Directors of Ku-ring-gai Council
- Manager Community Development
- Acting Manager Natural Environment & Bushland
- Manager Strategic Planning
- Communications Officer

External

Representatives of:

- Department of Disability, Ageing and Home Care
- Department of Community Services
- Families First Coordinator
- North Sydney Area Health Promotion
- Northern Region Violence Against Women Specialist
- Project Officer, Aboriginal and Torres Strait Islander Social Plan
- Police and Community Safety Committee
- Hornsby Volunteer Recruitment and Referral Service

Meetings

We arranged to participate in a number of meetings that were already scheduled. At each of these meetings, we explored issues related to Ku-ring-gai and the development of the Community Plan. These meetings were:

Internal

- Community Services Committee
- Directors Meeting
- Council meeting
- Community Development Team Meeting
- Open Space and Heritage Meeting
- Open Space Focus Groups

External

- Out of School Hours Network – Hornsby and Ku-ring-gai
- Lower North Shore Interagency
- Hornsby Ku-ring-gai Youth Network
- Ku-ring-gai Youth Council
- St Ives Youth Group
- Access Committee
- Hornsby Ku-ring-gai Disability Forum
- Multicultural Forum
- Citizenship Ceremony
- Age Care Consultations, DADHC

Appendix 2 – Outcomes from Previous Social Plan

CHILDREN

Recommendation	Action	Status
That Council continue to investigate the needs of children with special needs and from culturally and linguistically diverse backgrounds and work in partnership with other key stakeholders to promote their inclusion in mainstream children's services.	<ul style="list-style-type: none"> Annual consultations with children's services tenants included questions about access to CALD/ATSI background children and children with disabilities 	Completed
	<ul style="list-style-type: none"> Aboriginal Early Childhood Service Support Unit to address CSIN meeting. 	Completed
	<ul style="list-style-type: none"> An Aboriginal Issues Awareness workshop organised for local workers 	Completed
	<ul style="list-style-type: none"> Refugee issues discussed at local CSIN networks, CSIN and KHOOSH 	Completed
	<ul style="list-style-type: none"> Information on refugees and NESB issues disseminated. 	Completed
	<ul style="list-style-type: none"> Introduction of Children's Services Directory (inside cover) is translated into Chinese, Japanese and Korean 	Completed
	<ul style="list-style-type: none"> Member of Scheme for Children with Additional Needs (SCAN) working party, area reference group and state reference group to formulate local and state funding models for children's services to assist children. SCAN assists with funding to access children from CALD, ATSI background, children with disabilities and children with challenging behaviours to attend DoCS funded pre-schools, occasional care and vacation care services. 	Continuing
	<ul style="list-style-type: none"> Member of DOCS Special Needs Working Party which produced the Managing Challenging Behaviour Folder for children's services in Northern Sydney. 	Completed
	<ul style="list-style-type: none"> Production of a bilingual Child Safety Calender in Chinese and English and distribution through Chinese community networks and libraries 	Completed
	<ul style="list-style-type: none"> Continued network/liaison with local SUPS team. Meeting with SUPS workers via local children's services meetings 	Ongoing
That Council carry out an audit of existing Council managed playgrounds and prepare a report regarding improvements.	<ul style="list-style-type: none"> No action by CDO:CS. Open Space has an external contractor to audit playgrounds bi-annually. Auditors check for playground safety and 	Completed

Recommendation	Action	Status
	Australian Standards requirements. Report received by Open Space. Audit timetable may change in future.	
The Council investigate the potential of establishing more flexible and/or additional support services for families in Ku-ring-gai, in partnership with Northern Sydney Area Health Service and other agencies.	<ul style="list-style-type: none"> • Hornsby/Ku-ring-gai Families First Project involvement with Hornsby Shire Council to improve local networks and information strategies 	Ongoing
	<ul style="list-style-type: none"> • Involvement of Early Childhood Health Centre staff in local children's services networks 	Ongoing
	<ul style="list-style-type: none"> • Partnership with Northern Sydney Health Promotion and Ryde and Hornsby Shire Council in the production of child safety calendars 	Completed
That Council continue to investigate the provision of additional child care places and/or facilities in Ku-ring-gai for children aged 0-12 years, including for children with special needs.	<ul style="list-style-type: none"> • Yearly annual consultations with Council tenants expressed limited intention for expansion 	Completed
	<ul style="list-style-type: none"> • 2002 Surveys of all children's services indicated minimal plans by centres to expand 	Completed
	<ul style="list-style-type: none"> • Advice readily provided by staff to potential child care centre developers. 	Ongoing
	<ul style="list-style-type: none"> • Comment on Development Applications for new children's services. DAs commented on and approved include: <ul style="list-style-type: none"> ○ 56 place LDC centre in Wahroonga the SAN ○ 24 place LDC centre in Turramurra ○ 2 new HBC services in St Ives (7 places) and Lindfield (7 places) ○ An increase of 4 places at Roseville and 10 places at Killara to extend pre-school places 	Completed
	<ul style="list-style-type: none"> • Council site list for possible children's services investigated • Vacation Care Services: <ul style="list-style-type: none"> ○ Review of Council's School Holiday Program occurred ○ Negotiations to retain vacation care places in Ku-ring-gai ○ Vacation Care Forum to investigate issues surrounding 	Completed. Updates ongoing Completed

Recommendation	Action	Status
	<p>falling numbers of children attending programs</p> <ul style="list-style-type: none"> ○ Liaison with UTS about their withdrawal of vacation care services in Ku-ring-gai • Investigations on extension of children's services places at: <ul style="list-style-type: none"> ○ TCCC ○ Family Day Cares Children's Res/ Centre ○ West Pymble Pre-school ○ South Turramurra Kindergarten ○ Playgroups • Investigate housing new playgroups at Hamilton Park facilities 	<p>Completed</p> <p>Completed</p>
<p>That Council complete the review of the existing Draft Childcare Planning Policy (1988) to establish clearer guidelines for the establishment of children's services and facilities.</p>	<ul style="list-style-type: none"> • Policy completed and adopted by Council 2005. 	<p>Completed</p>
<p>That Council consider the access, interests and needs of children aged 0-12 years in the provision of leisure services.</p>	<p>Incorporated into Council's specialised Children's Programs.</p>	<p>Completed</p>
<p>That Council develop specific strategies to address the particular needs of families with children aged 0-12 years when addressing road and traffic safety issues.</p>	<ul style="list-style-type: none"> • Driveway Safety Exercise brought into Ku-ring-gai area. The exercise was piloted in many local venues eg. TCCC, Gordon Centre shops and Hornsby shopping centre and at local Ku-ring-gai pre-schools. • Child care policy looks at traffic issues associated with centres. • Children's Week Activity included checking child restraints in cars. 	<p>Completed</p> <p>Ongoing</p> <p>Completed</p>
<p>That Council continue the dissemination of information, provides opportunities for consultation and advocates for and promotes the need for children's services in Ku-ring-gai.</p>	<ul style="list-style-type: none"> • Dissemination of information: <ul style="list-style-type: none"> ○ Children's services directory 2000, 2001, 2002, 2004 ○ Eg. Foyer displays, FDC/TCCC morning teas, Fun Days, Shopping Centre events, etc ○ Policy on Child Care Centre ○ Child Safety Calendar 2002, 2003 ○ Children's Services Worker 	<p>Completed</p>

Recommendation	Action	Status
	<p>Networks eg. CSIN and KHOOSH</p> <ul style="list-style-type: none"> ○ Children's Week Events 2000 - 2004 ○ Information Kits to establish new centres • Consultation opportunities: <ul style="list-style-type: none"> ○ Children's Services Worker Networks eg. CSIN and KHOOSH ○ Parent inquiries by phone and in person with CDO:CS ○ Workers networks; eg. LGCSA-Children's Services Division Meeting, North Sydney Funded Services, Pre-school additional needs funding, Children's Services Team Meeting, ○ Telephone polls ○ Questionnaires ○ Annual Consultation visits to Councils 15 tenants that run children's services • Advocacy: <ul style="list-style-type: none"> ○ DoCS, DFACS and other government consultations ○ Families First Project input ○ Other children's services forums ○ LGCSA – Understanding Building Plans ○ Draft regulation comments 	<p>Completed</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Completed</p> <p>Completed</p>
That Council investigate the capacity of existing children's services in Ku-ring-gai to broaden the range.	<ul style="list-style-type: none"> • Investigations occurred on proposed expansions to: <ul style="list-style-type: none"> ○ FDC Children's Resource Centre ○ West Pymble Pre-school ○ Council tenants expansion mentioned in annual consultations ○ TCCC ○ South Turramurra Kindergarten 	Completed
That Council continue to investigate	Regular contact with DoCS and DFACS in relation	Ongoing

Recommendation	Action	Status
funding for the provision of children's services.	to funding opportunities. No capital funding available by either state or Commonwealth for new long day care	

YOUNG PEOPLE

Recommendation	Action	Status
That Ku-ring-gai Council continue to advocate on behalf of young people to ensure they have access to safe, affordable, reliable and accessible public transport systems.	Ongoing lobbying and planning within Council. Issues raised at Youth Council.	Partially completed Ongoing
That the transport needs of young people be considered in planning and development of youth services and facilities in Ku-ring-gai.	Transport provided to a number of youth service special events. Ongoing lobbying and planning within Council. Gordon Student Resource Centre and Youth outreach Service established in response to issues raised at Youth Council.	Ongoing
That Council work with the local media and community groups to address negative portrayals and perceptions of young people in Ku-ring-gai	ArtAttack art exhibition at Ku-ring-gai Arts Centre. ArtStart skills festival	Ongoing Ongoing (every two years)
That Council work with local young people and community groups on initiatives to promote and encourage diversity and tolerance within the Ku-ring-gai community	ArtAttack art exhibition at Ku-ring-gai Arts Centre. Multicultural Forum held to address issues relating to cultural diversity and access to services Greenswell Skate Challenge	Ongoing Completed Ongoing
That Council endorse and encourage inter-generational activities and initiatives to develop positive relationships between younger and older residents.	Youth Services worked with Aged and Disability Services to involve young people in Intergenerational Public Speaking competition 2004 "Voice of the Ages" Festivals and special events provided to cater for different age groups, such as October Fest and Community Fair.	Ongoing
That Council work with local young people to improve access to its structures and processes for these groups within the community.	Ku-ring-gai Youth Council meetings (General & Exec.) attended A youth entertainment committee ("Indent") established June 2004	Ongoing Ongoing
That Council liaise with relevant government agencies and community organisations regarding the provision of youth accommodation services in Ku-ring-gai.	10 Hornsby Ku-ring-gai Youth Network meetings (Gen & Exec) attended YSO chaired the HKYN network and facilitated the distribution of minutes Provided information for forum to discuss ways of increasing housing options for young people who are homeless or at risk of being homeless as part Northern Sydney SAAP Youth Services Integrated Youth Project	Ongoing Ongoing Ongoing

Recommendation	Action	Status
That Council further investigate options available to broaden the educations, employment and training options and opportunities available for young people	Youth skills / workshops organised Youth Council Chairperson attended Rotary Youth Leadership Camp Spray Art workshops conducted Break-dancing workshops conducted Band jamming sessions Spray Art Sessions	Completed Completed Completed Completed Completed Completed
That Council in co-operation with the Ku-ring-gai Crime Prevention Strategy Taskforce and Ku-ring-gai Police and Community Safety Committee address specific issues relating to young people and safety.	Young person (2) on Crime Prevention Strategy Taskforce Young person invited onto Village Green Advisory Committee Young person invited onto Police and Community Safety Committee YSO attended Ku-ring-gai Police and Community Safety Sub Committee YSO facilitated youth public safety workshops Report prepared on safety workshops	Completed Completed Completed / Ongoing Ongoing Completed Completed
That council investigate the feasibility of establishing a skate facility in the southern part of the Ku-ring-gai local Government Area	Skate park report to council Working party was established to look at Skate Park in Turramurra, however this folded in November 2003	Ongoing
That Council work with local young people to provide safe and accessible skating areas throughout the municipality.	Despite some funding, lighting is still an issue at Skate Bowl. Inadequate although enhanced lighting from Village Green offers some light. A Community liaison group has been formed to follow this up.	Completed
That Council, in consultation with community members develop a range of leisure and recreation opportunities for young women in Ku-ring-gai.	Current leisure and recreation events and programs are well attended by young women; such as band nights, vacation care, art centre classes, specialist workshops.	Progress being made/ Ongoing.
That council investigate the establishment of a multipurpose leisure/recreation facility in Ku-ring-gai	Feasibility studies conducted and recommended locations identified.	Completed
That Council continue to liaise with local high schools to provide environmental education to students in Ku-ring-gai	Initiatives have been undertaken by various Departments of Council to involve young people in a number of projects.	Ongoing

Recommendation	Action	Status
That Council work with local youth service providers to investigate the establishment of a multipurpose youth service to provide a 'one-stop shop' for young people in Ku-ring-gai.	This matter will be investigated as part of the Council facility planning, and considered in Section 94 planning.	Ongoing
That Council work with local youth service providers and schools to establish formal links between schools and services in order to provide better access for young people in need of support.	Hornsby Ku-ring-gai Youth Network meetings (Gen & Exec) attended Outreach programme every Friday night during school term. Regular contact with high schools, church groups, other community groups to promote youth forums/events/activities.	Ongoing Ongoing
That Council youth programs and activities incorporate design and staffing considerations that encourage the inclusion of young people with disabilities.	Council youth services and vacation care programs accessible to children with special needs. Council also works with local schools to offer work experience opportunities.	Ongoing
That Council work with schools to address the issues of isolation and exclusion experienced by young people from culturally and linguistically diverse backgrounds.	Council youth services are well accessed by young people of CALD backgrounds. Consultation at high schools involves pro-active efforts to seek out young people of CALD. Also several young people of CALD participate in Youth Council.	Ongoing
That Council undertake further research into the needs of young people from culturally and linguistically diverse background in Ku-ring-gai during the implementation phase of the Social Plan	Currently under investigation, has been incorporated in planning of all programs.	Ongoing
That Council investigate the feasibility of establishing additional youth facilities close to transport in Ku-ring-gai **ADDED ON**	YSO, in conjunction with Wahroonga Rotary facilitated consultations with young people re proposal for Turramurra Youth Centre. Business plan updated and further consultations held re: proposal for Turramurra Youth Centre. Lindfield Rotary business plan for Ku-ring-gai Youth Development Service put to Council.	Ongoing. Ongoing.
That Council continue to provide and facilitate the provision of accessible youth entertainment options. **ADDED ON**	10 Entertainment events conducted YSO attended Street active workshop conducted by Australian Sports Commission and Skate Australia to establish community partnership Youth Services, Leisure Services and Open Space working in a collaborative way to keep youth leisure needs on the agenda. Greenswell Skate Challenge Ku-ring-gai Sperswell Skate Comp	Completed / Ongoing Completed / Ongoing Completed / Ongoing Completed / Ongoing

Recommendation	Action	Status
OLDER PEOPLE		
Transport		
Ku-ring-gai Continue to advocate on behalf residents to ensure safe, affordable, Accessible reliable public transport	Provided input into the Regional transport social plan for community Transport	Ongoing
That the Council's Access Committee continue to liaise with the State Rail Authority to improve access to railway stations in Ku-ring-gai	Access committee lobbied for access to Turramurra station Railcorp has submitted a DA to install lifts a Gordon Station November 03	Ongoing
That Council liaise with bus transport providers in Ku-ring-gai to discuss new approaches to improving bus transport in the Municipality	Shorelink has 6 low floor busses and have timetabled them on a number of routs on weekends. More routes will be timetabled as more buses come available	Ongoing
That Council liaise with bus transport providers in Ku-ring-gai to discuss new approaches to improving bus transport in the Municipality	Council officer had input into development of the Regional Strategic plan for Community Transport.	Ongoing
Safety		
That council liaise with community transport providers in the area to develop models for providing more flexible individual transport service for Ku-ring-gai residents.	Community Safety Police Committee Consultative. Council has developed a 3 year plan to upgrade footpaths. The access committee was consulted as part of the planning process	Ongoing
Council, in partnership with Police and Community Committee, continue to seek opportunities to promote safer neighbourhoods that will maximise the safety of older people.	Council organised community safety forum as part of Seniors Week. Consulted with older people regarding community safety	Ongoing
Leisure Recreation and social activities		
That the Council consider increasing the range of leisure activities and options available to identified older people.	Facilitated and resourced the Senior Centre Management Committee. Spring into Action program was incorporated into the senior week program increasing the number of recreation activities available to older people	Ongoing
That Council seek opportunities to consult with older people in order to assist them to participate in decisions that affect them	Seniors Week Committee Senior Committee	Ongoing
Access to support services		
That Council continues to support services currently in the area and lobby on behalf of local services to attract additional resources as identified	CDO chaired the HACC forum and facilitated the distribution of minutes	Ongoing
That Council seek opportunities to established services that focus on meeting	Liaised with migrant settlement worker re senior week multicultural activities to promote services	Ongoing

Recommendation	Action	Status
the needs of older people from COLD Backgrounds	available to people in the CALD community Multi Cultural Forum held. Worked with Refugee Settlement Project Officer	
Information		
That Council enhance the provision of information relevant to older people in Kuring-gai and ensure that the information is available in different languages where appropriate	Information service directory updated. Electronic version put on the web and updated.	Ongoing
Affordable and appropriate housing		
That Council consider the housing needs of older people then developing strategies, policies and plans	Developed a brief for consultants to look at SEPP 5 developments. Completed housing needs study in December 02 Electronic version put on the web.	Ongoing
Health		
That Council lobby on behalf of older people and explore partnership opportunities with existing service providers to ensure that older people have access to appropriate health facilities and services.	Completed housing needs study in December 02. Discussed affordable housing on the agenda of the disability Network Attended Division GP cons Consumer network and O 60 Falls prevention Project	Ongoing

PEOPLE WITH DISABILITIES

Recommendation	Action	Status
Transport		
That Council's Access Committee continue to liaise with the State Rail Authority to improve access railway stations in Ku-ring-gai eg. Turramurra Station.	Access committee lobbied for access to Turramurra station Railcorp has submitted a DA to install lifts a Gordon Station. The Access committee has viewed plan.	Ongoing
That Council liaise with bus transport providers in Ku-ring-gai to discuss new approaches to improving bus transport in the Municipality.	Shorelink has 6 low floor busses and have timetabled them on a number of routes on weekends. More routes will be timetabled as more buses come available.	Ongoing
That Council liaise with Community Transport providers in the area to develop models for providing more flexible individual transport services for Ku-ring-gai residents.	Council officer had input into development of the Regional Strategic plan for Community Transport.	Ongoing
Services		
That Council facilitates communication, information sharing, planning and networking between organisations providing services to people with a disability.	CDO assisted in the facilitation of the Northern Region disability Network and HACC Forum.	Ongoing
That Council continue the role of identifying local issues for people with a disability, raising awareness, networking with local services and other levels of government, and lobbying to meet these needs.	Facilitate H/K Disability Interagency and Regional disability network	Ongoing
That Council take a proactive role in encouraging inclusion of people with a disability into mainstream services.	CDO support the Art Centre regarding including people with disabilities in activities. Ran a training course for tutors	Ongoing
Council services and facilities		
That Council provide access to Council facilities and activities, to enable participation by people with a disability	Council has improved access to facilities through the maintenance scheduled.	Ongoing
That all Council staff involved in the delivery of services have an understanding of the needs of people with a disability.	All Council staff have been provided with training addressing needs of people with disabilities.	Ongoing
That Council hold an access awareness activity annually to highlight the access needs in different locations.	Access awareness program held. Recommendations to be considered in next year's budget	Ongoing
That Council support and facilitate the inclusion of people with a disability in leisure/recreation opportunities.	Council implemented the Building on Ability package project.	Completed
Streetscape		
That Council staff continue to work with the Access Committee and other appropriate disability organisations in constructing and upgrading Council facilities and physical infrastructure.	Started development new DDA Action Plan. Development and implementation of DDA Action Plan.	Ongoing
That Council builds into its DDA Action	Tech Services has a 3 year plan to fix foot paths	Ongoing

Recommendation	Action	Status
Plan strategies for systematically addressing existing problems regarding footpaths, curb ramps, crossings and bus shelters as they are identified.		
Parking		
That people with a disability have access to adequate and appropriate designated parking spaces, and that these are patrolled to ensure their proper use.	Access including plan of management Car parks	Completed
Information provision		
That Council information is provided in appropriate formats for people with a disability and their carers.	Information service directory updated. Electronic version put on the web. Link database went live on the web.	Continuing
Developmental Control		
That Council review, with input from the Access Committee, it's Disability Development Control Plan, and considers implementing an adaptable housing strategy	Council updated the DCP Council have had input into development housing policy. Access Committee was consulted	Ongoing

KU-RING-GAI COUNCIL YOUTH SERVICES FUNDING REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with details for a proposal to increase the level of Youth Services provided by Council over a 2 year period.

BACKGROUND:

Council at its 2006 Corporate Planning Workshop discussed the need for an enhancement in the level of Youth Services provided by Ku-ring-gai Council.

COMMENTS:

The current focus of Council's Youth Services is targeted in the direct service delivery area. Increased resources in this area will assist to plan and further address the current and future needs of young people living in this area.

RECOMMENDATION:

That Council allocate \$50,000 in 2006-2007 to increase the provision of services in the Youth Services area and that an additional \$34,800 be allocated to Youth Services in the 2007-2008 budget.

PURPOSE OF REPORT

To provide Council with details for a proposal to increase the level of Youth Services provided by Council over a 2 year period.

BACKGROUND

Council at its February 2006 Corporate Planning Workshop discussed the need for an enhancement in the level of Youth Services provided by Ku-ring-gai Council. One of the actions arising from this Workshop was to consider additional resources in the Youth Services area, financial implications, and funding options at the next Finance Committee meeting.

On 20 March 2006 Council's Finance Committee met to discuss and examine opportunities for increased resourcing in Council's Youth Services area. Issues under consideration included:

- Current levels of youth service provision and expenditure
- Possible sources of additional funding and implementation period
- Increase in operational outputs as a result of additional resourcing

Council's Finance Committee unanimously supported the proposal for additional resources and requested that a report come to Council with details of the proposed increases.

COMMENTS

Current Level of Youth Services

The current focus of Council's Youth Services is essentially direct service delivery. It involves the employment of 2 effective full time positions with a net operating cost to Council of \$128,300 in the 2005/2006 budget. The annual operating outputs include:

St Ives Youth Centre

- 38 drop in services
- 10 entertainment events
- 1 youth band competition
- 12 promotional campaigns

Student Resource Centre (Gordon)

- 114 student resource centre open days

Youth Outreach Service

- 176 youth outreach location visits

Youth Week Program

Coordination, development, implementation of Youth Week Program activities varies from year to year. For example, this year Youth Week involved a band night, film festival, information expo on drink spiking and knowing your drinks.

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Ku-ring-gai Youth Advisory Committee

- 20 planning, coordination and resourcing activities

Resource and support local community groups and networks

Planning and Policy Development

- Implementation of priority recommendations from Community Plan
- Development, review and updating of policies and procedures relating to the operation of Council's Youth Services

Research and Analysis

- Researching the needs of young people and identifying gaps in service delivery

Information Dissemination and Provision to Young People

Demand for Youth Services

The existing target group covered by Youth Services incorporates young people aged 12-25 years and number approximately 19,628. They comprise 19.6% of Ku-ring-gai's population which is higher in percentage terms than the Sydney Metropolitan Area average. The needs and interests of young people aged 12-25 years vary significantly from older age groups including gender and cultural differences.

Increased resources in this area will allow Council's Youth Services to address the specific needs of young people in Ku-ring-gai and develop appropriate responses in cooperation with the local community. These include:

- a) Specialist workshops, programs and forums targeting specific age groups on the following issues:
 - Drugs and alcohol
 - Relationships and peer pressure
 - Self esteem and leadership
 - Stress and relaxation
 - Body image and well being
 - Safety and security etc.
 - Goals and values
 - Environment and sustainability

The topic areas have been identified in Council's planning documents, through regular contact with young people service providers, professional networks, government department representatives and research reports.

- b) Strengthen Council's Youth Services capacity to provide a more comprehensive outreach service. This would involve provision of information and assisting young people to access services related to homelessness, counselling, health, income support, relationships, employment, drugs and alcohol, domestic violence, education etc.

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- c) Staging of regular supervised and safer events to meet the expressed demands of young people, particularly on weekends. This would involve live music events, skate events, movies in the park, film festivals and youth expos. Incorporated within all those events, there will be underlying themes aiming to address important youth issues in a creative and fun manner. This may cover topics such as drink spiking, sexual health, drink driving, drugs and alcohol abuse, law and young people etc.
- d) Development of closer links and stronger relationships with local high schools, youth groups, government funded services and service clubs in the area. This would assist in the promotion of Council services, access to young people for consultation purposes and the development of joint projects. This has proven to be a very effective strategy in building trust and enhancing the reputation of Council's Youth Service in the community.
- e) Increase the awareness of Council's programs, events and services among young people and the community in general. Greater utilisation of programs and activities will increase the cost effectiveness of services and lead to the development of skills and knowledge among young people. It is proposed that multiple promotional and advertising strategies will be utilised to promote our services in youth specific media.
- f) Increase staff stability and continuity between staff and young people using Council services. Trust and relationship building area an important feature of community work, particularly in the Youth Services area. This takes many months to establish and can be extinguished as staff leave Council's Youth Services seeking full time work opportunities in other areas. The creation of 3 full time effective positions will significantly increase staff retention and improve the long term effectiveness of services.

There are also a number of qualitative outcomes that can be expected as a result of Council's greater involvement in this area. These include:

- Increased youth participation in the development of Council policies, programs and services.
- Fairer access to opportunities and services for young people.
- Early intervention and prevention to address problems before they become acute.
- Inter sector collaboration to improve the delivery of services to young people.
- A reduction in risk taking behaviours among young people.
- Improved health, safety and well being of young people.
- A community that is more responsive to and supportive of young people.

Northern Sydney Councils Involvement in Youth Services

To assess the level of involvement by other Northern Sydney councils, a brief survey was conducted. The information sought related to the number of effective full time staff and size of the target group. The information supplied by the various councils is outlined in the table below.

Northern Sydney Councils	Estimated Full Time (EFT) Youth Services Staff	Size of Population Target Group 12 yrs – 24 yrs
North Sydney	2.5	8,549
Willoughby	4.3	9,319
Ryde	1	15,927
Hornsby	3.7	28,868

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Northern Sydney Councils	Estimated Full Time (EFT) Youth Services Staff	Size of Population Target Group 12 yrs – 24 yrs
Manly	4.4	5,048
Mosman	4	3,591
Lane Cove	3.0	5,186
Warringah	3.0	19,922
Ku-ring-gai	2.0	19,628

In some instances, the equivalent full time Youth Services staff contained in the second column above are approximations only. This is because some staff perform duties related to other programs and an estimate was provided specifically for time spent directly on youth work. Not all Northern Sydney Councils were able to be included, as their department structure does not allow for a meaningful comparison.

The above table indicates that a majority of neighbouring Councils employ more staff in the Youth Services area, despite a lower youth population.

CONSULTATION

The issue of increased opportunities for additional resources in the Youth Services area was initially considered at the Councillors workshop in February 2006. Subsequently it has also been considered and endorsed by Council's Community Development Committee and Finance Committee.

FINANCIAL CONSIDERATIONS

The additional funds required to increase the number of staff to 3 effective full time positions and associated program costs have been outlined below.

Additional Funds Required:

Labour costs	\$ 55,800
Program costs	\$ 20,000
Equipment	\$ 12,000
Advertising	\$ 5,000
Total	\$ 92,800

Estimated Revenue	\$ 8,000
Net Cost	\$ 84,800

In addition to the existing levels of service provided, the following increases in service outputs can be expected.

- 22 specialist workshop programs and forums
- 12 entertainment and special events
- 12 promotional campaigns

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- 20 visits to local high schools
- 10 theme program activities

In order to lessen the impact on the 2006-2007 financial year budget, it is proposed to phase in the increased net cost over a 2 year period.

Period	Net Increase
2006-2007 Financial Year Budget	\$50,000
2007-2008 Financial Year Budget	\$34,800

The priority in year one will be to concentrate on achieving the establishment of 3 effective full time positions. This will have the effect of retaining current staff with the prospect of full time employment and secondly provide time to develop the new youth services programs to commence during October – December 2006. It is proposed that the enhanced Youth Services Program will become fully operational by July 2007.

As with other Northern Sydney Councils, the funding options are limited. The most likely source of on-going grant funding is the NSW Department of Community Services (DoCS) through the Community Services Grants Program. Enquiries made to the DoCS Northern Sydney Regional Office have revealed there is little prospect of growth money in the foreseeable future for Northern Sydney. However, there are possibilities for small one off grants available for specific events such as Youth Week, Harmony Day, Indent Music NSW funding, Artstart, environmental projects etc.

There is currently no capacity within the Community Services Department 2006-2007 draft budget to reallocate funds without a reduction in existing services.

The most obvious source of funds is through Council's general operating expenditure. The operating budget for 2006/2007 has been developed with surplus funds of \$251,900. At the time of writing this report, these surplus funds were to be transferred to the Contingency Reserve. Council has the option of reducing the expected surplus in funds by \$50,000 for the purpose of funding an increased level in youth service provision in 2006-2007.

However, as the cost of the increased service is ongoing it should be noted that the net cost of \$84,000 would form part of Council's operating budgets from 2007-2008 onwards.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Finance and Business were consulted in regard to costings and budget implications for the proposed increase in services.

SUMMARY

Council has an opportunity to plan and further address the current and future needs of young people living in the area. Through a collaborative approach with young people and community groups Council can make a positive impact on the quality of life and well being of young people.

RECOMMENDATION

That Council allocate \$50,000 in 2006-2007 to increase the provision of services in the Youth Services area and that an additional \$34,800 be allocated to Youth Services in the 2007-2008 budget.

Danny Houseas
Manager Community Development

Janice Bevan
Director Community Services

INVESTMENT CASH FLOW & LOAN LIABILITY AS AT 31 MARCH 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council the Investment allocation and the performance of funds, monthly cash flow and the details of loan liability for March 2006.

BACKGROUND:

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (Financial Management) Regulation (1999) and Council's Investment Policy which was adopted by Council on 12 December 2004 (Minute No.480).

COMMENTS:

The Reserve Bank of Australia (RBA) left the official cash rate unchanged at 5.50% during March.

RECOMMENDATION:

That the summary of Investments, daily cash flows and loan liability for March 2006 be received and noted.

PURPOSE OF REPORT

To present to Council the Investment allocation and the performance of funds, monthly cash flow and the details of loan liability for March 2006.

BACKGROUND

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (Financial Management) Regulation (1999) and Council's Investment Policy which was adopted by Council on 12 December 2004 (Minute No. 480).

This policy allows Council to utilise the expertise of external fund managers for the investment of Council's short term surplus funds. This is done, as for many other Councils, with the advice of Grove Research & Advisory Pty Limited.

COMMENTS

During the month of March, Council had a cash inflow of \$950,000 and gross capital appreciation on Council's investments was \$163,000.

Council's total investment portfolio at the end of March 2006 is \$33,904,800. This compares to an opening balance of \$18,539,000 as at 1 July 2005.

Council's interest on investments for March, year to date is \$1,345,600. This compares favourably to the year to date budget of \$753,750.

Council's total debt as at 30 March 2006 stands at \$10,534,000. There were no loan repayments made during the month of March.

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 annualized 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**

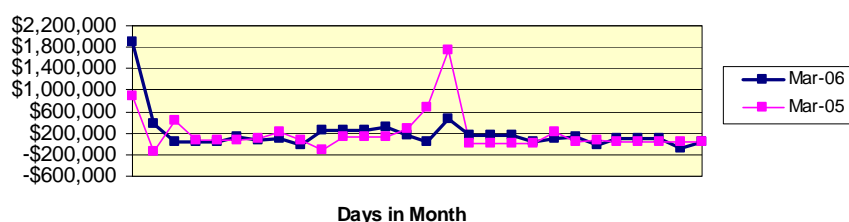
This represents the mix or allocation of surplus funds with each of Council's Fund Managers.

Council's investment policy requires that not more than 45% of funds are to be with any one Fund Manager. All funds are kept below this required level of 45%.

Item 5

S02722
3 April 2006March 2005**Management of General Fund Bank Balance**

During March, Council had an inflow of funds of \$950,000.

Management of General Fund Bank Balance**Funds Performance against the UBS Bank Bill Index**

The weighted average return for the total portfolio of managed funds during March was 6.11% compared to the benchmark of the UBS Bank Bill Index of 5.73%.

A summary of each fund's performance is shown in the following table:

Fund Manager	Terms	Opening Balance	Cash flow Movement	Income Earned (net of fees)	Closing Balance	Interest Rate
BT Institutional Managed Cash	At Call	\$1,117,637	\$1,200,000	\$4,710	\$2,322,347	5.80%
Deutsche Income Fund	At Call	\$11,893,616	(\$1,000,000)	\$54,676	\$10,948,293	6.30%
Macquarie Income Plus Fund	At Call	\$8,283,070	\$550,000	\$45,160	\$8,878,231	6.32%
Perpetual Credit Income Fund	At Call	\$8,905,972	\$200,000	\$41,675	\$9,147,648	6.00%
Turramurra Community Bank	Term Deposit	\$528,300		\$2,566	\$528,300	5.83%
CBA Loan Offset No 1	Offset	\$910,000		\$4,273	\$910,000	5.72%
CBA Loan Offset No 2	Offset	\$1,170,000		\$5,494	\$1,170,000	5.72%
TOTALS		\$32,808,595	\$950,000	\$158,554	\$33,904,819	

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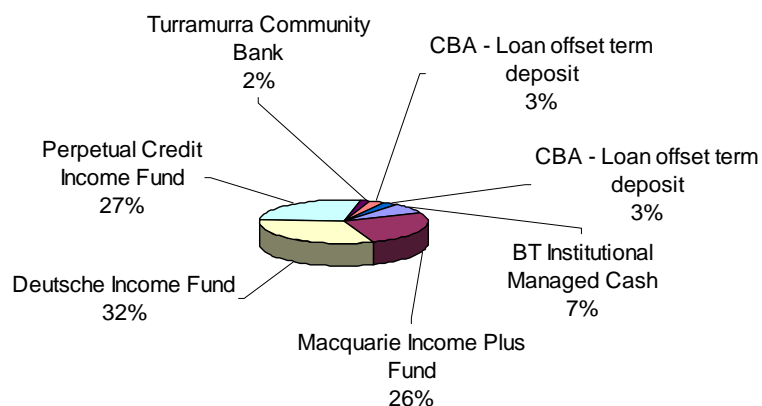
S02722
3 April 2006**Year to-date Funds Performance against the UBS Bank Bill Index**

The following table provides a year-to-date analysis of each fund's performance against the industry benchmark.

Fund Manager	Performance Annualised for March 2006	UBS Bank Bill Index Annualised for March 2006
BT Institutional Managed Cash	5.78%	5.76%
Deutsche Income Fund	6.64%	
Macquarie Income Plus Fund	6.50%	
Perpetual Credit Income Fund	6.49%	
Turramurra Community Bank	5.83%	
CBA Offset No.1	5.72%	
CBA Offset No.2	5.72%	

Allocation of Investment Funds:

Council's funds during March were allocated as follows:

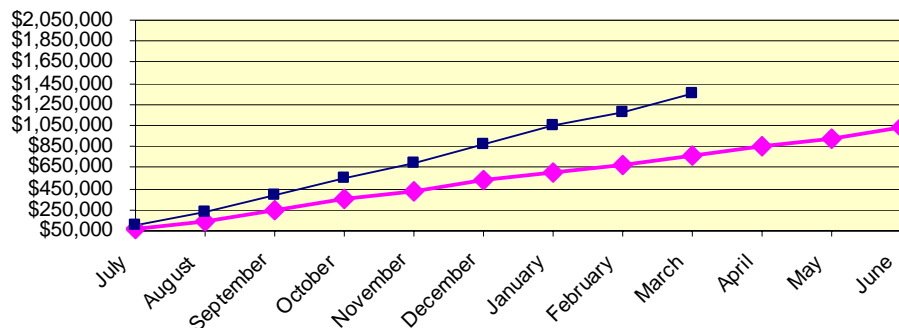
Portfolio Allocation of Investment Funds**2004/2005 versus 2005/2006****Accumulative Interest**

The following graph compares the interest earned on an accumulative monthly basis for financial years 2004/2005 and 2005/2006. At the end of March, year to date interest earnings totalled \$1,345,600. This compares to \$760,400 at the same time last year, an increase of \$585,200.

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3 April 2006

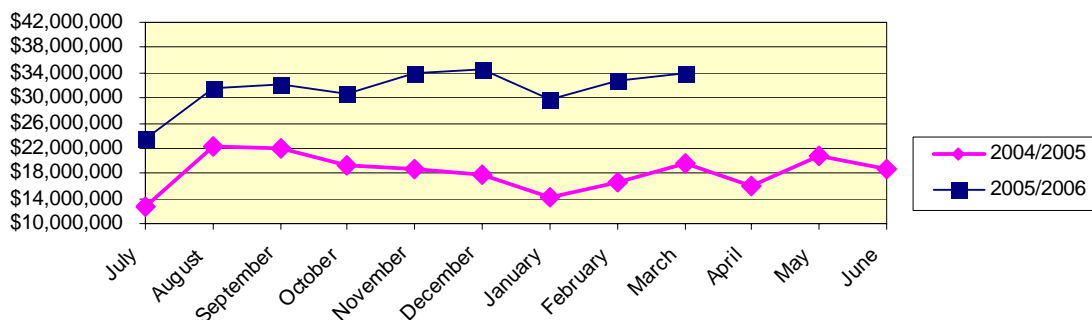
Accumulative Interest 2004/2005 v's 2005/2006



Total Investment Portfolio

The following graph tracks the monthly investment portfolio balances for 2005/2006 in comparison to 2004/2005.

Total Investment Portfolio 2004/2005 v's 2005/2006



During March 2006 Council's investment portfolio increased by \$950,000. In comparison, during March 2005 Council's investments increased by \$2,850,000.

Council's closing investment portfolio of \$33,904,800 in March 2006 is \$14,426,700 higher than the March 2005 closing balance of \$19,478,100.

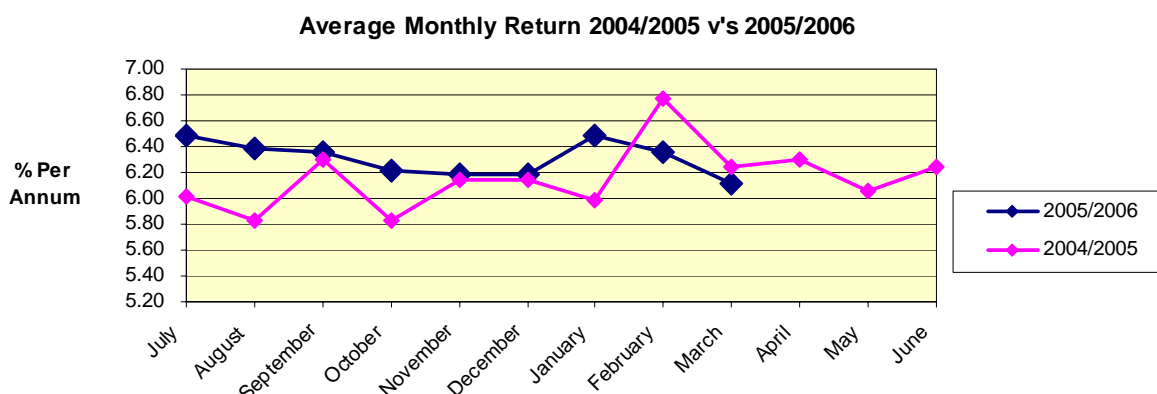
Portfolio Performance Average Return 2004/2005 versus 2005/2006

The following graph compares the monthly returns on Council's portfolio for the financial years 2004/2005 and 2005/2006.

In March 2006 earnings were 6.11% compared to 6.25% in March 2005.

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2005/2006 Portfolio Performance against the UBS Bank Bill Index

Council's average portfolio performance (6.11%) performed above the UBS Bank Bill Index (5.73%) in March.

Council's year to date average portfolio performance was 6.31% which compared favourably with the UBS Bank Bill Index benchmark of 5.76%.

Returns have exceeded benchmark in each of the nine months this financial year. Fund Managers took advantage of market opportunities during the September quarter thus producing better month to month results than the December quarter. In particular both Deutsche and Perpetual funds benefited from anticipating the record volume of maturing debt in July and August, and the effect that this would have on the demand for securities as funds were reinvested. Both funds benefited from increasing their exposure to high rated short dated securities in the preceding months.

The portfolio's performance in March out performed the Bank Bill Index by 0.38%. January saw a one-off strong performance from the portfolio, out performing the benchmark by 0.70%. This was due to:

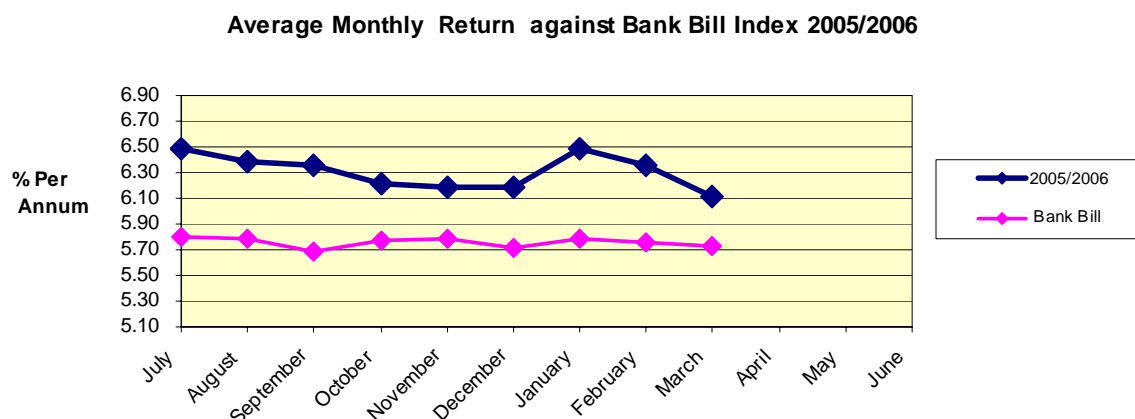
- 1) Higher levels of bank debt provided more liquidity in the market.
- 2) Significant credit spread contraction during the month.
- 3) Interest rate trading added to performance due to a wider range in yields.

During March there were some new issuances adding to liquidity, and a reduction in the trading range in yields which therefore limited fund out performance as in January, bringing returns back to more stable levels.

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The monthly average return of portfolio against bank bill is displayed in the following graph:



Summary of Borrowings

The following is a summary of Council's borrowings, listing each of Council's loans, original amounts borrowed, principal repayments made, outstanding balances, interest rates and maturity dates.

There were no loan repayments made in March leaving total debt at \$10,534,000.

Lender	Loan Number	Original Principal	Principal Repayments	Balance Outstanding	Interest Rate	Draw Down Date	Maturity Date
Westpac	127	\$1,000,000	\$689,022	\$310,978	6.32%	29-Jun-98	29-Jun-08
CBA Offset No 1	128	\$2,600,000	\$1,690,000	\$910,000	5.87%	29-Jun-99	13-Jun-09
CBA Offset No 2	129	\$2,600,000	\$1,430,000	\$1,170,000	5.87%	13-Jun-00	14-Jun-10
CBA	130	\$2,600,000	\$973,437	\$1,626,563	6.32%	26-Jun-01	28-Jun-11
NAB	131	\$2,600,000	\$718,313	\$1,881,687	6.85%	27-Jun-02	27-Jun-12
Westpac	132	\$1,882,000	\$384,360	\$1,497,640	5.16%	27-Jun-03	27-Jun-13
CBA	133	\$1,800,000	\$203,600	\$1,596,400	6.36%	23-Jun-04	23-Jun-14
Westpac	134	\$1,600,000	\$59,261	\$1,540,739	6.05%	29-Jun-05	30-Jun-15
TOTAL		\$16,682,000	\$6,147,993	\$10,534,007			

Capital Works Projects

As at the end of March 2006, Council had total gross expenditure of \$8,934,100 on capital works, which is \$1,183,100 lower than at the same time last year when \$10,117,200 had been expended.

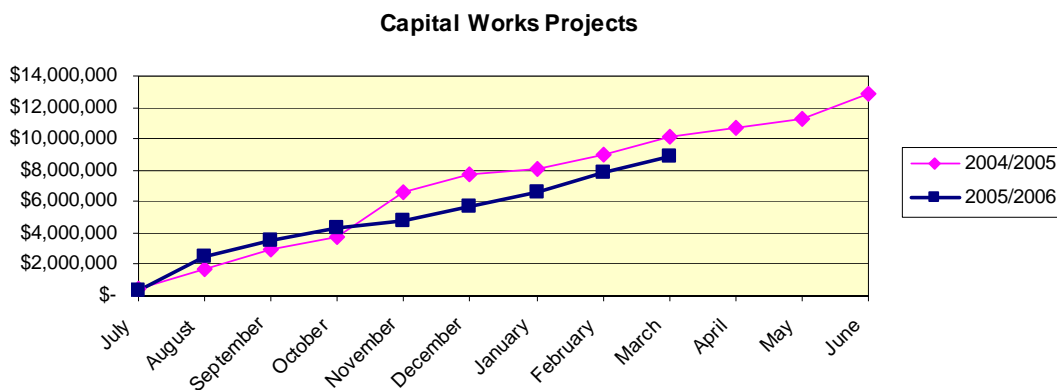
During March 2006, Council expended \$1,093,100 on capital works, which compares to \$1,171,500 during March 2005, a decrease of \$78,400.

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Council's 2005/2006 total revised budget for capital works is \$13,940,900, which leaves funds of \$5,006,800 unexpended at the end of March.

The following graph compares the gross accumulative monthly expenditure totals for capital works for financial years 2004/2005 and 2005/2006.



CONSULTATION

Not applicable

FINANCIAL CONSIDERATIONS

The Reserve Bank of Australia (RBA) left the official cash rate unchanged at 5.50% during March.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

As at 31 March 2006:

- Council's total investment portfolio is \$33,904,800. This compares to an opening balance of \$18,539,000 as at 1 July 2005, an increase of \$15,365,800.
- Council's General Fund interest on investments totals \$1,345,600. This compares favourably to the year to date budget of \$753,750.
- Council's total debt stands at \$10,534,000.

RECOMMENDATION

That the summary of investments, daily cash flows and loan liability for March 2006 is received and noted.

John Clark
Acting Director Finance & Business

REPRESENTATION ON ERYLDENE TRUST

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to make an appointment for representation on the Eryldene Trust.

BACKGROUND:

Council deferred any appointment to the Trust in September 2005.

COMMENTS:

Council is still not represented. However, Councillor Anderson has indicated her willingness to represent Council on the Trust.

RECOMMENDATION:

That Council make an appointment to the Eryldene Trust for the period to September 2006.

PURPOSE OF REPORT

For Council to make an appointment for representation on the Eryldene Trust.

BACKGROUND

Council at its meeting of 20 September 2005 resolved as follows:

That appointment to the Eryldene Trust be deferred & the Trust be approached to consider altering the time & day of their meeting to a more suitable time to allow Councillor representation.

COMMENTS

Following consideration, the Trust advised Council that it had not made any progress in finding an "after office hours" time for the meetings.

Since then, Councillor Anderson was elected and has indicated a willingness to represent Council on the Trust following discussions with the Hon Secretary of the Trust.

RECOMMENDATION

That Council appoint Councillor Anderson to the Eryldene Trust for the period to September 2006.

Geoff O'Rourke
Senior Governance Officer

John McKee
General Manager

BUSHLAND, CATCHMENTS & NATURAL AREAS REFERENCE GROUP - MINUTES OF MEETING OF 3 APRIL 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 3 April 2006.
BACKGROUND:	The role of the Bushland, Catchments and Natural Areas Reference Group is to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas.
COMMENTS:	The meeting discussed feedback for the draft Bushland Plan of Management and draft Biodiversity Strategy as well as the Bush Fire Prone Lands Map process and timetable.
RECOMMENDATION:	That the minutes of the Bushland Catchments and Natural Areas Reference Group meeting held on Monday, 3 April 2006 be received and noted.

PURPOSE OF REPORT

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday, 3 April 2006.

BACKGROUND

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

COMMENTS

Discussion at the meeting focussed on the continuing development of the draft Bushland Plan of Management, the draft Biodiversity Strategy and the updating of the Bush Fire Prone Lands Map.

CONSULTATION

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

FINANCIAL CONSIDERATIONS

There are no financial considerations related to this report.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

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

SUMMARY

The Reference Group considered several items of business at its 3 April 2006 meeting. These included draft Bushland Plan of Management, draft Biodiversity Strategy and the Bush Fire Prone Lands Map updating process.

RECOMMENDATION

That the Minutes of the Bushland, Catchments & Natural Areas Reference Group Meeting of 3 April 2006 be received and noted.

Peter Davies

Manager Sustainability & Natural Environments

Mr Steven Head

Director Open Space & Planning

Attachments: Minutes of Meeting dated 3 April 2006 - 590795

BUSHLAND CATCHMENTS & NATURAL AREAS

Monday 3 April 2006

Level 3 Ante Room 7.00pm – 9.00 pm

Attendees:

Members	Councillors	Staff
Margaret Booth Stephen Shortis Margery Street David Robinson Neroli Lock James Rennie Nancy Pallin Chris McIntosh Colin Manton	Clr. A. Andrew - Chair	Peter Davies - Manager Sustainability & Natural Environments Ben Hope – Fire Mapping Technical Officer Patrick Schell – Fire Mapping Technical Officer David Wilks – Biodiversity Officer

Apologies:

Members	Councillors	Staff
Mark Taylor	Clr. E. Malicki Clr M. Shelley	Steven Head – Director Open Space & Planning

Meeting open 7.20pm.

Declaration of Pecuniary Interests:

No pecuniary interested declared.

Confirmation of Minutes:

Accepted by Margaret Booth, seconded by David Robinson.

Business arising from the previous meeting

No business arising.

General Business

BC&NARG 18 – Bushfire Prone Lands Map

Council's Fire Mapping Technical Officers gave an overview of the process for updating Ku-ring-gai Council's Bushfire Prone Lands Map. This included the methods and technologies to be used and the timetable for completion. It is estimated that a draft map will be completed for the consideration of Council by November 2006. This map will then be placed on exhibition for public comment before returning to Council for adoption then submission to the Commissioner of the Rural Fire Service for certification. Questions were raised and answered in relation to the use of GPS, photographic evidence and criteria used to quantify bushfire hazards.

BC&NARG 19 – Ku-ring-gai Council's Management Plan & Section 94

Contributions

Manager Sustainability & Natural Environments explained that Council will be considering the draft Management Plan for 2006-2010 on 20 April 2006. After this period operational indicators will be developed by staff against each

Key Performance Indicator (KPI). These will be forwarded to the Reference Group for information and discussion at the next meeting.

BC&NARG 20 – Draft Bushland Plan of Management & Draft Biodiversity

Strategy

Council's Biodiversity Officer discussed the progress of the draft Bushland Plan of Management and the draft Biodiversity Strategy. Information and comments from the two public hearings (held at the Ku-ring-gai Wildflower Garden) were distributed to the reference group for their information. The major concern of the draft Bushland Plan of Management was the implication of bushfire management and its negative affect on the natural systems. As a consequence of these concerns the section in the plan dealing with this matter will be redrafted to strengthen bushland conservation objectives and clarify bushfire management requirements under the Rural Fires Act, Environmental Planning and Assessment Act and other codes and policies.

The draft Biodiversity Officer discussed the consequences of Strategic Fire Advantage Zones (SFAZ) in relation to the draft Bushland Plan of Management and how the code relates to the guidelines outlined in the Bushfire Environmental Assessment Code.

The draft Biodiversity Strategy was discussed and it was noted that most of the corrections were grammatical and that these will be addressed in the final draft. To assist readers, a quick find index will be added to the strategy that will reference key pages and sections. Staff are still in the process of collating community feedback and suggested changes to update this document.

Other business

There was no other business.

Next Meeting

Monday 19 June – Level 3 Ante Room at 7.00 pm

Meeting Closed at 9.22pm

AQUATIC FEASIBILITY STUDY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the Report outlining the results to the first stage of the Aquatic Feasibility Study and recommend that the report be put on public exhibition.

BACKGROUND:

During 2005/2006 Consultants, on behalf of Council, have been undertaking research and preparing feasibility study for the provision of aquatic facilities in Ku-ring-gai.

COMMENTS:

The Feasibility Study consists of six sections which outline in detail the research and consultation which has been undertaken during the preparation of the study. The study has considered markets serviced by West Pymble Pool, private facilities and public pools outside Ku-ring-gai, in addition to the type and mix of facilities which should be provided at a second facility, and possible locations for a second facility. The Feasibility Study has identified four locations, suitable for further investigation, for an indoor aquatic facility.

RECOMMENDATION:

That the Consultant's report be publicly exhibited for 28 days, and a subsequent report be brought to Council advising the responses received during the public exhibition period.

PURPOSE OF REPORT

For Council to consider the report outlining the results to the first stage of the Aquatic Feasibility Study and to recommend that the report to be put on public exhibition.

BACKGROUND

West Pymble Pool is the only public swimming pool in the Ku-ring-gai local government area. Opened in 1969 the facilities are ageing and unable to meet the expectations or provide for the aquatic needs of the majority of Ku-ring-gai residents.

In 2002 a facility condition audit was completed which resulted in a five year (\$1,500,000) program of upgrades being undertaken at West Pymble Pool. This work has focussed on the water treatment plant and structural integrity of the pools to ensure the facility complies with current NSW Department of Health regulations.

In 2003 a Business Strategy for West Pymble Pool was prepared which included 4 options of the future development of the facility. These options were placed on public exhibition, and following the exhibition period Council considered the submissions received and resolved to:

- Retain West Pymble Pool as an outdoor swimming facility, but undertake significant upgrade to the pools and buildings to better meet the needs of the community. (Option 2)
- Undertake further analysis of the options and demand for an indoor swimming pool.

The 2003 Business Plan recommended that an accurate review of demand for and existing supply of aquatic facilities available to Ku-ring-gai residents be undertaken, and that a future study should consider the most appropriate location for further development of Council's aquatic facilities.

HM Leisure Planning Ltd was appointed to undertake this additional research, in the form of a feasibility study, in accordance with Council's 2004 – 2009 Management Plan.

The aims and objectives of the feasibility study were to:

- Identify and quantify the type of users and geographic reach of the catchment served by West Pymble Pool, and determine the extent to which Ku-ring-gai markets are and are not being served by West Pymble Pool.
- Review existing and proposed public and private aquatic/leisure facilities in Ku-ring-gai and surrounding areas to determine whether there is a need for new and/or upgraded facilities in the Council area. This included identifying the catchments served by public and private aquatic/leisure facilities in Ku-ring-gai and surrounding Council areas and determining the extent and nature of Ku-ring-gai residents' visits to these pools.
- Conduct an assessment of locations or sites and development opportunities and constraints in Ku-ring-gai, including the current pool site.
- Conduct community consultation to identify the expected catchment of any new or upgraded aquatic leisure facilities in Ku-ring-gai, identify market needs and priorities and identify the overall mix of facility components which will be required at one or more venues to adequately address community aquatic/leisure facility needs into the future.
- Analyse the Ku-ring-gai demographic characteristics and projected changes in order to assess the potential implications to aquatic/leisure provision by Council.

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- Assess recent aquatic/leisure and wider recreational trends and community expectations as a guide to the level and nature of any demands for new aquatic/leisure facilities and how these might best be responded to through the provisions of specific facilities, programs and services.

Additional objectives of the study which are not included in this first report include:

- Preparation of a costed concept design for the preferred project and an indication of opportunities for staged provision. (Preliminary concept designs/footprints have been prepared for two sites)
- Preparation of a detailed operational/business plan for any proposed development covering projected operational costs and revenues over a 15 year period.

These objectives have not yet been undertaken as it is necessary for a preferred location to be identified before they can be completed.

It is the purpose of this report to present the Feasibility Study completed to date, and to recommend that the study and recommendations be publicly exhibited for a period of 28 days. Furthermore that the community be invited to comment on the findings of the study and in particular on the locations identified as potentially suitable for the provision of a second indoor facility.

COMMENTS

The Feasibility Study consists of six sections which outline in detail the research and the consultation which has been undertaken during the study, in addition to a review of the current and projected changes in the demographics of Ku-ring-gai anticipated over the next 15 years.

The study has considered the markets served by West Pymble Pool and similarly the markets which are currently served by private facilities within Ku-ring-gai, including school and private learn to swim facilities. Additionally the study has considered the use and market served by other public facilities in surrounding local government areas, including Warringah, Ryde, Hornsby and Lane Cove.

A survey of current West Pymble Pool users, Bicentennial Park users and a random community survey have all been conducted during the feasibility study. The random survey was sent to 800 homes in Ku-ring-gai and obtained a final response rate of 26.5%.

In addition to collecting and considering the information obtained from the surveys outlined above the study also considered the type and mix of facilities which should be provided at a second facility to ensure that the needs of the community are met and to ensure that the viability of both a new facility and the existing facilities at West Pymble Pool compliment each other. In conjunction with this element of the study a review of the existing facilities at West Pymble Pool was undertaken and consideration given to the capacity to develop and improve the facilities and services provided at West Pymble Pool. A preliminary concept for the purposes of discussion has been developed for West Pymble Pool which outlines potential future facilities.

The third aspect of the Feasibility Study involved the review of potential and suitable locations for a second facility. It was recognised in the 2003 West Pymble Pool business plan that there are a number of limitations to further development of the current pool. These limitations included the

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bushland setting and surrounding park land and the geographical location of the facility within Ku-ring-gai. The current study has also reinforced this view.

During this study 17 potential sites for a new facility have been identified and a set of criteria for determining the suitability of each site was developed which included elements such as location within Ku-ring-gai, accessibility, ownership, size and shape of the land, surrounding land uses, opportunities to co-locate facilities and potential external funding opportunities.

The four highest scoring sites were:

- Turramurra Park, Eastern Road Turramurra (49),
- St Ives Village Green (47)
- Turramurra Library and Ray Street Car Park, Pacific Highway, Turramurra (46) and
- Cowan Road Car Park, adjacent to St Ives Shopping Centre, cnr Cowan Road and Village Green Parade, St Ives (42).

Allowing a period of public exhibition will provide an opportunity for comment on the study to date.

CONSULTATION

There was extensive consultation undertaken during the preparation of the Feasibility Study including:

- A survey of West Pymble Pool Users
- A survey of Bicentennial Park Users
- Meetings with Ku-ring-gai Amateur Swimming Club
- Two public forums
- One forum with industry professionals and medical service providers.
- A random Community Survey
- Discussion with the Parks, Sport & Recreation Reference Group

In addition there have been two Councillor's briefings during the preparation of the study.

It is proposed that the feasibility study be publicly exhibited for a period of 28 days, and the community encouraged to comment on the studies findings, in particular comments will be invited regarding the sites outlined above to provide additional qualitative feedback as to the most suitable location for an indoor facility. Those involved to date in consultation will be specifically notified of the period of exhibition in addition to press release, inclusion in the Mayor's column, advertising and placement of the study on Council's website.

FINANCIAL CONSIDERATIONS

There are no financial considerations directly associated with the recommendations of this report. There will be advertising and printing costs associated with publicising the public exhibition of the study, which will be funded through existing open space budgets.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Feasibility Study has been discussed with Community Services officers and further consultation with other departments will occur during the public exhibition period.

SUMMARY

During 2005/2006 Consultants, on behalf of Council, have been undertaking research and preparing feasibility study for the provision of aquatic facilities in Ku-ring-gai.

The Feasibility Study consists of six sections which outline in detail the research and consultation which has been undertaken during the study. The study has considered markets serviced by West Pymble Pool, private facilities and public pools outside Ku-ring-gai. Additionally the study has considered the type and mix of facilities which should be provided at a second facility, and possible locations for a second facility.

The Feasibility Study has identified four locations, suitable for further investigation, for an indoor aquatic facility; Turramurra Park, St Ives Village Green, Turramurra Library and Ray Street Car Park, and Cowan Road Car Park, St Ives.

It is the purpose of this report to present the Feasibility Study completed to date, and to recommend that the study be publicly exhibited for a period of 28 days. Furthermore that the community be invited to comment on the findings of the study and in particular on the locations identified as potentially suitable for the provision of a second indoor facility.

RECOMMENDATION

- A. That the Consultants report be put on public exhibition for 28 days.
- B. That a report be presented to Council advising the responses received during the public exhibition period and to recommend a preferred location in order to complete the study.

Steven Head
Director Open Space & Planning

Morven Cameron
Senior Project Officer

Attachments: Chapter 6 of the Feasibility Study "Meeting Aquatic Leisure Needs in Ku-ring-gai Council" - 606629

A full copy of the feasibility study has been distributed separately.

6

MEETING AQUATIC LEISURE NEEDS IN KU-RING-GAI COUNCIL

6.1 INTRODUCTION

The previous Chapters of this report have indicated very clearly that while West Pymble Pool is still meeting some needs in the Ku-ring-gai community, it is serving a smaller and smaller proportion of the needs with each passing year. This is due in part to the nature of the facilities and their operation but more to the changing nature of the community, changing leisure interests and needs, competing opportunities. In the face of these changes, the pool, its environs, and the programs and activities it offers have not changed. As one participant in the community meetings noted, it has not changed in fifty years.

It is not surprising then that the pool is attracting a declining level of visits, that the sectors of the community it serves are narrowing and that hundreds of thousands of visits are now lost every year to commercial and schools pools within Ku-ring-gai and to modern aquatic leisure centres operated by neighbouring Councils.

Given these circumstances, it will not be long before West Pymble Pool ceases to be viable. Major changes are needed at that venue and new, *different* initiatives are needed elsewhere in the Council area if community needs are to be effectively met and if the recreation, competition, social, health and well-being benefits which aquatics resources can deliver are to be extended to the wider Council community.

In the light of the above, this Chapter begins by drawing on the findings of the previous research to present a listing of the redevelopment initiatives which are recommended for the existing West Pymble complex and the new initiatives recommended for a second venue at another location in the Council. This is followed by a detailed analysis of the sites evaluated for a second aquatics venue and finally, a recommended set of actions.

6.2 THE RECOMMENDED PROVISION MIX

6.2.1 The Scope of the Identified Needs

The research into Ku-ring-gai Council demographics, competitor provision, leisure participation and aquatic provision trends and community needs has indicated that a variety of new and/or additional aquatic/leisure facility components are needed to

effectively meet the needs of the Ku-ring-gai community. The new and additional facilities which are recommended will meet *identified* community needs which:

1. Are *not met at all* by the facilities at West Pymble Pool, or
2. Are *inadequately met* by the facilities at West Pymble Pool, or
3. Presently use space at West Pymble Pool which would be *better put to other uses*, or
4. Are presently *not available in Ku-ring-gai Council*, or
5. Are presently *only available at private venues* in the Council.

These facilities are recorded in Table 6.1 below:

Facility Component
Indoor 25 metre 8 lane training, lap, learn to swim pool all year)
Indoor 20-25 metre warm water program pool (at 30-34° C for health, rehabilitation programs, learn to swim, possibly with an adjustable floor
Indoor and outdoor water play, some possibly outside the pool compound to attract/support wider community use
Indoor spa
Indoor sauna
Multi-purpose program and activity room(s) to support pools use/user programs
Professional suite & separate change, waiting and access areas in association with program /hydro pool
Health and program suites for eg: physiotherapy, massage, specialist coaches & program providers
Café and social areas with indoor/outdoor and user/ community access external to pool compound
Indoor and outdoor non-aquatic play equipment
Health and fitness gym
Multi-purpose room(s) for aerobics, training courses, teaching, dance etc
Outdoor social areas containing barbeques, picnic seating areas, volleyball courts, half-court basketball
Occasional care / creche
Toilet/change including special family and small group change rooms
Retail sales space
Informal social and gathering areas
Room for expansion to meet changing needs

6.1: New and additional aquatic leisure development opportunities, Ku-ring-gai Council

6.2.2 The Development Capacity of the West Pymble Site

Site assessments at West Pymble Pool indicate that it would not be possible to provide all the additional facilities listed in Table 6.1 due to space constraints, impacts on the surrounding parklands and parking limitations. The existing layout would also severely compromise any major new initiatives.

In the wider Council context, it would not be practical or appropriate to attempt to meet all the new needs at West Pymble because of:

The generally poor accessibility of the site, especially after dark and in poor weather

The location of the venue with regard to the distribution of the Council population, and

The comparatively close location of competing facilities in other Councils, particularly to the south.

As a consequence, the provision of additional facilities at a second, more accessible location would be more appropriate.

However, a number of the facility needs which have been identified *can* be met at West Pymble Pool *or* can be provided there far more effectively than they are at present. These opportunities should be pursued to help sustain and strengthen the viability of the venue. The facilities are:

- Upgraded and diversified water play including possibly, some outside the pool compound as an attraction to the venue and the wider precinct. Modernised water play could see the removal of the existing small pools and the provision of moving water, eg" rivulets, min-slides and a pool with a leisure and programming capacity for introductory learn to swim and water familiarisation programs
- A multi-purpose program and activity space for use for holiday programs, birthday parties, teaching sessions
- The integration of new entrance and café facilities into the wider parkland setting with the cafe designed to serve both venue visitors *and* the wider community
- Dry play and sports facilities including, for example, children's play equipment, beach volleyball, putt putt golf, volleyball courts, half-court basketball etc
- Outdoor social areas with barbeques, picnic seating areas
- Restructured use of sections of the present toilet/change facilities, and
- Reservation of space for the long term provision of an additional outdoor 25 metre pool, dependent if demand warrants it over the coming decade.

If initiated in conjunction with indoor program-focused facilities *elsewhere* in the Council, these enhancements will free up space at the West Pymble Pool as some uses will transfer to more appropriate facilities at an indoor venue. This will *strengthen* the capacity of the pool

to meet the needs of swim clubs, school and other carnivals, summer learn to swim programs, and a diverse range of social activities.

Taken in isolation however, these facility initiatives are not likely to be sufficient to indefinitely strengthen the long term viability of the centre. A *proactive and dynamic management, programming and marketing regime* will also be needed to attract wider markets and to attract previous users *back* to the pool over summer months. Some consideration may also need to be given to *limited increases in the length of the opening season* at the centre (although the present low number of visits in the early and later months of the season make this somewhat questionable. There will also need to be *mandatory cross-scheduling of use* of both the West Pymble Pool and any new facility. Management initiatives can be implemented now as they do not depend on Council decisions on any other development initiatives. Management issues are discussed in further detail in section 6.5 of this Chapter.

6.2.3 West Pymble Pool Development Designs and Community Survey Responses

In keeping with the above, the schematic plan on the following page shows a proposed layout for a redeveloped West Pymble Pool. It is stressed that the design is only an indication of how the venue could be developed as further planning and design work would be needed before any construction was commissioned. The plan shows:

1. A new café and control/entry on the south-west corner of the site adjacent to the pathway to the existing entry. The path would also lead to the playground in the former quarry. The café would have decked seating into *and outside* the Pool compound to allow it to serve users of the Pool *and* the wider parklands
2. A multi-purpose community activities room, toilets and store to the right of the new entrance. These would be used for wider programming (eg: parties, wet weather activities, pre-swim training, mothers' programs, swim club activities/meetings) and could be used by the wider community throughout the year. The toilets would serve both pool and wider parkland users
3. Upgraded plant room facilities to allow greater and more effective heating of the pools
4. Retention of the existing 50 metre outdoor pool
5. New water play and program pools featuring "interactive" components which allow children to use on/ off sprinklers and sprays
5. Refurbished existing change facilities and toilets with these being retained for use by larger groups with the potential that former management spaces could be used other purposes

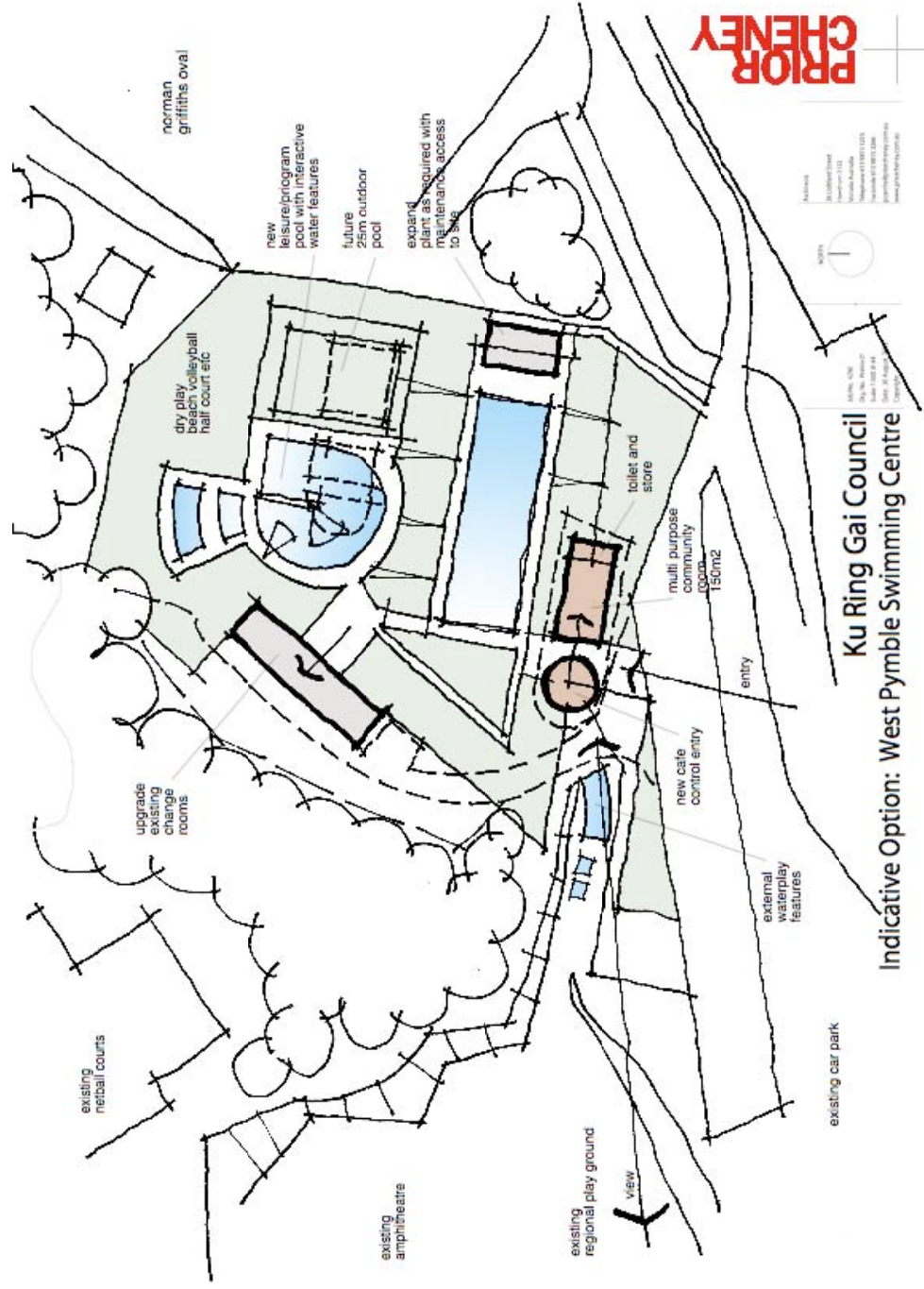


Figure 6.1: Proposed redevelopment of West Pymble Pool

6. Upgraded outdoor lawn areas with provision for social and ball play activities
7. Retention of space to the east of the water play area to permit future construction of a heated, 25 metre outdoor pool if demand warrants in the longer term
8. Retention of the existing entrance walkway to allow access through the parklands from the north, and
9. Provision of external water features along the pathway to the parkland playground as an “attractor” to the parklands and the pool.

For the longer term, the opportunity to extend the pool grounds further to the east has been retained although this should not be allowed to impact detrimentally on the playing fields in that area.

The above proposals were tested in the random community survey of Ku-ring-gai residents and the findings were presented in section 5.7.9 in the previous Chapter. These indicated majority support for all the recommended initiatives.

6.3 DEVELOPMENT OF A SECOND AQUATICS VENUE

6.3.1 Facility Components

As has been argued above, the West Pymble Pool would be grossly over-developed if the remaining facility needs listed in Table 6.1 were to be provided there. As a result, the following facilities have been included in initial design models for a new centre:

- An 8-lane 25 metre indoor pool for:
 - All year lap swimming
 - Winter aquatic competitions
 - All year learn to swim
 - All year health and well-being programs for users and programs not suited to West Pymble Pool
 - Summer overload programs from West Pymble Pool
- An indoor warm water program pool for:
 - Aquaerobics
 - Warm water health and fitness and secondary clinical programs
 - Rehabilitation and physiotherapy services
 - Learn to swim – for children and older people
 - Learn to swim and squads

Leisure (older children, youth, eg through addition of inflatable equipment)

- Comprehensive support facilities, services and staff for people with disabilities will be needed in association with this facility
- Spa
- Sauna / steam room
- Multi-purpose program and drop-in spaces/social areas
- Heath / fitness gym / spinning/ aerobics room
- Crèche
- Café sited and designed to serve both venue visitors and the wider community
- Health suites for permanent or booked use by special service providers eg sports medicine, physiotherapists
- A number of specialist small group/family change facilities
- Waiting areas for special service groups/clients, and
- Indoor (and possibly, outdoor) aquatic and dry play facilities.

To achieve the optimum use, and to comply with Disability Discrimination Act requirements, the program pool should have step and hoist access and *both* pools would be provided with access ramps.

Serious consideration should be given to installation of a moveable floor in the program pool to further optimise use and the market which can be serviced. A moveable floor is one which can be raised or lowered to permit water depths ranging from several centimetres to several metres depending on the needs of particular programs.

The venue design should ensure that specialist service areas can be closed off to allow privacy of use by special needs groups such as the aged, disabled, women, and ethnic groups.

As recommended for the West Pymble Pool, a high level of targeted programming should be scheduled at the venue with informal social swimming being restricted to certain times of the day or week. This is different to the current widespread practice which works from the premise that the general public has a right to have some lanes reserved for general swimming at all times.

6.3.2 Site Assessments

A total of 17 sites were assessed as possible locations for a second aquatic leisure centre in Ku-ring-gai Council. These sites were identified by Councillors, Council officers, the community (through earlier phases of the consultations program) and consultant team members.

The key assessment criteria used to evaluate the suitability of sites were:

- Location within the Council
- Site accessibility
- Ownership
- Site size and capacity for future facility expansion
- Site shape and impact on development capacity
- Co-location opportunities
- Amenities and services available on site
- Site preparation needs include. existing uses and constraints and the impact of development on uses
- Land conditions
- Surrounding land uses and implications
- Traffic management / parking, and
- External funding opportunities associated with the site.

All sites were visited during June, 2005 by Council's Director, Open Space, Council's Manager Open Space, Mr Stephen Cheney from Prior+Cheney Architects and Dr Ken Marriott from HM Leisure Planning Pty Ltd.

Each site was assessed using the criteria above with each given a rating on a scale of 0 – 5, with 0 indicating the lowest value as a site and 5 the highest. It is stressed that this is an initial and somewhat subjective assessment though it is based on the professional experience and views of four people. More detailed analyses may need to be undertaken at a later date if circumstances and/or priorities change.

Because of the southern position of the West Pymble Pool within the Council area and the assessed competitor impact of Council pools in Ryde, Lane Cove, Willoughby and Warringah, it was determined that sites any further south than a line through West Pymble, Killara and Lindfield should only be given serious consideration if no suitable sites further north could be identified. The sites which were assessed are listed in alphabetical order on the following page.

1. Former Camelia Grove Nursery site, Killeaton Road, Link Road, Mona Vale Road, St Ives
2. Culworth Avenue car park, Killara
3. Gilroy Lane car park, Turramurra
4. Gordon Kindergarten and Lifeline/Community Centre, Park and Pearson Avenues, Gordon
5. Karuah Park / Turramurra Memorial Park, Eastern Road, Karuah Road, Turramurra
6. Kissing Point Road car park and adjacent spaces, Turramurra
7. Lindfield Library and Senior Citizens Centre, Pacific Highway, Lindfield
8. North Turramurra Golf Club, Bobbin Head Road, North Turramurra
9. Rotary Park, Mona Vale Road, and Memorial Avenue, St Ives
10. St Ives Community Centre, car park and YMCA, Mona Vale and Rosedale Roads, St Ives
11. St Ives Village Green, Village Green Parade, St Ives
12. Turramurra Library and public car parks, Ray and William Streets, Turramurra
13. West Pymble Pool, Prince of Wales Drive, West Pymble
14. Community Centre Site, Lofberg Road, West Pymble
15. Samuel King Oval, Bobbin Head Road, North Turramurra
16. Moree Street Carpark, Gordon, and
17. St Ives Village Green car park, adjacent to Cowan Road, St Ives.

Table 6.2 records the scores which were achieved by each site, the maximum possible being 60 points. It also provides an overview summary of each site. The Table indicates that the highest score was achieved by Karuah Park/Turramurra Memorial Park (49), St Ives Village Green (47), the Turramurra Library and public car parks (46) and the Cowan Road, St Ives, car park (42). Other sites which gained substantial scores were the Culworth Avenue car park, Killara (38), Lindfield Library and Senior Citizens Centre, Pacific Highway, Lindfield (37), North Turramurra Golf Club (37) and Rotary Park, Mona Vale Road, St Ives (36).

Site	Score	Comments
1. Camelia Grove Nursery site, St Ives	27	A substantial but privately-owned site with major roads on two of three sides. No evident capacity for development synergies, surrounded by residential uses and separated from the St Ives retail area
2. Culworth Avenue car park, Killara	38	A large site with a capacity for staged development and adjacent to a rail station. Some constraints due to the irregular shape and adjoining residential properties
3. Gilroy Lane car park, Turrumurra	33	A sloping Council car park, the use of which would be complicated by existing investments and private assets, parking and traffic management issues
4. Gordon Kindergarten and Lifeline/Community Centre, Gordon	27	A very small site with potential heritage issues surrounded by residential uses
5. Karuah Park and Turrumurra Memorial Park, Turrumurra	49	A large open space site with few development constraints although some distance from public transport. Opportunities for multi-user facilities provision
6. Kissing Point Road car park and adjacent spaces, Turrumurra	27	A mixed use site with private, commercial and car park uses. Would require acquisitions to be viable
7. Lindfield Library and Senior Citizens Centre, Pacific Highway, Lindfield	37	A large site with potential redevelopment synergies but weakened by its southerly location in the Council
8. North Turrumurra Golf Club, Bobbin Head Road, North Turrumurra	37	A large, Council-owned site which is severely compromised by its location on the northern perimeter of residential development
9. Carpark, Mona Vale Road, St Ives (opposite Stanley St)	36	A very small site with no capacity to accommodate the required mix of facilities and services
10. St Ives Community Centre, St Ives	33	A site with major heritage constraints, existing buildings, abutting residential areas and significant traffic management issues
11. St Ives Village Green, St Ives	47	A large site with a capacity to integrate a number of existing buildings and link with the adjoining commercial area. Major traffic and parking issues
12. Turrumurra Library and public car parks, Turrumurra	46	A complex site consisting of Council Crown and private ownerships, adjacent to rail and bus transport. Potential for considerable external funding
13. West Pymble Pool, West Pymble	31	A site with considerable existing aquatic leisure investment but constrained by surrounding uses, adjacent bushland, distance from public transport and location toward the southern end of the Council area.
14. Community Centre, Lofberg Road, West Pymble	30	A small site, constrained by the surrounding area, adjacent bushland, distance from public transport and location towards the southern end of the Council area.
15. Samuel King Oval, Bobbin Head Road, North Turrumurra	34	A large Council owned site, severely compromised by its location on the northern perimeter of residential development
16. Moree Street car park, Gordon	35	A small site, constrained by surrounding land uses, proximity to the Pacific Highway and limited opportunities to expand to accommodate the required mix of facilities
17. St Ives Village Green car park, adjacent to Cowan Road, St Ives	42	A medium sized site with a capacity to integrate several existing buildings and to link to the adjoining commercial area. Major traffic and parking issues.

Table 6.2: Sites assessed for a second aquatic leisure centre

The site inspections indicated that several of the venues were seriously disadvantaged by one or more of size, existing uses, the capacity to support any longer term additions, ownership and/or location. These sites were:

Site 4: Gordon Kindergarten and Lifeline/Community Centre, Park and Pearson Avenues, Gordon

Site 6: Kissing Point Road car park and adjacent spaces, Turrumurra

Site 8: North Turrumurra Golf Club, Bobbin Head Road, North Turrumurra, and

Site 9: Rotary Park, Mona Vale Road, Memorial Avenue, St Ives.

As a result, these sites were excluded from further consideration although they may be returned to if circumstances change. It is also proposed that the Lindfield Library site be excluded from further assessments due to its southerly location in the Council, its position on the Highway and related access issues, car parking constraints, surrounding land uses and the slope of the site.

The lowest scores were achieved by West Pymble Pool (31), Camelia Grove Nursery site, St Ives (27), Gordon Kindergarten and Lifeline/Community Centre, Gordon (27), and Kissing Point Road car park and adjacent spaces, Turrumurra (27). This was due to location within the Council area and a mix of site constraints.

In the light of the above assessments, a presentation to Council recommended that the following sites warranted further detailed evaluation as possible sites for a new aquatic leisure venue:

Karuah Park and Turrumurra Memorial Park

St Ives Village Green

Cowan Road carpark, immediately adjacent to St Ives shopping centre

Turrumurra Library and public car parks, and

Culworth Avenue car park, Killara.

Each of these options has differing strengths and weaknesses and offers different opportunities and challenges. In general, the Karuah Park / Turrumurra Memorial Park and Culworth Avenue car park options are the most straightforward. However, further investigation indicated that the Culworth Avenue site was likely to face constraints on the basis of site size, competing site uses which would still need to be accommodated and the impact on adjoining residential properties.

By comparison with the above, the St Ives Village Green site, the Cowan Road carpark site and the Turrumurra Library and public car park site were found to offer potentially large

external funding opportunities and some exciting synergies with other developments in their immediate vicinity. Each however, would also face a very complex development process which would need considerable skills in precinct design, management and development if the benefits of synergistic development were to be realised.

These optional locations were tested through the random community survey as reported below.

6.3.3 Community Views on Sites for a New Aquatic Leisure Venue

Question 9 of the random community survey stated:

“Seventeen possible sites for a new indoor aquatic leisure centre have been considered by Council. Using a set of criteria, the following 5 sites were identified as having the greatest potential as a possible pool location. Circle the number from 1 to 5 to indicate your rating of each option. If you strongly oppose an option, write in your reasons”.

The responses are reported in Table 6.3. For ease of understanding the responses, the *strongly oppose* and *oppose* answers and the *strongly support* and *support* answers have been combined. The average of the 1 – 5 scores has also been provided with 5 representing *strongly support* and 1 representing *strongly oppose*. Residents were given the opportunity to indicate why they supported or opposed the proposals and the responses are recorded after the Table.

New aquatic centre site option	Strongly support/ support %	Strongly oppose/ oppose %	Average score: (5 = Strongly support 1 = Strongly oppose)
St Ives Village Green, Village Green Pde., St Ives	32	32	2.97
Culworth Ave car park, corner of Culworth Ave and Lorne Ave, Killara	26	29	2.95
Karuah Park & Turramurra Memorial Park (Karuah Rd, Turramurra)	29	25	3.03
Existing library & public car parks in Ray & William Sts., Turramurra (including redevelopment of the library on the same site)	32	29	3.04
Cowan Road car park, corner of Cowan Road and Village Green Parade, St Ives	25	32	2.78

Table 6.2: Community support for option development sites for a new indoor aquatic leisure centre

The data in Table 6.2 indicate that there is not a great deal of difference in the levels of community support or opposition in relation to the five optional sites. Overall, the community favoured the St Ives Village Green and the library and public car park site in Ray and William Streets., Turramurra over the other options. The least favoured site was

the Cowan Road car park, corner of Cowan Road and Village Green Parade, St Ives, This was followed closely by the Culworth Ave car park, Killara.

The following is a list of the reasons given for opposing the various sites:

Reasons for opposing Culworth Avenue, Killara, carpark

Too far away (14)
Close to West Pymble (3)
Parking area essential (8)
Traffic problems (4)
Too crowded (5)
Too close
Spoil amenities of area (2)
Vandal-prone
Bad location
Keep facility to the north
Bad public access
Increase of traffic/ noise in a quiet residential area
Would not use
Too close to home units and station
Not enough people in area to warrant usage of pool and café
Not in keeping with the area
Already adequate facilities in the near neighbourhood

Reasons for opposing St Ives Village Green

More parking spaces needed (9)
Loss of open space (6)
Too far from public transport (5)
Traffic/parking/ too crowded (27)
Would interfere with softball, cricket matches and car parking
They are good places for sport
Too far away (12)
Too busy
Too close
Bad location
Would not use
Not a suitable location due to shops
Bad public access (2)
St Ives already benefits from large amount of Council investment
Not in the centre of Ku-ring-gai (2)
Already adequate facilities in the neighbourhood
Extensive community use already
Need green space more
St Ives over developed
St Ives area needs servicing
Too close to West Pymble Pool (2)

Reasons for opposing Cowan Road carpark, St Ives

Need something more south to attract those on lower North Shore
Carpark needed (24)
Traffic problem in entrance and exit (2)
Too far from public transport (7)
Not near train line. Same as West Pymble
Risk of loss of open space (3)
Wrong location due to shops
Crowded/busy traffic area (23)
Too far away (11)
Bad public access
Dangerous intersection
Would not use
Not in the centre of Ku-ring-gai (2)
St Ives over developed
Close to shopping centre, shop and play at the same area. Bring train to St Ives then on to Mona Vale, link up the beach area to downtown Sydney
Too close to West Pymble Pool (2)

Reasons for opposing Karuah Park/ Turramurra Memorial Park, Karuah Rd, Turramurra

Existing use for soccer and general play area should not be changed (3)
Spoil the current setting of the area
Memorial Park.... Are you kidding?
Too far from public transport (7)
Noise disturb residents (4)
Traffic problems (9)
Parking problem (4)
Loss of open space (6)
Like open park area as is for walking
Too far away (10)
Too far off main road, which can only cater for local traffic
Keep parkland (2)
Bad public access
Close to Hornsby
Sports ovals and open space, not central area where people see, vandals
Very close to West Pymble (2)
Reasonable access

Reasons for opposing Library and car park site, Turramurra

Do not mix purposes
Hard enough to park and shop (2)
Too close to library and little children in car park on way to library
Existing facilities are adequate (3)
Too far away (10)
Turramurra needs a multi-story carpark, upgrade what's there
Not suitable area for a recreational site with train line and Pacific Highway
Parking is needed for the wider community
Add to existing congestion (10)
Parking congestion (20)
Already too crowded (6)
Area too small for needed development
Close to Hornsby (2)
Streets are not adequate to support heavier traffic flow (2)
Being redeveloped against community wishes
Existing facilities to remain
Public transport better but not as pleasant as in a park

Not surprisingly, a number of the points raised against the optional sites reflect a concern about access and parking although it should be noted that a number of the concerns could be addressed by careful design. That said, it is evident that none of the sites are seen as suitable by *all* residents and that all optional locations are seen to suffer from one or more problems. Other resident concerns related to the location within the municipality, other adjoining uses and the potential loss of open space. These issues have been considered in determining the preferred development options recommended in this study although it is acknowledged that all possible sites have development difficulties associated with them. It is noted that the concerns expressed in relation to the lack of proximity to public transport at several sites is almost certainly of less concern than indicated: almost universally, Australian research indicates that aquatic leisure centre users do not travel by train to such venues and that location adjacent to a rail station has little impact on use levels, user types or the catchments served.

Respondents were asked to suggest other sites and a list of these is provided in the supplementary survey printouts. These were reviewed by the planning team and a number of the suggestions were sites which had been rejected earlier in the planning process due to their location while others are known to be too small, poorly sited, not owned by Council or to be unsuitable for developing buildings on eg: former tip sites. In the final analysis, none of the additional site suggestions were considered to warrant further detailed assessments.

Further to the overall results reported above, there were variations amongst different sectors or sub-groups in the community in the support given to the different options. Some of the key differences are summarised in Table 6.3 following.

New aquatic centre site option	Key support variations %
St Ives Village Green, Village Green Pde., St Ives	Stronger support from 10-14, 30-54 and 60-64 year olds; strong opposition from residents aged 20-24, 45-49 and 65-69 years Very high support from residents of East Killara (100%), East Lindfield (50%), Killara (41%), North Turramurra (40%), St Ives (44%), Turramurra (39%) Strong support from the unemployed (71%) Strong support for couples with children (35%), and adults without children 43%) Strongest support from people from southern African, North American, north-west European and New Zealand backgrounds
Culworth Ave car park, corner of Culworth Ave and Lorne Ave, Killara	Stronger support from women (29 vs 23%) Stronger support from 10-14, 25-29 and 40-44 year olds; stronger opposition from residents aged 45+ Very high support from residents of East Killara (33%), East Lindfield (70%), Gordon (47%), Killara (55%), Lindfield (64%), and Roseville (42%) Strong support from the unemployed Strong support for couples with children (35%), adults without children 348%), lone person households (80%) and households with unrelated individuals (80%) Strong support from people from all cultural backgrounds
Karuah Park & Turramurra Memorial Park (Karuah Rd, Turramurra)	Stronger support from 10-14, 25-34 and 44-54 year olds; stronger opposition from residents aged 35-39 and 45-49 years Very high support from residents of North Turramurra (50%), St Ives (44%), Turramurra (40%), Wahroonga (36%), Pymble (48%), Warrawee (42%) and West Pymble (38%) Strong support from the unemployed (71%) Strong support from adults without children 34%), and single parent households (58%) Strongest support from people from North American, north African/Middle East, Australian, and New Zealand backgrounds
Existing library & public car parks in Ray & William Sts., Turramurra (including redevelopment of the library on the same site)	Stronger support from 10-14 to 40-44 year olds and 50-54 year olds; strong opposition from residents aged 60-69 years Very high support from residents of South Turramurra (85%), North Turramurra (50%), St Ives Chase (40%), Turramurra (51%), Wahroonga (47%), Warrawee (42%), Pymble (39%) Strong support from students (43%), and part-time employees (39%) Strongest support from people from north Africa/Middle East (75%), central and south Asian/Indian (50%) North American (38%), backgrounds

Table 6.3: Variations in support for the new aquatic leisure venue options.

Note: Percentages quoted in the Table are the combined 'Strongly support' and 'support' figures

New aquatic centre site option	Key support variations %
Cowan Road car park, corner of Cowan Road and Village Green Parade, St Ives	Stronger support from 10-14, 35-44 and 55-59 year olds High support from residents of East Lindfield (50%), Killara (41%), North Turramurra (40%), St Ives (37%) Strong support from the unemployed (48%) and people employed part time (35%) Strong support from all households groups except lone person households Strongest support from people from southern African, North American, north-west European, and New Zealand backgrounds

Table 6.3 continued: Variations in support for the new aquatic leisure venue options.

Note: Percentages quoted in the Table are the combined 'Strongly support' and 'support' figures

The results show some interesting variations in support for the five sites, a number of which reflect the age and cultural make-up of the different suburbs in the Council. Of particular interest is the strong support for sites which were *near* the homes of respondents, a reverse of the commonly experienced 'nimby syndrome'. Sites which are accessible by sub-regional roads were also popular amongst residents from further away.

6.3.4 Sites for a New Venue

As a result of the foregoing analysis, four optional sites are proposed for development. They are:

Karuah Park / Turramurra Memorial Park

St Ives Village Green

Cowan Road carpark, immediately adjacent to St Ives shopping centre, and

Turramurra Library and public car parks.

All have significant qualities as a site for a new indoor aquatic leisure complex and it is the view of the planning team that each could be successfully developed to provide a viable and effective aquatic leisure venue for the community.

The development of the **Karuah Park / Turramurra Memorial Park** site would be the most straightforward and a facility could be developed along the lines of many similar venues developed by Australian Councils over the past 15-20 years. Use of this site would impact on the parklands but this could be minimized by a multi-level development and by the use of road space in Karuah Road. No sporting facilities would be lost. Siting and design could be used to minimize impacts on residences in Eastern Road. If this site was used, however, there would be limited or no opportunities to obtain funding from non-municipal sources.

The **St Ives Village Green** and **Cowan Road carpark** sites offer the opportunity to develop a new aquatic leisure centre as an integral part of the shopping centre. Developed in association with the Village Green, a development could be built as a multi-level facility over the Village Green Parade carpark using underground parking. It could be integrated

directly with the shops and library to the immediate south and incorporate the existing scout and youth club buildings on the edge of the parkland while opening out into the parkland proper. Developed in association with the Cowan Road carpark, the venue could again use a multi-level format and underground parking. Office and retail space could be developed in association with both of the St Ives sites.

The **Turramurra Library and public car parks** site could be developed in the form of a wide, open community plaza over the top of the existing carpark with a multi-level building in the vicinity of the existing library being developed to house the library, the new aquatic leisure centre, and a range of other public spaces and facilities. Higher levels of the building would be developed for residential purposes. The plaza would be surrounded by a range of retail areas.

Both of the St Ives sites listed above were rejected by Council in the course of a presentation made as part of the present study. However, it is the strong view of the planning team that these options should be kept “on the table” in the event that the other optional recommendations cannot be proceeded with.

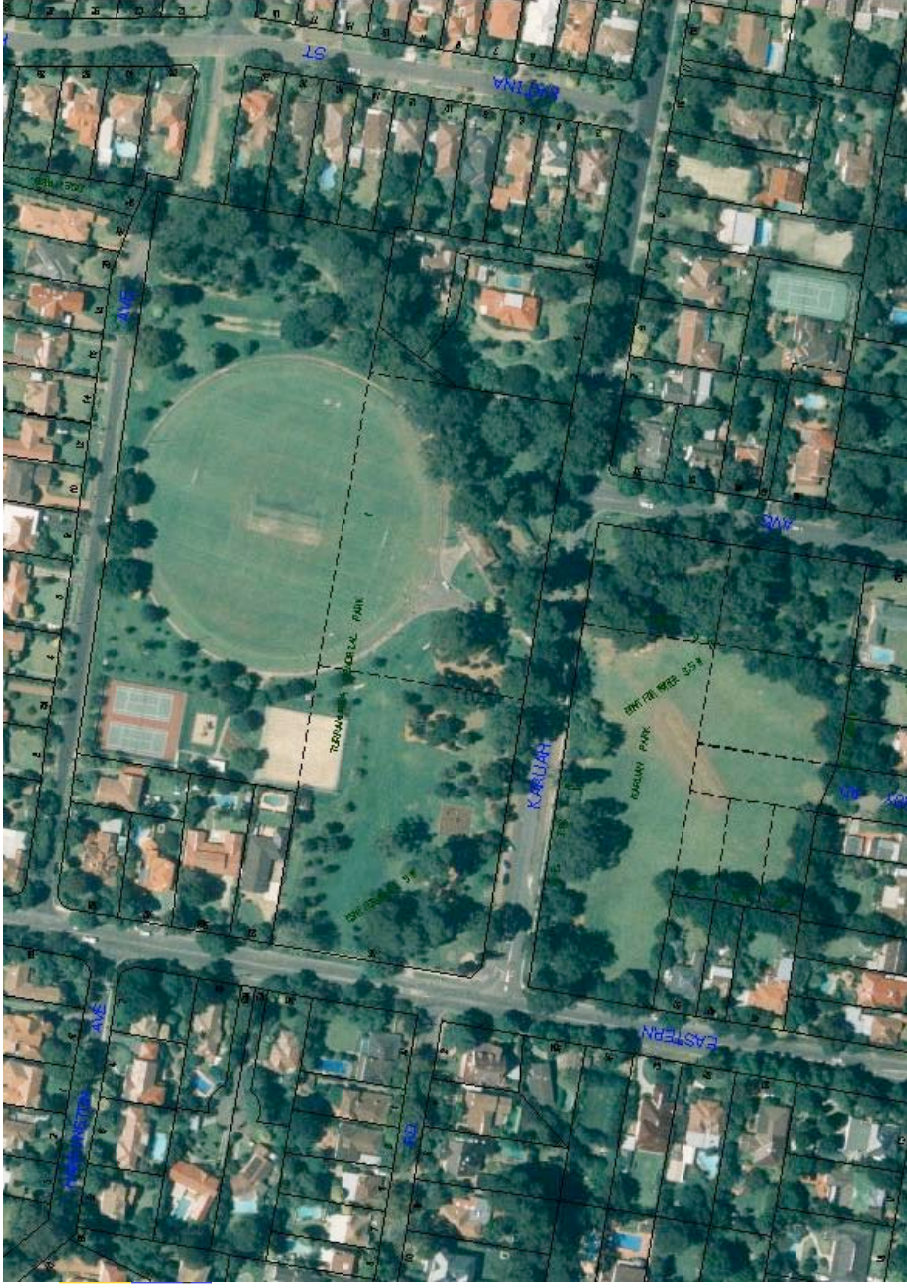
Conceptual designs have been prepared for the Karuah Park / Turramurra Memorial Park and Turramurra Library and public car parks sites to demonstrate the form that a development could take at these locations. An aerial photograph of each site and the three development levels of each design concept are shown on the following pages. As with the earlier West Pymble Pool concept design, the plans have been prepared to illustrate possible layouts, site relationships and space requirements. Further extensive design work would be required before development was proceeded with.

It is likely that construction of a new multi-purpose aquatic leisure centre at either of the **St Ives Village Green** or **Turramurra Library and public car park** sites would be more costly than construction at **Karuah Park / Turramurra Memorial Park** as the planning and design complexities will be substantial. That said, it is also likely that there will be far greater opportunities to offset the capital costs from external sources at these sites.

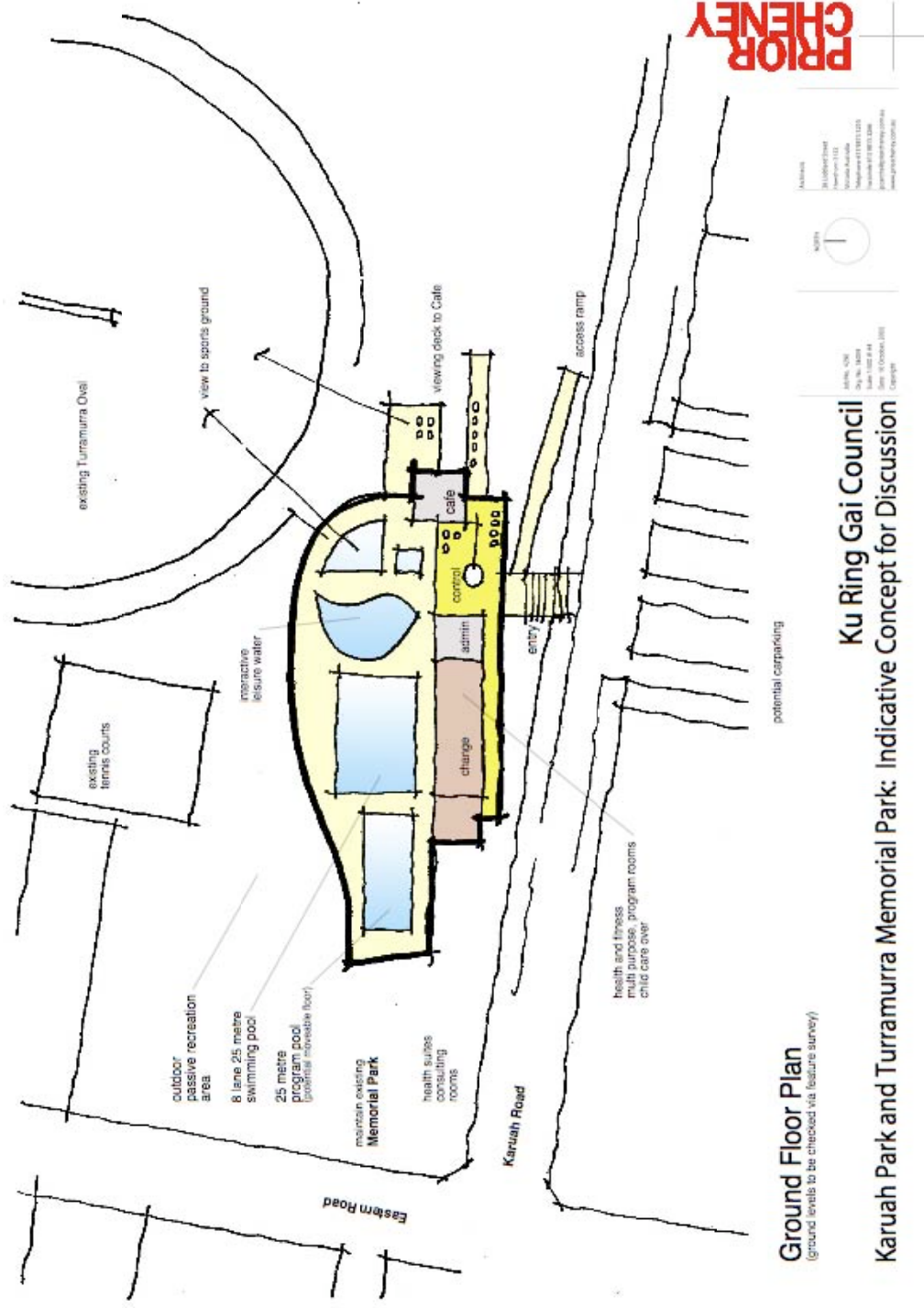
It is recommended that Council now proceeds to a decision on its preferred site before further design and financial analyses are undertaken.

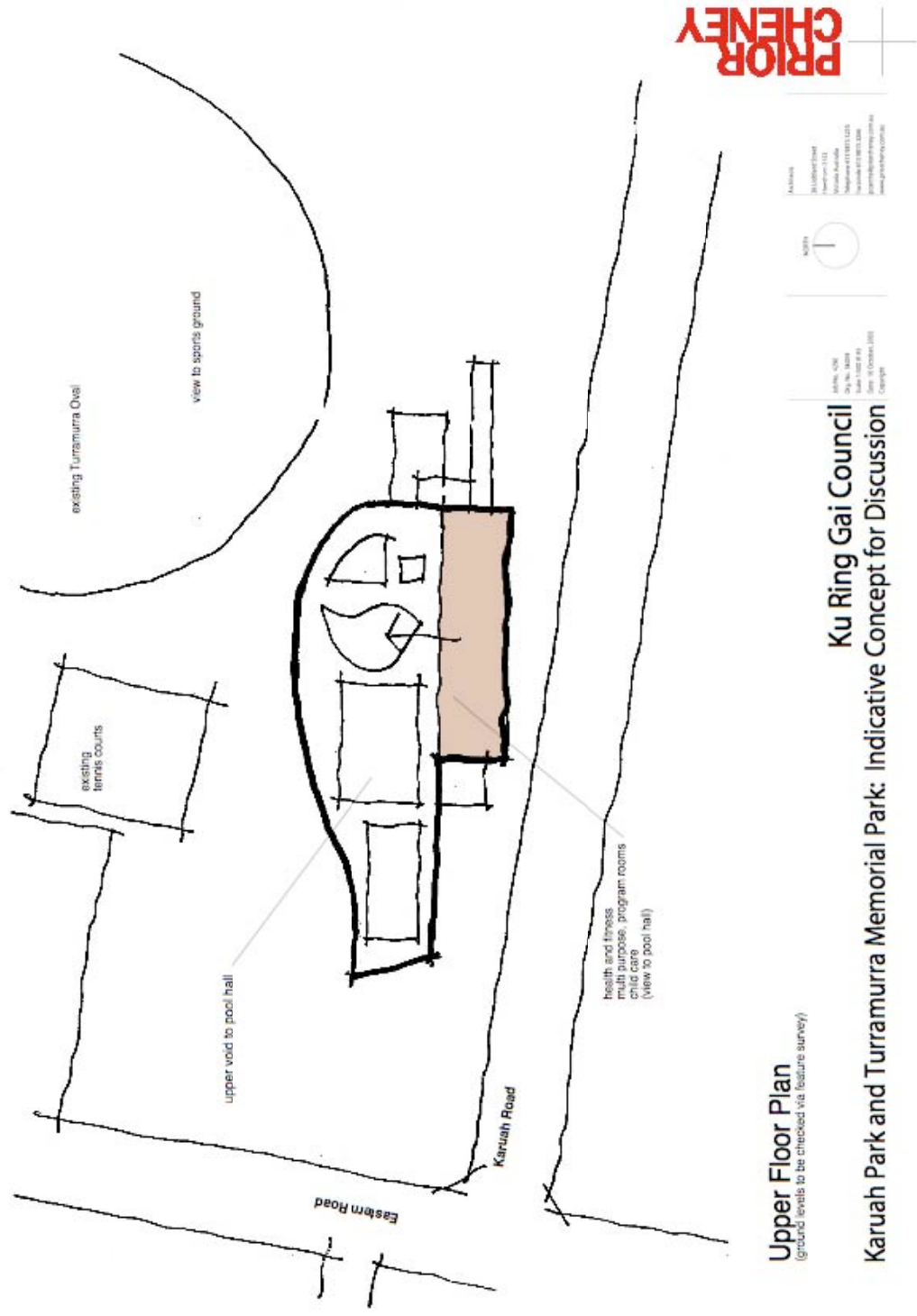
6.4 MANAGING A NEW AQUATIC LEISURE CENTRE

The management of a modern indoor/outdoor aquatic leisure centre is a complex and costly task. A wide range of asset management, programming and marketing skills are needed and a significant staffing complement is required. Operating expenditures and incomes of \$2 – 3 million are common: operational surpluses can be achieved although it is rare for such venues to make profits sufficient to offset the original capital investment or to cover capital replacement and maintenance costs.



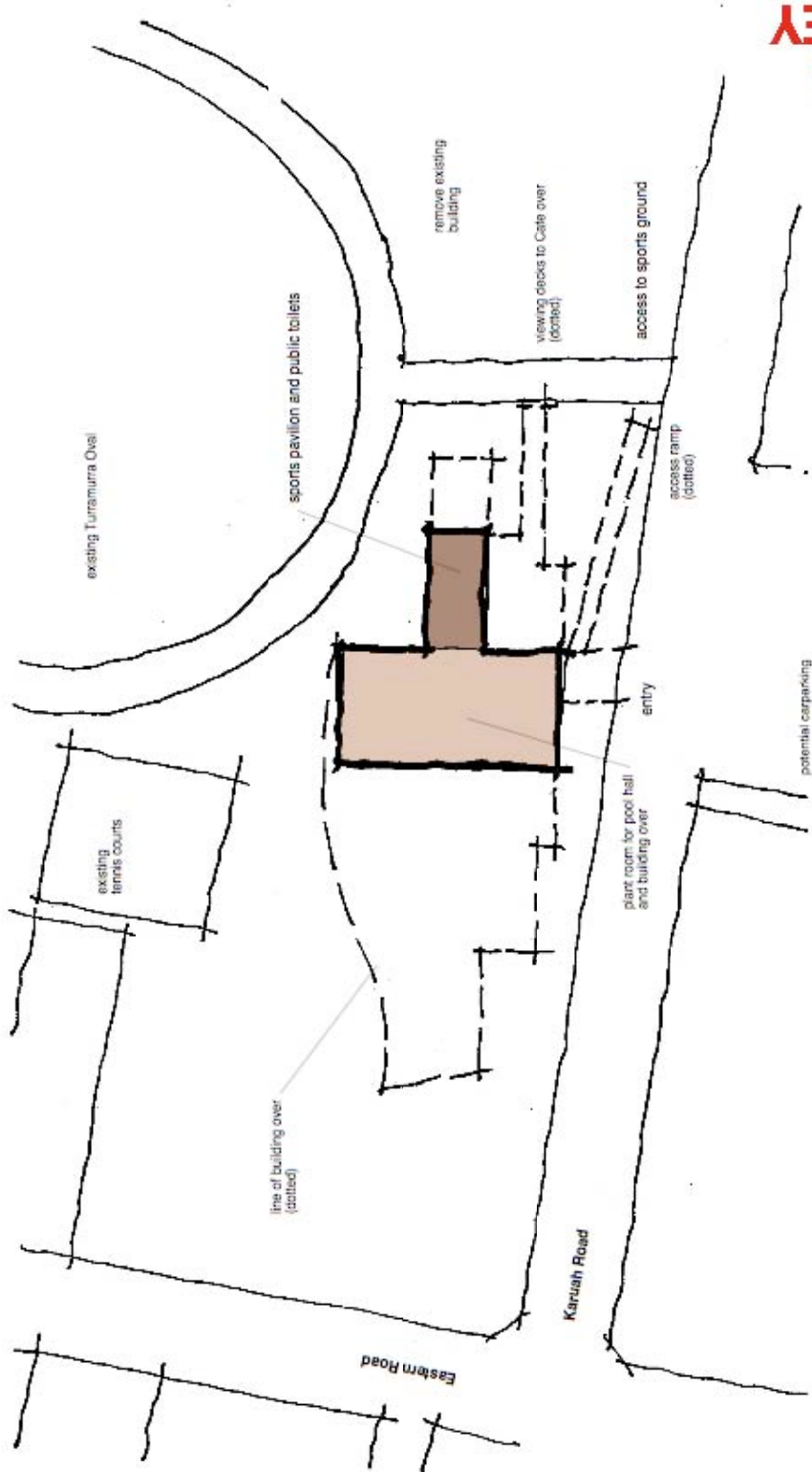
Karuah Park and Turramurra Memorial Park





Upper Floor Plan
(ground levels to be checked via feature survey)

Ku Ring Gai Council Karuah Park and Turramurra Memorial Park: Indicative Concept for Discussion



PRIOR CHENEY

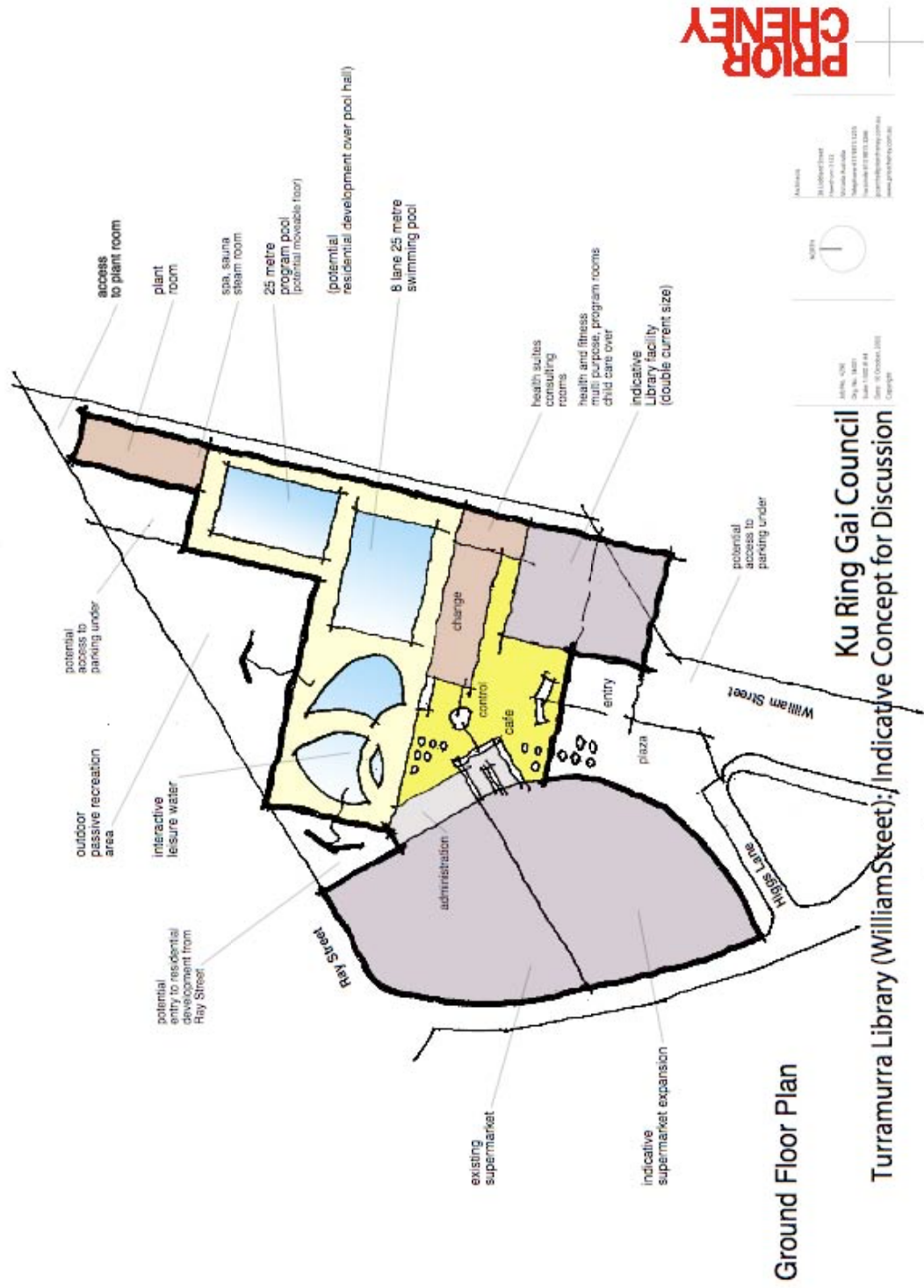
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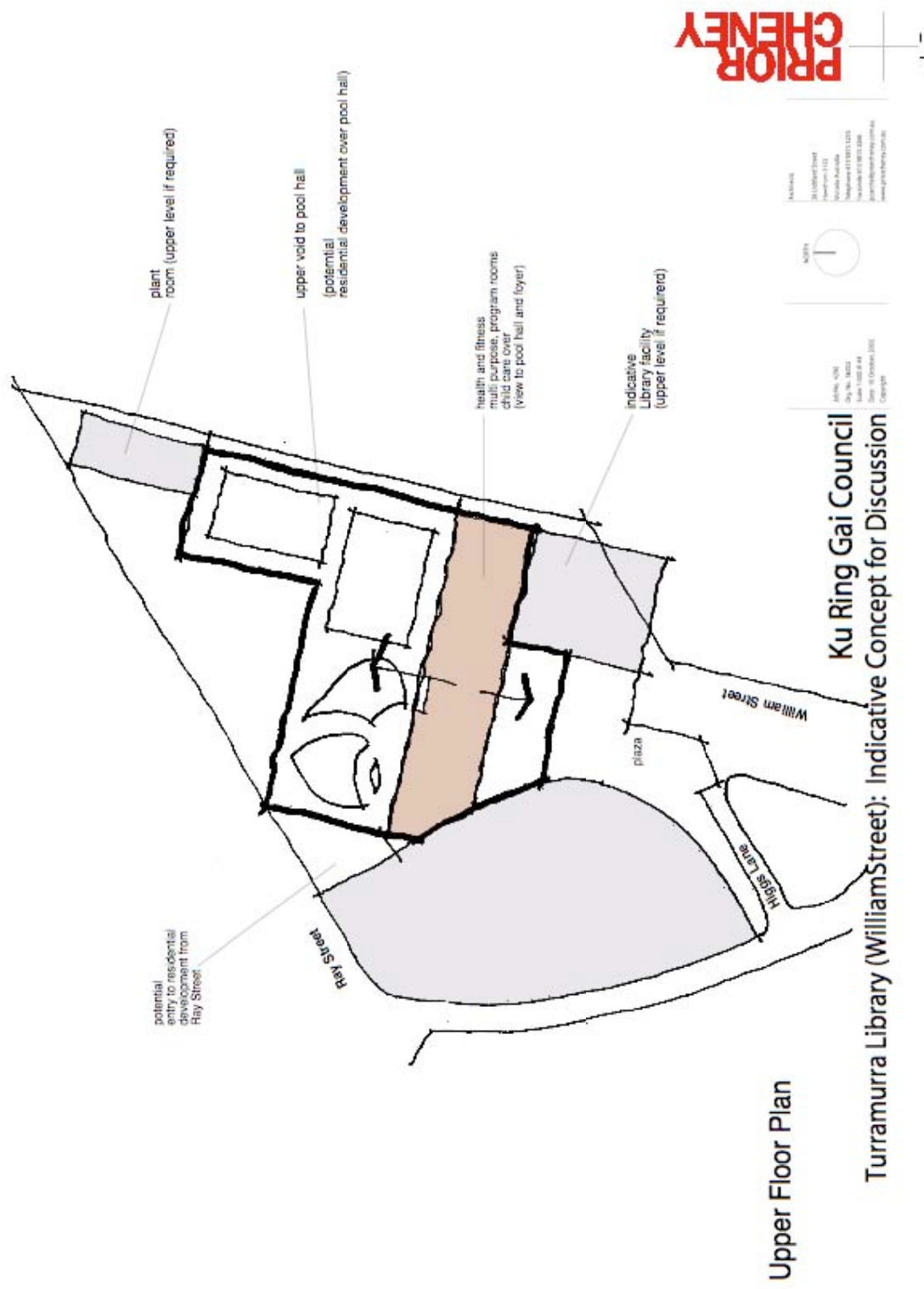
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 Checked: J. Smith
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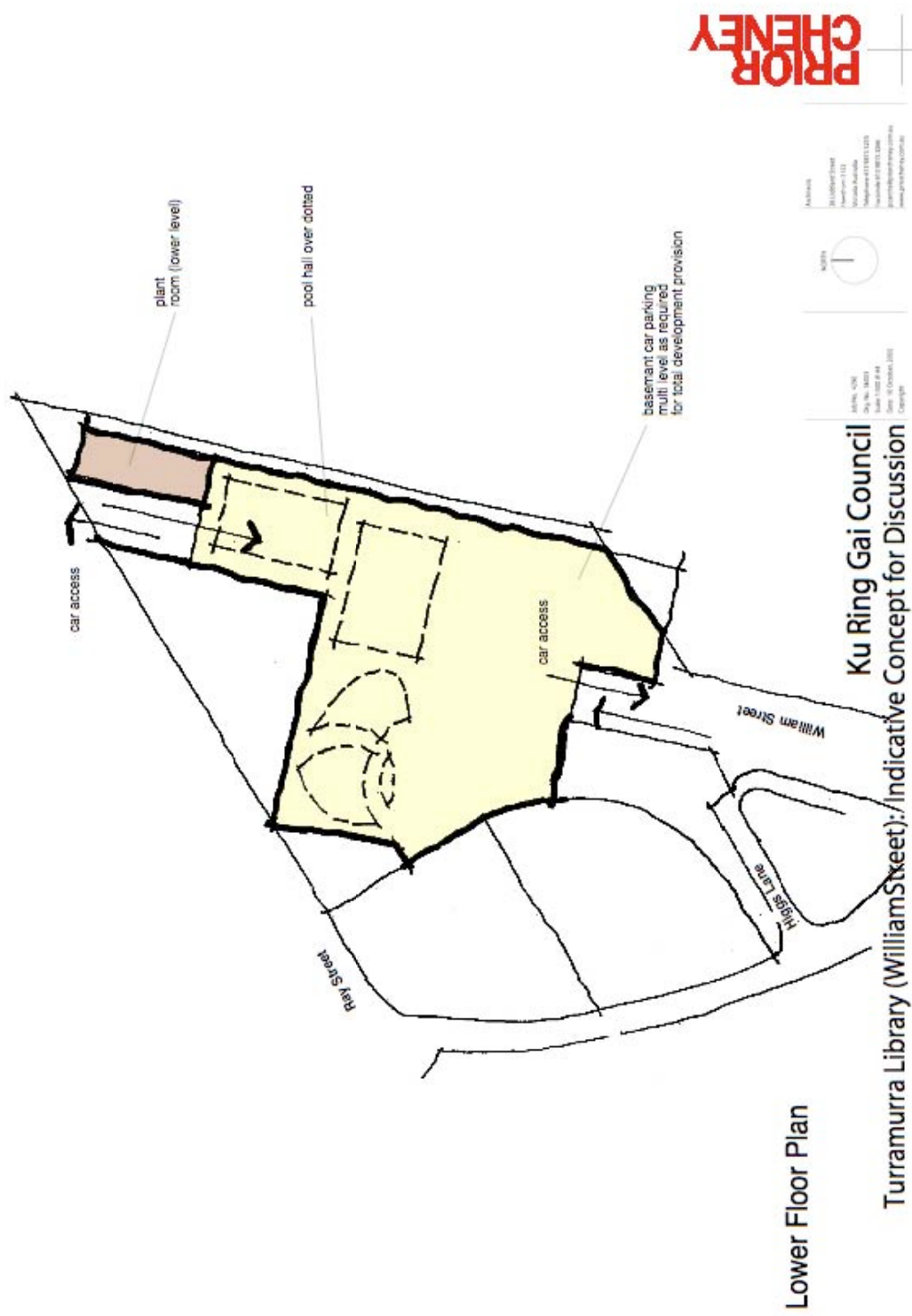
Lower Floor Plan (Ground levels to be checked via feature survey) **Ku-ring-gai Council** **Karuah Park and Turramurra Memorial Park: Indicative Concept for Discussion**



Turrumurra Library and Public Car Parks







Not surprisingly, modern indoor/outdoor aquatic leisure venues require high management inputs and highly skilled managers. Increasingly, Councils are turning to external management groups which have those skills although a number still retain an in-house capacity to manage such facilities. Ku-ring-gai Council does not presently have an in-house management capacity and will therefore have to decide whether it will develop this or an external management agency.

Given the complexity of the management issues to be addressed, the range of skills needed and the fact that establishing and operating an internal management team is likely to cost Council upward of \$300,000 pa., **it is recommended that** Council seeks the services of an external agency.

Even if this recommendation is accepted, Council will still need at least one full time internal staff to monitor the performance of the appointed managers. More importantly, it will need to develop a comprehensive management document which specifies the inputs and outputs sought by Council, the roles and responsibilities which the appointed agency and Council will assume, the scope of the programs and services to be developed, reporting requirements, financial arrangements and the like. As with management itself, specialist service providers are available to develop these resources for Council.

Ideally, Council should appoint a “preferred” management agency around the same time as the decision is made to proceed with the development so that the professional skills and advice of that body can be called on during the design development and construction phases. This will ensure that issues which might otherwise constrain the optimal management outcomes of the completed development can be identified and resolved. It will also ensure that full operational capacities are reached at the time of opening the new venue.

6.5 CONCLUSION

This Chapter has outlined the recommended new provision initiatives to be undertaken at both the existing West Pymble Pool and at a new indoor aquatic leisure centre elsewhere in Ku-ring-gai Council.

The mix of facilities and services recommended for West Pymble include a new multi-purpose programming and activities room, a Broad mix of water play and dry activity areas and new social and café facilities,. These initiatives will need to be matched by a far greater programming effort at the venue. It is also recommended that stronger links be developed with the wider Bicentennial Parklands through shared pathways and cafe facilities.

These initiatives will strengthen and diversify the opportunities provided by the venue as well as allowing it to better meet specific club, school and community needs if additional alternate facilities which attract uses away from the West Pymble Pool are built elsewhere in the Council area.

The recommendations relating to a new indoor aquatic leisure centre provide for a new indoor 25 metre pool; a warm water program pool for a range of special teaching, coaching and health needs; dry health and fitness facilities; multi-purpose program/activity rooms; creche facilities and multi-purpose social areas;. This provision will provide opportunities not presently available in the Council area and will both complement the West Pymble Pool facilities and take pressure off them.

Three sites have been recommended as viable options, these being Karuah Park / Turramurra Memorial Park in Turramurra, St Ives Village Green in St Ives and the Turramurra Library and public car parks in Turramurra. While quite different from each other, all would be viable and successful locations. Council now needs to determine which site it will endorse before further financial and design planning is undertaken.

With regard to management, the complexities of establishing and managing a multi-million dollar aquatic leisure complex are such that the appointment of an external management agency is recommended.

APPENDICES:

A1. Environmentally Sustainable Design (E.S.D.)

Increasingly, today's challenge within the design of any public building is to introduce and innovate sustainability into the project and reduce the growing need for natural resources whilst also meeting the operational needs of the facility.

In consideration of the above, there should be a desire to promote an environmentally responsive approach to the design of any centre to minimise its impact on the environment, local service infrastructures as well as reducing on-going recurrent costs and at the same time improving long-term benefits to both the facility and the local surrounding community.

In order to realise these desires, an integrated design approach should be taken by the design team in conjunction with Council to integrate environmental design with the architectural and engineering solutions, this will require an early involvement and close collaboration of the whole project team.

At the outset of the project a review should be carried out to identify as a minimum the following environmental conservation measures for consideration

- Local Climate
- Site Constraints
- Function & Usage
- Comfort Control & Amenity
- Flexibility & Reliability
- Operating Costs
- Maintenance & Replacement Costs
- Budget Constraints
- Environmental Impact
- Construction Materials

This review should have particular emphasis on optimising the potential passive features of the building design and assist in capturing the benefits of the local climate. This can be articulated via orientation on site to provide effective glare free daylight penetration, solar control, natural ventilation as well as improving the comfort control capabilities and energy efficiency of the building services all without the need for active energy saving elements.

The review should also seek to classify environmental conservation measures (ECMs) into the following four categories:

Energy	Architectural, mechanical, electrical and hydraulic services.
Community	Natural heritage, community access/safety, built and cultural heritage and occupant health protection
Materials	Conservation of Material Resources
Water	Water Conservation & Avoidance of Emissions to Water (refer below)

ECMs would then be characterised as one of the following:

Likely	Measure which should or could be readily adopted.
Probable	Measure considered having merit but requiring further deliberation or assessment.
Unlikely	Measure that could have a beneficial impact but is considered to have limited potential to be adopted.

Although the above process will greatly assist with the focusing of the project team on strategies to be integrated into the facility design the ultimate adoption of any strategy should be dependant on their performance with respect to the following key categories:

Cost	Capital, maintenance, operating and life cycle costs.
Flexibility	Operational, layout and load adaptability and future expansion.
Reliability	Ease of maintenance, resilience, simplicity and use of proven technology.
Environmental	Greenhouse gas emissions, water and waste management and occupancy comfort.

Water conservation is a further important aspect for consideration during the design process. The following issues are worthy of investigation through any aquatic project.

Use of pool covers overnight to reduce evaporation losses and provide energy savings.

Use of filter media that either reduces the frequency of backwashing or the amount of water discharged from the filters during backwashing. Reduced water consumption means reduced energy and chemical costs.

Collection of rainwater and storage for re-use as low-grade irrigation water or for possible grey water usage should be investigated.

Re-use of the wastewater discharged from the pool filters for use in low grade irrigation or, with more sophisticated tertiary treatment, for return to the pools. Total re-use of filter wash water (ie. return to pools as make-up water) requires sophisticated treatment systems involving settling, de-chlorination and filtration followed by reverse osmosis.

A2. Disability Discrimination

Disability discrimination is an important aspect in the design and operation of any facility. Legislated via a Federal Act, all buildings should provide facilities that do not provide discrimination to any potential user, either an individual or group. The design process should review the following issues as a minimum and should be reviewed and addressed via Councils 'access committee' and/or relevant disability advisor.

Location of appropriate car parking areas adjacent to the front door of the facility.

Barrier free access from car park to front door and throughout the facility.

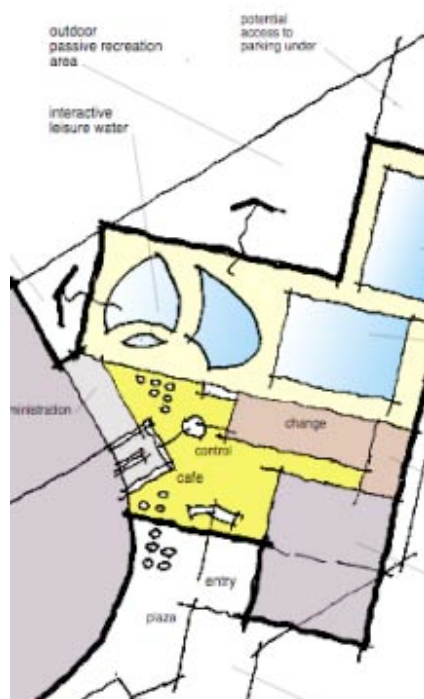
All circulation routes should provide access for all users and abilities via integrated ramps, automatic doors and/or lifts. This should include appropriate ramp access to all swimming pools.

Low height counters should allow for wheelchair as well as child access for both users and operators.

Toilet/change areas should all be fully accessible with the addition of uni sex facilities for differing sex carers and/or guardians

Ku-ring-gai Council

Aquatic and Leisure Facility Development and Feasibility Study, 2006



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1

INTRODUCTION

1.1 REPORT PURPOSE

This report presents the findings and preliminary recommendations of a study into the future development and operation of public aquatic facilities by Ku-ring-gai Council.

The Aquatic Leisure Facility Feasibility Study was commissioned by Council in March 2005 after earlier research had indicated that the current configuration of West Pymble Pool -- Council's sole aquatic facility-- was not meeting community needs. A technical assessment in 2003 also identified significant plant and maintenance requirements. These factors were seen to highlight the need to address the long term future of the Council's aquatic facilities.

1.2 STUDY AIMS AND OBJECTIVES

In commissioning the Study, Council's Brief indicated that the key tasks to be completed were:

1. To identify and quantify the type of users and geographic reach of the catchment served by West Pymble Pool, and determine the extent to which Ku-ring-gai markets are and are not being served by the West Pymble Pool. This also involves identifying the extent to which West Pymble Pool serves residents from surrounding Councils
2. To review existing and proposed public and private aquatic/leisure facilities in Ku-ring-gai Council and surrounding areas to determine whether there is a need for new and/or upgraded facilities in the Council area. This included identifying the catchments served by public and private aquatic/leisure facilities in Ku-ring-gai and surrounding Councils and determining the extent and nature of Ku-ring-gai resident visits to these pools
3. To conduct an assessment of locations or sites and development opportunities and constraints in Ku-ring-gai Council, including the current pool site. Site assessments included consideration of opportunities for development in association with other urban development projects and current town centre planning projects which have been initiated in line with State government policy

4. To identify from the community consultation conducted the expected catchment of any new or upgraded aquatic leisure facilities in Ku-ring-gai, identify market needs and priorities and identify the overall mix of facility components which will be required at one or more venues to adequately address community aquatic/leisure facility needs into the future
5. To prepare a costed concept design for the preferred project and indicate opportunities for staged provision
6. To prepare a detailed operational business plan for any proposed development covering all operational costs and revenues over a 15 year period
7. Analyse the Ku-ring-gai Council demographic characteristics and projected changes in order to assess the potential implications to aquatic/leisure provision by the Council
8. Assess recent aquatic/leisure and wider recreational trends and community expectations as a guide to the level and nature of any demands for new aquatic/leisure facilities (and, as deemed appropriate, other recreational facilities) and how these might best be responded to through the provision of specific facilities, programs and services, and
9. Analyse past Council reports and studies of relevance to this Study.

In addition, the Brief indicated that Council had an expectation that the Study program would:

10. Increase the quantified data relating to aquatic use patterns, needs and aspirations of the Ku-ring-gai community in relation to aquatic facilities
11. Run three locality-based workshops and one special interest workshop to further explore aquatic leisure uses, needs and priorities, and
12. Conduct a random community survey of up to Ku-ring-gai 400 residents to determine the type and scale of present aquatic involvement, including private pool use and frequency of involvement, venue use, facility and program needs/perceived needs, location opportunities and preferences, dry health & fitness use and needs and associated provision opportunities.

This report presents the findings and preliminary conclusions and recommendations arising from tasks 1 – 4 and 7 – 11. above. Tasks 5 and 6 will be undertaken once Council has made a determination as to its preferred course of action.

1.3 THE KU-RING-GAI COUNCIL CONTEXT

Ku-ring-gai Council currently has only one public aquatic facility, the West Pymble Pool. This is a 30 year old outdoor facility which offers a heated, 6 lane wide 50 metre pool, a learner's pool, toddlers pool and babies pool set in attractive lawn areas. The facility is open between October and April each year.

Further development of West Pymble Pool is constrained by its location amidst bushland in Bicentennial Park and the impact that any expansion would have on that bushland. It is also constrained by the poor location of the venue with regard to the geography of Ku-ring-gai Council and the distribution of its population, the layout of the existing pools and the costs which would be incurred if the existing facilities were to be upgraded.

Council's Brief for the present Study outlined seven options which had previously been identified in relation to aquatic facility development in Ku-ring-gai. These were:

1. Retain the West Pymble Pool and continue with the current asset management program only
2. Add additional outdoor non-pool facilities to the West Pymble Pool eg water play features, barbeque and picnic facilities, and multi purpose rooms
3. More effectively integrate the West Pymble Pool and the surrounding community facilities in Bicentennial Park
4. Provide a second outdoor pool (25 metre) at West Pymble Pool
5. Provide a second indoor pool (25 metre) at West Pymble Pool
6. Develop new indoor facilities at West Pymble Pool which will provide for all year round learn to swim, lap swimming and competitions, a warm water therapy / health pool, spa facilities, dry health and fitness facilities, multi purpose spaces and a modern café, and
7. Develop new indoor facilities elsewhere in Ku-ring-gai. The mix of facilities would be as outlined in 6. above.

All but the last of these focuses on the retention and enhancement of the existing West Pymble Pool although the last option does not exclude any of 1. – 6. being pursued as well. These options have been used as the basis for discussion with the community about the aquatic leisure uses, needs and priorities for Ku-ring-gai.

1.4 THE BENEFITS OF AQUATICS PROVISION

Extensive research over recent decades has shown that people participate in leisure and

recreation because of the *benefits* they gain from that participation. These benefits are wide-ranging and include a number of psychological outcomes --such as feelings of achievement, acceptance and well-being-- as well as the benefits of developing and demonstrating leadership skills, of challenge, risk, excitement, rest, improved health, contemplation and family togetherness.

The benefits of recreation have been found to be greater from aquatics than for many other recreation pursuits. This is because aquatics can be pursued:

by people of every age

by people at every level of ability

socially

at low competitive levels or at elite international competition levels

alone, in formal and informal groups or in teams, and

at all times of the day, week and year if appropriate facilities are provided.

Further, research has shown that aquatic activities are of profound value to people with disabilities, those undergoing a wide range of rehabilitation programs to overcome injuries caused by accidents and *other* sports, and people suffering from asthma and arthritis --amongst a wide range of other ailments.

Well-planned aquatic leisure provision also delivers other, wider benefits. These include:

- *Social* benefits including improved community well-being and cohesion, reduced vandalism and enhanced community health. A further very important social benefit is that of introducing children, non-swimmers and adults to aquatics in a safe, managed environment. Learning to swim contributes significantly to reduced drownings while offering important social, recreational and competitive sporting opportunities to the community
- *Economic* benefits, through job creation, the purchase of goods and services, and a healthier, more productive workforce, and
- *Environmental* benefits through the optimum use of energy, land and financial resources, the protection of natural areas and enhanced urban amenity.

Finally, recent research has shown that aquatic and related programs can act as stepping stones to achieving other positive personal and social benefits. An increasingly wide range of sports now use aquatic programs as part of training and post-competition rehabilitation regimes; it has been found that women use aquatic leisure centres to get fit and lose weight before moving back into the workforce while both male and female venue users build up important social contacts with members of the wider community through participation in

group activities. These benefits reach well beyond pure 'leisure'.

In the light of the above, it is evident that aquatic facilities are of major personal and social value to the community and that they also have positive economic and environmental outcomes. These values and benefits generally far outweigh those of most other recreation activities. As a consequence, a strong case can be put that Council should give a high priority to the delivery of quality aquatic facilities *and programs* for its community. Programs should include social activities, learn to swim opportunities for those unable to access or afford private providers, hydrotherapy, aquatherapy and other health-related activities, lap swimming, swim club activities, school programs and a range of leisure activities. To lose the existing assets through neglect would seriously disadvantage the community; to retain them at their current standard should be seen as a minimal response but this will not be sufficient to deliver all the benefits which could be provided. To gain the full benefits which modern aquatics venues offer, far wider actions which reflect the changing nature and needs of the community will be needed.

1.5 THE STUDY TEAM

To achieve the objectives established by Council for the Feasibility Study, a team with membership representing three professional disciplines undertook the Study. These disciplines were recreation planning, architects, and quantity surveyors.

1.6 THE STUDY WORK PROGRAM

The following chart outlines the scope of the research program which was followed in the course of the Study. This is an amended version of that originally submitted to Council in that several changes were made to the work program as the project evolved.

Phase	Work	Details
1	Project Start-up	This introductory Phase of work: 1. Reviewed the details of this program with Council officers and defined the work to be completed, when, and to what level of detail 2. Collected all relevant reports and data from Council and identified all key stakeholders to be involved, and 3. Finalised work program, payment schedules and reporting timelines

Phase	Work	Details
2	West Pymble Pool User Survey and Use Analysis	<p>This Phase covered research into the present use of West Pymble Pool. A pool user survey interviewed 200 users to determine:</p> <ol style="list-style-type: none"> 1. Who the present users of the Pool are (suburb and postcode origin, age, gender, visit group makeup, cultural background, education, employment status etc); where they come from; what they do at the pool; how frequently they visit, and how they reach the Pool 2. What Pool users would like to see provided at West Pymble Pool to better meet their needs 3. Whether users of the Pool use <i>other</i> venues (home, school, Council, private) to meet their aquatic needs, which other pools they use and what for and whether these needs could be met by Council 4. Pool user opinions of the quality and range of facilities, Pool accessibility, the parkland setting, management and programming of the venue and how all of these might be improved 5. Opinions regarding the types of additional aquatic <i>facilities, programs and services</i> desired to meet (a) <i>their</i> aquatic requirements and (b) <i>other</i> aquatic needs in the community, and 6. Opinions and suggestions regarding alternate or <i>additional</i> locations for new or additional aquatic facilities in the Council area <p>A small sample of users of the wider Bicentennial Park setting and facilities were surveyed to collect their views on future pool initiatives.</p> <p>The third part of the West Pymble Pool use analysis entailed collecting relevant program enrolment data and user data (eg: for schools, swim club, other clubs) for the Pool over the past two years, to identify the suburb and postcode origins of users. This data was used in conjunction with that collected in the pool users survey to:</p> <ol style="list-style-type: none"> 1. Map the origins of Pool users by postcodes 2. Use Australian Bureau of Statistics to determine the population <i>and population characteristics</i> of each postcode and by summation, the catchment population of the Pool 3. Determine the proportion of the catchment population (and each postcode population) being served by the Pool, and 4. Compare the demographic characteristics of the users with those of the catchment
3	Demographic Analysis and Review of Past Reports	<p>Council's Brief did not specifically seek an analysis of the demographic characteristics of the Ku-ring-gai community. However, this was seen as a useful addition to understanding the current and longer term market capacities and needs in the Ku-ring-gai LGA. The analysis covered the whole Council area and to a lesser extent other relevant Councils, such as Hornsby, and those known from Phase 2 to provide users to West Pymble Pool. The analysis reviewed:</p> <ol style="list-style-type: none"> 1. Changes in the size of the total population over the 1996-2001 period and any projections available over the next 5, 10 and 20 years 2. Changes in the age, cultural mix, mobility and socio-economic status of the community 3. Recent changes in aquatics and associated dry facilities/programs provision and participation, and 4. The implications of the demographics and leisure trends for the future provision needs in Ku-ring-gai.
4	Review of Past Reports	<p>Council's Brief did not specifically seek a review of past Council reports, studies or policies. However, this was seen as an important part of identifying the context for leisure provision in Ku-ring-gai. The review</p> <ol style="list-style-type: none"> 1. Outlined the key recommendations and outcomes from the reports, studies or policies, and 2. Identified where those recommendations have relevance to the current Study.

Phase	Work	Details
5	Competitor Analyses	<p>This component was designed to understand the extent to which Ku-ring-gai Council residents use the facilities provided by other Councils, school and commercial providers. The stages of work in this Phase covered:</p> <ol style="list-style-type: none"> 1. Visiting competitor venues to assess the mix of opportunities offered (aquatic, dry, social) as a guide to understanding why these might be more attractive to Ku-ring-gai residents 2. Collecting market postcode data from other providers. This was mapped to determine the catchments served and the extent of (a) any overlap with the West Pymble Pool and (b) "intrusion" into Ku-ring-gai Council, and 3. The collection of program type data from other providers and information on the characteristics of their users (eg: age, gender).
6	Community Consultations	<p>This phase of the Study was designed to ensure that the needs of the wider Ku-ring-gai community were identified and assessed. It involved two components including a series of community and specialist workshops and a random community survey.</p> <p>The community workshops (3) were designed to collect the views of the community on a range of issues relating to aquatics provision including:</p> <ol style="list-style-type: none"> 1. <i>Use</i> of Council and other aquatic facilities and programs 2. <i>Non-use</i> of Council venues and the reasons for this 3. Support for new or additional aquatics provision and the types of facilities and programs needed 4. Views on where additional provision could be made (whether at one or more locations), and 5. Priorities for action. <p>The specialist workshop was designed to collect the views of professionals who deal with the community on aquatics-related issues. These included teachers, medical specialists, aged & disability service providers, youth support agencies, health providers, sports bodies, and swim clubs.</p> <p>The random community survey was distributed to 800 Ku-ring-gai homes for completion and return. Two surveys were sent to each home to allow different members to respond and a return rate of 27% was achieved.</p> <p>The community survey was used to test many of the ideas and conclusions drawn from earlier stages of the work and to build up an accurate sample of data on:</p> <ol style="list-style-type: none"> 1. The nature and extent of community involvement in aquatics 2. Types of <i>aquatic facilities used</i> and <i>which used</i> 3. <i>Reasons for non-use</i> where this occurs and if a past participant, why involvement has ceased 4. <i>Interest in aquatics</i> if not a participant 5. Types of <i>facilities, programs and services interested in /desired</i> 6. Responses to and support for <i>provision types</i> identified through earlier research stages 7. Responses to and support for <i>alternate locations</i> 8. Dry health and fitness needs/interests, and 9. Priorities for action. <p>In addition to the above, further consultation approaches included:</p> <ol style="list-style-type: none"> 1. A call for submissions/contact from the wider community through local newspapers and newsletters, and 2. A community feedback meeting toward the end of the Study to present draft development proposals for review, discussion and responses.

Phase	Work	Details
7	Site Assessments	<p>This Phase of the project entailed a program of research and evaluation designed to identify an appropriate site(s) for aquatic leisure facilities in Ku-ring-gai. The work encompassed:</p> <ol style="list-style-type: none"> 1. Preparation of a set of site assessment criteria to guide the evaluation process 2. An assessment of the engineering and design opportunities and constraints of the existing Pool site and its capacity to effectively accommodate new and additional aquatic, dry program, social, community and parking resources 3. An assessment of any alternate, new sites, which might warrant consideration, and 4. Identification and assessment of opportunities for co-location with other Council and commercial initiatives including sub-regional urban renewal, retail, commercial and town centre projects.
8	The Development Proposal(s) and Staged Designs	<p>This Phase of the study used the findings of all previous Phases to prepare:</p> <ol style="list-style-type: none"> 1. A statement of defined market needs and activities, programs and services to be provided, together with a statement of provision priorities 2. A recommended list of optional components that could be incorporated within the preferred development strategy in order to meet the needs defined in 1 above. 3. A design parameters statement to ensure compliance with all statutory and Disability Discrimination Act requirements, and 4. A set of Ecologically Sustainable Design principles to guide any future developments and triple bottom line sensitivity.
9	Financial and Operational Business Plan	<p>This key Phase of the work focused on using:</p> <ol style="list-style-type: none"> 1. The findings of the previous research phases 3. Financial and other market data from other relevant metro Sydney indoor and outdoor pools, and Council's existing 50 m. pool to prepare a detailed operational business plan of the projected performance of the proposed developments. <p>Key elements of the work were preparation of:</p> <ol style="list-style-type: none"> a. A detailed list of the proposed facilities, programs and services which could be offered through any redevelopment b. A schedule of projected annual operating costs c. A schedule of annual maintenance costs and of life cycle costs d. A projected, annualised operational budget with revenue and expenditure estimates including depreciation, upgrading cycle, and maintenance scheduling, and e. Determination of the annual and long term "bottom line" positive or negative financial performance of the preferred option and the cost implications to Council.
10	Report Preparation and Reporting	<p>This Phase of the work entailed:</p> <ol style="list-style-type: none"> 1. Preparation of progress reports as required by the Brief 2. Preparation of the draft report covering details of each of the previous Phases, and 3. Preparation of final report and presentation to Council complying with the requirement of the Brief.

The following Chapters present the findings and recommendations arising from the research program through to the conclusion of Phase 8 above. **Chapter 2** presents a review of the existing aquatic and related leisure facilities in and around Ku-ring-gai Council. This material provides important guidance to the market opportunities which exist for any

redeveloped or new centre in the Ku-ring-gai Council and of the constraints under which any new initiatives would need to work.

The viability of any public leisure resource depends to a considerable extent on the size and nature of the markets available to support it. In order to assess these markets, **Chapter 3** provides first, a detailed discussion of the demographics of the Ku-ring-gai community and of key features of the residents of Councils surrounding Ku-ring-gai. Second, the Chapter reviews a number of key trends in leisure participation and in aquatic leisure activities in particular, which can be expected to impact on the demand for new and/or redeveloped facilities. The nature of these implications to future provision, programming and management are also discussed.

Chapter 4 provides a review of past research relevant to aquatic provision in Ku-ring-gai, including the findings and recommendations of the 2003 Draft Business Strategy for West Pymble Pool and other key Council documents. The review of these reports has been undertaken to ensure that the recommendations of the present study are couched in terms of the findings and directions of previous planning and in keeping with key Council policy documents.

Chapter 5 turns from the review and assessment of some of the influences on aquatic leisure demand and of Council policies which impact on leisure, to the specific aquatic-related needs of the Ku-ring-gai community. These were identified through a wide program of community consultations undertaken in the course of the Study and the findings constitute a critical input to the development recommendations which the report provides.

In the light of the findings of Chapters 2-5, **Chapter 6** details the strategies which have been identified for best meeting community aquatic leisure needs. In particular, the Chapter focuses on identifying the most appropriate sites for a new or redeveloped venue and on the development models which could be pursued by Council at the preferred sites. Conceptual designs, capital costs and business analyses will be prepared for the existing West Pymble Pool and for a new multi-purpose indoor/outdoor aquatic leisure centre in the Ku-ring-gai LGA once Council determines a preferred site for the new initiative.

Chapter 7 presents a discussion of management issues which will need to be addressed at both a newly developed facility and a redeveloped West Pymble Pool.

1.7 ACKNOWLEDGEMENTS

This report reflects the input and views of a wide cross section of the Ku-ring-gai community and of professional officers and others who provide services to that community. That input is gratefully acknowledged. In particular, the planning team wish to acknowledge:

- All Ku-ring-gai Council Councillors for their support for the Study and their valuable contribution to review sessions on all stages of the project

- Council officers for their support, information and assistance in particular, with the program of community consultations
- Members of the Ku-ring-gai community who attended meetings and responded to surveys and requests for input and ideas, and
- Other providers of aquatic, community services and health and leisure opportunities to the Ku-ring-gai and wider regional communities.

2

AQUATIC AND INDOOR LEISURE MARKETS IN THE KU-RING-GAI DISTRICT

2.1 INTRODUCTION

To assist in determining the demand for aquatic leisure facilities in Ku-ring-gai Council, an analysis has been undertaken of the market reach of the West Pymble Pool and of competing aquatic leisure facilities both in the Council area and in the surrounding region. The market analysis has examined:

1. The catchment presently served by West Pymble Pool
2. Competing public aquatic leisure facilities
2. Competing private and public school aquatic facilities, and
3. Private learn to swim facilities.

Every attempt has been made to collect and present information which will assist in providing an understanding of the aquatic leisure markets in the Ku-ring-gai region. However, difficulties were experienced in obtaining information about some facilities and their operation because the information sought was either not available or was recorded by each venue in a different way, thereby making comparisons difficult. However, in most instances the venues contacted were able to provide valuable information to help develop a picture of the aquatic leisure market, for which we are most grateful.

The following paragraphs provide information about each segment of the market. However, one market which it has not been possible to assess accurately here is the home pool market. It is known that many households in Ku-ring-gai Council have their own pools and that these meet many aquatic needs in the community. This is born out by the findings of the random community survey reported on in section 5.5 of this report where many residents indicated that they had home pools and where a number contacted Council to indicate that they were not going to complete the survey as they had their own pool.

However, home pools predominantly meet social and to a degree, general health needs. They occasionally meet the need for lap swimming, coaching, training, competition, learn to swim or specialist health services. Further, it has been found that home pools better serve the needs of certain age groups than others. Young people wishing to socialise with their peers tend to drift away from using the family pool they enjoyed as children while older adults needing specialist support and staff also tend to rely less on home pools. Regardless of these issues, the prevalence of home pools in the Ku-ring-gai Council area can be expected to depress the demand for public facilities to some degree. In response, public

facilities should offer better, different and wider needs and services to home facilities and have a greater capacity to do so. Further details are provided on the use of home pools in the review of the findings of the random community survey in Chapter 5.

2.2 THE MARKETS SERVED BY WEST PYMBLE POOL

In the 2004/05 summer season, West Pymble Pool attracted a total of 89,562 visits. The use categories making up these visits are recorded in Table 2.1. This indicates that the highest single user group was adults (on 27.7%) although the combined child (25.3%) and school (27.6%) accounted for over half the total visits (53%). The lowest use categories were families on 1.2 percent and using a special family ticket, and spectators.

The most popular pool use months were November to February, with *each* accounting for nearly 20 percent of use and a combined total of 72.6 percent. October and March had just over 10 percent of users each while September and April had below 5 percent. These low months bring into question the request from some residents for a longer pool opening season.

Month	Adults	Child	Spectator	Family	School	Squad	Total	Percent of total
September	845	484	58	4	0	0	1,391	1.6
October	2638	2255	406	65	2632	1158	9154	10.2
November	3589	2929	475	133	8666	1740	17,532	19.6
December	3616	3211	645	153	6242	1012	14,879	16.6
January	6439	6951	1126	430	236	1781	16,963	18.9
February	3695	4153	3033	215	2777	1770	15,643	17.5
March	2213	1532	829	44	4148	1587	10,353	11.6
April	1751	1155	286	37	0	418	3,647	4.1
Totals	24786	22670	6858	1081	24701	9466	89,562	100
Percent of total	27.7	25.3	7.7	1.2	27.6	10.6	100	---

Table 2.1: Attendances at West Pymble Pool, 2004/05

Achieving 89,562 visits in a season is quite substantial, and is higher than a number of other outdoor pools in metropolitan Sydney. Yet it is also substantially lower than others and more importantly, it is lower than has been achieved at the same site in past years. Some comparable outdoor pool figures include Epping Aquatic Centre which, with a covered outdoor pool, achieved 190,000 visits in 2002/03; Hornsby Swimming Pool (142,000 visits), and Manly Andrew Boy Charlton Pool (290,000 visits). Yet even these higher use rates are well below the levels achieved by indoor facilities, as is indicated in the following section.

Of greater concern at West Pymble Pool is the fact that the venue is consistently attracting fewer and fewer visits in each subsequent season. Thus, in 2002/03, there were 96,313 visits; in 2000/01, 102,230 visits, and in 1998/99, 107,710 visits. This represents a fall of 18,148 visits or 17 percent in just 5 seasons. In other words, *people who previously used West Pymble Pool are no longer doing so or are using it less and less*. This strongly suggests that the venue is becoming increasingly less relevant to the Ku-ring-gai community and that unless facility, programming and service initiatives are taken to offset this, the venue will become an increasingly costly liability to Council.

2.3 COMPETING PUBLIC AQUATIC FACILITIES

There are a range of public aquatic facilities within the Ku-ring-gai region. The facilities which have been closely examined are:

Ryde Aquatic Leisure Centre

Warringah Aquatic Centre

Hornsby Aquatic Centre

Epping Aquatic Centre, and

Willoughby Leisure Centre.

Information regarding these facilities has been obtained via the internet and through interviews with and the provision of written data by the facility managers.

A number of attempts were made to obtain information about the Lane Cove Aquatic Centre but these have been unsuccessful.

The information sought about each of the centres included:

1. The most accurate data each centre had in relation to where people attending the centre originated from
2. Annual attendances to the centre. Both this information and the point above were gathered to assist in gaining some

understanding about usage of the centres by Ku-ring-gai residents

3. The number of students enrolled in learn to swim lessons
4. A list of the facilities within each centre
5. A list of the core programs and services available at the centre, and
6. A list of the fees and charges for the core programs.

Tables 2.2 and 2.3 below provide a summary of the facilities and the core programs and services on offer at each of the Centres.

FACILITIES	Ryde Aquatic Leisure Centre	Warringah Aquatic Centre	Epping Aquatic Centre	Hornsby Aquatic Centre	Willoughby Leisure Centre
50m indoor heated pool	✓ (1)	✓			
25m indoor heated pool	✓				✓
Indoor warm water program pool	✓				
Indoor leisure pool / water play pool	✓				
50m outdoor heated pool	✓		✓	✓	
25m outdoor heated pool		✓			
Outdoor warm water program pool			✓	✓ (2)	
Outdoor traditional toddlers pool / learners pool / children's wading pool	✓	✓		✓	
Wave pool	✓				
Dive Pool		✓			
Waterslide	✓				
Steam room / sauna	✓				✓
Spa					✓
Café / kiosk	✓	✓	✓	✓	✓
Indoor sports stadium	✓ (3)				✓ (3)
Gymnasium			✓		✓
Multipurpose room		✓			
Spinning Room					✓
Creche		✓			✓

Table 2.2: Aquatic facilities provided by neighbouring Councils in the Ku-ring-gai Council area

Notes: (1) Pool has moveable boom which creates 2 x 25m pools
 (2) Partially enclosed
 (3) Two full size multipurpose courts

PROGRAMS	Ryde Aquatic Leisure Centre	Warringah Aquatic Centre	Epping Aquatic Centre	Hornsby Aquatic Centre	Willoughby Leisure Centre
Learn to Swim	✓	✓	✓	✓	✓
Squads	✓ (1)	✓	✓	✓ (1)	✓
Lap Swimming	✓	✓	✓	✓	✓
Aussie Masters	✓				
Aquarobic and Hydrotherapy Classes	✓ (2)	✓	✓	✓	✓
Diving		✓			
Birthday Parties	✓				✓
Netball	✓				✓
Volleyball	✓				✓
Basketball	✓				✓
Indoor Soccer	✓				✓
Pilates / Yoga		✓			
Fitball		✓			
Seniors Gentle Exercise		✓			✓
Tai Chi & Qigong		✓			
Les Mills programs					✓
RPM Spinning					✓
Boxercise					✓

Table 23: Major programs offered by neighbouring Council pools

Notes: (1) Squads conducted by a private operator

(2) Contracted to the NSW Health Department.– Northern Sydney Health Promotion Unit

2.3.1 Ryde Aquatic Leisure Centre

The following information was obtained about the Ryde Aquatic Leisure Centre:

- The Centre is a large modern multipurpose indoor facility open all year round. The Centre has a range of water spaces and an indoor sports stadium, however it does not have gym facilities or multi-purpose rooms for activities such as aerobics, martial arts etc. More details about the range of facilities at the Centre can be found in Table 2.2
- There were 600,000 visits to the Centre in 2004
- The Centre has 3,500 learn to swim students enrolled and this does not include squad training as this program/service is leased to a private operator

- A total of 2.8 percent of the Centre's learn to swim students are residents of Ku-ring-gai Council. This equates to 96 students. If the same percentage is applied to the annual visits this equates to 16,560 visits per annum

PROGRAMS	Ryde Aquatic Leisure Centre	Warringah Aquatic Centre	Epping Aquatic Centre	Hornsby Aquatic Centre	Willoughby Leisure Centre
Learn to Swim	✓	✓	✓	✓	✓
Squads	✓ (1)	✓	✓	✓ (1)	✓
Lap Swimming	✓	✓	✓	✓	✓
Aussie Masters	✓				
Aquarobic and Hydrotherapy Classes	✓ (2)	✓	✓	✓	✓
Diving		✓			
Birthday Parties	✓				✓
Netball	✓				✓
Volleyball	✓				✓
Basketball	✓				✓
Indoor Soccer	✓				✓
Pilates / Yoga		✓			
Fitball		✓			
Seniors Gentle Exercise		✓			✓
Tai Chi & Qigong		✓			
Les Mills programs					✓
RPM Spinning					✓
Boxercise					✓

Table 2.3: Major programs offered by neighbouring Council pools

Notes: (1) Squads conducted by a private operator

(2) Contracted to the NSW Health Department.– Northern Sydney Health Promotion Unit

- Core programs and services offered at the Centre include learn to swim, lap swimming, aquarobics, netball, basketball etc. More details about the range of programs offered by the Centre can be found in Table 2.3 above, and
- The Centre is directly managed and operated by Ryde Council.

2.3.2 Warringah Aquatic Centre

The following information was obtained about the Warringah Aquatic Centre:

- The Centre is a moderately sized indoor / outdoor aquatic facility with limited dry space for programs such as yoga, aerobics etc. More details about the range of facilities at the Centre can be found in Table 2.2 above
- There were 356,000 visits to the Centre in 2004
- The 2004 Centre for Environmental and Recreation Management (CERM) survey of 250 visitors to the Centre indicated that 82 percent of visitors travel to the venue from within Warringah Council. The remaining 18 percent travel from outside the Council area, however data on specific suburbs was not provided. (Note: The CERM program operates from the University of South Australia and covers hundreds of Australian aquatic venues each year)
- The survey of West Pymble Pool users completed in March 2005 as part of this study indicated that 5.5 percent of West Pymble Pool users have also used the Warringah Aquatic Centre in the past 12 months. If it is assumed that 5.5 percent of all Ku-ring-gai Council residents have used the Warringah Aquatic Centre in the past twelve months, this equates to 5,574 residents (based on the 2001 Census data)
- In order to visit Warringah Aquatic Centre, 55 percent of visitors travelled 5 kilometres or less, 31 percent travelled between 5 kilometres and 10 kilometres and only 14 percent travelled more than 10 kilometres
- Core programs and services offered at Warringah Aquatic Centre include learn to swim, lap swimming, aquarobics, squad training, yoga, pilates, gentle exercise etc. More details about the range of programs offered by the Centre can be found in Table 2.3, and
- The Centre is directly managed and operated by Warringah Council.

2.3.3 Epping Aquatic Centre

The following information was obtained about the Epping Aquatic Centre:

- The Centre is a traditional outdoor facility with a 50 metre heated pool, a heated program pool and a gym. The Centre is open all year, however it has reduced operating hours during the winter months
- Data is not collected on the number of annual visits to the Centre
- There are 600 learn to swim students during summer, 250 during winter and a further 180 swim squad students all year round
- No information was available on the origin of users for the Epping Aquatic Centre. However, the West Pymble Pool users survey of March 2005 indicated that 4.5 percent of those users had also used the Epping Aquatic Centre in the past 12 months. If it is assumed that 4.5 percent of all Ku-ring-gai residents have used the Epping Aquatic Centre in the past twelve months, this equates to 4,560 residents (based on the 2001 Census data). Whilst the user survey is discussed in more detail in Chapter 3 it is worth noting that the most consistent reason given for West Pymble Pool users using Epping Aquatic Centre was its availability during Winter
- Core programs and services offered at the Centre include learn to swim, lap swimming, aquarobics and squad training etc. Full details about the range of programs offered by the Centre can be found in Table 2.3, and
- The Centre is directly managed and operated by Hornsby Council. Council employs one officer responsible for managing its three aquatic facilities – Epping, Hornsby and Galstone Aquatic Centres.

2.3.4 Hornsby Aquatic Centre

The following information was obtained about the Hornsby Aquatic Centre:

- The Centre is a traditional outdoor facility with a 50 metre heated pool, toddlers pool and a heated and partially enclosed program pool. The Centre is open all year, however it has reduced operating hours during Winter
- Data is not collected on the number of annual visitations to the Centre
- An estimated 7.5 percent of enrolments at the Hornsby Aquatic

Centre are residents of Ku-ring-gai Council (based on data provided by the Centre from 31 January 2005 to 9 April 2005). Of these, the vast majority are from Wahroonga

- There are 800 learn to swim students during summer and 400 during winter. This does not include swim squad training as this program is leased to a private operator
- Core programs and services offered at Hornsby Aquatic Centre include learn to swim, lap swimming, aquarobics and squad training etc. Full details about the range of programs offered by the Centre can be found in Table 2.3, and
- As indicated previously, Hornsby Aquatic Centre is directly managed and operated by Hornsby Council. Hornsby Council employs one officer responsible for managing all three aquatic facilities – Epping, Hornsby and Galstone Aquatic Centres.

2.3.5 Willoughby Leisure Centre

The following information was obtained about the Willoughby Leisure Centre:

- Willoughby Leisure Centre is a moderately sized modern indoor aquatic leisure facility with an indoor sports stadium, 25 metre pool and gym. The Centre also has 20 outdoor netball courts attached to it. More details about the range of facilities at the Centre can be found in Table 2.2
- Data was not provided on the total number of annual visits to the Centre. However, the number of learn to swim visits during 2004 was 53,629. If this is divided by four terms with ten weeks in each term, it suggests that the number of people in learn to swim programs is around 1,300 students
- A total of 6.4 percent of learn to swim students were residents of Ku-ring-gai Council in 2004. This equates to 83 students and 3,432 learn to swim visits per annum. The majority of these residents live in Roseville, on the southern most boundary of Ku-ring-gai Council
- Core programs and services offered at the Centre include learn to swim, lap swimming, aquarobics, netball, basketball, Les Mills programs etc. Full details about the range of programs offered by the Centre can be found in Table 2.3, and

- The Centre is managed and operated on Willoughby Council's behalf by Leisure Co.

2.3.6 Possible Future Council Developments

In addition to the above performance data on existing aquatic venues, information was sought from neighbouring Councils about any plans they might have for new or additional public aquatic leisure facilities as further initiatives in the region could impact on any new initiatives in Ku-ring-gai Council.

Of relevance to this study and the market analysis is a recent decision by Hornsby Council to complete a feasibility study to assess the need for aquatic facilities in Berowra in the short to medium term. This suggests that Hornsby Council is unlikely to invest significant funds in the existing aquatic facilities at Epping and Hornsby or any new aquatic facilities at these venues where competition with Ku-ring-gai facilities would be far stronger.

2.3.7 Key Council Provision findings

In summary, the information relating to Council provision of aquatic facilities in the Ku-ring-gai Council area suggests the following:

- A number of Councils adjoining Ku-ring-gai have aquatic facilities which compete with West Pymble Pool for custom from Ku-ring-gai residents and it is common for Ku-ring-gai residents to use these
- Ku-ring-gai residents living near the municipal boundary have a stronger tendency to use facilities outside the Council area. The loss of users from West Pymble Pool to these venues appears to be growing
- There are numerous aquatic leisure facilities within the Ku-ring-gai region. However, there are a limited number of multi-purpose, indoor, all year facilities and it is medium to large scale facilities in this format which attract high visit rates. All of these facilities are to the south of Ku-ring-gai Council, and
- Only Hornsby Council has plans to develop totally new aquatic facilities with Berowra being the probable location of these in the medium to longer term. As such, the initiative is unlikely to create any significant competition with new initiatives in Ku-ring-gai Council.

2.4 SCHOOL AND UNIVERSITY AQUATIC FACILITIES

2.4.1 School Facilities and Their Use

Aquatic facilities owned and operated by schools in Ku-ring-gai Council have been examined as part of the market analysis for the present study. The schools in Ku-ring-gai which are known to have their own aquatic facilities are listed in Table 2.4. This Table also lists the facilities which each school has. Some 15 other schools do not have pool facilities.

School	Aquatic Facilities
Abbotsleigh College, 1666 Pacific Highway Wahroonga	25 metre x 8 lanes indoor heated pool with 1 and 3 metre diving boards
Barker College, 91 Pacific Highway Hornsby	25 metre x 8 lanes indoor heated pool deep enough for water polo 18 metre x 4 lane learn to swim pool (1.8 metres at the deepest point)
Cromehurst Public School, Lindfield	Indoor pool not open to general public but used by other schools and community groups
Knox Grammar, 1495 – 1529 Pacific Highway Wahroonga	25 metre x 8 lanes indoor heated pool Diving pool
Lindfield Primary School, Lindfield	25 metre outdoor pool. Swim club use on weekends
Newington Preparatory School, 26 Northcote Rd, Killara	Outdoor pool not open to the public. The school has indicated that it intends to provide indoor aquatic facilities
Pymble Ladies College, Avon Road Pymble	50 metre x 6 lanes outdoor heated pool (part able to be used for water polo). Pool has 1 and 3 metre diving boards 15 metre x 4 metre wading / learn to swim pool
Pymble Public School, Crown Road Pymble	20m x 6m outdoor pool not open to the public. A swim school operates from the pool outside school hours
Ravenswood College Cecil Street Gordon	25 metre x 6 lanes indoor heated pool
Roseville College, Roseville	25metre 4 lane, outdoor pool not open to the public
Sacred Heart Catholic School, Pymble	20m outdoor pool currently being refurbished. Available only for school students and members of the Parish, and maybe other members of community

Table 2.4: Schools in Ku-ring-gai Council with aquatic facilities

The schools predominantly use their aquatic facilities for curriculum programs eg: physical education classes, competition, and training. However, all of the schools also allow use of the aquatic facilities for other purposes, but in order to use the facilities users generally need to be part of the school community. For example users may be a student or past student of

the school, have a sibling who is a student at the school, be on the waiting list to attend the school or, in some instances, be sponsored by a member of the school community. These conditions --along with the quite extensive school programs-- significantly restrict the availability of the facilities for wider community use.

Table 2.5 provides details about the aquatic programs and activities offered by each school. It indicates whether these are conducted specifically for school students or are additional activities available to people who are in some way a part of the school community as outlined above. It is evident from the Table that school pools attract significant numbers of users to programs offered to those outside the immediate school programs. However, these opportunities are not available to the majority of students in Ku-ring-gai Council who do not attend or have a connection with one of the schools and there are presently few readily available programs for this group of residents.

School	Programs for School Students	Programs for Broader School Community
Abbotsleigh College	Physical education classes Water polo training and competitions Diving coaching Squad training Learn to swim 3 afternoons per week	Learn to swim classes - Mon – Fri 3.30pm – 8pm and Sat 7am – 3pm. 1500 lessons per week (estimated 800 students) Lap swimming (as per times above) Aquarobics Hire facility to Ku-ring-gai Amateur Swim Club Hire facility to masters swimming clubs for carnivals on weekends
Barker College	Physical education classes Water polo training and competitions Learn to swim Squad training	Learn to swim classes – 1200 students Primary school lessons
Knox College	Junior development swim training Senior development swim training Diving Physical education classes	Learn to swim classes – Sat morning 8.30am – 11.30am (150 students) Masters Program (Wed morning and Fri evening) Old boys night (Tues and Thurs evening)
Pymble Ladies College	Learn to swim Life saving Recreational use by boarders Competition training Competitions Water polo Rowing (during winter months)	Learn to swim classes (only just commencing this program)
Ravenswood College	Junior development swim training Senior development swim training Physical Education classes	Aquarobics SCUBA Diving Learn to swim classes – Saturday morning. Only a small number of students

Table 2.5: Aquatic programs offered at school aquatic venues in Ku-ring-gai Council

All of the schools contacted were asked whether they could provide data about where people participating in their programs come from ie: the suburbs they reside in. Table 2.6 below presents the information which was collected although it would appear that several other of the schools listed above also lease their facilities to school community members and/or to local swim clubs or teachers. The data, although limited, suggests that quite small numbers of Ku-ring-gai residents make regular use of the private school facilities.

Plans have been announced for major new indoor/outdoor aquatic leisure facilities at Macquarie University. Whether construction proceeds however, will be dependent on whether there are sufficient university funds without compulsory student union contributions, these having been legislated against by the Federal government. Even if the facility is built, experience from other universities suggests that it will be operated in much the same way as private school pools and that the general community will only gain limited and special-use access. As such, it would be unlikely to impact on Council facilities.

2.4.2 The Market Implications of School Facilities and Their Use

The information about private school aquatic facilities holds a number of important implications for the future provision of aquatic leisure facilities in Ku-ring-gai Council. These include:

1. With most private schools in Ku-ring-gai Council having their own aquatic facilities and offering access to these to the broader or school community, it would be reasonable to assume that the demand for public aquatic facilities would be reduced. However, the schools only offer access to their facilities in a limited capacity ie: users must in some way be a part of or connected to a school community to use the facilities, and access is limited to times when the facilities are not in use for school purposes
2. Large sections of the community are not associated with a pool-owning school, and there are also at least 15 schools without a pool. As a result, there is still a significant demand for public aquatic facilities and related programs. In addition, two of the private schools indicated that *even with* the limitations they place on access to their facilities, they cannot meet the demand, particularly for training purposes
2. All of the private school facilities offer learn to swim lessons to their wider school communities. This suggests that the demand for learn to swim lessons may well be lower at public aquatic facilities than would otherwise be the case. However, as lessons are not accessible to people not linked to the school, there is likely to be a continuing demand for lessons at public facilities

School	Origin of People / Students
Abbotsleigh College	People who use the school aquatic facilities for learn to swim, lap swimming, aquarobics etc: The largest numbers come from Lindfield, Killara, Wahroonga, Turramurra and Warrawee, and Smaller numbers come from Cherrybrook, Castle Hill, Northern Beaches, Pennant Hills, Beecroft and Dural
Barker College	Learn to swim students who use the school aquatic facilities: The vast majority of learn to swim students are from the Mount Colo area, and A small number are from the Wahroonga and Carlingford area
Knox College	Students attending the school: Most students are from within a 5km radius of the school Wahroonga, Warrawee and Turramurra are the suburbs where the largest number come from This is followed by St Ives and Pennant Hills, and Small numbers come from Mount Cola and even smaller from Kenthurst
Pymble Ladies College	Students attending the school: The school has 250 boarders from all over country NSW Around 100 students who live in the suburbs past St Ives on Mona Vale Road, and The remainder come from the suburbs along the Pacific Highway between Lane Cove and Hornsby.
Ravenswood College	Students attending the school: Students attending the school come from Hornsby through to the lower north shore area.

Table 2.6: Secondary schools origin of users of aquatic facilities

4. All of the schools indicated that they had a limited capacity to hire their facilities to other organisations for training purposes, carnivals, swimming lessons etc. This suggests that there will be a continuing need for public water space for hire to community organisations such as the Ku-ring-gai Amateur Swim Club and to public and private schools which do not have their own facilities.

2.5 PRIVATE LEARN TO SWIM FACILITIES

2.5.1 Existing Venues

Learn to swim facilities which are privately owned and operated in or close to Ku-ring-gai Council include the Denis Pontin Swim School in Turramurra,; the Killarney Swim Centre which runs a Carlile Swim School in Kilarney Heights, and the Terrey Hills Swim School, which runs as a swim school and has adult lessons and triathlon training. In addition, a new Forbes Carlile Swim Centre opened in Cherrybrook in Hornsby Council in December 2005.

Information was made available for two these facilities, these being the Denis Pontin Swim School and the new Forbes Carlile Swim Centre in Cherry Brook. This information is

discussed below and although limited, it provides some understanding of the markets within the Ku-ring-gai region.

2.5.2 Denis Pontin Swim School

The Denis Pontin Swim school has estimated that total visits for the 2004 calendar year were approximately 20,500 and that on average there are 500 learn to swim students enrolled each term. The cost is \$16 per lesson or \$160 for a ten week term.

The swim school completed a week long postcode survey of 357 learn to swim students to obtain information for the present Study about where their learn to swim students come from. This assistance is gratefully acknowledged. The following findings were made:

- A total of 304 or 85 percent of respondents were residents of Ku-ring-gai Council
- Students were predominantly concentrated in the suburbs of Turramurra (112 or 31.4%), Wahroonga (69 or 19.3%), Pymble (63 or 17.6%) and St Ives (36 or 10.1%)

2.5.3 Forbes Carlile Swim Centre

A new Forbes Carlile Swim Centre was projected to open in Cherry Brook in December 2005. The Centre, to be constructed at a cost of \$3.1 million, has been built on land owned by Hornsby Council which has entered into a 50 year lease of the site with Forbes Carlile.

Whilst located on publicly owned land, the Centre will only be open to the general public for two hours per day. The facility will otherwise be operated for private learn to swim lessons and it is anticipated that it will have up to 4,000 students within the first twelve months. The cost will be \$14.75 per lesson.

2.5.4 Swim Schools Overview

It is evident that the two private swim schools reviewed here do –or *will*—command a significant share of the learn to swim market in the Ku-ring-gai Council area. That said, the Pontin Swim School data indicate that learn to swim participants are drawn predominantly from their local area. As a consequence, it is unlikely that the Carlile pool will have a “reach” which allows it to meet the needs of many Ku-ring-gai Council residents. Even the Pontin facility does not provide a service which is used by residents from all suburbs of the Council. The conclusion to be drawn from this is that while existing private learn to swim facilities will always take up some proportion of the learn to swim market, they are unlikely to ever cater for the whole market and as such, further provision is warranted. Perhaps more significantly, swim schools generally only cater for one specific aquatic activity.

2.6 MARKET ANALYSIS: OVERVIEW

It is evident from the analysis of the present provision of aquatic centres in the Ku-ring-gai district that the north shore area has a considerable supply of outdoor and indoor public venues, school facilities and commercial swim school facilities. Most of the large, modern indoor/outdoor aquatic leisure venues are located to the south of Ku-ring-gai while outdoor public, school and private facilities are spread throughout the region.

As is discussed further in Chapter 5, the modern indoor venues operated by Councils to the south of Ku-ring-gai attract a significant market share from the Ku-ring-gai community. This appears to be an important factor in the continuing decline in attendances at West Pymble Pool and highlights the failure of the venue to keep up to date in meeting community needs and expectations.

The prevalence of school facilities and private learn to swim venues could suggest that there may not be a high demand for such provision in any new or upgraded aquatic facilities built by Council. However, it is evident that there are many residents who cannot access these facilities or whose needs are not met by them. As such, it is reasonable to assume there will still be a significant level of demand for similar facilities in a new or upgraded public venue.

The limited catchment reach of private and commercial facilities and the use of public aquatic facilities in *other* Councils, suggests that Council should try to achieve a location for any new facilities which is either reasonably central to the community as a whole or one which seeks to offset the more southerly location of West Pymble Pool.

With the exception of Hornsby Council, which is examining future aquatic provision options for Berowra, none of the surrounding Councils presently have plans to develop new or redevelop existing aquatic leisure facilities in the near future. A Hornsby Council initiative in Berowra would be unlikely to impact on Ku-ring-gai markets at all.

In conclusion, while there is a considerable level of aquatics provision in the Ku-ring-gai region, the mix and distribution of what is provided is not capable of meeting the full range of needs in the Ku-ring-gai community. As a result, people are forced to go outside the Council area to meet many of their needs. If they are unable to travel, they simply cannot have their needs met. As such, the analysis presented in this chapter indicates that it the Ku-ring-gai community is to gain the range of personal, social and health benefits which aquatic facilities can offer, there is a need for the provision of more, new and different forms of facilities in the Council area.

3

FACTORS IMPACTING ON AQUATIC DEMANDS IN KU-RING-GAI COUNCIL

3.1 INTRODUCTION

The demand for aquatic leisure facilities is influenced by a range of factors. Key amongst these are:

1. The demographic characteristics of the population
2. The leisure interests in the community, and
3. The types of aquatic leisure and recreation opportunities available to the community.

The last of these influences was discussed in the previous Chapter. The following paragraphs review the demographic characteristics of the Council population and the broad leisure interests in the community before reviewing the possible implications of these characteristics to future aquatics provision in Ku-ring-gai Council.

3.2 THE DEMOGRAPHICS OF KU-RING-GAI COUNCIL AND SURROUNDING AREAS

3.2.1 Population Size and Change

The viability of any recreation opportunity is impacted by the size of the population available to support it. The greater the population in an area, the greater the market available to support the provision of these opportunities.

The Australian Bureau of Statistics has reported that at the 2001 Census, Ku-ring-gai Council had 101,346 residents. This represented an increase of 2,314 residents or 0.5 percent per year from the 1996 Census. It should be noted that prior to the 1996 Census, the population of Ku-ring-gai Council had generally been declining. In contrast, more recent population projections completed for Council predict a steady increase over the next 20 years with this reflecting the higher densities which will follow the implementation of the *Residential Development Strategy* and the development of sites rezoned by the State Government.

The *Ku-ring-gai Section 94 Contributions Plan 2004 – 2009 – Residential Development* predicts

that the Council population will grow to 126,181 by 2026. Most growth is expected to occur along the Pacific Highway-railway corridor and around the St Ives Town Centre, where multi unit developments will occur as part of plans to accommodate the expected population growth in metropolitan Sydney.

It should be noted that the Council Section 94 Plan projected a population of 107,819 in 2001 which is some 6,500 higher than the 2001 Census data. This suggests Council will need to continue to carefully monitor the population in future years to ensure decisions regarding recreation (and other) provision are based on accurate population data.

With regard to the population of neighbouring Councils, Hornsby, Ryde and Warringah all experienced an increase in population size from 1996 to 2001. Hornsby Council experienced growth of 1.3% per year, higher than the 1.1% experienced across NSW. The largest areas of growth occurred in central Hornsby (5.2%) and Castle Hill (2.4%). It is projected that Hornsby Council's population will continue to experience strong growth with resident numbers reaching 154,000 by 2005.

Warringah Council's population at the 2001 Census was 128,839 and had experienced growth of 3.7 percent from 1996 to 2001 and 5.4 percent from 1991 to 2001. Ryde Council's population has experienced steady growth over the last 20 years growing from 88,948 in 1981 to 95,744 in 2001.

The continued growth in the population of the surrounding Councils suggests the potential for a larger market than just the Ku-ring-gai community for any new aquatic leisure facility in Ku-ring-gai, although both Ryde and Warringah Councils have their own aquatic facilities. In addition, the regional population growth suggests that there may be the capacity and need for several new venues to cater for specific needs and elements of the community. For example, a venue focused specifically on the health and therapy markets may be justified to cater for the increasing number of older adults.

3.2.2 Population Age

The age distribution of the population has a significant impact on the rate of use of recreation opportunities in a community. Several recent Bureau of Statistics research reports show that there are dramatic falls in participation rates as people age. The first of these reports is *Children's Participation in Cultural and Leisure Activities April 2000* (ABS, Catalogue 4901.0, Jan. 2001) and the second is the December 2003 report, *Participation in Sport and Physical Activities 2002* (ABS, Catalogue 4177.0, Dec. 2003). These report the rates of participation in a number of activities which children and adults have pursued at modern indoor health and fitness, sports and aquatic centres. The findings are recorded in Table 3.1.

The following points in Table 3.1 warrant highlighting:

- Swimming was the most popular activity across all age groups, followed by aerobics/fitness and netball,

- The proportion of the population participating in most activities was very low with only two -- aerobics/fitness and swimming-- recording rates of over 10 percent of the population, and
- There were dramatic falls in participation with age, even amongst children (eg: gymnastics, swimming). Amongst adults, only aerobics/ fitness and swimming retained substantial rates of participation into the oldest age category. Most other activities had fallen below 1 percent participation rates by the 35-44 or 45-54 years age groups.

Activity	5-8 yrs	9-11 yrs	12-14 yrs	18-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65 yrs and over
Aerobics/ fitness	nd	nd	nd	17.0	15.2	11.5	9.2	7.0	5.0
Aquaerobics	nd	nd	nd	0.1	0.4	0.2	0.4	0.5	0.2
Basketball	3.9	10.6	9.4	9.5	3.6	2.0	0.3	0.2	0
Cricket (indoor)	nd	nd	nd	3.5	1.7	0.5	0.2	0	0
Gymnastics	4.2	2.1	0.8	nd	nd	nd	nd	nd	nd
Martial arts	4.0	4.6	3.2	2.9	1.8	1.3	1.3	1.2	0.9
Netball (1)	7.3	26.3	12.6	9.6	5.9	2.7	0.8	0	0
Swimming	19.1	14.7	7.6	13.7	13.9	14.0	9.9	8.0	3.9
Volleyball	nd	nd	nd	2.5	2.4	1.1	0.6	0.1	0

Table 3.1: Rates of participation in selected aquatic/health and fitness/ball sport activities, Australia, 2000-2002 Source: Australian Bureau of Statistics

Notes: The various Bureau of Statistics surveys of recreation participation have collected data from "children" and "adults" and in defining the relevant age categories, have generally not collected any data for those aged 15-17 years of age

nd = no data reported in the ABS publications. (1) Female-only participation rates have been recorded for children as male rates are so low they have a high level of statistical variance and would render the reported rate meaningless. Adult rates are for both sexes although it is known that on a national level, women participate at around 6 times the male rate Source: Australian Bureau of Statistics

The age distribution of the Ku-ring-gai Council population (excluding overseas visitors) is recorded in Table 3.2. This also records the comparable age distribution data for metropolitan Sydney. The data provided in this table and outlined below has been sourced from several documents including:

- Small Area Profile of Ku-ring-gai – Community Analysis
- Ku-ring-gai Section 94 Contributions Plan 2004–2009 - Residential Development
- A Community Portrait of Ku-ring-gai – Demographic Profile.

It should be noted there is a lack of consistency in the age group categories in each of these

documents in relation to the ABS Census data, making it difficult to compare data.

Table 3.2 indicates that in 2001, the largest age group in Ku-ring-gai Council was adults in their prime working age from 25–54 years. This accounted for 38 percent of the total population, although this percentage is far fewer than the Sydney metropolitan average of 45 percent. Ku-ring-gai Council's age structure varied most from metropolitan Sydney in the older adults category of 75 years plus. This category accounted for 8.3 percent of Ku-ring-gai Council's population, proportionally 47 percent more than metropolitan Sydney at 5.6 percent. The high school age group of 12 – 17 years also varied significantly with Ku-ring-gai Council's population proportionally 25 percent larger than metropolitan Sydney.

Significant changes in the age characteristics of the population of Ku-ring-gai Council between 1996 and 2001 include an increasing number and proportion of children from 0–11 years, with the most significant increase in numbers being from 5 –11 years. The 0-4 year olds were the fastest growing population group in the Council. In addition, all age groups from 40-75 years plus experienced population increases with the 75 years plus age group experiencing the most significant growth –increasing by 1,163 since 1996.

In contrast, there was a decline in population numbers amongst 12-17, 18-24 and 25-39 year olds. The most significant decrease both in numbers and proportionally occurred in the 18-24 year old category with a decrease of 5 percent.

A detailed analysis of the changing characteristics of each suburb is not included in this report. It is worth noting however, that in relation to increasing numbers of children aged 0 – 11 years, the suburbs where the greatest increases occurred were St Ives, Turramurra, Wahroonga and West Pymble.

Age Group	Ku-ring-gai Number	Ku-ring-gai Percent	Sydney Number	Sydney Percent
0-4	5,387	5.4	265,175	6.7
5 - 11	10,413	10.4	377,011	9.5
12 - 17	10,051	10.0	316,759	8.0
18 - 24	9,567	9.6	391,107	9.9
25 - 39	14,354	14.3	948,447	24.0
40 - 54	23,592	23.6	833,237	21.1
55 - 74	18,484	18.5	593,599	15.0
75+	8,306	8.3	222,680	5.6
Totals	100,154	100	3,948,015	100

Table 3.2: The age distribution of the population in Ku-ring-gai LGA and metropolitan Sydney, 2001 (excluding overseas visitors, but including Australian visitors).

In relation to the 75 years plus age group, the biggest increases occurred in Lindfield, North Turramurra, St Ives and Turramurra. The changing age structure in these suburbs may indicate particular areas where consideration might be given to the provision of new leisure

and aquatic facilities. This will have particular relevance if smaller facilities which cater for specific needs in the population are considered. For example, hydrotherapy facilities for the aging community may be best located in Lindfield, North Turrumurra, St Ives or Turrumurra where the 75 years plus age group has increased the most.

3.2.3 Cultural Background/Ancestry

Bureau of Statistics research reports show that there are dramatic differences in participation in 'mainstream' Australian recreation activities on the basis of cultural background. In general, Anglo-Saxon groups use 'mainstream' Australian recreation venues at about nine times the rate of non Anglo-Saxon Australians. These differences reflect the differing cultural experience and mores of non-Anglo-Saxon ethnic groups in the community and the relevance of what is offered by way of traditional Australian recreation activities.

The Ku-ring-gai population is largely Anglo-Saxon in nature with 67 percent of the population born in Australia and only 33 percent born overseas. This is consistent with metropolitan Sydney where 33 percent of people were born overseas, however, the most common birth places for metropolitan Sydney differed significantly from Ku-ring-gai (with the exception of New Zealand). The most common foreign birthplaces for the Ku-ring-gai population were the United Kingdom (Ku-ring-gai 6.7%, Sydney 4.6%), South Africa (Ku-ring-gai 3.7%, Sydney 0.6%), Hong Kong (Ku-ring-gai 2.7%, Sydney 0.9%) and New Zealand (Ku-ring-gai 2.2%, Sydney 2.1%). This also differs significantly from numerous other Sydney LGAs which have a large number of residents born in South East Asian and Middle Eastern countries. The Anglo-Saxon nature of the Ku-ring-gai community will therefore have different aquatic and leisure needs to an ethnically more diverse community.

Between 1996 and 2001 the population born overseas increased by 1,647 with the fastest growing overseas born communities in Ku-ring-gai being South African, Chinese and New Zealanders. The ancestry of the Ku-ring-gai Council population by the birthplace of at least one parent as recorded at the 2001 Census is listed in Table 3.3. This data reinforces the Anglo-Saxon nature of the population with 33 percent of people identifying Australia as their ancestry and 40 percent citing English.

Only 16 percent of Ku-ring-gai Council residents speak a language other than English at home compared to 29 percent for metropolitan Sydney. The main languages spoken at home other than English were Cantonese (4.8%), Mandarin (1.7%) and Korean (1.3%). Both Cantonese and Mandarin were also the fastest growing community languages since 1996.

3.2.4 Residential Form

In general, experience shows that residents living in flats, units or apartments make wider use of public and commercial leisure venues than residents in separate houses or semi-detached, row or terrace houses. This is largely due to the greater private resources of the latter types of homes.

Ancestry	Percent
English	38.6
Australia	32.7
Irish	11.2
Chinese	8.7
Scottish	3.5
German	3.2
North and West Europe	2.7
North and East Asian	2.6
Sub-Saharan Africa	2.5
Southern and Eastern Europe:	2.3
Italian	2.3
Indian	1.3
Not stated:	4.5

Table 3.3: Ancestry of Ku-ring-gai Council population, 2001

At the 2001 Census, Ku-ring-gai Council had 33,673 residential dwellings. The largest proportion of these were separate houses (85.9%), this is much higher than Sydney's proportion of 63%. This was followed by flats, units or apartments (10%) and semi-detached, row or terrace houses (2.7%). A further 0.4 percent of homes were houses or flats attached to a shop or office.

An increase in housing stock occurred between 1996 and 2001 across all forms of housing, however, the most significant change occurred in semi-detached, row or terrace houses which increased from 512 to 914. Despite this Ku-ring-gai still has a very low proportion of semi-detached, row or terrace houses and flats, units or apartments in comparison with Sydney which totals 11.3 percent and 23.5 percent respectively.

Housing Type	1996 %	2001 %
Separate home	86.1	85.9
Semi/terrace/ town houses	1.6	2.7
Flats/units/apartments	9.9	10.3

Table 3.4: Housing types, Ku-ring-gai Council, 1996-2001

Data outlined in the *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development* predicts that the number of residential properties in the Ku-ring-gai Council will increase substantially from 2001 to 2026. The Plan predicts property numbers will increase to 46,836 by 2026 with the majority of the increase to occur in the "other dwelling" category which includes multi unit dwellings.

The *Ku-ring-gai Residential Development Strategy* identifies areas along the Pacific Highway - railway spine corridor and around the St Ives Town Centre as suitable locations for multi unit development. This may vary in scale from dual occupancies to multi-storey apartment buildings for stage one, with stage two identifying lower density multi unit housing (such as town houses and villa homes) around neighbourhood centers as the preferred approach.

This suggests there will be an increased demand for aquatic leisure facilities, as generally people living in apartments and flats are more likely to seek leisure opportunities outside the home. This may occur for a number of reasons such as they are more likely to be living alone and seeking social interaction opportunities. Leisure facilities therefore become important community meeting places.

3.2.5 Family Structures

A strong family focus has been retained in the household make up of the Ku-ring-gai Council community although average family sizes decreased between 1996 and 2001. At the 2001 Census, people in Ku-ring-gai Council most commonly lived as a couple (47% married and 2% unmarried) in comparison to Sydney with 39 percent married and 5 percent unmarried. In total, 87 percent of people in Ku-ring-gai Council lived in family households with an average size of 3.2 per household. 58 percent of all families had children under 15 and 31 percent of families were couples without children at home. Seven percent of the population consists of single parent families.

People living alone were less common in Ku-ring-gai Council (5%) than in Sydney (8%). In general, the average number of people per household tends to be higher for houses –occupied by *families*-- than semi-detached, row or terrace houses and flats, units or apartments. This is supported by the fact that the average number of people living in each dwelling in Ku-ring-gai Council was 2.9 persons per dwelling in comparison with metropolitan Sydney which had 2.5 or 2.7 persons per dwelling depending on the data source used.

3.2.6 Occupation, Education and Income

Australian research has shown that as occupation and education levels rise, so does the demand for recreation opportunities and for opportunities of a higher standard. There is also a greater focus on opportunities which improve health and well-being, on environmentally-responsible pursuits and on small group or individual rather than *team* activities.

Both occupation and education levels in the Ku-ring-gai Council community were significantly higher at the 2001 Census than metropolitan Sydney. 74 percent of Ku-ring-gai adults had completed year 12 in comparison to 50 percent for Sydney. Of residents aged 15 years and over 60 percent in Ku-ring-gai had tertiary qualifications versus 42 percent in Sydney and 8.3 percent of Ku-ring-gai adults had completed post graduate studies versus 3.1 percent in Sydney.

The 2001 Census data shows the most common occupation of Ku-ring-gai Council residents was professionals making up 35 percent of the workforce. This had increased from 33 percent at the 1996 Census. The next most common occupations were managers/administrators (17% of the workforce), intermediate clerical, sales and service (13%) and associate professionals (13%), all of which remained stable since the 1996 Census.

Occupational Category	1996 %	2001 %
Professionals	33.0	35.0
Managers / Administrators	17.0	17.0
Intermediate Clerical, Sales and Service	13.0	13.0
Associate Professionals	13.0	13.0
Industry Type		
Property and Business Services	22.0	24%
Retail	12.0	12.0
Health and Community Services	12.0	11.0

Table 3.5: Occupational categories, Ku-ring-gai Council, 1996-2001

Consistent with professionals being the most common occupation, the industry providing the most Ku-ring-gai Council residents with work in 2001 was property and business services (27% of men and 20% of women, 24% in total). This was the fastest growing industry amongst Ku-ring-gai Council residents and had increased by 2 percent since 1996. It is also significantly higher than metropolitan Sydney at 14 percent. There was very little change otherwise in the proportions of industries in which Ku-ring-gai Council residents were employed between 1996 and 2001.

In keeping with the occupational make up of Ku-ring-gai Council, the income levels of the community were significantly higher than the metropolitan Sydney average. Average weekly incomes were \$852 for Ku-ring-gai Council residents in the workforce (\$1025 male and \$679 female) while for metropolitan Sydney the average was \$610 (\$708 male and \$512 female). The median income for Ku-ring-gai Council employees was \$500-599 per week in comparison to Sydney \$400-\$499.

Whilst in general the Ku-ring-gai Council community has high income levels, it is important to note that there is a significant percentage of residents who are considered to have low incomes. Low incomes are generally regarded as those that are less than half the average weekly earnings (ie under \$390 for men and \$200 for women at the 2001 Census). On this measure, 28 percent of men and 48 percent of women in Ku-ring-gai were on low incomes at the 2001 Census.

3.2.7 Car Ownership

Car ownership or the lack of it impacts on the ability of a community to reach the recreation opportunities which are provided. Unless good public transport is provided, families without cars can be seriously disadvantaged. In the case of Ku-ring-gai Council households, car ownership levels are high and significantly higher than metropolitan Sydney.

Table 3.6 below outlines the Bureau of Statistics data on car ownership in both Ku-ring-gai and metropolitan Sydney. It shows that the proportion of households with no car was

significantly lower in Ku-ring-gai than Sydney and the proportion of households with two and three or more cars in Ku-ring-gai was significantly higher than Sydney. As a result, the average number of cars per household is also significantly higher in Ku-ring-gai Council (1.8 vehicles per household) than Sydney (1.4 vehicles per household).

Number of cars per household	Ku-ring-gai Council %	Sydney Metro Area %
None	5.0	13.1
1	31.0	38.6
2	44.0	29.5
3+	16.0	10.7

Table 3.6: Car ownership, Ku-ring-gai and Sydney Metro Area, 2001

3.2.8 Demographic Implications

The foregoing demographic material holds a number of important implications for the future provision of aquatic leisure facilities in Ku-ring-gai Council. These include:

- With residents numbers in excess of 101,000 the population should constitute a sufficient market to support the viable operation of a major aquatic leisure complex or as suggested earlier more than one aquatic leisure complex which may be designed to meet different needs in the community. Should the projected growth in population continue both in Ku-ring-gai and the surrounding region, this will further reinforce the sufficiency of the market
- Ku-ring-gai Council is experiencing changes in the population age make up. All age groups from 40 years plus experienced a population increase from 1996–2001 indicating the population is aging. An ageing population generally means that fewer residents will make use of aquatic leisure facilities as participation in these activities generally drops dramatically above the mid 40s age group unless, relevant programs and activities or interest to the older community are provided. However, in contrast, Ku-ring-gai Council is also experiencing an increase in the 0-11 years age group which is generally one of the highest users of aquatic leisure facilities
- The strong Anglo-Saxon nature of the community generally results in higher usage of aquatic leisure facilities. The proposed increase in flats, units or apartments through the *Ku-ring-gai Residential Development Strategy* also suggests a likely increase in demand for attractive public and commercial recreation opportunities. However, this is contrasted by the large number of separate private residences (86%). As outlined earlier, experience

shows that residents living in flats, units or apartments make wider use of public and commercial leisure venues than residents living in separate houses or semi-detached, row or terrace houses

- The strong continuing family structures in the community will mean that family-oriented facilities and programs should be successful and are an important part of any new or refurbished aquatic leisure facilities and programs
- The high education, occupation and income levels in the Ku-ring-gai community are likely to result in continued high demand for quality recreation opportunities with an environmentally sound, personal and health and fitness focus. However, with a relatively large number of residents still considered to be on low incomes it will be important to consider the needs and financial capability of these residents to access new aquatic leisure opportunities. These residents are unlikely to be able to afford new recreation opportunities which are costly to use, unless specific programs and services are developed which target these parts of the community, and
- High levels of car ownership will generally mean residents can readily access and are most likely to use a car to access public recreation facilities. The location of any new facilities close to public transport may therefore not be as crucial. Despite this 5 percent of the community does not have a car attached to its household and will therefore need to access public recreation facilities by public transport.

These influences mean that the population of 101,000 plus in Ku-ring-gai Council can generally be considered to be quite capable of supporting a viable, multi-use indoor aquatic leisure center and / or potentially more than one aquatic leisure facility which address specific needs in the community. However, there is a range of targeted programs and services which would need to be developed in order to meet the specific needs of the community. The specific needs to be addressed include:

- The ageing population
- Low income sections of the community
- Families, seeking opportunities to recreate together, and
- Single household persons and / or people living in apartments, units of flat seeking social interaction opportunities

Should the development of more than one aquatic leisure facility (to meet specific needs in the community) be the preferred outcome, then careful consideration should be given to the location of these facilities, ensuring that they are located within easy reach of the

communities they are most likely service.

With increasing populations in the surrounding Council areas, Ku-ring-gai Council also has the potential to attract markets from within these communities. Ku-ring-gai Council residents currently use a range of alternate facilities particularly during the winter months as Council's only aquatic facility (the West Pymble Pool) is unable to meet their needs. With the development of one or more multi-use indoor aquatic leisure centers, members of the community are most likely to be attracted to use a facility closer to home provided the services and programs they seek are available.

It is reasonable to assume that with continued high incomes, high levels of education, a largely Anglo-Saxon community and an increasing number of people living in flats, units and apartments, that interest in aquatic activities will remain high. Further, there is strong evidence to indicate that there will be a need for more appropriate, attractive and higher standard facilities, support services and programs if residents are not to take their custom to other facilities outside the Ku-ring-gai Council as currently occurs. Well off communities with a wide range of leisure experiences –and the capacity to buy what they need—are increasing unwilling to use facilities and services which are not of a high standard and which are not well managed and promoted.

3.3 CHANGING LEISURE INTERESTS AND OPPORTUNITIES

3.3.1 Broad Recreation Changes

There have been quite dramatic changes in the leisure and recreation interests of the community over recent years *and* in the types of leisure and recreation opportunities available to the community. These changes have been driven by higher education levels, changed work and business hours, greater community affluence, a willingness to pay for high standard experiences, insurance and litigation issues, the changed cultural mix of the community, greater expectations of quality and professional service, a greater awareness of the benefits of recreational involvement, and the ageing of the population.

The broad social, economic and attitudinal changes occurring in society have led to the following changes in community leisure behavior:

A trend toward participation in non-competitive and passive activities rather than traditional formal sports

A search for more flexibility and diversity in leisure pursuits rather than a commitment to a small number of activities with this diversity ranging from an increasingly elite level to a basic and casual participation level for many activities

Dramatic falls in a number of traditional team and small group

sports – including tennis and lawn bowls-- with a recent exception of junior soccer and Australian Rules Football

Significant increases in non-competitive but active pursuits such as cycling, walking, travel and swimming

Greater support for and more involvement in informal, community-focused activities including community days, carnivals, festivals, music concerts and markets

Participation in recreation activities across a wider period of the day and week with a major move to week day evening sports *participation* and weekend involvement with non-sporting pursuits and spectating

Continuing growth in home-based leisure entertainment

A search for more personalised leisure venues and services, as evidenced by the use of personal trainers, 'boutique' health and fitness providers, personal training and fitness videos and home gyms

A significant growth in concern for the protection and well-being of the natural environment as both a recreational and political activity

The use of natural and wilderness areas for a wide diversity of often conflicting uses. These include conservation and nature studies, educational activities, bushwalking, skiing, four wheel driving, abseiling, rockclimbing and bouldering, hang gliding, caving, canoeing/rafting, and BASE jumping

Acquisition and use of a wide range of recreational equipment. This ranges from computers and video/DVD equipment to SCUBA gear, boats, hang gliders and aircraft, off road vehicles, metal detectors etc

Provision and use of a wide diversity of culturally and socially-focused recreation opportunities including restaurants, bookshops, amusement parlours, music outlets (recorded and live), hotels, theatres and galleries

Increasing demand for the management of natural resources on a sustainable basis

Increased focus on risk management and escalating public liability premiums as a major concern for land managers, Clubs and groups. Rising costs may limit the range of recreational activities available to the community in the future and lead to higher costs

of participation, and

A growing trend for families to share recreational activities or to pursue related activities at one venue rather than pursuing a wide range of *different* activities.

Not all the above changes have implications for any proposed new or replacement aquatic leisure facilities in Ku-ring-gai Council, although a number do. In particular, the trends and changes suggest that any new or replacement aquatic facilities should:

Add to the mix of recreation opportunities available to the Ku-ring-gai Council community

Be provided at a high standard at each of the facility, management and programming level with attention being given to targeted, personalised service

Developing a focus on informal and formal recreation programming which is suitable to and attractive to a wide range of ages, offers interesting user experiences and delivers long term personal and community *outcomes* rather than on *facilities* management alone

Have a strong family focus

Pursuing integrated provision of opportunities to optimise family and social outcomes and investment returns

Use the new provision as both a destination in its own right but also a base for wider recreation programs, including those provided by others, and

Be programmed for different types of users and uses at differing times of the day and week.

In preparing the recommendations of the present report, the broad leisure trends reviewed above and appropriate responses to them have been taken into consideration in determining the mix of facilities to provide. It will also be essential that the promotion of any new or replacement facilities take these issues into consideration.

3.3.2 Key Aquatic Trends

In addition to the broad recreation trends outlined above, a number of specific trends have emerged in the field of aquatics provision. Key amongst these are:

1. The growing recognition of the strong links between aquatics and

personal and community and personal health. This has led to a growing focus on healthy living and well-being programs and actions which ensure that aquatic leisure facilities are accessible to all residents regardless of their skills or physical abilities

2. A significant diversification in the mix of aquatic facilities and an increase in the number of different pools provided at aquatic centres in response to different market needs. For instance, there has been an increase in specialist pools for learn to swim, water safety for children, rehabilitation and therapy, self-programmed health activities, school programs, squads, youth activities and unstructured family activities
3. The growing provision of health focused program pools to cater for a wide range of health, sports injury and special needs uses. These are increasingly being provided with ramp, step and hoist access facilities
4. The provision of support facilities and services for parents and families. All recently built aquatic complexes are now providing child care facilities and family/disabled change rooms with the first of these now being mandatory in most States
5. Modern aquatic complexes (whether co-located or separate) are expected to cater for *at least* three quite different market sectors with the balance between them, depending on catchment age profile, being:
 - i. Recreation and leisure (which generate on average, 60% to 70% of users)
 - ii. Competitive, training and fitness market (accounting for 20-30 % of users), and
 - iii. Health and therapy markets (with 10-20% of users) (King, 2003).

To meet these markets, there is a need for facilities which can be used all year

6. A growing percentage of the population is pursuing swimming as a recreation activity and there is an increasing number of participants *of all ages*. This reflects the aquatics-health link; the greater availability of improved, heated and all-year indoor facilities; the continuing position of swimming as a school curriculum activity, and the continuing international successes of Australian swimmers
7. In response to items 1. to 6., there has been a significant increase in

the number of indoor aquatic venues throughout Australia over the past two decades so that the community has greater choice and a greater awareness of standards and services. Venues which do not reflect these improvements will not attract the markets they need to be viable

8. The 'packaging' of programs and services to make pools attractive to a range of groups in the community. These groups include in particular, public and private health providers, seniors in the community, schools and swimming clubs
9. Concerns over skin cancer have led to indoor pools being favoured over or in addition to outdoor facilities
10. Virtually no pool-only developments have occurred in the past two decades due to their assessed poor operational viability. Pool-only venues which were built in the past have progressively had a mix of other facilities added to them to strengthen their performance and market capacity eg: Leichhardt, Victoria Park, Andrew Boy Charlton, Woolloomooloo

New aquatic facilities are now almost universally provided in association with a widening range of other dry sporting, health (physiotherapy, massage, dieticians), fitness, quality food services and social facilities. This co-location reflects several factors: the user benefits gained from co-use programming; wider client use of additional services and facilities; major capital cost savings in the shared provision of toilet, change, cafe/food, parking and other support services, and the capacity to cross-subsidise costly aquatic programs with other more lucrative dry health, fitness and social uses

11. Virtually no new 50 metre pools, whether indoor or outdoor, have been built outside the metropolitan areas or major regional centres in Australia in the past 15 years except for where they will support State, national or international competitions and carnivals. This is due to capital and operational costs, lower use flexibility and the fact that where 50 metre pools are provided, other pools still need to be provided to ensure that community needs are effectively met

Further, many of Australia's 50 metre pools were built following the country's successes at the Melbourne Olympics of 1956. Since then, the international aquatics federation, FINA, has instituted 25 metre 'short course' regulations and world championships and the need for 50 metre pools has become far less important

12. Over recent years, a number of the more modern facilities have been developed as indoor *and* outdoor venues. This has taken

two main forms: first, provision of both indoor and outdoor pools (or water *features* rather than *pools*) in order to meet the assessed mix of community needs and second, through the construction of pools which can be opened up in summer and enclosed in winter (as at Inverell)

13. The provision of indoor/outdoor venues through the use of removable fabric enclosures have generally been a failure. This is because of the cost and difficulty of removing the covers, the ease with which covers are damaged, and because of the generally poor use conditions under the enclosure (noise, humidity, temperatures)
14. At an increasing number of aquatic centres, indoor and outdoor *non-pool* aquatic areas are being developed as toddler water play areas. These provide, for example, matting-based water play areas and user-operated sprays and sprinklers set on what is essentially a large shower base
15. There is an increasing provision of diverse *non-aquatic* areas. Indoor and outdoor venues are providing beach volleyball, picnic lawn areas, dry play facilities and multi-purpose rooms for teaching, group change and indoor activities in poorer weather. The latter spaces are also used for meetings, art shows, workshops, occasional care etc and are supported by existing amenities and services
16. Because of the increased 'supply' of aquatic leisure venues in metropolitan areas, more people 'shop around' to try out different venues (especially with children, friends) while others seek a venue which best fits their specific aquatic and other needs (eg: health). Research undertaken on behalf of Sport and Recreation Victoria during the 1970s, 80s and 90s found that the proportion of users who visited only one centre dropped from 97 percent to around 85 percent as a result of this changed use behaviour. Other research has shown that alternatively, users will select one venue as a 'home' base and then make use of numerous other venues for more specialist services. Thus, only quality and different opportunities and quality staff will attract and retain a growing proportion of users
17. In keeping with 16., there is now a major growth in specialist 'boutique' health and fitness centres. These are often no larger than a single shop, have restricted memberships and offer totally personalised service
18. Aquatics venues are increasingly being designed with the capacity

to allow staged additions which can accommodate emerging and changing needs in the community. The industry has evolved so rapidly that venues which were considered to be industry leaders 10 years ago are now seen as outdated. Unless changes can be made and new opportunities added, they will remain that way, and

19. Despite the high expectations of the 1990s, there is less than a handful of pools which have been built and operated under BOO (where a commercial developer **b**uilds, **o**wns and **o**perates a venue with some form of initial Council input) or BOOT (**b**uild, **o**wn, **o**perate and eventually, **t**ransfer ownership to Council) schemes. A number of developments which were initiated in this way have reverted to Council operation.

Each of these emerging trends has potentially significant implications for future aquatics provision in Ku-ring-gai Council. A number of the trends in fact, essentially establish quite stringent design and component requirements for any new aquatic-leisure centre. These would only be overlooked at some threat to the long-term success and viability of any development initiative. As a consequence, all have been given detailed consideration and have been used as one checklist of the components which have been included in the design options presented later in this report.

3.4 CONCLUSIONS

This Chapter has provided an overview of several key issues which can be expected to impact on the nature and success of future aquatic leisure provision in Ku-ring-gai Council and in the wider leisure and recreation market.

The demographic analysis has indicated that there is a substantial market in both the Ku-ring-gai Council and perhaps also the surrounding Councils from which to draw aquatic and related facility users. As indicated, however, specialist facilities and programming will be needed if the facilities provided are to achieve and retain viability. It will also require the provision of facilities capable of responding to changing needs. In particular, the demographic changes can be expected to mean a reduced focus on larger pools and a greater need for water space capable of providing a more diverse and more specialised array of health and specialist programs as well as social and family opportunities. Further analysis of the details of the aquatics markets in Ku-ring-gai Council is provided in later Chapters.

The analysis of the changing leisure determinants in the Australian community and of the recreation and aquatic provision implications of these has provided what amounts to a checklist or set of criteria by which future provision initiatives should be judged. The analysis has identified a number of facility components and programs which must essentially be regarded as 'mandatory' in any new development. These include health-

related programs; full disability access; a diversity of structured, unstructured, wet , dry, social and competitive facility *and* program opportunities; creche and other parental support services; multi-pool provision; all year access; indoor and outdoor multi-use leisure opportunities; packaging of programs for key target groups in the community; co-location of a range of facilities, programs and services; flexible building designs which allow later or staged development, and last, but certainly not least, quality provision and management.

These criteria have been used to guide a number of the key decisions regarding the development components which are recommended in later parts of this report.

Having reviewed the social and aquatics planning context in which initiatives in Ku-ring-gai Council must be placed, the following Chapter examines past Council studies and reports which may impact on the provision of new or redeveloped aquatic facilities in the Shire of Ku-ring-gai.

4

KU-RING-GAI COUNCIL STUDIES AND POLICIES

4.1 INTRODUCTION

In planning for the redevelopment of existing aquatic facilities or for the provision of new aquatic resources, it is important to ensure that what is recommended is reflective of past research and planning undertaken by Council on the issue and wider Council policies and objectives.

This chapter provides an overview of the key recommendations and outcomes from past reports and studies relating to the West Pymble Pool and broader Council Policy documents.

4.2 PAST AQUATIC AND RECREATION STUDIES

Several studies and reports have been completed in relation to aquatic and recreation provision in Ku-ring-gai LGA. Detailed below is an outline of each report and the key recommendations.

4.2.1 YMCA of Sydney and Ku-ring-gai Municipal Council Indoor Recreation Centre Study, May 1995

This report was commissioned by the Sydney YMCA as part of a joint development initiative with Ku-ring-gai Council. It was designed to provide the YMCA and Council with detailed advice on the level of community support for an indoor leisure center, the types of facilities and programs which ought to be provided, the expected levels of usage and the financial viability of an indoor leisure centre.

Whilst the Study is now ten years old, there are some key recommendations in relation to aquatic and associated leisure facilities which are relevant to this current study, particularly given that Council and the YMCA did not proceed with the project. The Study also outlined the expected usage, income and expenditure levels for the facility. These figures are no longer current and therefore will provide limited assistance with the current study, however the proposed facilities are still relevant. Detailed below is a list of the facilities which were recommended as part of the study.

A 25 metre 8 lane wide pool with water depth ranging from 1.0 – 1.6 metres, ramp beach access, marshalling / control area and seating for 200 people

Hydrotherapy pool 15 metres by 4 metres, minimum depth of 1 metre, possible integration with learn to swim pool

Learn to swim pool 16.67 metres by 9 metres with depths from 0.6 to 0.9 metres, possible integration with hydrotherapy pool

Water play area 9 metres by 5 metres with water depths from 0m to 0.4 metres

Two to three small spas capable of accommodating up to 5 people

Sauna / steam room

Two multipurpose sports courts and a marshalling area

Gymnastics area

Multipurpose program spaces of around 500 square metres to be divided into rooms

Fitness gym / weights area

Aerobics / programs room with sprung floor

Two professional medical / health services suites of around 20 square metres each

Food outlet and social area of around 150 square metres

Retail outlet to be linked to reception or food outlet

Storage, family / disabled change facilities, general change facilities and amenities, administration and reception, staff amenities and meeting room, first aid room, and

Car parking for 175 – 200 cars.

4.2.2 Ku-ring-gai Bicentennial Park Plan of Management, August 2002

The Ku-ring-gai Bicentennial Park Plan of Management was developed to meet Council's obligations in relation to the Local Government Act and provide a framework for sustainable management of the entire park. The Plan of Management aims to maximize the recreational opportunities, ecological and sustainable use values for the park, to conserve and / or enhance the natural and landscape features of the park and minimize external impacts upon the environment and adjoining residents.

The location of West Pymble Pool within Bicentennial Park is a key component of the Plan of Management. *'Swimming and associated water based recreation activities and canteen'* is identified as a permitted use within the Park. The Plan provides specific guidance on the scale and intensity of uses permitted in the park. The scale of the swimming pool is described as *'limited to physical capacity of existing facilities'* and the intensity outlines the allowed hours of operation *'6am – 11pm Monday to Friday and 7am – 11pm Saturday and*

Sundays.”

Further reference to the West Pymble Pool is limited within the Plan, with only one performance target documented for the Pool – To ‘*develop and implement a business plan for the West Pymble Pool Swimming Complex.*’ This is identified as a high priority. Finally, the Plan identifies and authorises, within the requirements of relevant legislation and Council policy, the future development of Bicentennial Park for a series of uses and purposes. The West Pymble Pool is one of those identified.

4.2.3 West Pymble Swimming Centre – Facility Condition, Maintenance and Depreciation Report, February 2003

This report outlines the existing pools, filtration and reticulation details, provides details of the existing flow rates in comparison to the NSW Health Department guidelines and reviews the structural condition of the pools, the surface finishes and plant room. The report does not include physical testing of the concrete in the pool shells, tanks and filter cells. The report therefore relies on visual inspections and experience from similar facilities to determine the lifespan of the pools.

Key points raised in the report include:

That all pools are reticulated via the one common reticulation system, using a single filtration treatment and heating system and a common balance tank. The NSW Health Department guidelines highly recommend the separation of pools in terms of water treatment, particularly where the pools are of significantly differing depths or uses as is the case with the West Pymble Swimming Pool. In particular, the guidelines strongly recommend that babies and toddlers pool water be treated totally separately from any other pool water

That the turnover rates for each of the pools do not meet the NSW Health Department guidelines

That the pools generally appear to be structurally sound with no major settlement or cracking apparent, with the exception of the learners pool where the pool wall adjacent to a mature tree has significant damage to the walls and floor

That the tiles are generally in reasonable to poor condition which is commensurate with the age of the facility

The plant room is poorly laid out and generally has a wet floor due to leakages in the plant room, and

A backwash detention tank is required.

A series of recommendations and suggested priorities for work are outlined in the report and these are as follows:

Separation of the 50 metre pool from the other pools in terms of pool water reticulation, filtration, treatment and heating

Provision of new reticulation, filtration, water treatment and heating systems for the small pools and a new common balance tank for the small pools

Provision of a new filtration system for the 50 metre pool and upgrade of the balance tank

Upgrade of gutters and return-to-pool system for small pools

Upgrade of gutters and return-to-pool system for 50m pool

New surface treatment for 50m pool

New surface treatment for small pools, and

Provision of new backwash tank.

The estimated cost of these works is between \$1,586,400 and \$1,653,500 depending upon the finish used to re-surface the pool. All works were recommended to occur between 1 year and 4 years from the date of the report.

The report estimates that the pool shell has a life remaining of 10 – 15 years, the tanks 5 – 10 years and the filter cells 2 – 10 years before major structural work is required.

4.2.4 Draft Business Strategy for West Pymble Pool, October 2003

The Draft Business Strategy was developed to provide a strategic direction for the future development and management of the West Pymble Pool. The Strategy conducts an assessment of supply and demand for the Pool, outlines the current management practices including constraints and financial implications, investigates options for the future development and operation of the facility and provides a series of recommended directions for the future. The report investigated four options for the development of aquatic facilities at the existing West Pymble Pool and recommended that two options be investigated further. These are outlined below.

Retain West Pymble Pool as an outdoor pool but undertake a significant upgrade of the facility. This upgrade could include the addition of a 25 metre outdoor pool, the establishment of a water play area for children and the enhancement of amenities and other services such as a café / kiosk. Integral to this recommendation is the retention of the outdoor and less developed character of the site, and

Retain the existing 50 metre outdoor pool and establish a 25 metre indoor pool. This upgrade would also include the enhancement of amenities and other services such as a café / kiosk. Several negative impacts of this option were identified in the report, including the impact an indoor facility would have on the outdoor character of the site, the unknown community demand for an indoor 25 metre pool and the possible high operational costs of a stand alone indoor 25 metre. It is recommended that a feasibility assessment be conducted before this option was pursued.

The report also recommended that a further two options *not* be pursued and these were:

No development of the West Pymble Pool beyond the required operational refurbishments. This would mean no change to the amount and design of the existing water space and quality of the facility, and

Replacement of the existing pool facilities with a multipurpose leisure centre, including an indoor 25 metre pool and health and fitness facilities.

4.2.5 West Pymble Pool Business Strategy – Report to Council, November 2003

This report was prepared to seek Council's resolution to place the draft West Pymble Pool Business Strategy on Public exhibition during December 2003 and January 2004.

The report identified that:

The development of the Business Strategy was a key performance indicator in the 02/03 and the 03/04 Management Plan for Council

Capital works allocations for the swimming pool are \$300,000 per annum for the next five years, and

Recommendations from the Business Strategy will assist in the development of the next tender process for the management of the pool.

The report indicates the current lease expired September 2004.

The report provided a broad outline of the process followed to develop the Business Strategy and the key outcomes from the process. The four options outlined in the summary of the Business Strategy above were included in the report. Councillors were alerted in the report to the limited nature of the community consultation ie: that it focused on existing and past users with limited consultation with the broader community. Placing the Business Strategy on exhibition was identified as a means of engaging the broader community in consultation about the swimming pool.

The recommendations from the report were:

'A. That the draft pool business options be placed on public exhibition during December 03 and January 04 seeking submissions and comments from key stakeholders, pool users and the community.

B. That a further report be referred to Council to consider comments received during the exhibition period, associated funding implications, and endorse the business strategy in February 2004.

The report was adopted by Council and the Draft Business Strategy was placed on public exhibition with the results reported back to Council in April 2004. The Business Strategy was then formally adopted by Council and approval given to:

- A. Proceed with planning for Option 2 (ie: the addition of a second 25 metre pool at West Pymble Pool)
- B. Conduct a full feasibility study, and
- C. Conduct further analyses of options for an indoor pool, possibly somewhere else in the municipality and consider the possibility of the longer term enclosure of the (proposed) new 25 metre pool.

4.2.6 Letter from Stevenson and Associates – Consulting Engineers, February 2005

This letter provides details about the expected costs to undertake maintenance, upgrade and replacement works predominantly for the 50 metre pool. The letter provides details about the options for heating the pool water and the comparative costs. It also provides recommendations about upgrades / replacements to the following:

Water treatment plant (sand filtration)
Pool distribution (upgrade the existing gutters or level the deck)
Pool finishes (tiling), and
Backwash and balance tanks (only minor works.)

Detailed below is an outline of Council's preferred scope of work and costs:

Water Treatment Plant	\$460,000
Pool structure, finishes and furniture	\$456,000
Leisure Pool enclosures and shower	\$32,000
Heating (gas heating)	\$30,000
TOTAL	\$978,000

In relation to undertaking this work Council has recently adopted a report authorising a selective tender process for the refurbishment of West Pymble Pool in accordance with the Facility Condition, Maintenance and Depreciation Report completed in 2003 and a five year asset management plan which has been developed for the facility.

4.2.7 Electrical Services Report for West Pymble Pool Upgrade – Options and Budget, February 2005

This report was prepared by Spectrum Engineering Solutions to investigate the various options available for the upgrade of power supply to the West Pymble Pool complex and to assist Council in gaining budget estimates for the works needed to meet the electrical requirements of the proposed upgrade to the infrastructure of the pool.

The report outlines the existing electrical infrastructure and electrical load of the West Pymble Pool complex. It also outlines the expected change in the electrical load as a result of the proposed infrastructure upgrades to the pool. Currently the swimming pool and picnic / stage area in the park are serviced by 315 Amps. The pool has capacity for 200 Amps and the park 100 Amps. In total they use 162 Amps/ph.

Stage one of the infrastructure upgrade is work on the 50 metre pool filtration plant. It is expected this will increase the electrical load required by the pool by 40Amps/ph. This can be accommodated within the existing electrical infrastructure, however the current sub-mains between the pool kiosk switchboard and the 50 metre pool plant room will require augmentation. This was expected to cost \$15,000 to complete.

Stage 2 of the infrastructure upgrade is the installation of a heat pump system for the 50m pool. It is expected this will increase the electrical load by 110Amps/ph. This cannot be accommodated within the existing electrical infrastructure and an upgrade of the network street infrastructure on Lofberg Road would be required. It is estimated this would cost \$60,5000.

Stage 3 is the future construction of a 25 metre indoor pool facility. It is expected this will increase the electrical load by 200Amps/ph. This cannot be accommodated within the existing electrical infrastructure. Energy Australia have confirmed that a substation would be required on site to accommodate this type of load. Two options related to the location of the substation and upgrades to the infrastructure are presented within the report. Option 1 – locating the substation on Lofberg Road will cost an estimated \$141,000. Option 2 – locating the substation near the bowling club in Bicentennial Park will cost an estimated \$148,000.

The report also recommends the installation of Bulk Power Factor Correction equipment of the site at an estimated cost of \$15,000.

4.3 OTHER RELEVANT KU-RING-GAI COUNCIL DOCUMENTS

4.3.1 Ku-ring-gai Section 94 Contributions Plan 2004 – 2009 – Residential Development

Section 94 of the Environment Planning and Assessment (EP&A) Act enables Councils to place a charge or levy on new development for the purpose of providing additional facilities and services which will be needed as a result of the new development. A Section 94 Development Contributions Plan is therefore a public document which displays Council's Policy for the assessment, collection, spending and administration of development contributions.

The Plan details:

The type of development to which the plan applies

The facilities that are likely to be needed as a result of the development

The cost of the contribution applying to such development, and

The link between the new development, the facilities needed and associated costs.

The Ku-ring-gai Section 94 Contributions Plan has relevance to this study as recreation facilities are identified as one of the types of facilities likely to be needed as a result of residential development and consequent population increases within the Ku-ring-gai LGA. The key outcomes from the West Pymble Pool Business Strategy are outlined within the Contributions Plan including that;

"Subject to detailed feasibility assessment, there is a probable need in the northern Ku-ring-gai / Hornsby area for a district / regional scale wet-dry centre.

As well, there is an ongoing demand within Ku-ring-gai for summer season outdoor swimming. It is appropriate to continue to meet this demand via the West Pymble Pool – given the strong community support for the pool and its attractive setting within Bicentennial Park."

However, the Contributions Plan only identifies the upgrade of West Pymble Pool as part of the Plan. It concludes that:

"Contemporary swimming opportunities are required by both the existing and incoming population. The cost of the proposed center upgrade (West Pymble Pool) – comprising substantial improvements to visitor amenities - \$3.5 million.

To ensure that the incoming population only pays for its share of the total

demand it is considered reasonable that new development contributes at an equivalent rate ... because existing and new residents will be equal beneficiaries of the upgraded centre. Therefore the cost of upgrading this facility is apportioned between existing and new residents in direct proportion to their relative numbers."

4.4 CONCLUSIONS

The reports and studies reviewed above indicate that Ku-ring-gai Council has been aware of the need to upgrade and/or replace its existing aquatic facilities for several years. The Indoor Recreation Centre Study completed in 1995 suggests that Ku-ring-gai has been aware of the demand for upgraded and additional aquatic facilities for the past ten years. The more recent studies suggest that Council has become increasingly aware of the aging infrastructure at the West Pymble Pool and the need to address both this and more broadly the changing aquatic needs of the community.

The report completed by Geoff Ninnes Fong and Partners in February 2003 clearly identifies that Council needs to undertake some major repairs and upgrades to the infrastructure of the West Pymble Pool, firstly to meet the requirements of the NSW Health Department guidelines and secondly to ensure the continued safe operation of the facility.

The remaining documents including the Ku-ring-gai Bicentennial Park Plan of Management, Draft Business Strategy for West Pymble Pool and Ku-ring-gai Section 94 Contributions Plan 2004 – 2009 all acknowledge the need to upgrade the existing facilities at West Pymble Pool and / or provide new aquatic leisure facilities elsewhere in the community. They acknowledge that the aquatic leisure needs of the community have changed significantly and the community are seeking more modern and appropriate aquatic facilities within the LGA. Further and widespread support for this type of facilities was identified through the program of community consultations conducted as part of the present study. The scope of that program and the findings are presented in detail in the next chapter.

5

COMMUNITY USE OF WEST PYMBLE POOL & AQUATIC NEEDS IN KU-RING-GAI COUNCIL

5.1 INTRODUCTION

A key element of the present study was the program of consultations with the Ku-ring-gai Council community and special interest and needs groups within it. This Chapter presents the findings of that program. The following consultative methods were used:

A survey of users of West Pymble Pool

A survey of Bicentennial Park Users

Interviews with key aquatic groups

A random community survey

Public and special needs group meetings, and

Submissions and input from members of the Ku-ring-gai community.

The findings of these consultations are reported in the following sections of this Chapter.

5.2 WEST PYMBLE SWIMMING POOL USERS SURVEY

A survey of West Pymble Pool users was undertaken as part of the study. A total of 200 people were interviewed across week days and weekends and at various times of the day during February and March 2005. This sampling process helped to ensure the responses were representative of the different users of the pool. The findings from the survey are outlined in the following paragraphs.

People were generally very happy to complete the survey and grateful for the opportunity to have their say about the aquatic needs of the Ku-ring-gai community. The results therefore suggest a good cross section of pool users and opinions have been captured.

It should be noted that respondents were given the opportunity to provide more than one response for some questions, therefore the percentages may add up to greater than 100 percent in total for some questions. The findings of all questions are not discussed in detail in the paragraphs below and information with limited value to the study is only been briefly discussed.

5.2.1 The Pool Users

The user survey results indicate that 54 percent of West Pymble Pool users were female and 40 percent male while 6 percent did not answer the question. This bias towards females is common at outdoor summer pools which have a predominant social focus. While males often find the setting of an outdoor pool attractive, more women than men take children to public pools and more younger males see the pool environment as constraining and 'uncool'. Restrictions on a range of social and water activities (such as 'bombs' and diving) make public beaches more attractive for such groups. Changing the pool setting and diversifying the environment and programs offered would help make public pools more attractive to the male population.

Table 5.1 records the age distribution of those surveyed at West Pymble Pool and compares this with the age distribution across Ku-ring-gai Council as a whole. Readers should note children 0-9 years were not interviewed so their numbers have been excluded from both sets of percentage calculations.

Age Group, years	User Percentage	Catchment Population Percent (1)	Ku-ring-gai Council Population Percent
10-14	5.5	8.7	8.8
15-19	4.0	9.0	8.8
20-24	5.0	7.6	6.8
25-29	1.0	5.3	4.0
30-34	5.5	5.9	4.5
35-39	19.0	7.7	6.8
40-44	27.0	8.9	8.4
45-49	11.5	8.7	8.4
50-54	6.0	8.6	8.4
55-59	2.5	6.8	6.6
60-64	3.5	5.3	4.9
65-69	1.5	4.4	4.1
70-74	2.0	4.3	4.1
75-79	2.5	3.8	3.7
80-84	0.5	2.7	2.6
85+	0.0	2.5	2.5
Not stated	3.0	NA	--

Table 5.1: The age distribution of West Pymble Pool users, 2005

(1) The catchment population is the population living in the area served by the pool as defined by the postcode origins of the users who were surveyed. The user catchment is discussed in section 5.2.4 below.

It is evident from Table 5.1 that community members aged from 10-14 through to 25-29 years were significantly *under*-represented amongst pool users; that those aged from 35-39 to 45-49 years were significantly *over*-represented and that all age groups over 50 years were again grossly under-represented. In some age groups, users accounted for less than one-quarter of their comparable proportion of the population as a whole. However, it should be

noted that the data does not indicate use by young children, many of whom would be taken by the adults in the 30s and 40s age groups, who go as part of a school program or who are squad members.

The Table 5.1 data suggest very strongly that the existing pool facilities at West Pymble are failing to attract --or more accurately, are unable to meet the needs and interests of--large sections of the community. Most particularly, the groups not being effectively served are older children, teenagers and young adults, and people over 50 years of age. Yet it is these groups which benefit most from the use of pools from a health, leisure and well-being perspective.

The greater proportion of users of West Pymble Pool were full time employees, followed by people not in the labour force, part-time employees and students. The smallest user group was unemployed people.

Adults with children accounted for nearly 90 percent of all pool users with single parents, lone person household members and unrelated individuals sharing a home being the lowest users.

People with an Australian cultural background accounted for 65 percent of users even though they only make up 33 percent of the Ku-ring-gai population. By comparison, residents with a northern European cultural background accounted for 20 percent of the pool users although they accounted for 60 percent of the Ku-ring-gai community. Similarly, residents with southern European, Asian and African cultural backgrounds used the pool at well below their proportion of the overall Ku-ring-gai community. These results suggest that while West Pymble Pool does a good job in meeting the needs of people with an Australian background, it is far less attractive to residents from other cultural backgrounds. It should be acknowledged that this cultural bias is unlikely to be the sole fault of West Pymble Pool: many other types of aquatic facilities also fail to serve a full cross-section of the communities in which they have been provided. The more important issue which is highlighted by the figures is the need for the development of facilities, services and in particular, programs, which are attractive to other cultural groups in the community.

None of the users of West Pymble Pool indicated that they or their household did not have at least one car. Yet overall, some 5 percent of Ku-ring-gai households do not have a car, thereby suggesting that people without cars (who are often students, sole parents, lone persons or the aged) cannot get to the pool.

In conclusion, the characteristics of West Pymble Pool users suggest that there are significant groups in the Ku-ring-gai community who do not make use of the venue for one or more reasons. Significantly, many of those who appear to be "missing out", are those who would most benefit from use. As has been acknowledged, this under-use is not solely due to the nature of the pool facilities but also reflects management, resourcing and the programs offered. That said, many of the facilities and services which are known to attract users to modern, indoor, all-year aquatic venues elsewhere in Sydney simply do not exist at West Pymble Pool.

5.2.2 Patterns of Pool Use

Outlined below are some of the key features of use of the West Pymble Pool:

1. 10 percent of users surveyed visited the pool daily while 29 percent visited 3 – 4 times per week and 37 percent 1 – 2 times per week
2. The largest percentage of people (53%) visited the Pool with their family, with the next biggest response, 27.5 percent, visiting alone. The remainder visited with friends or for an organised activity such as the Ku-ring-gai Amateur Swimming Club
3. Respondents were asked to identify how many people were with them on the day they completed the survey. The 200 respondents were in groups which averaged 2.7 people and as such, they represented 540 pool users in attendance at the pool
4. A total of 82 percent of the users of West Pymble Pool lived in the Ku-ring-gai LGA, with a strong concentration in four suburbs: West Pymble 18 percent, Pymble 16.5 percent, Turramurra 14.5 percent and St Ives 10.5 percent (59.5% total). The next largest percentage was Killara at only 4.5 percent, and
5. The users surveyed were largely of Anglo-Saxon background with 65 percent identifying their ancestry as Australian and a further 14.5 percent British. This is consistent with the demographics of the Ku-ring-gai community as outlined in Chapter 3.

These results support wider research showing high Anglo-Saxon aquatic use levels. They suggest that the Pool attracts a large number of very local users, who visit with family, in small groups or alone and who visit very frequently (75.5 percent weekly or more often).

5.2.3 Reasons for Using West Pymble Pool

Pool users were asked to identify the main reasons why they visited the West Pymble Pool. The results are outlined in Table 5.2 below. The data indicate that the largest percentage of

Reason for Visiting the Pool	Percentage
Lap swimming	56.5
Social fun and activities	37.0
Learn to swim	26.5
Training / coaching	25.0
Health and Fitness activities	18.0
Sunbathing	1.0
Other	1.0

Table 5.2: Main reasons for using the West Pymble Pool, 2005

people visited the pool for lap swimming (56.5%). Whilst social fun and activities was the next largest response, learn to swim and training / coaching combined account for 51.5 percent of responses. Given the mix of facilities at West Pymble Pool and in light of other facilities within the region, it is to be expected that the predominant uses of this facility would be lap swimming and learn to swim / training / coaching.

5.2.4 The Catchment Served

As part of the present study, pool users were asked their home suburb and postcodes as a means of understanding the area which West Pymble Pool served. Similar data had been collected by the management of the pool over a larger sample (1,000 users) and over a longer time period (Oct 2003-Feb 2004). As a result, the latter data was used in the catchment analysis as the sample size and time period mean that it would be more accurate.

Table 5.3 below records the postcodes and suburbs served by the pool and the percentage of users coming from each. The final column of the table records a visits category which has been used to map the distribution of users, as shown in Figure 5.1 which was prepared for this study by the Australian Bureau of Statistics.

Postcode of Users	Suburb of Users	Percent of Users	Map Category
2073	Pymble, West Pymble	41.6	1
2071	Killara	19.1	2
2074	Turrumurra, North Turrumurra. South Turrumurra, Warrawee	12.1	3
2075	St Ives, St Ives Chase, North St Ives	7.6	4
2072	Gordon	6.7	4
2120	Pennant Hills, Thornleigh, Westleigh	4.9	5
2113	East Ryde, Macquarie Park, North Ryde	4.2	5
2070	Lindfield, East Lindfield Lindfield West	2.3	5
2076	Normanhurst, Wahroonga	1.0	6
2069	Castle Cove, Roseville, Roseville Chase	0.5	6
Other	Nil	0.0	6

Table 5.3: Postcodes and suburbs of origin of West Pymble Pool users, October 2003 – February, 2004

Table 5.3 and Figure 5.1 show that:

1. Users of West Pymble Pool are heavily concentrated around the pool with over 60 percent having homes in just two postcodes –2073 and 2071
2. Only four postcodes provide more than 5 percent of the pool users while some contribute as few as 1 percent of users
3. More users come from postcodes to the north of the pool than the south, largely it would seem because there are few competitors to the north when compared to with the large number of modern,

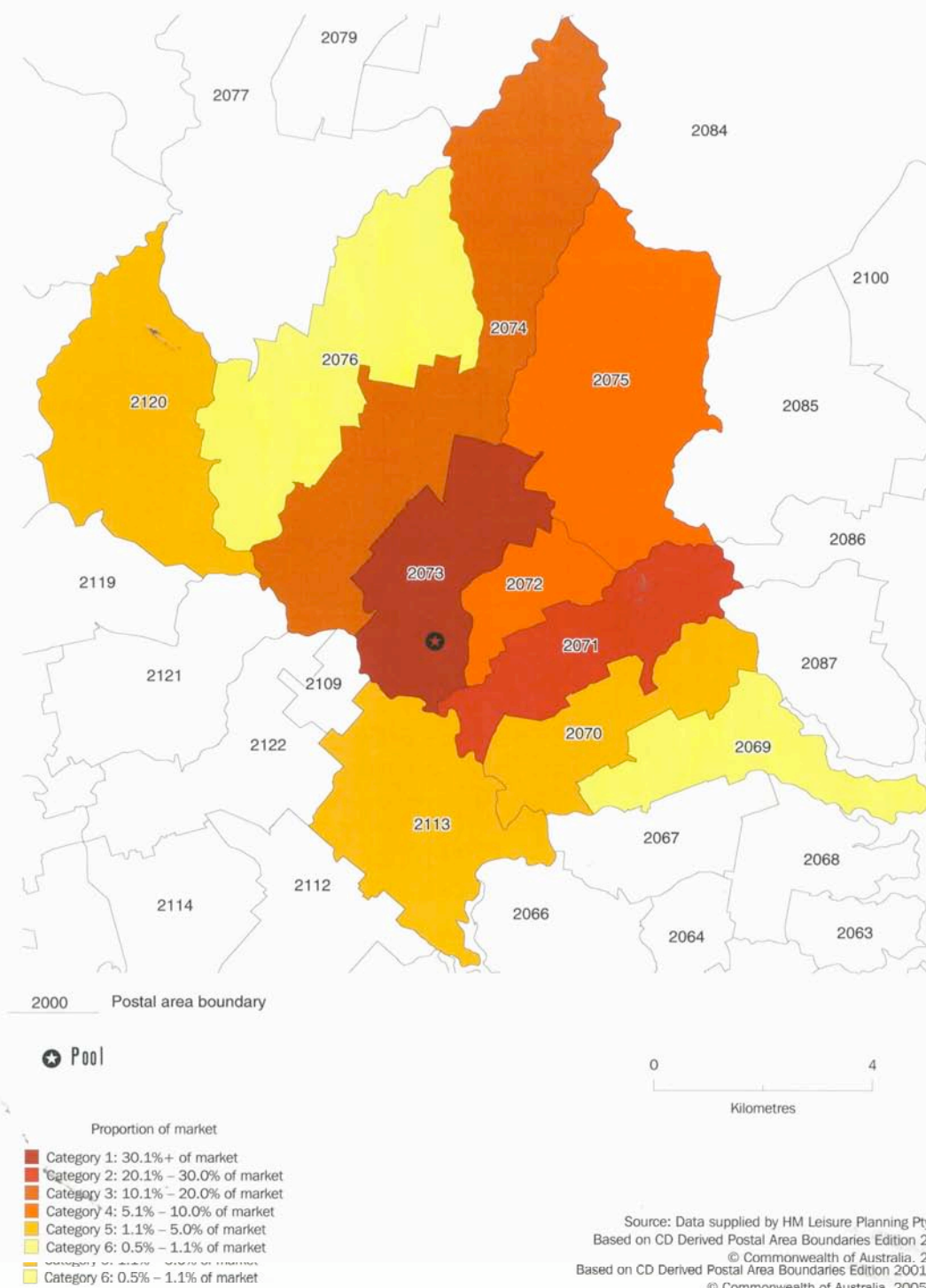


Figure 5.1: The distribution of users of West Pymble Pool, 2004/05

indoor venues to the south. Even southern postcodes which are comparatively quite close to the pool –such as Lindfield and East/North Ryde—contribute a small percentage of users because of the better opportunities offered in neighbouring Councils.

Overall, the data suggest that the West Pymble Pool is quite attractive to *local* residents *because it is readily accessible*. However, where there are more modern competitor facilities, markets are lost to them. The pool fails to attract strong use levels from further afield and thus cannot really be said to effectively serve all Ku-ring-gai residents as so few visitors come from the northern *or* southern suburbs of the Council area.

Further evidence regarding the markets *not* being served by West Pymble Pool comes from recent attendance data. In 2004/05, the Pool attracted a total of 89,562 visits. This is a reasonable rate for an outdoor, summer-only venue and attests to the good operational standards maintained at the venue. However, it is less than 20 percent of the average attendances achieved by modern, indoor multi-purpose aquatic leisure centres. The limited capacity of West Pymble in terms of its opening season and its daily hours of opening and constraints on the array of programs offered means that hundreds of thousands of visits annually are lost from the Pool to indoor/outdoor venues in adjoining Councils and to school pools and private operators. It might be seen as acceptable as it could mean that Ku-ring-gai does not need to provide modern facilities of its own. However, this view overlooks the fact that many residents cannot reach or afford facilities in other Councils, are not able to access private school pools, and cannot afford commercial venues.

In addition to mapping the catchment served by West Pymble Pool, the Australian Bureau of Statistics prepared data on the number and age distribution of the population in the postcodes catchment at the time of the 2001 Census. This data is shown in Table 5.4.

Table 5.4 indicates that there were 149,446 people living in the West Pymble Pool catchment at the time of the 2001 Census. Knowing the catchment population size allows several other measures of pool performance to be calculated. These are visits per head of the catchment population, visits per age group, and the number of *visitors* as a percentage of the catchment population. When divided by the total number of visits to the pool, this means that the venue attracted 1.7 visits per head of the catchment population in 2004/05. This rate is only around one-third to one-quarter of the rates achieved by modern, multi-purpose indoor aquatic venues and further indicates the failure of the West Pymble Pool to effectively serve its catchment population.

Data on visits per age group has already been discussed in relation to Table 5.1 where it was shown that all but residents in their late 20s, 30s and 40s were under-represented as a portion of pool users.

With regard to the number of *visitors* as a percentage of the catchment population, the user survey data and pool admission records can be used to determine the approximate number

Post-code	0-4 years	5-9 years	10-14 years	15-19 years	20-24 years	25-29 years	30-34 years	35-39 years	40-44 years	45-49 years	50-54 years	55-59 years	60-64 years	65-69 years	70-74 years	75-79 years	80-84 years	85 years +	Total
2073	869	1102	1209	1246	839	476	614	962	1131	1130	1130	812	588	509	574	465	296	167	14119
2071	471	764	901	978	839	481	405	612	843	926	908	702	515	420	412	403	239	205	11024
2074	1059	1322	1447	1458	1168	705	925	1228	1415	1419	1468	1250	913	764	869	790	618	631	19449
2075	906	1274	1443	1331	1001	552	672	1148	1404	1371	1330	1158	935	754	746	559	332	227	17143
2072	299	388	480	610	429	237	237	393	456	526	503	378	247	206	216	175	156	240	6176
2120	1130	1245	1343	1427	1234	984	1148	1236	1426	1369	1409	1176	876	601	566	415	283	191	18059
2113	1036	968	871	961	1369	1403	1477	1521	1342	1193	1029	850	768	724	694	573	283	169	17231
2070	676	846	980	898	702	514	510	754	1005	878	863	586	459	391	385	495	388	436	11766
2069	779	880	864	827	809	602	652	842	936	944	937	719	510	466	397	334	279	265	12042
2076	1202	1419	1790	2026	1488	995	1081	1358	1639	1619	1663	1335	1052	855	807	790	622	696	22437
Total	8427	10208	11328	11762	9878	6949	7721	10054	11597	11375	11240	8966	6863	5690	5666	4999	3496	3227	149446

Table 5.4: The age distribution and population size in postcodes served by West Pymble Pool, Census 2001 (Source: Australian Bureau of Statistics)

of different people who used West Pymble Pool during the 2004/05 season.

The pool user survey data reviewed in section 5.2.2 above indicated that 10 percent of users visited the pool daily, 29 percent visited 3 – 4 times per week and 37 percent 1 – 2 times per week. If these figures are correct, it could be conservatively concluded that visitors who go to the pool on a daily basis made say 200 visits over the 8 month opening season (although the pool was actually open for 240 days). If those who indicated that they visited 3 – 4 times per week are assumed to have gone at least 3 times, each such user would account for 72 visits, and those who indicated that they visited 1 – 2 times per week would account for say, 36 visits. When related back to the total recorded *visits* of 89,562 visits in 2004/05, these data suggest that potentially, fewer than 5,000 different people actually use the pool. If this is the case, this would mean that only 3.3 percent of the total catchment population actually use the pool. This issue warrants further research but is of real concern if valid.

5.2.5 Use of Other Swimming Pools

When asked whether they had used other swimming pools over the past twelve months, 88 percent of West Pymble Pool users indicated they had. Respondents were then asked to identify the other pools they used and for what reasons. A wide range of additional facilities were used by West Pymble Pool users, including public aquatic facilities, private school facilities, privately operated swim schools and home swimming pools. This section provides information about each of these additional facilities with the exception of privately operated swim schools as there was a very limited response in relation to this type of facility.

Table 5.5 below provides details about the most common additional public aquatic facilities used and the reasons for use of them. In summary, the additional facilities were used for three main reasons:

- Indoor swimming opportunities for during the winter time
- Fun / social facilities and activities especially for children, and
- Outdoor swimming opportunities during the winter time.
This is relevant for Hornsby and Epping Aquatic Centres.

These findings suggest that in any new and/or redeveloped aquatic leisure facilities in Ku-ring-gai Council, provision should be made for winter swimming options, both indoors and outdoors activities and also social/fun, activities and facilities for families and children.

Table 5.6 provides details on the private school aquatic facilities used and the reasons for the use of them. A range of reasons for the use of each facility were given in the survey and the key reasons are identified in the Table. Whilst the percentages are small in comparison to the public aquatic facilities in Table 5.5, they are significant in the context of the annual visitations to West Pymble Pool, which in 2004/05 was 89,562.

Public Aquatic Facility	Percent	Reason for Use
Ryde Aquatic Leisure Centre	22.0	Good / better facilities, fun activities for children, choice of pools and other activities, water play for children Availability of indoor and heated facilities
Lane Cove Aquatic Centre	11.0	Indoor facility, can swim all year round, can swim during winter Better facilities for children, children's activity pool
Hornsby Aquatic Centre	9.5	Open during winter
Homebush	9.0	Fun and social, great facilities, fun activities for children Swimming carnivals
Willoughby Leisure Centre	7.0	Heated and indoor during the winter Fun and social activities
Warringah Aquatic Centre	5.5	Open during the winter Aussie Masters Swimming Club
Terry Hills	5.0	Training / squads
Epping Aquatic Centre	4.5	Open all year, winter swimming

Table 5.5: Use of other public swimming Pools, 2005

For example, a total of 3 percent of the West Pymble Pool users, use Abbotsleigh College Aquatic Centre. If the survey is considered to be a representative sample of West Pymble Pool users, then it is reasonable to assume that 3 percent of all visitations to West Pymble Pool also use Abbotsleigh College Aquatic Centre. This equates to 2,910 visitations per annum, that it could be reasonably assumed may be captured by any redeveloped or new indoor aquatic facility constructed by Ku-ring-gai Council.

Like Table 5.4, Table 5.5 suggests there is a need for indoor swimming options during the winter months. However, it also particularly suggests a need for learn to swim and training/ squads options. Table 5.6 identifies squad lessons, swimming lessons or training as a key reason for use of each of the private school aquatic facilities.

A total of 29 percent of respondents indicated they had used a home swimming pool in the past twelve months. This included pools in the home of the respondent or use of friends or family home pools. The most common reasons given for use of a home pool included social interaction, fun, free and convenience.

Private School	Percent	Reason for Use
Abbotsleigh College	3.0	Winter time when West Pymble is closed, squad lessons, training
Pymble Ladies College	3.0	Swimming lessons, squads, training
Knox College	1.5	Indoor facility during winter, swimming squad during winter
Barker College	1.0	Lessons in winter, swimming club
Ravenswood	0.5	Swimming lessons

Table 5.6: Use of private school swimming pools, 2005

As identified in Chapter 3, the Ku-ring-gai population has significantly higher income levels in comparison with metropolitan Sydney and also has a significantly higher percentage of separate houses versus flats and apartments. These characteristics suggest that there is likely to be a large number of home swimming pools and that usage of home swimming pools is likely to remain relatively high. This may result in reduced demand for fun/social facilities for children and families and less usage by older adults, requiring any new or redeveloped aquatic facilities in the Ku-ring-gai LGA to offer very different experiences in order to attract home pool owners. For example large scale social events, soft play, birthday parties and water play opportunities for children, specialist programs and activities for older adults such as gentle exercise and aquarobics and add on facilities such as cafes which provide social interaction opportunities which cannot be provided at home.

The responses outlined in Tables 5.4 and 5.5 above again strongly suggest that West Pymble Pool does not meet all the aquatic leisure needs of the Ku-ring-gai community, especially in relation to winter swimming options, fun/social aquatic leisure opportunities, learn to swim and squad training. With West Pymble Pool providing the only public aquatic leisure opportunity in the Ku-ring-gai LGA, residents are currently required to look elsewhere to meet their more specialised aquatic leisure needs.

5.2.6 Meeting Community Swimming Needs

Survey respondents were provided with a list of alternatives as to how Council could best meet the swimming needs of the Ku-ring-gai community in the future. Respondents were asked to tick all of the alternatives they believed were a good idea. The full results of this question are provided in Table 5.7 below.

In summary, people completing the survey identified two clear preferences for action. These were:

- Adding a new indoor, all year lap pool, spa, aquarobics, special program pools and other health and fitness, social,

teaching facilities at West Pymble Pool - 67 percent, and

- Keeping West Pymble Pool as it is but upgrading it – 52 percent.

Alternatives for Meeting Community Needs	Response No.	Percent
Add a new indoor all year lap pool, spa, aquarobics, special program pools and other health and fitness, social, teaching facilities at West Pymble Pool	135	67.5
Keep West Pymble Pool as it is but upgrade it	104	52.0
Retain West Pymble Pool but also develop a modern new indoor all year swimming and health and fitness centre somewhere else in Ku-ring-gai Council	72	36.0
Redesign the parkland around West Pymble Pool to link the two with cafes, trails, picnic areas etc	68	34.0
Keep West Pymble Pool, upgrade it and add other non-pool attractions such as water play, BBQs, beach volleyball, rotunda/sound shell, meeting / activities room, social spaces, family programs	61	30.5
Add a second outdoor pool at West Pymble to better cater for existing uses and new programs	26	13.0
Develop new facilities at another location in Ku-ring-gai Council	18	9.0

Table 5.7: Meeting community swimming needs, 2005

5.2.7 Proposed Location for Alternate Swimming Facilities in Ku-ring-gai

Survey respondents who indicated that they would like to see new swimming facilities elsewhere in Ku-ring-gai were also asked to identify suburbs and/or sites that should be considered for these new facilities. Few respondents identified specific sites but a large number of nominated suburbs. The most popular suburbs identified are listed in Table 5.8.

Suggested Suburbs for New Aquatic Facilities	Number of Responses	Percentage
St Ives	17	8.5
Turramurra	13	6.5
Lindfield / Lindfield West	8	4.0
Gordon	5	2.5
Wahroonga	4	2.0
Killara / Killara East	4	2.0

Table 5.8: Location of alternate swimming facilities in Ku-ring-gai, 2005

5.2.8 Alternate Strategies for Meeting Community Swimming Needs

Pool users were provided with an opportunity to identify alternate strategies by which Council might best meet the swimming needs of the community. Some 45 responses were received. The suggestions largely addressed specific issues rather

than broad concepts. Table 5.9 below provides a list of the key themes and the number of responses. The number of responses was not large however the answers are largely consistent with the key messages from related parts of the survey.

Suggested Alternate Suburbs	Number of Responses
Keep West Pymble Pool open all year round	6
Water play, waterslides, wave pool	5
Provide indoor pool facilities	4
Install play equipment at the pool	4
Cover the existing lap pool for winter	3
Keep West Pymble Pool as an outdoor pool	3

Table 5.9: Alternate Strategies for meeting community swimming needs, 2005

5.2.9 New Activities, Programs and Services

Pool users were asked to identify activities, programs and services that should be provided in a new or upgraded centre to meet their specific needs. A total of 122 responses were received with a preference shown for an indoor pool and aquatic facilities that are available all year round. Table 5.10 below provides a summary of the key responses. It is evident that the most popular initiative was seen to be provision of an indoor pool, followed by all year opening, a range of programs (squads, gym, lessons, winter activities) and new and improved aquatic and dry facilities and services (café, hydrotherapy, barbeques).

Desired New Activities, Programs or Services	Number of Responses	Percentage
Indoor pool	28	14.0
All year opening	27	13.5
Squad programs	20	10.0
Café	19	9.5
Child minding	15	7.5
Gym	11	5.5
Lap pool	18	9.0
Waterpolo	13	6.5
Winter swim opportunities	13	6.5
Heated pool	11	5.5
Lessons	10	5.0
BBQ	8	4.0
Hydrotherapy pool	2	1.0

Table 5.10: Desired new activities, programs and services for new or redeveloped aquatic facilities, 2005

It is significant that *existing users* saw the provision of such facilities and programs as being important to West Pymble Pool more effectively meeting their needs. The suggested initiatives reflect the characteristics of many new aquatic leisure venues and would substantially change the offerings available to the community. Whether the West Pymble Pool site would be the most appropriate location for such action is discussed in later paragraphs.

5.2.10 Other Pool Improvement Suggestions

Survey respondents were provided with a final opportunity to make any other suggestions for improving swimming facilities or developing other related health, fitness, social and leisure facilities in Ku-ring-gai LGA. Some 59 responses were received covering a broad range of issues and suggestions. The key themes, which with one exception were the same as the items listed in Table 5.11 were:

- Provision of indoor / year round swimming facilities
- Keep West Pymble Pool open during the winter months. Some respondent made suggestions about how to make this possible. For example, *enclosure of the children's pools by hard plastic shutters that are rolled down on cold or windy days*
- Important to maintain the outdoor swimming opportunities and maintain the friendly, outdoor character of the West Pymble Pool
- Keeping West Pymble Pool as it is, and
- Provision of facilities at West Pymble Pool making it more attractive to visit eg: barbeques, water play and café.

5.2.11 Conclusion: West Pymble Pool Users

The survey of users of West Pymble Pool was enthusiastically responded to and excellent material was collected from the 200 people interviewed. There were several themes and preferences evident from the survey, the most important of which include:

1. The provision of year round indoor aquatic facilities. Survey respondents clearly indicated that without the provision of a public aquatic facility which is open all year round in the Ku-ring-gai LGA, they are required to use alternate facilities during the winter months. In particular they use these facilities for learn to swim, squad training and lap swimming. This suggests that if a new or redeveloped year round indoor facility was available in the Ku-ring-gai LGA, that users of West Pymble Pool

would use these facilities instead of other public or private aquatic facilities. This preference is a key theme throughout the study

2. A strong preference for new indoor aquatic and related leisure facilities which are located on the site of the existing West Pymble Pool. The location of additional facilities at the West Pymble Pool site is potentially problematic. The existing site is constrained by its size and any enlargement of the site has the potential to compromise the strong bush land characteristics of Bicentennial Park. Any additions or changes to the existing West Pymble Pool would need to occur in a manner sensitive to the constraints of the site
3. Retaining the outdoor character of the West Pymble Pool site and ensuring that any additional facilities do not compromise this. Retention of the outdoor character of the West Pymble Pool site is not only consistent with the character of Bicentennial Park, it is also consistent with the culture and tradition of outdoor aquatics in Sydney. Sydneysiders have a keen interest in the provision of outdoor swimming opportunities in relaxed and picturesque settings such as exists at West Pymble Pool. This suggests that it is important to retain the outdoor character of the West Pymble Pool in the future
4. That the existing outdoor facilities at West Pymble Pool be made available all year round; that is, the availability of an all year outdoor pool. Given the large number of lap swimmers using the facility this preference is not unexpected. This opportunity is offered by a number of metropolitan Sydney Councils, including Hornsby Council. Both the Epping and Hornsby Aquatic Centres which have outdoor 50 metre pools, are open all year round. Given the close proximity of these facilities, further assessment may need to be completed to determine whether sufficient demand exists to warrant all year opening of the West Pymble Pool, and
5. Improved leisure options for social interaction and children including play equipment, water play, waterslides. A large number of respondents indicated they use alternate facilities to the West Pymble Pool because they provide better facilities and activities for children and families. With its very traditional configuration including a toddlers and learners pool,

West Pymble Pool provides only limited leisure options for families and children. There is a clear need supported both through this survey and further community consultation for these facilities to be improved both at the West Pymble Pool and in any new aquatic facilities developed.

The survey findings and the provisional implications from them have been evaluated in Chapter 6 where a set of development options for future aquatic leisure provision initiatives in Ku-ring-gai are presented.

5.3 SURVEY OF BICENTENNIAL PARK USERS

As part of the community consultation process a small informal survey of users of Bicentennial Park was conducted over two weekends, using face to face discussion with park users rather than a structured paper –based survey requiring people to write their comments. The survey was not extensive in nature and was designed to canvas ideas with park users to find out their thoughts about how the West Pymble Pool related to Bicentennial Park and whether that relationship needed to change.

The survey focused on people using the picnic, playground, walking and cycling paths in the park. and was conducted on Easter Monday 28 March 2005 and Saturday 2 April 2005. A total of 20 people were interviewed. A mixture of local residents and people from outside Ku-ring-gai participated in the survey, however the majority were local residents. The majority of people were also from an Anglo-Saxon background and were aged between 30 and 60 years. Respondents included several families with young children.

The survey sought opinions on a range of ideas including:

- Whether the pool and the park should be better linked. For example should the entry to the pool should be relocated and incorporate bicycle paths and lawn areas
- Whether water play facilities should be available in the park, and
- Whether a café facility should be designed to service both park and swimming pool users.

The size of the survey sample was kept small, particularly after it became evident that most users of the park who participated in the survey had not considered how

the park and pool could relate to each other. Detailed below is an outline of the key comments made by people participating in the survey

- Several survey participants described the park and pool as separate destinations and therefore did not believe there was a need to change the relationship between the two
- Alternatively several people surveyed indicated they did believe there was a need to change the entrance to the swimming pool, although this was not in the majority. Those who did believe there was a need to change the pool entrance liked the idea of lawn areas and bike paths with a change to the location of the car park
- The idea of including water play features in the park was appealing to all the people surveyed
- The inclusion of a café facility that would service users of both the park and swimming pool was appealing to everyone surveyed. However, most indicated the café should be low key in nature, and
- Several survey respondents commented on the existing park furniture indicating there was a need for it to be upgraded, replaced or repaired. Respondents also suggested there was a need for more park furniture eg picnic tables and seats and barbeques away from the playground area.

5.4 KU-RING-GAI AMATEUR SWIMMING CLUB

The Ku-ring-gai Amateur Swimming Club (KASC) is currently a key user of the West Pymble Pool and is recognised as a key stakeholder in any discussion about the future provision of aquatic facilities in Ku-ring-gai.

A consultation meeting was held with the KASC on Saturday 2 April 2005 between 10am and 12pm at the West Pymble Pool. Six representatives from the KASC and three Ku-ring-gai Councillors attended the meeting.

A range of issues were discussed with KASC including:

- Their membership mix
- The existing programs and services they offer

- What aquatic facilities they believe are required in Ku-ring-gai to meet the needs of their members
- Suitable sites for any new aquatic facilities, and
- Other programs and services they would like to offer if new facilities were available.

The KASC currently operates only between October and April each year, during the same period that the West Pymble Pool is open.

5.4.1 Club Membership

In the 2004/2005 summer, KASC had between 220 – 240 members. The previous year there were around 190 members. During the 1980s, the KASC was one of the largest amateur swimming clubs in NSW with around 600 members. However, membership numbers have been in steady decline as alternate all year indoor swimming facilities have become available in the region. KASC indicated that it was unable to compete with other swim clubs that have access to all year indoor facilities and that this had impacted enormously on their ability to retain membership numbers. Detailed below is some key information about the make up of KASC membership:

- 90% of members are aged 12 years and under
- Members between the ages of 13 and 35 are virtually non-existent and the Club believes this is predominantly due to a lack of all year facilities. As junior swimmers become older and more serious about the sport, they need to be able to swim all year round to maintain fitness and technique. The KASC cannot provide this option, and
- The KASC also has a small number of parent members over the age of 35 making up the remainder of the membership numbers.

5.4.2 Club Programs and Services

Activities, programs and services offered by the KASC include:

- Saturday morning club swimming competition, time trials etc are provided at West Pymble Pool between 7am and 10am from October to the end of March. The pool is closed to the public during this time
- During the week, squad sessions are offered 5.30am–8am and 3.30pm–6pm. These sessions are operated by the swimming pool, however the squad participants are all

members of the KASC. This is predominantly under 12 year olds

- Free learn to swim lessons are held each Sunday morning between 9am-10am. Participants pay a pool entry fee but do not pay for lessons. On average, around 60 children participate each week with a peak of 90 participants one weekend in February 2005. In total, around 300 different children participate in the program during the summer. The program often attracts people from outside the Ku-ring-gai LGA. For the last two years, the KASC has considered not offering these sessions due to a lack of assistance. In the past, 13–18 year old club members have provided valuable assistance with these lessons. However, with the limited number of members of this age it has become increasingly difficult for the club to staff the sessions
- An annual invitational carnival is run where the KASC invites five other clubs to participate / compete at West Pymble Pool
- Club championships are held over two Saturdays each year
- The Club participates in carnivals run by other clubs in the region and around 8–9 are held each summer, and
- The KASC also provides assistance to around 17 school and community swim carnivals each year. The Club provides members to officiate at these carnivals however, this has become increasingly difficult to do with Club membership numbers declining.

5.4.3 Facilities Needed and Preferred Location

The KASC key requirement is for additional water space that has a year-round capacity. They have indicated a preference for a 25 metre, 8 lane heated indoor pool which offers reasonable access during the winter time. The Club does not seek a monopoly of any new facility, acknowledging the need for additional facilities for the rest of the community as much as for its members.

The Club has indicated a preference for something to be built at the existing site of the West Pymble Pool. However, it acknowledges that its key objective is to obtain accessible year round water space, and would thus accept an indoor aquatic facility in another location. By accessible, the Club was referring to both lane space and the lane hire fees ie: lane space at appropriate times for training and also at a reasonable cost.

The club also indicated an interest in dry training facilities eg: a gym. This would provide alternate training options for their members.

5.4.4 Programs and Services to be Offered Through a New Facility

The primary aims for the Club should additional water space become available, would be to provide year round swimming opportunities for their members and to increase membership. A particular membership focus would be on increasing the number of members aged 13 years and over. The Club was of the opinion that this will occur naturally as a result of indoor facilities becoming available.

Other programs and services the Club would explore through a new facility include:

- Affiliating with a water polo club or diving club
- Developing programs for masters swimmers
- Extending the free learn to swim classes, and
- Offering life saving courses.

5.4.5 Other Club Comments

A series of further comments were gathered from the session with the KASC and these are as follows:

- The existing 50 metre pool is only six lanes wide and is no longer wide enough for competitive use. The current size provides two lanes for training, two lanes for public lap swimming and two for recreational swimming. This limits the ability to offer programs such as aqua aerobics
- Closure of the pool to the public for school swim carnivals discourages the community from using the facility as the community is not sure when it is available
- KASC is not concerned about how the West Pymble Pool relates to Bicentennial Park, but supports the concept of a café which services both the pool and park users, and
- KASC believes the Bicentennial Park bush setting is very important and needs to be maintained. Any new facilities should be sympathetic and sensitive to this.

5.5 PUBLIC FORUMS

5.5.1 Introduction

Two community forums were held as part of the feasibility study. These were structured to inform the Ku-ring-gai Council community about the scope and purpose of the study and to provide residents with the opportunity to express their views and needs on future aquatics provision. Both forums were advertised through press releases and newspaper advertisements and through letters of invitation to key community members and organisations. The first forum had a focus on the needs of the general community and the second on the needs of specialist health service providers. The results have been combined in the following paragraphs.

5.5.2 Present Use of Aquatic Facilities

Table 5.12 lists the pools which meeting participants indicated that they used, the activities they pursued at them and the reasons why they used them. It is evident from Table 5.12 that Ku-ring-gai residents use a wide array of public pools outside the municipality –many of which are indoor, all year facilities– as well as private and school pools within Ku-ring-gai.

The pools were used for a range of activities and in particular, for health-related activities, for lap swimming and training, for enjoyment and for competition, squad and social activities.

The reasons for using many of the pools is a strong reflection of the limitations on West Pymble Pool. The availability of indoor, all year venues, cost, accessibility, warm children's pools and competition facilities were all cited as positive attributes. That said, it is also evident that the West Pymble Pool was very popular amongst meeting participants with a wide range of user activities being cited along with a number of positive venue attributes.

Pools Used	Activities Pursued and Reasons
Abbotsleigh School	<i>Not stated</i>
Allambie Heights	<i>Not stated</i>
Bush School	<i>Not stated</i>
Coaching pools	Activities Learn to swim
Dence Park Pool (Hornsby)	<i>Not stated</i>
Epping Pool	Activities Laps Healthy activities Enjoyment

Table 5.11: Swimming pools used by public meeting participants, the activities pursued at them and the reasons for using them

Pools Used	Activities Pursued and Reasons
Homebush	<p><i>Activities</i> Carnivals</p> <p><i>Pool Attributes</i> 2 x 50 m. pools Open all year 8 lane pool</p>
Hornsby	<p><i>Activities</i> Learn to swim</p> <p><i>Pool Attributes</i> Warm children's pool Water slide Open all year Outdoors Lower cost Accessible by train</p>
Hydrotherapy pools	<p><i>Activities</i> Physiotherapy programs</p> <p><i>Pool Attributes</i> Temperature Depth Ramps</p>
Lane Cove	<p><i>Activities</i> Enjoyment Health Laps</p> <p><i>Pool Attributes</i> Creche Open all year Children's warm water pool</p>
Leichhardt Pool	<p><i>Pool Attributes</i> Open all year</p>
North Sydney	<p><i>Activities</i></p> <p><i>Pool Attributes</i> Open all year Accessible by train 50 m. outdoor pool 25 m. indoor pool</p>
Private schools	<p><i>Activities</i> Squads.. but availability is a real barrier</p> <p><i>Pool Attributes</i> Open all year 50 m. pools</p>

Table 5.11 continued: Swimming pools used by public meeting participants, the activities pursued at them and the reasons for using them

Pools Used	Activities Pursued and Reasons
Ryde	<p><i>Activities</i></p> <p>Enjoyment Laps Masters competitions Water polo Children's parties Carnivals</p> <p><i>Pool Attributes</i></p> <p>Open all year Parking Open feeling 50 m. pool 8 lane pool</p>
Terrey Hills Swim School	Children's lessons
Warringah	<p><i>Activities</i></p> <p>Masters programs / competitions School carnivals Diving</p> <p><i>Pool Attributes</i></p> <p>8 lane pool 50 m. pool but boom divider seen to reduce this Seating Electronic timing</p>
West Pymble Pool	<p><i>Activities:</i></p> <p>Coaching Grandchildren's activities Health activities Keep fit Lap swimming Learn to swim Picnics Recuperation School sports Social activities Swim Club</p> <p><i>Pool Attributes:</i></p> <p>Pool quality Water quality Setting Location Affordability Parking Safe for infants Layout 50 m. pool Outdoors Lane availability vs other venues</p>
Willoughby	Swimming

Table 5.11 continued: Swimming pools used by public meeting participants, the activities pursued at them and the reasons for using them

5.5.3 Aquatic Centre Provision Needs in Ku-ring-gai

The following aquatic needs were listed for provision in Ku-ring-gai by those who attended the public meetings.

A range of other recreation opportunities to support pool,
gym for cross-sports use/training, gym equipment, courts
A venue with improved access: it is very poor at West
Pymble pool
Accessibility
Add 25 or 50 m lap pool
All age groups-laps
All year available
Alternative opportunities in the winter
An indoor 25 or 50 metre pool
Aquaerobics
Casual classes at a casual fee rate vs memberships
Consultation suite
Creche/childcare
Cross training programs
Diversification
Dry areas for coaching, teaching
Enclosure of West Pymble pool
Facilities with a capacity to meet needs of schools, club,
and community
Fee/cost constraints to minimise impacts on access
Health program opportunities for other sports
Hydrotherapy pool with warmer water, ramps, steps
Indoor/outdoor coffee shop (but separation of food
odours)
Keep West Pymble open all year
Links to other community activities eg: shopping, eating
Masters Club
Meeting area
Multi-pool configuration to all wider use, school
programs, carnivals, other aquatic sports: water polo,
diving, masters programs
Pools for children, wading
Programs for older residents with eg: back, asthma
problems
School programs
Security of a high standard (and at other Council venues)
Spa
Social areas/casual activities spaces
Specialisation of pools and programs
Value added programs which mean council does not have

to subsidize

Meeting participants saw the need for a set of facilities which would be very different from those presently available at the West Pymble Pool. The listing has a predominant focus on four key issues, these being:

1. All year availability of aquatic facilities through provision of a/an indoor pool(s)
2. A venue with a capacity to support a wide diversity of aquatic programs
3. Provision of a significant non-aquatic health and fitness facilities and programs, and
4. Provision of a range of social and support facilities including meeting rooms, creche, social areas, cafe.

5.5.4 The Preferred Location of New and/or Upgraded Aquatic Provision

With the exception of providing an new facilities at the West Pymble Pool “to tap into the existing infrastructure”, no specific sites were identified. However, several suburbs or general districts were suggested, these being “Toward south of City eg: Lindfield”; Roseville, St Ives as “there is less other provision there” and “at a site reflecting the City demographics and provision by other Councils”.

5.5.5 Other Community Forum Comments

As with the final point under 5.5.3, several participants stressed a desire for any new initiative to be financially viable and to minimize any drain of wider community resources.

A number of the provision needs and issues identified through the community forums are make a valuable contribution to the overall study. All have been given due consideration in the formulation of the development concepts detailed later in this report.

5.6 INTERVIEWS AND SUBMISSIONS

Several press releases were prepared in the course of the study, the purpose being to inform the community of the objectives and progress of the study and to invite community input. As a result, interviews were held with several residents who contacted Council and eight written submissions were received.

The interviews identified the following points:

There is a need for a **hydrotherapy pool** with chest height water or an adjustable floor; 30 degree water temperatures; step and ramp access with hand rails; hand rails in the pool; a shower chair; heated, large change rooms with hoist and at least two chairs; privacy for people with disabilities; an electric, adjustable change table; waiting areas; areas for group activities

Scheduling of uses must ensure that people with disabilities can access special programs from say 10 am. and also have access to self-programming times

Programs and opportunities for people with disabilities should be widely promoted and would attract users from across the northern suburbs as there are presently no appropriate facilities in the region

Fees for people with disabilities should be no higher than usual and special carers should be allowed free entry

It is probable that a number of **professional service providers** would book consulting rooms at an appropriate facility and run a range

Consideration should be given to **using the oval** adjacent to West Pymble Pool to allow the expansion of the existing pool complex

There is a lack of **marketing** of the existing pool
Fitness facilities and an indoor pool should be added to the existing complex.

These issues have been considered in the formulation of the development concepts detailed later in this report. It should be noted, however, that several of the issues relating to programs and services for people with disabilities are operational in nature and will need to be returned to by Council once decisions are made to proceed with a redeveloped or new aquatics venue in the Council area.

As noted previously, nine written submissions were received. Those making the submissions have not been identified by name but are listed as 1., 2., 3. etc in the following paragraphs which summarise the points which have been raised.

- 1 Residents living in Turrumurra are very poorly provided for; facilities in Ku-ring-gai and Hornsby are very inadequate

As a mother with young children, I “travel to either Lane Cove or Homebush as their facilities suit my needs exactly”. Lane Cove has ‘child friendly’ toddler pools, and very warm pools for babies lessons

Lane Cove has a creche which 'is a must.. if I want to take all my children to lessons'

Indoor facilities at Lane Cove mean the venue can be used all year round

Rebuilding West Pymble Pool to the standard of Lane Cove would be a 'fantastic boost' to Ku-ring-gai

'There really is a big need for an upgrade'.

2. A suitable aquatic centre in Ku-ring-gai 'would be something like the one in Lane Cove comprising:

- A 25 metre indoor pool with at least 8 lanes
- A spa, sauna and small heated steam room
- A spacious shallow wading area for children
- Hot showers
- Adequate parking
- Level access and/or a lift

Indoor all year facilities in other Councils are very popular and support exercise, fitness and are an essential part of 21st century living

Consideration should be given to siting a new facility on land on Chisholm Street South Turramurra which was originally bought by the Department of Main Roads for motorway works. These proposals have now been dropped. *(This site would be very difficult to access from the rest of Ku-ring-gai).*

3. There has been no change in aquatics provision since the West Pymble Pool was first built nearly 50 years ago

The use of West Pymble Pool has been dominated by a small group which is resisting change despite competing modern initiatives by Ryde, Lane Cove, North Sydney, and Willoughby

Consideration needs to be given to the issues of development partnerships with private investors, sole private funding of any new initiatives, and development of a new 50 metre pool on the current site and of a new aquatic and leisure centre on another site.

4. I support another swimming facility or the renovation of the West Pymble Pool but this should include an indoor pool 'but only after consultation with Warringah to see if it is financially viable and what are the pitfalls'

5. Ku-ring-gai needs a 'diverse and all –year aquatic facility'

'With changing lifestyles, people need local availability of such a facility which would provide excellent, appropriate and diverse exercise and social opportunities'

The need for more aquatic facilities will increase with the additional population being 'imposed' on Ku-ring-gai

A new venue should be centrally located, with rail access and adequate parking.
6. The community needs a hydrotherapy pool with aquarobics in a heated indoor pool
7. West Pymble Pool 'compares favourably with any suburban pool in the world'. It is not fancy but has 'location, ambience, cleanliness, quietly controlled management with no fuss and minimum staff'. It is a pool for swimmers. However, its downside is that it is not suited to winter swimming

Too many modern pools have facilities which reflect the interests of 'special interest' groups who are the most vocal and seek to 'dominate proceedings'. Too many pools seek to be all things to all people and this increases costs and impinges on 'space and time for the core purpose of a pool, swimming'.

Koola Park in East Killara may warrant consideration as a site for an indoor 25 metre pool.
8. School bookings at West Pymble Pool are very difficult to gain due to demand and schools often have to travel to Ryde or other pools to meet their needs or increasingly, use space available at other school pools

Ku-ring-gai has no 'creative paddle pools with elements such as fountains, spray, 10cm deep water or beach, water slides, wave or current pools'

There are insufficient lanes available to allow a 'one time swim' (casual swimming)

There are insufficient all-weather, all-season facilities in Ku-ring-gai.

In addition to the above, Council also received a number of emails, phone calls and several letters from residents and other groups apologising for not being able to attend one of the public meetings.

The submissions and interviews have raised a number of important issues and proposals for consideration by this study. They strongly suggest a community desire for more, and for a wider range of, aquatic and related opportunities to be considered in for provision in Ku-ring-gai. In particular, the submissions support the need for all year facilities and for facilities which are more appropriate to particular needs groups in the community. They also acknowledge the important (but incomplete) role which the West Pymble Pool continues to play.

The efforts of residents to attend interviews and to prepare submissions for the study is acknowledged. Their ideas have all been considered in the preparation of the final recommendations and were a significant input to the questions covered by the random community survey. This is discussed in the following section.

5.7 THE RANDOM COMMUNITY SURVEY

5.7.1 Introduction

A random community survey was conducted across Ku-ring-gai Council in order to assess community support for aquatic leisure initiatives in the community, to test community views on the issues identified in the earlier parts of the Study research (such as the submissions reviewed above), and to evaluate a range of overall priorities for action.

The community survey was distributed to 800 homes in Ku-ring-gai Council which had been randomly selected from Council's property rolls. Non-residential properties were excluded and all material relating to resident addresses was kept within the Council offices and not provided to the consultants or any other body.

The community survey was distributed by post, the letter to residents containing an introductory letter from Council officers explaining the purpose of the survey, two copies of a survey form –and an explanation as to how two household members should be selected to complete the survey—and a reply paid envelope. Reminder letters were sent to residents after intervals of 2 and 4 weeks and around 100 telephone calls were also made to encourage participation. In response to the reminder letters, a number of residents contacted Council to explain why they were not participating while others who had not received the original letter were provided with replacement forms.

Names and addresses were not required on the completed forms.

Of the original 1,600 surveys sent out and the small number of replacement forms, a total of 434 returns –or 27.1 percent-- were received. However, 21 of these were excluded: 11 because they were returned too late to be processed and 10 because they had not been filled in at all or were not sufficiently complete to include. Thus the final useable return rate was 26.5 percent. A full copy of the results including extensive written comments made by respondents has been provided to Council. . The following sections present an overview of the key findings. The wide scope of the data collected is such that not all results have been reported and readers are referred to the supplementary documents for fuller details on some questions.

5.7.2 Use of Aquatic Facilities

Question 1 of the random community survey asked **“Have you used any swimming pools/aquatic centres during the past 12 months** (including home, school, public or private pools)? The results show that an average of 72 percent of respondents answered “Yes” to this question with 69 percent of users being male and 76 percent being female.

These results suggest a very high level of use of aquatic facilities amongst Ku-ring-gai Council residents, especially when Bureau of Statistics data on New South Wales aquatics participation rates suggest that on average, no more than 15 percent of the adult population goes swimming at least once a year, (although participation by children is double this rate).

A high level of participation in aquatics by Ku-ring-gai Council residents is not surprising given the socio-economic strength of the community, the array of opportunities available to it and the high private school provision rates. The survey results also showed that 48 percent of respondents swam at home pools which markedly increase pool opportunities.

The above results could over-represent those involved in swimming as a number of residents contacted Council to explain their non-participation in the survey or sent back incomplete forms, noted that they were not involved with or interested in swimming. This suggests that the results should be taken as an indication of the views of those who support aquatics provision as well as a significant portion of the wider community.

5.7.3 The Characteristics of Participants

The following paragraphs summarise the key characteristics of survey respondents who indicated that they had used a swimming pool in the 12 months prior to the survey.

Age: Not surprisingly, participation in aquatics was highest amongst younger members of the Ku-ring-gai community and in fact, everyone under the age of

15 who responded said that they had swum in the previous 12 months. Yet, participation was high right through the age groups with rates not dropping below 80 percent until the 50-54 years group. Even then, as many as 40 percent of respondents aged 85 years and older indicated that they had swum in the previous 12 months. This highlights the value of aquatics as a recreation and health activity for people of all ages and abilities.

Suburb of Residence: With regard to the suburb of aquatic participants, residents from all suburbs had high aquatic use rates with the highest being 83 percent in Roseville and West Pymble. However, Warrawee recorded a rate of only 58 percent while Gordon was 61 percent and East Killara (67%). The reasons for these variations is uncertain but could include the age mix of the local populations and accessibility to facilities.

Employment Status: Aquatic participation was highest amongst students (96%) and people employed part-time (86%). It was lowest amongst those not in the workforce (57%) with this group including the unemployed and older retirees.

Household Mix: At for Households two children (87 %) and those with two or more adults and children (85 %), had participation rates 14-15 percent higher than any other household form. Lone person and single parent households had lower rates (60 and 71% respectively) and very low rates were recorded in households where there were unrelated individuals sharing a home (20%).

Cultural Background: Aquatics participation varied considerably on the basis of cultural background. People with a North American background had the highest participation rate (100%) followed by those from northern and north-western Europe (88%) and Australia (75%). The lowest rates of participation were amongst those with southern and eastern European backgrounds (43%), southern and central Asian backgrounds (50%) and British backgrounds (58%).

The data on aquatics participants indicate that while participation is high across all groups, there are some significant differences which reflect age, socio-economic status, experience and accessibility/mobility differences in the community. Action will be needed in the programming, pricing and marketing of any new or upgraded aquatic facilities in Ku-ring-gai Council if equity of opportunity is to be achieved and if the optimal markets are to be attracted to the facilities and their viability strengthened.

5.7.4 The Individual or Types of Aquatic Facilities Used

Survey respondents who indicated that they had visited a pool in the past 12 months were asked to indicate which individual venues or *types* of aquatic facilities

they had used. A full list of those visited has been prepared and is recorded separately. The most popular venues or *types* of venues are recorded in Table 5.12:

Pool/Pool Type	Percent use by respondents
Home pools	48
West Pymble Pool	35
Commercial pools	13
Ryde Aquatic Centre	11
School pools	11
Lane Cove	10
Willoughby	9
Syd. Olympic Pool (SOPAC)	8
Hornsby	6
Warringah	6
Sea pool	2
Medical pool	2

Table 5.12: Specific pools or types of pools visited

The above results show the importance and popularity of home pools and the impact of the accessibility of West Pymble Pool. They also show that apart from home pools and the West Pymble Pool, it was not until the 9th most popular pool was reached that another outdoor venue was listed, this being Hornsby pool on 6 percent. All of the remaining most popular pools were indoor venues.

The figures also indicate the importance of school and commercial pools to the Ku-ring-gai community, with this and the popularity of indoor venues in other Councils highlighting the market impact of a lack of comparable Council facilities in Ku-ring-gai. These figures support the earlier conclusion that hundreds of thousands of visits annually are being 'lost' from Ku-ring-gai to other competing venues. Of further interest is the fact that while 44 percent of respondents indicated that they travelled out of the municipality to use indoor heated pools, only 6 percent travelled to the outdoor pool in Hornsby.

Several other points of interest regarding the use of other pools were:

- *Women* continued to out-use these venues when compared to men, and often *at double the rate* with indoor venues, this suggesting that the services at indoor venues were far better suited to their needs
- *Children* and *older residents* made far higher use of home pools, West Pymble Pool, school pools and commercial pools when compared with their proportion of the sample and when compared with their use of the larger indoor venues in neighbouring Councils. This suggests that these groups are being constrained in the opportunities they

can make use of because of costs and restricted mobility

- Residents in their *30s and 40s* made far greater use of the indoor facilities outside Ku-ring-gai Council than did any other age group, this reflecting their greater mobility, higher discretionary income and the attractiveness of what these venues offer
- Older residents dominated the use of medical pools
- The greatest use of West Pymble Pool was made by residents living in West Pymble and East Lindfield (75% and 71% respectively) while least use was made by residents living in Wahroonga and North Turramurra (both 17%). Conversely, the percentage of Wahroonga residents who used the Hornsby pool was four times their proportion of the survey respondents from that suburb. These figures show the clear impact of distance on the accessibility of residents in the north of the Council area to the existing provision.
- Use of indoor pools in other Councils was far higher amongst Ku-ring-gai residents living in suburbs nearer to those pools or on main road routes to them
- Students made high use of school pools and Sydney Olympic Pool (SOPAC) while the unemployed and people not in the labour force were largely users of West Pymble and home pools.

5.7.5 Reasons for Using the Nominated Aquatic Facilities

Survey respondents were asked to indicate why they chose to use the pools they had visited in the previous 12 months. The responses have been categorized and the results are reported in relation to the most important individual pools or types of pools. These are listed in the top row in Table 5.13 on the following pages. In the Table, the top row of each set of three rows shows the number of responses for each individual or type of pool. The very first figure, 514 is the number of responses made by the 434 respondents, thereby indicating that they went to an average of 1.2 different pools each. The second row in each group of three reports the distribution of responses, by percentages, down each column while the third row reports the distribution of responses, by percentages, across each row. To illustrate, using the West Pymble column, 105 respondents indicated that they used that pool; hence in row 2, they account for 100% of West Pymble Pool users. In row 3, the 105 responses accounted for 20 percent of all pool uses recorded (ie: 20% of the 514 total). In the next section ("Q2A ATTRACTION TO POOLS USED At/near

home”), 72 respondents said they used West Pymble because it was at or near home. This accounted for 69 percent of all reasons given for using West Pymble (row 2) and 36 percent of *everyone* who said they used any of the pools recorded because it was near home. The sets of symbols below each three rows of figures (up to three + signs or three minus signs), indicate results which are statistically significant in that they are one, two or three standard deviations above or below the average response.

Key features of the results are:

- The major reason given for using West Pymble Pool, Hornsby Pool and home pools were that they were near home (69%, 65% and 57% respectively)
- The special services available were critical to attracting users to commercial pools, medical pools, school pools and the indoor facilities at Ryde, SOPAC, Warringah, and Willoughby. Special services included a range of pools, dry health and fitness facilities, cafes, and special support services and staff
- Heating, rather than other factors, attracted people to Lane Cove
- Weather was a major determinant of people using a home pool
- The fact that Lane Cove, medical pools, Warringah and Willoughby were indoor all year pools was a major determinant in attracting people to them
- The settings of West Pymble Pool, sea pools, Lane Cove, and Willoughby all attracted users
- People were particularly attracted to the recreational facilities at Ryde Aquatic Centre
- Having 50 metre pool was very important in attracting users to West Pymble Pool, and
- The availability of diving facilities was a major attractor at Warringah.

	Q2AL STATEMENTS															
	TOTAL	West Pymble	Commercial	Home	Medical	School	Sea Pool	Hornsby	Lane Cove	Manly Bay Charlton	North Sydney	Ryde	S.O.P.A.C.	Warringah	Willoughby	Other
BASE	514 100% 100%	105 100% 20%	40 100% 8%	146 100% 28%	6 100% 1%	32 100% 6%	7 100% 1%	17 100% 3%	29 100% 6%	2 100% 0%	3 100% 1%	34 100% 7%	24 100% 5%	17 100% 3%	27 100% 5%	25 100% 5%
Q2A ATTRACTION TO POOLS USED																
At/near home	198 39% 100%	72 69% 36% +++	6 15% 3% --	83 57% 42% +++	0 0% 0% ---	2 6% 1% ---	1 14% 1% ---	11 65% 6% ---	5 17% 3% ---	0 0% 0% ---	0 0% 0% ---	2 6% 1% ---	0 0% 0% ---	2 12% 1% ---	8 30% 4% ---	6 24% 3% ---
Special services	134 26% 100%	21 20% 16%	18 45% 13% ++	9 6% 7% ---	3 50% 2% ---	20 63% 15% +++	0 0% 0% ---	1 6% 1% ---	11 38% 8% ---	0 0% 0% ---	0 0% 0% ---	18 53% 13% +++	11 46% 8% ---	9 53% 7% ---	7 26% 5% ---	6 24% 4% ---
Weather	46 9% 100%	9 9% 20%	3 8% 7%	31 21% 67% +++	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	1 6% 2% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	2 8% 4% ---
Setting	42 8% 100%	14 13% 33% +	3 8% 7%	6 4% 14% ---	0 0% 0% ---	2 6% 5% ---	1 14% 2% ---	1 6% 2% ---	7 24% 17% ---	0 0% 0% ---	0 0% 0% ---	2 6% 5% ---	2 8% 5% ---	0 0% 0% ---	3 11% 7% ---	1 4% 2% ---
Indoor all year round	33 6% 100%	0 0% 0% --	4 10% 12% ---	0 0% 0% ---	1 17% 3% ---	1 3% 3% ---	0 0% 0% ---	1 6% 3% ---	10 34% 30% ---	0 0% 0% ---	0 0% 0% ---	4 12% 12% ---	1 4% 3% ---	4 24% 12% ---	6 22% 18% ---	1 4% 3% ---
Heated	22 4% 100%	2 2% 9%	4 10% 18%	3 2% 14% ---	1 17% 5% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	7 24% 32% ---	0 0% 0% ---	0 0% 0% ---	2 6% 9% ---	1 4% 5% ---	0 0% 0% ---	1 4% 5% ---	1 4% 5% ---
Recreation facilities	22 4% 100%	0 0% 0% --	2 5% 9%	4 3% 18% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	8 24% 36% +++	7 29% 32% ---	0 0% 0% ---	0 0% 0% ---	1 4% 5% ---
School	13 3% 100%	2 2% 15%	0 0% 0%	1 1% 8% ---	0 0% 0% ---	9 28% 69% +++	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---	1 4% 8% ---	0 0% 0% ---	0 0% 0% ---	0 0% 0% ---

Table 5.13: Random community survey: reasons for using pools

		Q100 BANNER																		
		GENDER		AGE																
	TOTAL	Male	Female	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	
BASE	424 100% 100%	176 100% 42%	225 100% 53%	27 100% 6%	15 100% 4%	11 100% 3%	9 100% 2%	19 100% 4%	32 100% 8%	58 100% 14%	38 100% 9%	29 100% 7%	42 100% 10%	46 100% 11%	30 100% 7%	24 100% 6%	17 100% 4%	17 100% 4%	5 100% 1%	
Q6A BELIEVE THAT WEST PYMBLE POOL SHOULD BE UPGRADED																				
Yes	251 59% 100%	95 54% 38%	143 64% 57%	22 81% 9%	8 53% 3%	8 73% 3%	7 78% 3%	16 84% 6%	17 53% 7%	36 62% 14%	23 61% 9%	16 55% 6%	25 60% 10%	29 63% 12%	17 57% 7%	10 42% 4%	6 35% 2%	7 41% 3%	2 40% 1%	
No	107 25% 100%	52 30% 49%	50 22% 47%	3 11% 3%	7 47% 7%	2 18% 2%	2 22% 2%	2 11% 2%	10 31% 9%	16 28% 15%	12 32% 11%	8 28% 7%	11 26% 10%	11 24% 10%	8 27% 7%	7 29% 7%	3 18% 3%	3 18% 3%	1 20% 1%	
Not answered	66 16% 100%	29 16% 44%	32 14% 48%	2 7% 3%	0 0% 0%	1 9% 2%	0 0% 0%	1 5% 2%	5 16% 8%	6 10% 9%	3 8% 5%	5 17% 8%	6 14% 9%	6 13% 9%	5 17% 8%	7 29% 11%	8 47% 12%	7 41% 11%	2 40% 3%	
TOTAL	424 100% 100%	176 100% 42%	225 100% 53%	27 100% 6%	15 100% 4%	11 100% 3%	9 100% 2%	19 100% 4%	32 100% 8%	58 100% 14%	38 100% 9%	29 100% 7%	42 100% 10%	46 100% 11%	30 100% 7%	24 100% 6%	17 100% 4%	17 100% 4%	5 100% 1%	

Table 5.13 continued: Random community survey: reasons for using pools

These figures indicate that West Pymble Pool predominantly attracts custom from people who live near it (but as has already been seen, it not near enough for all residents), because it has a 50 metre pool and because of its outdoor settings. The results also indicate that many pool users are attracted to venues *outside* Ku-ring-gai Council because competing pools offer a wider range of attractions to users.

5.7.6 Reasons for Not Using Aquatic Facilities

Question 3 of the random community survey provided a list of possible answers and asked respondents who had not used a swimming pool in the past 12 months to tick those which applied to them. The list provided and the overall responses are reported in Table 5.14.

Reasons for not swimming	Total %	Male %	Female %	Key Groups Affected
I have no interest in swimming	32	33	33	35 years + esp. 50-54
My children have grown up	32	31	29	40 yrs + esp. 75-79
I have lost interest in swimming	31	33	31	35 yrs +
The venues are too hard to get to	15	12	17	35-64 yrs
Ill health has prevented me going	14	12	12	50+, esp. 85+
The venues don't have the <u>facilities</u> I like/need now	14	15	13	30-44 yrs
The activities/programs available don't interest me	11	17	6	30-35 yrs, 70-74 yrs
The venues don't have the <u>programs</u> I like/need	6	4	8	15-19, 34-44 yrs
My family is not interested	5	8	4	35-39, 64-74 yrs
The activities/programs are too costly	4	4	4	40-44, 70-74 yrs
Other reasons:	23	27	19	--

Table 5.14: Reasons for Not Using Aquatic Facilities

The data in Table 5.14 show that a lack of interest in swimming and the fact that children have grown up were equally most important in explaining non-participation. Both reasons reflects a value system which does not see swimming as being of interest or value to adults, the second implying that it is a good activity for children only. These views are deterring many thousands of Ku-ring-gai residents from gaining the benefits of aquatics participation discussed in Chapter 1 and should be addressed through marketing and promotion if the full benefits of the existing provision and any new provision are to be delivered to the community. Access is an important barrier to participation while combined, the lack of appropriate facilities and programs accounted for nearly one-third of all responses.

As the Table indicates, survey respondents listed a range of other reasons as to why they did not participate in swimming. A number of these endorsed the broad thrust of the

survey options but others cited a preference for various other sports or the beach, the *quality* of available facilities, a preference for indoor pools and a dislike of public pools. Overall, most indicated a need for facilities and programs which were of a higher standard than those presently available and which were of interest to residents.

The final column in the Table lists some key age groups which are impacted by the barriers to use. It is evident from this that people as young as 35 years are restricted in their use of aquatic facilities by a range of factors. A detailed analysis of the reasons for non-use on the basis of employment status, household make-up and cultural background has not been possible as there were only 114 survey respondents in the total non-use group which makes other analyses too susceptible to large statistical errors.

5.7.7 Reasons for No Longer Using Aquatic Facilities

Questions 4 and 5 of the community survey sought to identify whether residents had previously swum but now did not or did so rarely and if this was the case, what services, programs or facilities would encourage them to consider using a swimming pool/centre again or doing so more often.

The results show that 105 respondents or 24.8 percent of the total had previously swum or swum more regularly than they do now. On average, they had stopped swimming 11 years ago –and the average for men was 13.3 years ago-- although some respondents had stopped swimming 25 years ago. Of particular interest is the fact that while the majority of those who had stopped swimming were older residents, some were still in their teens while the largest groups were in their 30s, 40s and 50s.

The reasons respondents gave for stopping swimming varied widely and a list of these is summarised below.

- Age (6) "I find pools are not designed for people over 70 years"
- Cannot swim
- Cost (2)
- Crowded pools, little opportunity for serious swimming; opportunities provided did not fit needs
- Distance to work
- Do not like to swim in winter
- Facilities were "unfriendly", no adequate programs
- Had children/ Children now at school/ Children grew up (3)
- I did not enjoy swimming as a sport (2)
- Ill health/ disability (12)
- Lack of transport (2)
- Lost interest (9)
- Moved residences (8) new home had no pool (2)
- New to the area (2)
- Not enough time/ too busy (14)

Only in summer on the beach or on holidays (3)
 Other interests (7)
 Pool located too far away (4) (esp. once children were born)
 Prefer indoor facilities / Outdoor pools are too cold and uncomfortable (4)
 Public pools unhygienic, did not enjoy swimming, chlorine, unclean water (5)
 Pursuing other activities: yoga, walking, house renovations (6)
 Too lazy/inaccessible/family/nothing convenient (4) esp after leaving school.

It is evident that the reasons for stopping or significantly reducing swimming are quite varied. Overall, they can be categorized as being due to age, health, family stage, time availability, personal enthusiasm and interests, the disruption of moving homes, the programs/activities offered, the standard of the facilities available and their management, cost, travel, and accessibility.

Although solutions do not exist to all these barriers, quite a few could be addressed by changes to the way facilities are developed, maintained, programmed and promoted. The list gives a strong sense of an unchanging set of aquatic opportunities which at one stage or another become irrelevant to or unattractive to the changing needs of the community.

The conclusion above is endorsed by the list of actions which respondents suggested might tempt them back to using aquatic facilities. Question 5 of the community survey stated:

"Swimming and aquatic exercise offer excellent health benefits to participants. It has been proven to help with a range of problems including arthritis, injuries, asthma etc. If you haven't used a pool at all over recent years or if you make very little use of them, what support services, programs or facilities would encourage you to consider using a swimming pool/centre again or more often?"

The responses have been grouped together and are listed in summary form in Table 5.15 below. Fuller detail is provided in Tables 53.0 – 53.13 of the computer printout of the survey results.

Although the support for most individual items is low, the combined results are substantial. Of particular significance is the fact that the items listed are now commonly found in most modern aquatic leisure venues. Also of considerable significance is the fact that of virtually all the high rating suggestions, the support for their provision was far stronger amongst women than amongst men. This suggests that the failure to adapt and change many aquatic facilities to better meet the needs of women is losing them as users.

Proposed Facilities, Programs and Services	Total %	Male %	Female %
Exercise programs	11	7	15
All year opening / evenings / indoors	8	6	11
Heated pools	4	2	6
Near home	3	3	3
Good facilities	3	3	3
Clean facilities, well maintained	2	2	3
Aquatic recreation facilities	2	2	3
Creche	2	1	3
Appropriate fees & pass system	2	2	2
Gym	2	2	2
Marking / division of swim lanes for different uses	2	1	2
Learn to swim programs	1	1	2
Attractive settings	1	1	2
Children's activities / play area	1	0	2
Lap swimming	1	1	1
Social programs	1	1	1
Spa	1	1	1
Café	1	1	0
Transport	1	1	0
Parking	0	1	0
Social facilities	0	1	0
Dry recreation facilities	0	1	0
Other	2	3	2

Table 5.15: Suggested improvements to facilities, programs and services at aquatic venues to attract former users

5.7.8 Support for New or Upgraded Aquatic Facilities in Ku-ring-gai Council

Question 6 of the community survey stated:

“Ku-ring-gai Council wants to know how it can best meet community aquatic needs in the future. Following an initial round of consultations as part of this study, several development options have been prepared. These include **both**:

- Upgrading the existing West Pymble Pool, *and also*
- Building a new *indoor* aquatic leisure facility elsewhere in Ku-ring-gai.”

Respondents were then asked whether they felt that West Pymble Pool should be upgraded and whether they thought that a new aquatic leisure facility should be built elsewhere in Ku-ring-gai. The responses are presented in Tables 5.16 and 5.17 on the following pages.

The data in the Tables show that some 59 percent of respondents supported the **upgrading of West Pymble Pool**. Support was higher amongst women (64%) than men (54%) and above average across all aged groups up to 70-74 years with the exception of teenagers and those aged 35-39 years.

Tables 54.1 –54.2 of the full results printout shows that support for upgrading West Pymble Pool was highest amongst residents of Pymble (81%), North Turramurra (80%) and Killara (76%) and lowest amongst residents of East Lindfield (30%), Killara (33%) and St Ives Chase (40%). On the basis of employment status, the only below average response was from people not in the work force (50%) with these people being predominantly retirees. Families with children were the strongest supporters of the initiative (as high as 92% for those with more than two adults and children) while only households with unrelated individuals were well below the average support level. On the basis of cultural background, support was high across all groups with the exception of residents from southern and central Asia, north and eastern Asia and Britain.

The findings with regard to support for **a new aquatic leisure facility** elsewhere in Ku-ring-gai Council indicated even stronger support for this initiative. A total of 64 percent of respondents supported the initiative with 69 percent of women and 60 percent of men doing so. Support was strongest amongst the 10-14 and 15-19 years groups (89% and 87% respectively). With the exception of those aged 20-24 years, support did not fall below 50 percent until the 75-79 years age group.

Support for a new aquatic leisure facility elsewhere in Ku-ring-gai Council was greatest amongst residents living in South Turramurra (86%), North Turramurra (80%) and Lindfield (73%) while least support was expressed by residents of Roseville (46%), Warrawee and West Pymble (each 50%).

On the basis of employment status, strongest support for a new indoor aquatic leisure venue was strongest amongst the unemployed (86%) and students (81%) –even though this latter group is amongst the greatest users of West Pymble Pool. Support was weakest amongst those not in the labour force. As with the upgrading of West Pymble Pool, families with children gave the strongest support to the proposal. Finally, residents from all but Asian cultural backgrounds gave above average support to the proposal. Overall, the West Pymble Pool and new pool results are interesting in that while they suggest that there may be some sub-municipal bias in favour of an upgraded or addition new pool, they also demonstrate support for both initiatives from across the Council community as a whole.

The second part of Question 6 in the random community survey asked residents for suggestions other than upgrading the West Pymble Pool or building a new indoor aquatic leisure venue elsewhere in Council. Rather than identifying alternate strategies, the responses made a range of suggestions regarding the types of facilities and programs which should be provided at a new indoor centre and the manner in which such a venue should be programmed and managed. As such, these results will be reviewed in relation to the next question. They should also be reviewed and responded to as deemed appropriate, by the existing and any future Council and operational managers of Council's aquatic leisure facilities.

	Q100 BANNER																			
	GENDER		AGE																	
	TOTAL	Male	Female	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	
BASE	424 100% 100%	176 100% 42%	225 100% 53%	27 100% 6%	15 100% 4%	11 100% 3%	9 100% 2%	19 100% 4%	32 100% 8%	58 100% 14%	38 100% 9%	29 100% 7%	42 100% 10%	46 100% 11%	30 100% 7%	24 100% 6%	17 100% 4%	17 100% 4%	5 100% 1%	
Q6A BELIEVE THAT WEST PYMBLE POOL SHOULD BE UPGRADED																				
Yes	251 59% 100%	95 54% 38%	143 64% 57%	22 81% 9%	8 53% 3%	8 73% 3%	7 78% 3%	16 84% 6%	17 53% 7%	36 62% 14%	23 61% 9%	16 55% 6%	25 60% 10%	29 63% 12%	17 57% 7%	10 42% 4%	6 35% 2%	7 41% 3%	2 40% 1%	
No	107 25% 100%	52 30% 49%	50 22% 47%	3 11% 3%	7 47% 7%	2 18% 2%	2 22% 2%	2 11% 2%	10 31% 9%	16 28% 15%	12 32% 11%	8 28% 7%	11 26% 10%	11 24% 10%	8 27% 7%	7 29% 7%	3 18% 3%	3 18% 3%	1 20% 1%	
Not answered	66 16% 100%	29 16% 44%	32 14% 48%	2 7% 3%	0 0% 0%	1 9% 2%	0 0% 0%	1 5% 2%	5 16% 8%	6 10% 9%	3 8% 5%	5 17% 8%	6 14% 9%	6 13% 9%	5 17% 8%	7 29% 11%	8 47% 12%	7 41% 11%	2 40% 3%	
TOTAL	424 100% 100%	176 100% 42%	225 100% 53%	27 100% 6%	15 100% 4%	11 100% 3%	9 100% 2%	19 100% 4%	32 100% 8%	58 100% 14%	38 100% 9%	29 100% 7%	42 100% 10%	46 100% 11%	30 100% 7%	24 100% 6%	17 100% 4%	17 100% 4%	5 100% 1%	

Table 5.16: Random community survey support for upgrading West Pymble Pool

	Q100 BANNER																			
	GENDER		AGE																	
	TOTAL	Male	Female	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	
BASE	424 100% 100%	176 100% 42%	225 100% 53%	27 100% 6%	15 100% 4%	11 100% 3%	9 100% 2%	19 100% 4%	32 100% 8%	58 100% 14%	38 100% 9%	29 100% 7%	42 100% 10%	45 100% 11%	30 100% 7%	24 100% 6%	17 100% 4%	17 100% 4%	5 100% 1%	
Q88 BELIEVE THAT NEW AQUATIC LEISURE FACILITY SHOULD BE BUILT ELSEWHERE IN KU-RING-GAI																				
Yes	273 64% 100%	106 60% 39%	155 69% 57% ⁺	24 89% 9%	13 87% 5%	5 45% 2%	7 78% 3%	12 63% 4%	23 72% 8%	44 76% 16% ⁺	27 71% 10%	18 62% 7%	29 69% 11%	24 52% 9%	15 50% 5%	14 58% 5%	7 41% 3%	8 47% 3%	2 40% 1%	
No	94 22% 100%	47 27% 50%	39 17% 41% ⁻	2 7% 2%	2 13% 2%	6 55% 6%	2 22% 2%	5 26% 5%	3 9% 3%	10 17% 11%	8 21% 9%	8 28% 9%	6 14% 6%	13 28% 14%	10 33% 11%	7 29% 7%	5 29% 5%	3 18% 3%	1 20% 1%	
Not answered	57 13% 100%	23 13% 40%	31 14% 54%	1 4% 2%	0 0% 0%	0 0% 0%	0 0% 0%	2 11% 4%	6 19% 11%	4 7% 7%	3 8% 5%	3 10% 5%	7 17% 12%	9 20% 16%	5 17% 9%	3 13% 5%	5 29% 9%	6 35% 11%	2 40% 4%	
TOTAL	424 100% 100%	176 100% 42%	225 100% 53%	27 100% 6%	15 100% 4%	11 100% 3%	9 100% 2%	19 100% 4%	32 100% 8%	58 100% 14%	38 100% 9%	29 100% 7%	42 100% 10%	45 100% 11%	30 100% 7%	24 100% 6%	17 100% 4%	17 100% 4%	5 100% 1%	

Table 5.17: Random community survey support for a new indoor aquatic leisure venue elsewhere in Ku-ring-gai Council

5.7.9 Support for New or Upgraded Aquatic Facilities

Question 7 of the random community survey provided residents with a list of suggested initiatives for both West Pymble Pool and a new indoor aquatic leisure venue elsewhere in Council which had been identified through earlier stages of community needs assessments. Provision was also made for respondents to provide written comments either for or against the proposals. The findings regarding the upgrading of West Pymble Pool are provided in Table 5.18.

Provision Suggestions	Agree %	Disagree %	No answer %
Replace the existing children's pools with new water play facilities such as rivulets, mini slides and a leisure / programming pool for both learn to swim and water familiarisation programs	68	16	16
Build an indoor multi-purpose room for birthday parties, holiday programs, teaching sessions etc	53	28	19
Link the pool entrance with the wider park setting by relocating the entrance to the south near the carpark and building a café accessible to both pool users and park users	69	14	17
Build dry play and sports facilities such as children's play equipment, a beach volleyball court, half court basketball, mini water slides etc.	55	24	21
Improve the outdoor social areas with barbeques, picnic seating areas, shade.	65	18	17

Table 5.18: Random community survey support for suggested upgrading initiatives at West Pymble Pool

The results in Table 5.18 indicate majority support for *all* the West Pymble Pool upgrading proposals. Other highlights of the responses to this question were:

- Support for the proposals from women was up to 10 percent higher than from men
- Support was strong across all age groups
- There was some variation in support across different suburbs which partially reflected their age and family make-up
- Support was strong across all occupational categories
- Support was strong across all household groups except for lone person households and single parent households for some items, and
- The same pattern of cultural group was identified for individual items as for the redevelopment proposal as a whole.

With regard to support for the proposed elements of a *new* the indoor aquatic leisure centre, the responses are listed in Table 5.19 following:

Provision Suggestions	Agree %	Disagree %	No answer %
An indoor pool for lap swimming, learn to swim programs, health and well being programs	80	8	12
A 25 metre indoor program pool for aquaerobics, rehabilitation programs, learn to swim programs	76	9	15
Spa / sauna / steam room	43	38	20
Multi-purpose program and drop-in spaces/social areas			
Health and fitness gym, aerobics room	40	32	28
Creche	56	18	26
A café which can be used by both pool users and the wider community	70	16	14
Health suites for service providers such as physio-therapists and sports medicine	51	32	17
Indoor water play and other children's play facilities	67	16	17

Table 5.19: Random community survey support for suggested facilities at a new indoor aquatic leisure centre

The Table 5.19 results show majority community support for all the proposals except the health and fitness gym and aerobics and the spa/sauna/steam room, although these were still supported by more residents than opposed them. In fact, these facilities should be provided in any new initiative as they are capable of generating significant income to offset operating losses which are generally incurred by aquatic facilities.

Other highlights of the responses to the question on new provision initiatives were:

- As with the West Pymble Pool proposals, support for the proposals from women was higher than from men with some items receiving up to 13 percent more support
- The indoor lap pool proposal gained very high support across a wide range of ages with 5 groups giving it more than 90 percent support and only those aged over 65 years falling below the average to any extent. Support across most suburbs was also very high with no obvious bias as a result of proximity to the existing West Pymble Pool. Only two cultural groups were well below average in their support, these being those from southern and central Asian and southern and eastern European backgrounds. Even then, support from both was over 50 percent
- Very high levels of support were similarly expressed for an indoor program pool
- The multi-purpose program room gained greatest support from young teenagers and those in the family age groups

- The health and fitness gym and aerobics facilities gained greatest support from women, teenagers and people in their early 20s, late 30s and early 50s
- The creche gained very high support from respondents in the family years – 30-34 to 50-54 years
- The café proposal gained majority support from every age group through to and including those aged 70-74 years
- The indoor water play facilities were strongly supported across all suburbs and by most cultural groups.

Overall, the results show strong community support for the new development proposals. No proposal was rejected by more residents than supported it and all gained very strong support from differing age, gender, cultural background and suburb groups in the community. Results varied by suburb but these showed limited spatial patterns suggesting that the differences are more a reflection of age, socio-economic and family status factors.

Respondents made a range of comments in relation to each of the development proposals. These essentially expressed the reasons behind their support for or opposition to the proposals. Because of the length of the comments, they have not been reported here.

5.7.10 Further Facility, Program and Service Suggestions

Question 8 of the random community survey provided residents with the opportunity to list other facilities, programs and services which should be considered for provision at an upgraded West Pymble Pool and at any new aquatic leisure centre developed elsewhere in the Council.

The focus of the respondent suggestions for West Pymble Pool was the provision of an indoor pool . Other proposals were essentially the same as those which were suggested for a new indoor venue (ie: heated all year pools, gym, aerobics, café, social areas etc), tennis courts, roller and ice skating facilities, a dry fitness room, and a wave pool. However, the provision of extensive new indoor facilities would not be appropriate at West Pymble for a range of environmental, access, parking and infrastructure reasons which are explained in more detail in the following Chapter. Hence the proposal for a new indoor venue *elsewhere* in the Council.

A range of program and service suggestions were made for West Pymble Pool, these including squad training, physiotherapy, movie nights, pool parties, swim/exercise programs for over 50's, the frail/aged, programs and lanes being graded for people of different swimming abilities. These are all positive suggestions and all have been considered in determining the most effective mix of initiatives to recommend for the venue. A gain however, a number of these proposals are better suited to an indoor venue and

several are more programmatic than facility focused in nature. All should therefore be reviewed for possible action by both the management of the existing pool and when planning the operations of any new indoor venue which might be built.

Additional facilities suggested for inclusion in a new indoor aquatic leisure centre included water slides, a wave pool, a lazy river, indoor sports courts, tennis courts, sports medicine suites, bike parking and diving boards. These have been assessed for inclusion as part of the proposals put forward in Chapter 6. Programming suggestions made by residents for a new centre included keep fit for older residents, stroke correction, yoga, party programs, adult fitness/rehabilitation, activities for people with disabilities, and relaxation areas/activities. All will be able to be accommodated in the proposed facilities and will need to be followed through by the venue management.

One further section of the random community survey sought resident views on their preferred sites for a new aquatic leisure centre should one be built in Ku-ring-gai. Responses to this question have been held over to Chapter 6 where a fuller discussion of site options is provided.

5.8 CONCLUSION

This Chapter has reported on the findings of a quite extensive and wide-reaching program of community consultations regarding future aquatic leisure opportunities in Ku-ring-gai Council. The consultative methods used have included press releases, which attracted a number of submissions in response; public forums; a program of interviews; surveys of users of the West Pymble Pool and the wider Bicentennial Parklands and an extensive and well-supported random community survey. Further market analyses were conducted by comparing the demographics of West Pymble Pool users with those of the area served by the pool.

The findings from all the consultative methods have indicated that the West Pymble is very popular amongst its users. It also identified consistently strong support for the continued operation of the Pool and for its upgrading and improvement through the addition of a range of additional facilities and services.

At the same time, the consultations found strong evidence that the venue is not capable of meeting the aquatic leisure needs of large sections of the Ku-ring-gai community, whether as a result of location and accessibility or the limited scope of the facilities and programs which are provided. These constraints were found to impact on a wide range of groups in the community ranging from children and teenagers through to sporting and recreation groups and older residents. Residents living at some distance from the pool and non-Anglo Saxon residents were also amongst those not serviced by the existing Pool facilities and programs. As a result of the deficiencies at West Pymble Pool it was argued that literally

hundreds of thousands of pool visits annually are being lost to school pools, private pools and the more modern indoor aquatic leisure venues in neighbouring Councils.

In face of the shortcomings identified in relation to West Pymble Pool, the consultations program found strong support for the development of a modern indoor aquatic leisure centre elsewhere in Ku-ring-gai. Significantly, the support for this initiative was stronger than for the upgrading of the West Pymble Pool. The key features sought by the community at a new indoor venue included an all year, indoor heated lap pool, hydrotherapy and related support facilities; dry gym, aerobics and other health facilities; social, café and community activity areas and high quality access and parking areas.

The consultations program has given a strong direction and strong support for action by Ku-ring-gai Council to upgrade the aquatic leisure opportunities available to the community. The findings have been carried forward as a major input to the following chapter where a mix of development initiatives for both the West Pymble Pool site and for a totally new venue are presented.

6

MEETING AQUATIC LEISURE NEEDS IN KU-RING-GAI COUNCIL

6.1 INTRODUCTION

The previous Chapters of this report have indicated very clearly that while West Pymble Pool is still meeting some needs in the Ku-ring-gai community, it is serving a smaller and smaller proportion of the needs with each passing year. This is due in part to the nature of the facilities and their operation but more to the changing nature of the community, changing leisure interests and needs, competing opportunities. In the face of these changes, the pool, its environs, and the programs and activities it offers have not changed. As one participant in the community meetings noted, it has not changed in fifty years.

It is not surprising then that the pool is attracting a declining level of visits, that the sectors of the community it serves are narrowing and that hundreds of thousands of visits are now lost every year to commercial and schools pools within Ku-ring-gai and to modern aquatic leisure centres operated by neighbouring Councils.

Given these circumstances, it will not be long before West Pymble Pool ceases to be viable. Major changes are needed at that venue and new, *different* initiatives are needed elsewhere in the Council area if community needs are to be effectively met and if the recreation, competition, social, health and well-being benefits which aquatics resources can deliver are to be extended to the wider Council community.

In the light of the above, this Chapter begins by drawing on the findings of the previous research to present a listing of the redevelopment initiatives which are recommended for the existing West Pymble complex and the new initiatives recommended for a second venue at another location in the Council. This is followed by a detailed analysis of the sites evaluated for a second aquatics venue and finally, a recommended set of actions.

6.2 THE RECOMMENDED PROVISION MIX

6.2.1 The Scope of the Identified Needs

The research into Ku-ring-gai Council demographics, competitor provision, leisure participation and aquatic provision trends and community needs has indicated that a variety of new and/or additional aquatic/leisure facility components are needed to

effectively meet the needs of the Ku-ring-gai community. The new and additional facilities which are recommended will meet *identified* community needs which:

1. Are *not met at all* by the facilities at West Pymble Pool, or
2. Are *inadequately met* by the facilities at West Pymble Pool, or
3. Presently use space at West Pymble Pool which would be *better put to other uses*, or
4. Are presently *not available in Ku-ring-gai Council*, or
5. Are presently *only available at private venues* in the Council.

These facilities are recorded in Table 6.1 below:

Facility Component
Indoor 25 metre 8 lane training, lap, learn to swim pool all year)
Indoor 20-25 metre warm water program pool (at 30-34° C for health, rehabilitation programs, learn to swim, possibly with an adjustable floor
Indoor and outdoor water play, some possibly outside the pool compound to attract/support wider community use
Indoor spa
Indoor sauna
Multi-purpose program and activity room(s) to support pools use/user programs
Professional suite & separate change, waiting and access areas in association with program /hydro pool
Health and program suites for eg: physiotherapy, massage, specialist coaches & program providers
Café and social areas with indoor/outdoor and user/ community access external to pool compound
Indoor and outdoor non-aquatic play equipment
Health and fitness gym
Multi-purpose room(s) for aerobics, training courses, teaching, dance etc
Outdoor social areas containing barbeques, picnic seating areas, volleyball courts, half-court basketball
Occasional care / creche
Toilet/change including special family and small group change rooms
Retail sales space
Informal social and gathering areas
Room for expansion to meet changing needs

6.1: New and additional aquatic leisure development opportunities, Ku-ring-gai Council

6.2.2 The Development Capacity of the West Pymble Site

Site assessments at West Pymble Pool indicate that it would not be possible to provide all the additional facilities listed in Table 6.1 due to space constraints, impacts on the surrounding parklands and parking limitations. The existing layout would also severely compromise any major new initiatives.

In the wider Council context, it would not be practical or appropriate to attempt to meet all the new needs at West Pymble because of:

The generally poor accessibility of the site, especially after dark and in poor weather

The location of the venue with regard to the distribution of the Council population, and

The comparatively close location of competing facilities in other Councils, particularly to the south.

As a consequence, the provision of additional facilities at a second, more accessible location would be more appropriate.

However, a number of the facility needs which have been identified *can* be met at West Pymble Pool *or* can be provided there far more effectively than they are at present. These opportunities should be pursued to help sustain and strengthen the viability of the venue. The facilities are:

- Upgraded and diversified water play including possibly, some outside the pool compound as an attraction to the venue and the wider precinct. Modernised water play could see the removal of the existing small pools and the provision of moving water, eg" rivulets, min-slides and a pool with a leisure and programming capacity for introductory learn to swim and water familiarisation programs
- A multi-purpose program and activity space for use for holiday programs, birthday parties, teaching sessions
- The integration of new entrance and café facilities into the wider parkland setting with the cafe designed to serve both venue visitors *and* the wider community
- Dry play and sports facilities including, for example, children's play equipment, beach volleyball, putt putt golf, volleyball courts, half-court basketball etc
- Outdoor social areas with barbeques, picnic seating areas
- Restructured use of sections of the present toilet/change facilities, and
- Reservation of space for the long term provision of an additional outdoor 25 metre pool, dependent if demand warrants it over the coming decade.

If initiated in conjunction with indoor program-focused facilities *elsewhere* in the Council, these enhancements will free up space at the West Pymble Pool as some uses will transfer to more appropriate facilities at an indoor venue. This will *strengthen* the capacity of the pool

to meet the needs of swim clubs, school and other carnivals, summer learn to swim programs, and a diverse range of social activities.

Taken in isolation however, these facility initiatives are not likely to be sufficient to indefinitely strengthen the long term viability of the centre. A *proactive and dynamic management, programming and marketing regime* will also be needed to attract wider markets and to attract previous users *back* to the pool over summer months. Some consideration may also need to be given to *limited increases in the length of the opening season* at the centre (although the present low number of visits in the early and later months of the season make this somewhat questionable. There will also need to be *mandatory cross-scheduling of use* of both the West Pymble Pool and any new facility. Management initiatives can be implemented now as they do not depend on Council decisions on any other development initiatives. Management issues are discussed in further detail in section 6.5 of this Chapter.

6.2.3 West Pymble Pool Development Designs and Community Survey Responses

In keeping with the above, the schematic plan on the following page shows a proposed layout for a redeveloped West Pymble Pool. It is stressed that the design is only an indication of how the venue could be developed as further planning and design work would be needed before any construction was commissioned. The plan shows:

1. A new café and control/entry on the south-west corner of the site adjacent to the pathway to the existing entry. The path would also lead to the playground in the former quarry. The café would have decked seating into *and outside* the Pool compound to allow it to serve users of the Pool *and* the wider parklands
2. A multi-purpose community activities room, toilets and store to the right of the new entrance. These would be used for wider programming (eg: parties, wet weather activities, pre-swim training, mothers' programs, swim club activities/meetings) and could be used by the wider community throughout the year. The toilets would serve both pool and wider parkland users
3. Upgraded plant room facilities to allow greater and more effective heating of the pools
4. Retention of the existing 50 metre outdoor pool
5. New water play and program pools featuring "interactive" components which allow children to use on/ off sprinklers and sprays
5. Refurbished existing change facilities and toilets with these being retained for use by larger groups with the potential that former management spaces could be used other purposes

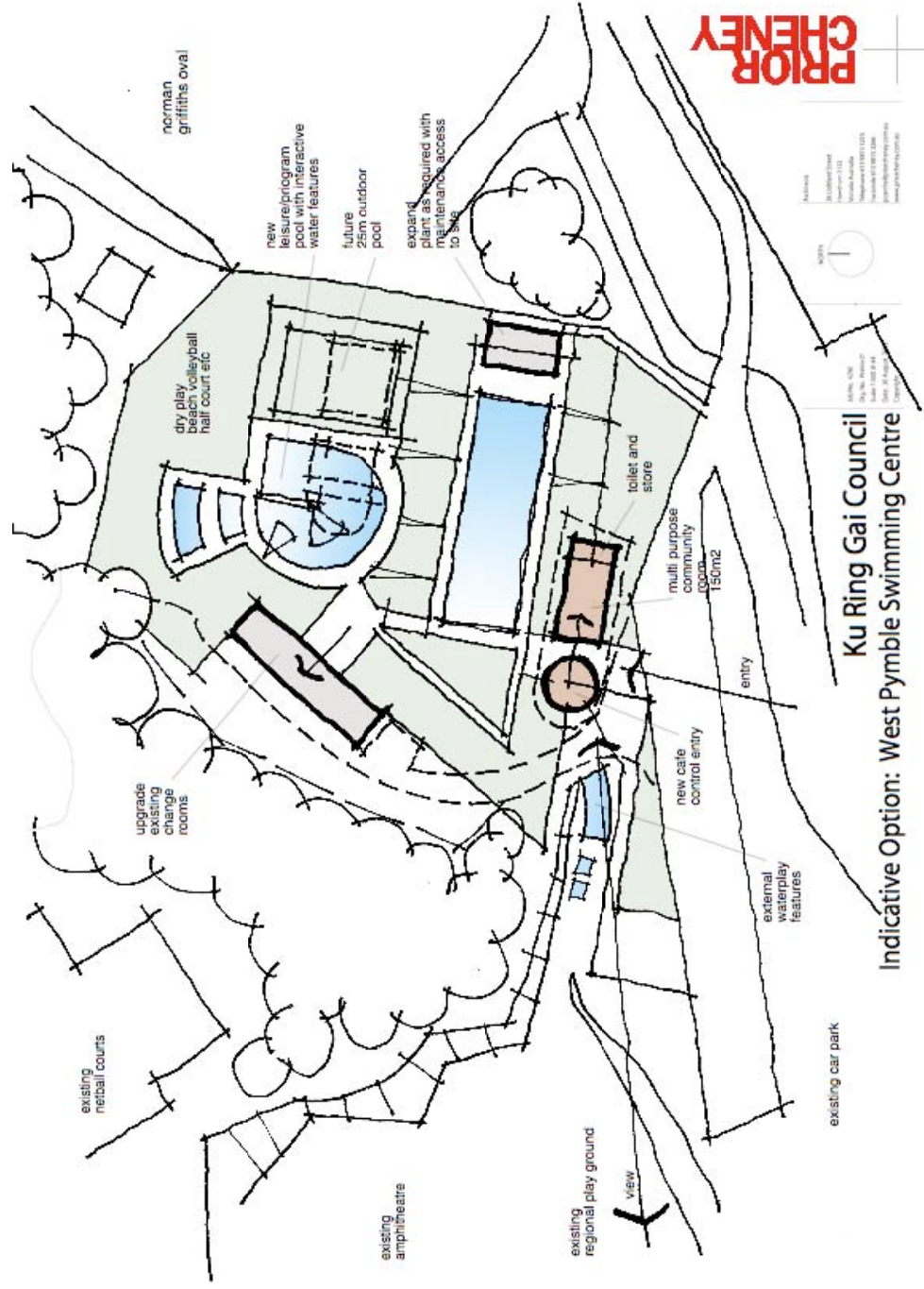


Figure 6.1: Proposed redevelopment of West Pymble Pool

6. Upgraded outdoor lawn areas with provision for social and ball play activities
7. Retention of space to the east of the water play area to permit future construction of a heated, 25 metre outdoor pool if demand warrants in the longer term
8. Retention of the existing entrance walkway to allow access through the parklands from the north, and
9. Provision of external water features along the pathway to the parkland playground as an “attractor” to the parklands and the pool.

For the longer term, the opportunity to extend the pool grounds further to the east has been retained although this should not be allowed to impact detrimentally on the playing fields in that area.

The above proposals were tested in the random community survey of Ku-ring-gai residents and the findings were presented in section 5.7.9 in the previous Chapter. These indicated majority support for all the recommended initiatives.

6.3 DEVELOPMENT OF A SECOND AQUATICS VENUE

6.3.1 Facility Components

As has been argued above, the West Pymble Pool would be grossly over-developed if the remaining facility needs listed in Table 6.1 were to be provided there. As a result, the following facilities have been included in initial design models for a new centre:

- An 8-lane 25 metre indoor pool for:
 - All year lap swimming
 - Winter aquatic competitions
 - All year learn to swim
 - All year health and well-being programs for users and programs not suited to West Pymble Pool
 - Summer overload programs from West Pymble Pool
- An indoor warm water program pool for:
 - Aquaerobics
 - Warm water health and fitness and secondary clinical programs
 - Rehabilitation and physiotherapy services
 - Learn to swim – for children and older people
 - Learn to swim and squads

Leisure (older children, youth, eg through addition of inflatable equipment)

- Comprehensive support facilities, services and staff for people with disabilities will be needed in association with this facility
- Spa
- Sauna / steam room
- Multi-purpose program and drop-in spaces/social areas
- Heath / fitness gym / spinning/ aerobics room
- Crèche
- Café sited and designed to serve both venue visitors and the wider community
- Health suites for permanent or booked use by special service providers eg sports medicine, physiotherapists
- A number of specialist small group/family change facilities
- Waiting areas for special service groups/clients, and
- Indoor (and possibly, outdoor) aquatic and dry play facilities.

To achieve the optimum use, and to comply with Disability Discrimination Act requirements, the program pool should have step and hoist access and *both* pools would be provided with access ramps.

Serious consideration should be given to installation of a moveable floor in the program pool to further optimise use and the market which can be serviced. A moveable floor is one which can be raised or lowered to permit water depths ranging from several centimetres to several metres depending on the needs of particular programs.

The venue design should ensure that specialist service areas can be closed off to allow privacy of use by special needs groups such as the aged, disabled, women, and ethnic groups.

As recommended for the West Pymble Pool, a high level of targeted programming should be scheduled at the venue with informal social swimming being restricted to certain times of the day or week. This is different to the current widespread practice which works from the premise that the general public has a right to have some lanes reserved for general swimming at all times.

6.3.2 Site Assessments

A total of 17 sites were assessed as possible locations for a second aquatic leisure centre in Ku-ring-gai Council. These sites were identified by Councillors, Council officers, the community (through earlier phases of the consultations program) and consultant team members.

The key assessment criteria used to evaluate the suitability of sites were:

- Location within the Council
- Site accessibility
- Ownership
- Site size and capacity for future facility expansion
- Site shape and impact on development capacity
- Co-location opportunities
- Amenities and services available on site
- Site preparation needs include. existing uses and constraints and the impact of development on uses
- Land conditions
- Surrounding land uses and implications
- Traffic management / parking, and
- External funding opportunities associated with the site.

All sites were visited during June, 2005 by Council's Director, Open Space, Council's Manager Open Space, Mr Stephen Cheney from Prior+Cheney Architects and Dr Ken Marriott from HM Leisure Planning Pty Ltd.

Each site was assessed using the criteria above with each given a rating on a scale of 0 – 5, with 0 indicating the lowest value as a site and 5 the highest. It is stressed that this is an initial and somewhat subjective assessment though it is based on the professional experience and views of four people. More detailed analyses may need to be undertaken at a later date if circumstances and/or priorities change.

Because of the southern position of the West Pymble Pool within the Council area and the assessed competitor impact of Council pools in Ryde, Lane Cove, Willoughby and Warringah, it was determined that sites any further south than a line through West Pymble, Killara and Lindfield should only be given serious consideration if no suitable sites further north could be identified. The sites which were assessed are listed in alphabetical order on the following page.

1. Former Camelia Grove Nursery site, Killeaton Road, Link Road, Mona Vale Road, St Ives
2. Culworth Avenue car park, Killara
3. Gilroy Lane car park, Turramurra
4. Gordon Kindergarten and Lifeline/Community Centre, Park and Pearson Avenues, Gordon
5. Karuah Park / Turramurra Memorial Park, Eastern Road, Karuah Road, Turramurra
6. Kissing Point Road car park and adjacent spaces, Turramurra
7. Lindfield Library and Senior Citizens Centre, Pacific Highway, Lindfield
8. North Turramurra Golf Club, Bobbin Head Road, North Turramurra
9. Rotary Park, Mona Vale Road, and Memorial Avenue, St Ives
10. St Ives Community Centre, car park and YMCA, Mona Vale and Rosedale Roads, St Ives
11. St Ives Village Green, Village Green Parade, St Ives
12. Turramurra Library and public car parks, Ray and William Streets, Turramurra
13. West Pymble Pool, Prince of Wales Drive, West Pymble
14. Community Centre Site, Lofberg Road, West Pymble
15. Samuel King Oval, Bobbin Head Road, North Turramurra
16. Moree Street Carpark, Gordon, and
17. St Ives Village Green car park, adjacent to Cowan Road, St Ives.

Table 6.2 records the scores which were achieved by each site, the maximum possible being 60 points. It also provides an overview summary of each site. The Table indicates that the highest score was achieved by Karuah Park/Turramurra Memorial Park (49), St Ives Village Green (47), the Turramurra Library and public car parks (46) and the Cowan Road, St Ives, car park (42). Other sites which gained substantial scores were the Culworth Avenue car park, Killara (38), Lindfield Library and Senior Citizens Centre, Pacific Highway, Lindfield (37), North Turramurra Golf Club (37) and Rotary Park, Mona Vale Road, St Ives (36).

Site	Score	Comments
1. Camelia Grove Nursery site, St Ives	27	A substantial but privately-owned site with major roads on two of three sides. No evident capacity for development synergies, surrounded by residential uses and separated from the St Ives retail area
2. Culworth Avenue car park, Killara	38	A large site with a capacity for staged development and adjacent to a rail station. Some constraints due to the irregular shape and adjoining residential properties
3. Gilroy Lane car park, Turrumurra	33	A sloping Council car park, the use of which would be complicated by existing investments and private assets, parking and traffic management issues
4. Gordon Kindergarten and Lifeline/Community Centre, Gordon	27	A very small site with potential heritage issues surrounded by residential uses
5. Karuah Park and Turrumurra Memorial Park, Turrumurra	49	A large open space site with few development constraints although some distance from public transport. Opportunities for multi-user facilities provision
6. Kissing Point Road car park and adjacent spaces, Turrumurra	27	A mixed use site with private, commercial and car park uses. Would require acquisitions to be viable
7. Lindfield Library and Senior Citizens Centre, Pacific Highway, Lindfield	37	A large site with potential redevelopment synergies but weakened by its southerly location in the Council
8. North Turrumurra Golf Club, Bobbin Head Road, North Turrumurra	37	A large, Council-owned site which is severely compromised by its location on the northern perimeter of residential development
9. Carpark, Mona Vale Road, St Ives (opposite Stanley St)	36	A very small site with no capacity to accommodate the required mix of facilities and services
10. St Ives Community Centre, St Ives	33	A site with major heritage constraints, existing buildings, abutting residential areas and significant traffic management issues
11. St Ives Village Green, St Ives	47	A large site with a capacity to integrate a number of existing buildings and link with the adjoining commercial area. Major traffic and parking issues
12. Turrumurra Library and public car parks, Turrumurra	46	A complex site consisting of Council Crown and private ownerships, adjacent to rail and bus transport. Potential for considerable external funding
13. West Pymble Pool, West Pymble	31	A site with considerable existing aquatic leisure investment but constrained by surrounding uses, adjacent bushland, distance from public transport and location toward the southern end of the Council area.
14. Community Centre, Lofberg Road, West Pymble	30	A small site, constrained by the surrounding area, adjacent bushland, distance from public transport and location towards the southern end of the Council area.
15. Samuel King Oval, Bobbin Head Road, North Turrumurra	34	A large Council owned site, severely compromised by its location on the northern perimeter of residential development
16. Moree Street car park, Gordon	35	A small site, constrained by surrounding land uses, proximity to the Pacific Highway and limited opportunities to expand to accommodate the required mix of facilities
17. St Ives Village Green car park, adjacent to Cowan Road, St Ives	42	A medium sized site with a capacity to integrate several existing buildings and to link to the adjoining commercial area. Major traffic and parking issues.

Table 6.2: Sites assessed for a second aquatic leisure centre

The site inspections indicated that several of the venues were seriously disadvantaged by one or more of size, existing uses, the capacity to support any longer term additions, ownership and/or location. These sites were:

Site 4: Gordon Kindergarten and Lifeline/Community Centre, Park and Pearson Avenues, Gordon

Site 6: Kissing Point Road car park and adjacent spaces, Turrumurra

Site 8: North Turrumurra Golf Club, Bobbin Head Road, North Turrumurra, and

Site 9: Rotary Park, Mona Vale Road, Memorial Avenue, St Ives.

As a result, these sites were excluded from further consideration although they may be returned to if circumstances change. It is also proposed that the Lindfield Library site be excluded from further assessments due to its southerly location in the Council, its position on the Highway and related access issues, car parking constraints, surrounding land uses and the slope of the site.

The lowest scores were achieved by West Pymble Pool (31), Camelia Grove Nursery site, St Ives (27), Gordon Kindergarten and Lifeline/Community Centre, Gordon (27), and Kissing Point Road car park and adjacent spaces, Turrumurra (27). This was due to location within the Council area and a mix of site constraints.

In the light of the above assessments, a presentation to Council recommended that the following sites warranted further detailed evaluation as possible sites for a new aquatic leisure venue:

Karuah Park and Turrumurra Memorial Park

St Ives Village Green

Cowan Road carpark, immediately adjacent to St Ives shopping centre

Turrumurra Library and public car parks, and

Culworth Avenue car park, Killara.

Each of these options has differing strengths and weaknesses and offers different opportunities and challenges. In general, the Karuah Park / Turrumurra Memorial Park and Culworth Avenue car park options are the most straightforward. However, further investigation indicated that the Culworth Avenue site was likely to face constraints on the basis of site size, competing site uses which would still need to be accommodated and the impact on adjoining residential properties.

By comparison with the above, the St Ives Village Green site, the Cowan Road carpark site and the Turrumurra Library and public car park site were found to offer potentially large

external funding opportunities and some exciting synergies with other developments in their immediate vicinity. Each however, would also face a very complex development process which would need considerable skills in precinct design, management and development if the benefits of synergistic development were to be realised.

These optional locations were tested through the random community survey as reported below.

6.3.3 Community Views on Sites for a New Aquatic Leisure Venue

Question 9 of the random community survey stated:

“Seventeen possible sites for a new indoor aquatic leisure centre have been considered by Council. Using a set of criteria, the following 5 sites were identified as having the greatest potential as a possible pool location. Circle the number from 1 to 5 to indicate your rating of each option. If you strongly oppose an option, write in your reasons”.

The responses are reported in Table 6.3. For ease of understanding the responses, the *strongly oppose* and *oppose* answers and the *strongly support* and *support* answers have been combined. The average of the 1 – 5 scores has also been provided with 5 representing *strongly support* and 1 representing *strongly oppose*. Residents were given the opportunity to indicate why they supported or opposed the proposals and the responses are recorded after the Table.

New aquatic centre site option	Strongly support/ support %	Strongly oppose/ oppose %	Average score: (5 = Strongly support 1 = Strongly oppose)
St Ives Village Green, Village Green Pde., St Ives	32	32	2.97
Culworth Ave car park, corner of Culworth Ave and Lorne Ave, Killara	26	29	2.95
Karuah Park & Turramurra Memorial Park (Karuah Rd, Turramurra)	29	25	3.03
Existing library & public car parks in Ray & William Sts., Turramurra (including redevelopment of the library on the same site)	32	29	3.04
Cowan Road car park, corner of Cowan Road and Village Green Parade, St Ives	25	32	2.78

Table 6.2: Community support for option development sites for a new indoor aquatic leisure centre

The data in Table 6.2 indicate that there is not a great deal of difference in the levels of community support or opposition in relation to the five optional sites. Overall, the community favoured the St Ives Village Green and the library and public car park site in Ray and William Streets., Turramurra over the other options. The least favoured site was

the Cowan Road car park, corner of Cowan Road and Village Green Parade, St Ives, This was followed closely by the Culworth Ave car park, Killara.

The following is a list of the reasons given for opposing the various sites:

Reasons for opposing Culworth Avenue, Killara, carpark

- Too far away (14)
- Close to West Pymble (3)
- Parking area essential (8)
- Traffic problems (4)
- Too crowded (5)
- Too close
- Spoil amenities of area (2)
- Vandal-prone
- Bad location
- Keep facility to the north
- Bad public access
- Increase of traffic/ noise in a quiet residential area
- Would not use
- Too close to home units and station
- Not enough people in area to warrant usage of pool and café
- Not in keeping with the area
- Already adequate facilities in the near neighbourhood

Reasons for opposing St Ives Village Green

- More parking spaces needed (9)
- Loss of open space (6)
- Too far from public transport (5)
- Traffic/parking/ too crowded (27)
- Would interfere with softball, cricket matches and car parking
- They are good places for sport
- Too far away (12)
- Too busy
- Too close
- Bad location
- Would not use
- Not a suitable location due to shops
- Bad public access (2)
- St Ives already benefits from large amount of Council investment
- Not in the centre of Ku-ring-gai (2)
- Already adequate facilities in the neighbourhood
- Extensive community use already
- Need green space more
- St Ives over developed
- St Ives area needs servicing
- Too close to West Pymble Pool (2)

Reasons for opposing Cowan Road carpark, St Ives

- Need something more south to attract those on lower North Shore
- Carpark needed (24)
- Traffic problem in entrance and exit (2)
- Too far from public transport (7)
- Not near train line. Same as West Pymble
- Risk of loss of open space (3)
- Wrong location due to shops
- Crowded/busy traffic area (23)
- Too far away (11)
- Bad public access
- Dangerous intersection
- Would not use
- Not in the centre of Ku-ring-gai (2)
- St Ives over developed
- Close to shopping centre, shop and play at the same area. Bring train to St Ives then on to Mona Vale, link up the beach area to downtown Sydney
- Too close to West Pymble Pool (2)

Reasons for opposing Karuah Park/ Turramurra Memorial Park, Karuah Rd, Turramurra

Existing use for soccer and general play area should not be changed (3)
Spoil the current setting of the area
Memorial Park.... Are you kidding?
Too far from public transport (7)
Noise disturb residents (4)
Traffic problems (9)
Parking problem (4)
Loss of open space (6)
Like open park area as is for walking
Too far away (10)
Too far off main road, which can only cater for local traffic
Keep parkland (2)
Bad public access
Close to Hornsby
Sports ovals and open space, not central area where people see, vandals
Very close to West Pymble (2)
Reasonable access

Reasons for opposing Library and car park site, Turramurra

Do not mix purposes
Hard enough to park and shop (2)
Too close to library and little children in car park on way to library
Existing facilities are adequate (3)
Too far away (10)
Turramurra needs a multi-story carpark, upgrade what's there
Not suitable area for a recreational site with train line and Pacific Highway
Parking is needed for the wider community
Add to existing congestion (10)
Parking congestion (20)
Already too crowded (6)
Area too small for needed development
Close to Hornsby (2)
Streets are not adequate to support heavier traffic flow (2)
Being redeveloped against community wishes
Existing facilities to remain
Public transport better but not as pleasant as in a park

Not surprisingly, a number of the points raised against the optional sites reflect a concern about access and parking although it should be noted that a number of the concerns could be addressed by careful design. That said, it is evident that none of the sites are seen as suitable by *all* residents and that all optional locations are seen to suffer from one or more problems. Other resident concerns related to the location within the municipality, other adjoining uses and the potential loss of open space. These issues have been considered in determining the preferred development options recommended in this study although it is acknowledged that all possible sites have development difficulties associated with them. It is noted that the concerns expressed in relation to the lack of proximity to public transport at several sites is almost certainly of less concern than indicated: almost universally, Australian research indicates that aquatic leisure centre users do not travel by train to such venues and that location adjacent to a rail station has little impact on use levels, user types or the catchments served.

Respondents were asked to suggest other sites and a list of these is provided in the supplementary survey printouts. These were reviewed by the planning team and a number of the suggestions were sites which had been rejected earlier in the planning process due to their location while others are known to be too small, poorly sited, not owned by Council or to be unsuitable for developing buildings on eg: former tip sites. In the final analysis, none of the additional site suggestions were considered to warrant further detailed assessments.

Further to the overall results reported above, there were variations amongst different sectors or sub-groups in the community in the support given to the different options. Some of the key differences are summarised in Table 6.3 following.

New aquatic centre site option	Key support variations %
St Ives Village Green, Village Green Pde., St Ives	Stronger support from 10-14, 30-54 and 60-64 year olds; strong opposition from residents aged 20-24, 45-49 and 65-69 years Very high support from residents of East Killara (100%), East Lindfield (50%), Killara (41%), North Turramurra (40%), St Ives (44%), Turramurra (39%) Strong support from the unemployed (71%) Strong support for couples with children (35%), and adults without children 43%) Strongest support from people from southern African, North American, north-west European and New Zealand backgrounds
Culworth Ave car park, corner of Culworth Ave and Lorne Ave, Killara	Stronger support from women (29 vs 23%) Stronger support from 10-14, 25-29 and 40-44 year olds; stronger opposition from residents aged 45+ Very high support from residents of East Killara (33%), East Lindfield (70%), Gordon (47%), Killara (55%), Lindfield (64%), and Roseville (42%) Strong support from the unemployed Strong support for couples with children (35%), adults without children 348%), lone person households (80%) and households with unrelated individuals (80%) Strong support from people from all cultural backgrounds
Karuah Park & Turramurra Memorial Park (Karuah Rd, Turramurra)	Stronger support from 10-14, 25-34 and 44-54 year olds; stronger opposition from residents aged 35-39 and 45-49 years Very high support from residents of North Turramurra (50%), St Ives (44%), Turramurra (40%), Wahroonga (36%), Pymble (48%), Warrawee (42%) and West Pymble (38%) Strong support from the unemployed (71%) Strong support from adults without children 34%), and single parent households (58%) Strongest support from people from North American, north African/Middle East, Australian, and New Zealand backgrounds
Existing library & public car parks in Ray & William Sts., Turramurra (including redevelopment of the library on the same site)	Stronger support from 10-14 to 40-44 year olds and 50-54 year olds; strong opposition from residents aged 60-69 years Very high support from residents of South Turramurra (85%), North Turramurra (50%), St Ives Chase (40%), Turramurra (51%), Wahroonga (47%), Warrawee (42%), Pymble (39%) Strong support from students (43%), and part-time employees (39%) Strongest support from people from north Africa/Middle East (75%), central and south Asian/Indian (50%) North American (38%), backgrounds

Table 6.3: Variations in support for the new aquatic leisure venue options.

Note: Percentages quoted in the Table are the combined 'Strongly support' and 'support' figures

New aquatic centre site option	Key support variations %
Cowan Road car park, corner of Cowan Road and Village Green Parade, St Ives	Stronger support from 10-14, 35-44 and 55-59 year olds High support from residents of East Lindfield (50%), Killara (41%), North Turramurra (40%), St Ives (37%) Strong support from the unemployed (48%) and people employed part time (35%) Strong support from all households groups except lone person households Strongest support from people from southern African, North American, north-west European, and New Zealand backgrounds

Table 6.3 continued: Variations in support for the new aquatic leisure venue options.

Note: Percentages quoted in the Table are the combined 'Strongly support' and 'support' figures

The results show some interesting variations in support for the five sites, a number of which reflect the age and cultural make-up of the different suburbs in the Council. Of particular interest is the strong support for sites which were *near* the homes of respondents, a reverse of the commonly experienced 'nimby syndrome'. Sites which are accessible by sub-regional roads were also popular amongst residents from further away.

6.3.4 Sites for a New Venue

As a result of the foregoing analysis, four optional sites are proposed for development. They are:

Karuah Park / Turramurra Memorial Park

St Ives Village Green

Cowan Road carpark, immediately adjacent to St Ives shopping centre, and

Turramurra Library and public car parks.

All have significant qualities as a site for a new indoor aquatic leisure complex and it is the view of the planning team that each could be successfully developed to provide a viable and effective aquatic leisure venue for the community.

The development of the **Karuah Park / Turramurra Memorial Park** site would be the most straightforward and a facility could be developed along the lines of many similar venues developed by Australian Councils over the past 15-20 years. Use of this site would impact on the parklands but this could be minimized by a multi-level development and by the use of road space in Karuah Road. No sporting facilities would be lost. Siting and design could be used to minimize impacts on residences in Eastern Road. If this site was used, however, there would be limited or no opportunities to obtain funding from non-municipal sources.

The **St Ives Village Green** and **Cowan Road carpark** sites offer the opportunity to develop a new aquatic leisure centre as an integral part of the shopping centre. Developed in association with the Village Green, a development could be built as a multi-level facility over the Village Green Parade carpark using underground parking. It could be integrated

directly with the shops and library to the immediate south and incorporate the existing scout and youth club buildings on the edge of the parkland while opening out into the parkland proper. Developed in association with the Cowan Road carpark, the venue could again use a multi-level format and underground parking. Office and retail space could be developed in association with both of the St Ives sites.

The **Turramurra Library and public car parks** site could be developed in the form of a wide, open community plaza over the top of the existing carpark with a multi-level building in the vicinity of the existing library being developed to house the library, the new aquatic leisure centre, and a range of other public spaces and facilities. Higher levels of the building would be developed for residential purposes. The plaza would be surrounded by a range of retail areas.

Both of the St Ives sites listed above were rejected by Council in the course of a presentation made as part of the present study. However, it is the strong view of the planning team that these options should be kept “on the table” in the event that the other optional recommendations cannot be proceeded with.

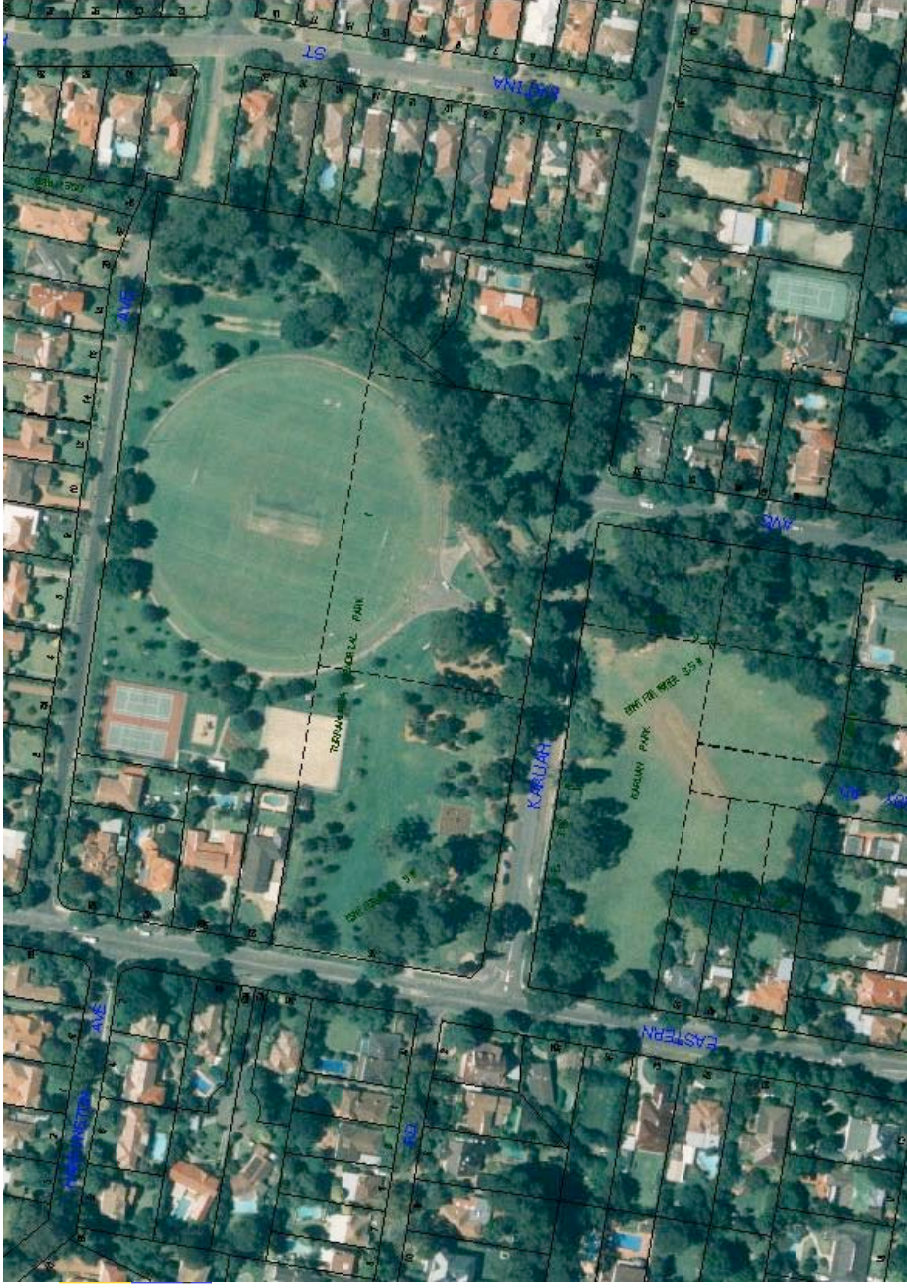
Conceptual designs have been prepared for the Karuah Park / Turramurra Memorial Park and Turramurra Library and public car parks sites to demonstrate the form that a development could take at these locations. An aerial photograph of each site and the three development levels of each design concept are shown on the following pages. As with the earlier West Pymble Pool concept design, the plans have been prepared to illustrate possible layouts, site relationships and space requirements. Further extensive design work would be required before development was proceeded with.

It is likely that construction of a new multi-purpose aquatic leisure centre at either of the **St Ives Village Green** or **Turramurra Library and public car park** sites would be more costly than construction at **Karuah Park / Turramurra Memorial Park** as the planning and design complexities will be substantial. That said, it is also likely that there will be far greater opportunities to offset the capital costs from external sources at these sites.

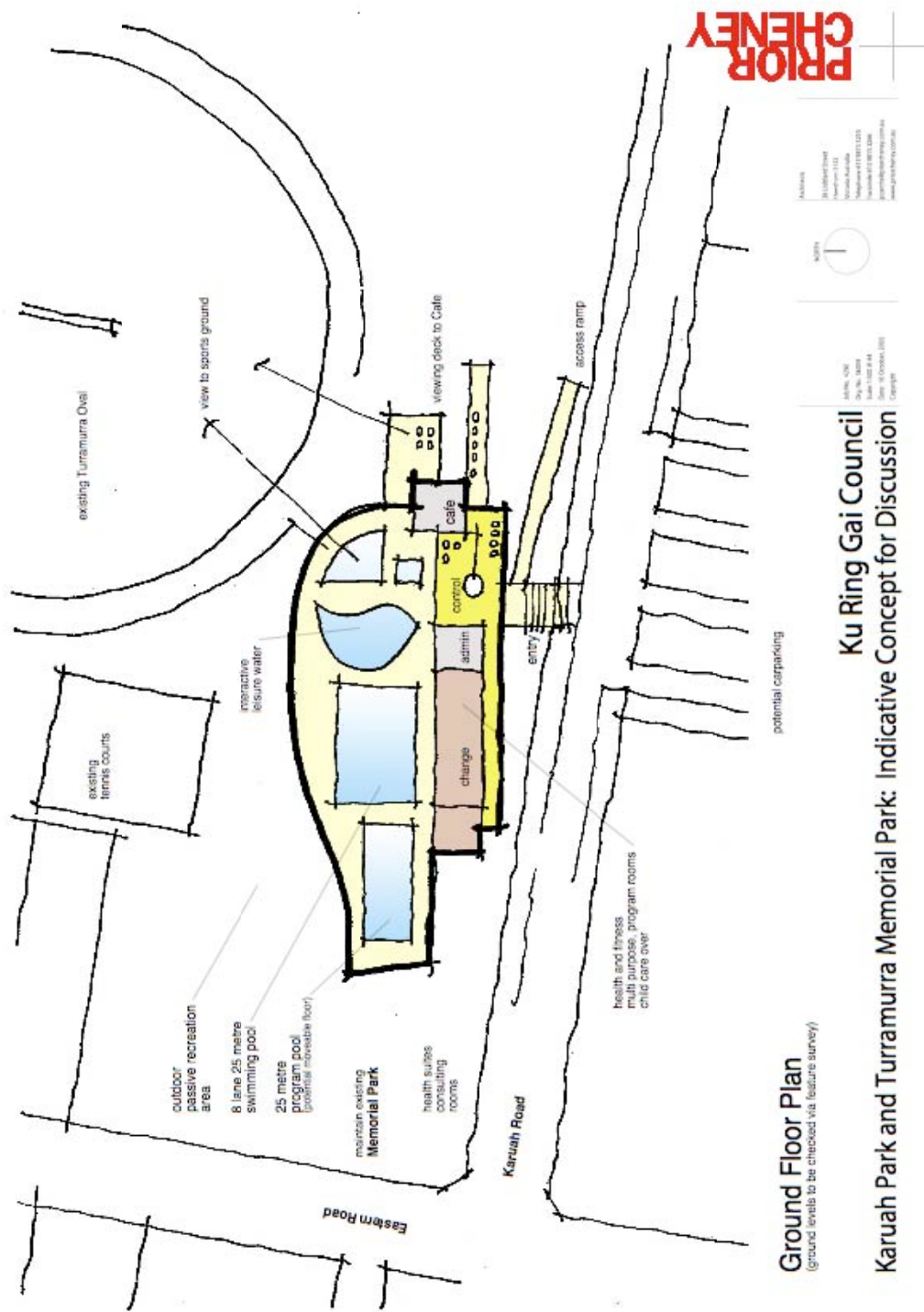
It is recommended that Council now proceeds to a decision on its preferred site before further design and financial analyses are undertaken.

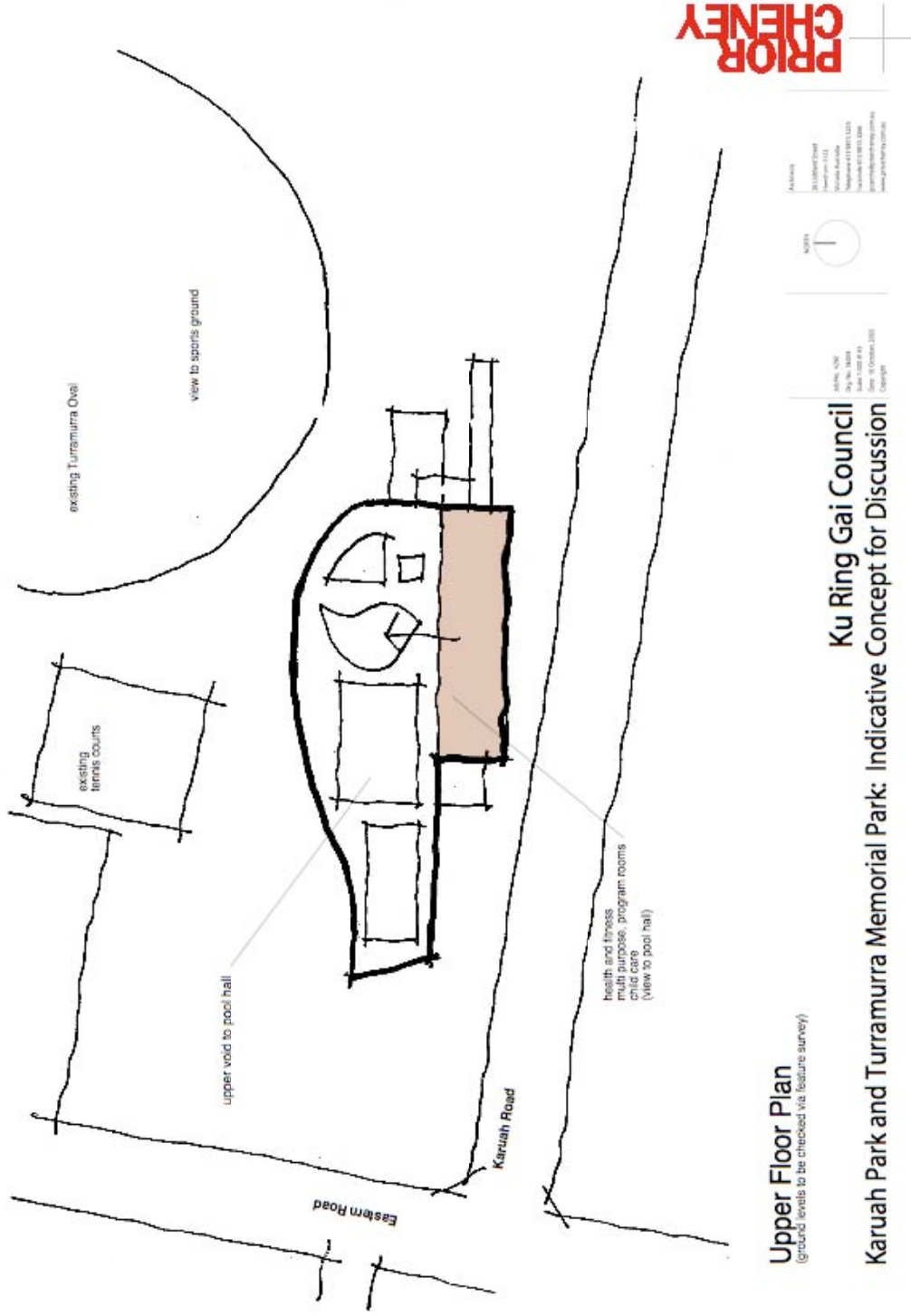
6.4 MANAGING A NEW AQUATIC LEISURE CENTRE

The management of a modern indoor/outdoor aquatic leisure centre is a complex and costly task. A wide range of asset management, programming and marketing skills are needed and a significant staffing complement is required. Operating expenditures and incomes of \$2 – 3 million are common: operational surpluses can be achieved although it is rare for such venues to make profits sufficient to offset the original capital investment or to cover capital replacement and maintenance costs.



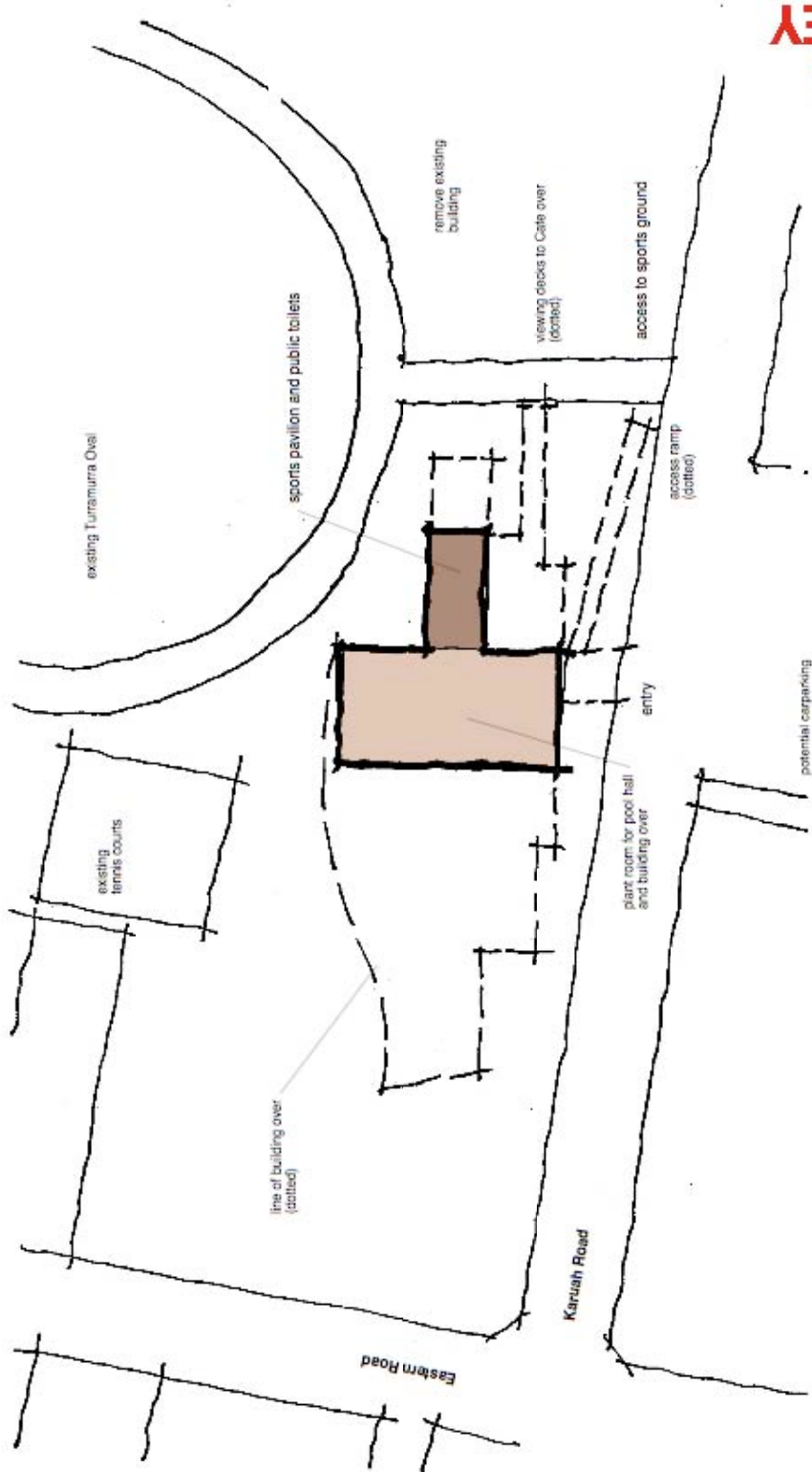
Karuah Park and Turramurra Memorial Park





Upper Floor Plan
 (ground levels to be checked via feature survey)

Ku Ring Gai Council Karuah Park and Turramurra Memorial Park: Indicative Concept for Discussion



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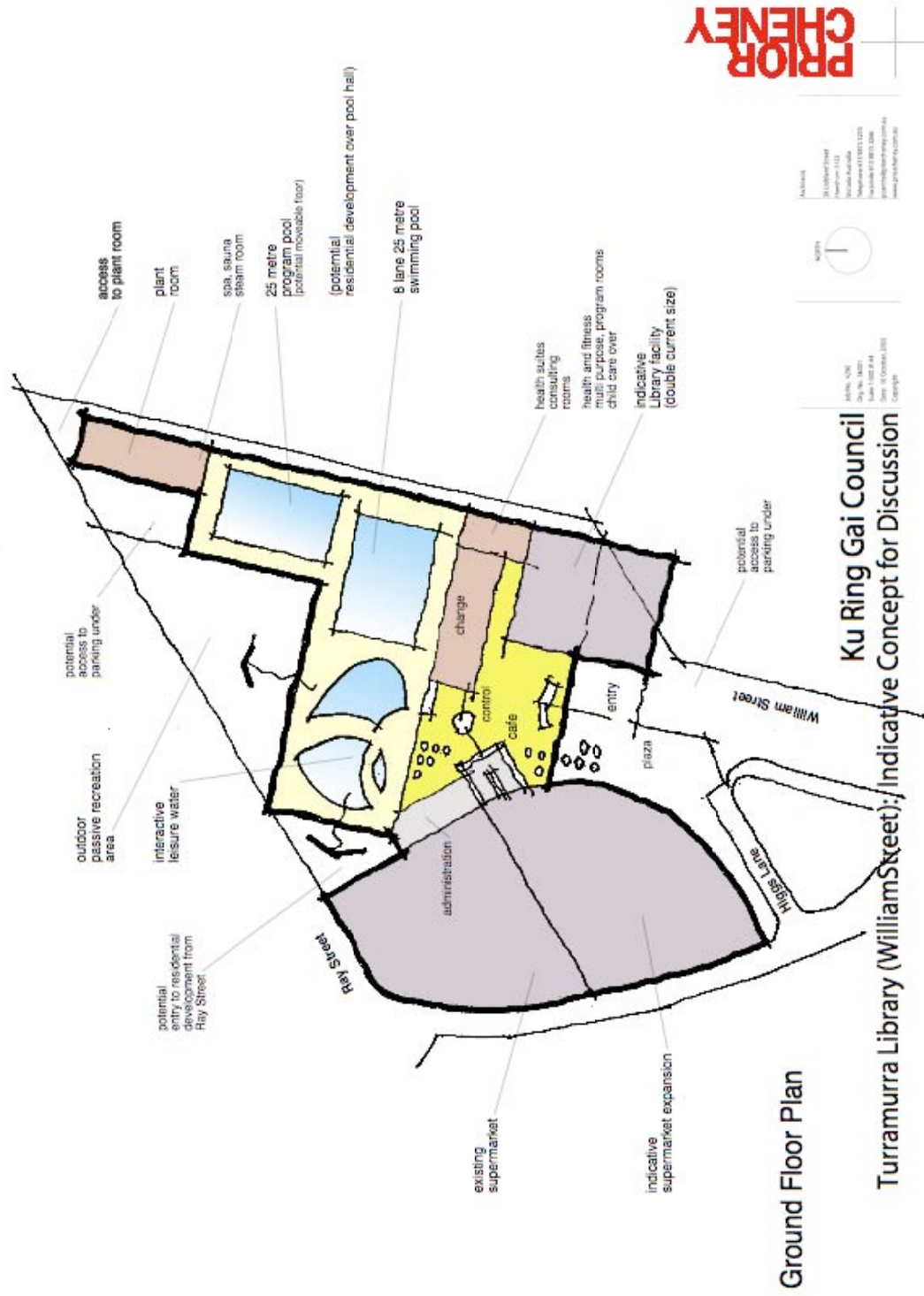


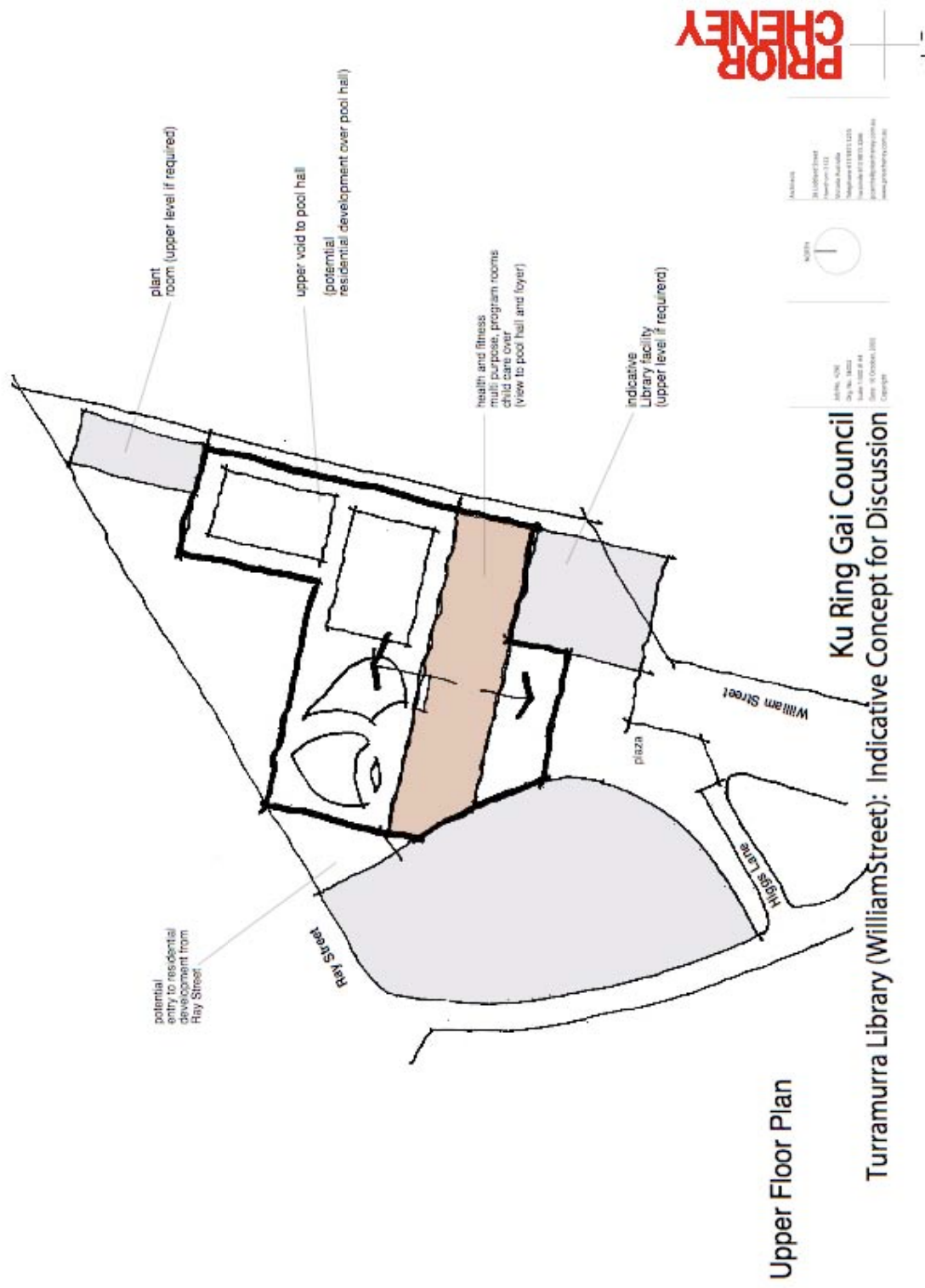
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 Design: 10/05/06

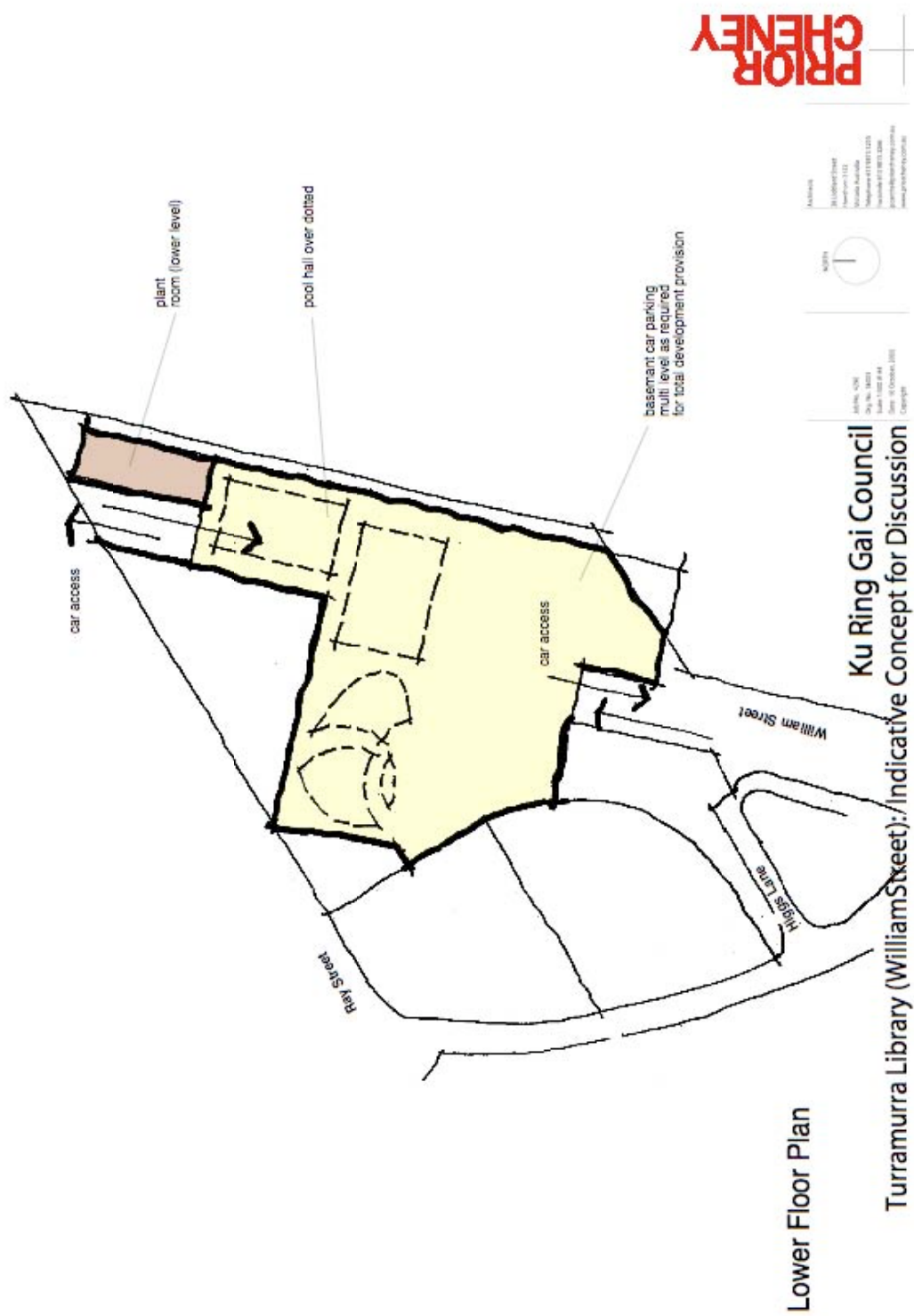
Lower Floor Plan (Ground levels to be checked via feature survey) **Ku-ring-gai Council** **Karuah Park and Turramurra Memorial Park: Indicative Concept for Discussion**



Turrumurra Library and Public Car Parks







Not surprisingly, modern indoor/outdoor aquatic leisure venues require high management inputs and highly skilled managers. Increasingly, Councils are turning to external management groups which have those skills although a number still retain an in-house capacity to manage such facilities. Ku-ring-gai Council does not presently have an in-house management capacity and will therefore have to decide whether it will develop this or an external management agency.

Given the complexity of the management issues to be addressed, the range of skills needed and the fact that establishing and operating an internal management team is likely to cost Council upward of \$300,000 pa., **it is recommended that** Council seeks the services of an external agency.

Even if this recommendation is accepted, Council will still need at least one full time internal staff to monitor the performance of the appointed managers. More importantly, it will need to develop a comprehensive management document which specifies the inputs and outputs sought by Council, the roles and responsibilities which the appointed agency and Council will assume, the scope of the programs and services to be developed, reporting requirements, financial arrangements and the like. As with management itself, specialist service providers are available to develop these resources for Council.

Ideally, Council should appoint a “preferred” management agency around the same time as the decision is made to proceed with the development so that the professional skills and advice of that body can be called on during the design development and construction phases. This will ensure that issues which might otherwise constrain the optimal management outcomes of the completed development can be identified and resolved. It will also ensure that full operational capacities are reached at the time of opening the new venue.

6.5 CONCLUSION

This Chapter has outlined the recommended new provision initiatives to be undertaken at both the existing West Pymble Pool and at a new indoor aquatic leisure centre elsewhere in Ku-ring-gai Council.

The mix of facilities and services recommended for West Pymble include a new multi-purpose programming and activities room, a Broad mix of water play and dry activity areas and new social and café facilities,. These initiatives will need to be matched by a far greater programming effort at the venue. It is also recommended that stronger links be developed with the wider Bicentennial Parklands through shared pathways and cafe facilities.

These initiatives will strengthen and diversify the opportunities provided by the venue as well as allowing it to better meet specific club, school and community needs if additional alternate facilities which attract uses away from the West Pymble Pool are built elsewhere in the Council area.

The recommendations relating to a new indoor aquatic leisure centre provide for a new indoor 25 metre pool; a warm water program pool for a range of special teaching, coaching and health needs; dry health and fitness facilities; multi-purpose program/activity rooms; creche facilities and multi-purpose social areas;. This provision will provide opportunities not presently available in the Council area and will both complement the West Pymble Pool facilities and take pressure off them.

Three sites have been recommended as viable options, these being Karuah Park / Turramurra Memorial Park in Turramurra, St Ives Village Green in St Ives and the Turramurra Library and public car parks in Turramurra. While quite different from each other, all would be viable and successful locations. Council now needs to determine which site it will endorse before further financial and design planning is undertaken.

With regard to management, the complexities of establishing and managing a multi-million dollar aquatic leisure complex are such that the appointment of an external management agency is recommended.

APPENDICES:

A1. Environmentally Sustainable Design (E.S.D.)

Increasingly, today's challenge within the design of any public building is to introduce and innovate sustainability into the project and reduce the growing need for natural resources whilst also meeting the operational needs of the facility.

In consideration of the above, there should be a desire to promote an environmentally responsive approach to the design of any centre to minimise its impact on the environment, local service infrastructures as well as reducing on-going recurrent costs and at the same time improving long-term benefits to both the facility and the local surrounding community.

In order to realise these desires, an integrated design approach should be taken by the design team in conjunction with Council to integrate environmental design with the architectural and engineering solutions, this will require an early involvement and close collaboration of the whole project team.

At the outset of the project a review should be carried out to identify as a minimum the following environmental conservation measures for consideration

- Local Climate
- Site Constraints
- Function & Usage
- Comfort Control & Amenity
- Flexibility & Reliability
- Operating Costs
- Maintenance & Replacement Costs
- Budget Constraints
- Environmental Impact
- Construction Materials

This review should have particular emphasis on optimising the potential passive features of the building design and assist in capturing the benefits of the local climate. This can be articulated via orientation on site to provide effective glare free daylight penetration, solar control, natural ventilation as well as improving the comfort control capabilities and energy efficiency of the building services all without the need for active energy saving elements.

The review should also seek to classify environmental conservation measures (ECMs) into the following four categories:

Energy	Architectural, mechanical, electrical and hydraulic services.
Community	Natural heritage, community access/safety, built and cultural heritage and occupant health protection
Materials	Conservation of Material Resources
Water	Water Conservation & Avoidance of Emissions to Water (refer below)

ECMs would then be characterised as one of the following:

Likely	Measure which should or could be readily adopted.
Probable	Measure considered having merit but requiring further deliberation or assessment.
Unlikely	Measure that could have a beneficial impact but is considered to have limited potential to be adopted.

Although the above process will greatly assist with the focusing of the project team on strategies to be integrated into the facility design the ultimate adoption of any strategy should be dependant on their performance with respect to the following key categories:

Cost	Capital, maintenance, operating and life cycle costs.
Flexibility	Operational, layout and load adaptability and future expansion.
Reliability	Ease of maintenance, resilience, simplicity and use of proven technology.
Environmental	Greenhouse gas emissions, water and waste management and occupancy comfort.

Water conservation is a further important aspect for consideration during the design process. The following issues are worthy of investigation through any aquatic project.

Use of pool covers overnight to reduce evaporation losses and provide energy savings.

Use of filter media that either reduces the frequency of backwashing or the amount of water discharged from the filters during backwashing. Reduced water consumption means reduced energy and chemical costs.

Collection of rainwater and storage for re-use as low-grade irrigation water or for possible grey water usage should be investigated.

Re-use of the wastewater discharged from the pool filters for use in low grade irrigation or, with more sophisticated tertiary treatment, for return to the pools. Total re-use of filter wash water (ie. return to pools as make-up water) requires sophisticated treatment systems involving settling, de-chlorination and filtration followed by reverse osmosis.

A2. Disability Discrimination

Disability discrimination is an important aspect in the design and operation of any facility. Legislated via a Federal Act, all buildings should provide facilities that do not provide discrimination to any potential user, either an individual or group. The design process should review the following issues as a minimum and should be reviewed and addressed via Councils 'access committee' and/or relevant disability advisor.

Location of appropriate car parking areas adjacent to the front door of the facility.

Barrier free access from car park to front door and throughout the facility.

All circulation routes should provide access for all users and abilities via integrated ramps, automatic doors and/or lifts. This should include appropriate ramp access to all swimming pools.

Low height counters should allow for wheelchair as well as child access for both users and operators.

Toilet/change areas should all be fully accessible with the addition of uni sex facilities for differing sex carers and/or guardians

DRAFT SPORT IN KU-RING-GAI

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report the results of the public exhibition period of the Draft Sport in Ku-ring-gai Strategy to Council.

BACKGROUND:

On 7 February 2006, Council resolved to place the Draft Sport in Ku-ring-gai Strategy on public exhibition. During the exhibition period, posters advertising the strategy were placed in Council libraries, at Council Chambers and were sent to sport clubs with clubroom/clubhouse facilities. In addition, the strategy has been exhibited on Council's website in the "On Public Exhibition" section, included in the Autumn edition of "Out in the Open" and advertised in the Mayoral Column of the North Shore Times on Friday 24 February 2006. Submissions closed on Monday 3 April and eight submissions were received.

COMMENTS:

The Strategy provides a strategic approach to the overall provision and planning for sports facilities in Ku-ring-gai. Five key issues are identified and strategies and actions suggested which will address each issue. Actions identified both reinforce the continuation of existing programs and outline alternative and additional actions.

RECOMMENDATION:

That the Sport in Ku-ring-gai Strategy (as amended) be adopted by Council. That reference be made to the actions and priorities identified in the Sport in Ku-ring-gai Strategy during preparation of future planning documents as outlined in the report and those that have made submissions be thanked.

PURPOSE OF REPORT

To report the results of the public exhibition period of the Draft Sport in Ku-ring-gai Strategy to Council.

BACKGROUND

The 2005 – 2009 Management Plan required the development of a Sport in Ku-ring-gai Strategy. During the initial development, a working party consisting of Council staff and six members of the Parks, Sport and Recreation Reference Group was established. The working party reviewed the existing 1997 Strategic Plan for Sportsfields/Courts, and determined that much of the research and actions were still relevant and, as such, that the 2006 Strategy could be developed as a review and update of this plan. Having determined the scope of the Strategy, the working party designed and implemented a survey which was sent to all regular hirers to determine their current and projected use of sportsfields and membership numbers. In conjunction, the principles identified in the Open Space Strategy and the Capital Works Prioritisation program were considered and included in the revised 2006 Strategy.

COMMENTS

Council's vision for sportsfields as outlined in the Open Space Strategy is *'To sustainably manage a sportsground network that best meets the needs of organised activities, sport and games, and informal community use whilst minimising any negative impacts within sportsgrounds, on surrounding residents and upon adjoining land uses.'*

The Draft Sport in Ku-ring-gai Strategy has been prepared to provide direction to ensure that the future management and development of our sportsgrounds will address the key issues in a manner which is consistent with the above vision and congruent with other relevant Council programs and strategic plans.

The Sport in Ku-ring-gai Strategy identifies five key issues facing sport in Ku-ring-gai and presents a number of strategies and actions to address each issue:-

1. The number of fields/facilities available.
2. The suitability of the fields/facilities available (including supporting infrastructure and amenities).
3. The sustainability and quality of playing field surface and facilities
4. The information and community liaison provided by Council to clubs, associations and other stakeholders.
5. Sports development and promotion

Council has already implemented a number of actions to address these issues, including the Generic Plan of Management for Sportsgrounds, the Open Space Strategy and the Capital Works program, all of which are aimed at addressing the provision and management of open space. The Sport in Ku-ring-gai Strategy is consistent with these policies, documents and programs and takes an integrated, but more detailed approach to examining the issues relating specifically to the provision of sports facilities and the development of sporting opportunities in Ku-ring-gai.

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All of the comments received during the exhibition period have been considered and a number of general and editing modifications have been made to the draft Strategy. Attachment 1 is a copy of the amended Strategy, attachment 2 provides a list of the changes made to the document. The modifications made are considered minor, for the purpose of clarification, and do not alter the focus or principles outlined in the Draft Strategy.

During the public exhibition period, eight submissions were received. Seven of these submissions referred to either typographical corrections, clarification of wording, query of survey results and/or congratulated the formation of the strategy and provided information on how their programs could assist the strategy's objectives. Attachment 3 provides a summary of these seven submissions.

A comprehensive and supportive response was received from the Ku-ring-gai Stealers Baseball Club, a seasonal hirer of Council's sportsfields. The Stealers submission suggested that the focus of Council's financial and staff resources should be on maintaining and increasing the quality of Ku-ring-gai's existing sportsfields and providing supplementary facilities and amenities. The Stealers submission included commitment to supporting actions that enabled the above to occur and a request for their club to be one of the first to work with Council to identify and plan for the future development of their sport within Ku-ring-gai. Attachment 4 provides a summary of the comments received from Ku-ring-gai Stealers.

The document is considered ready for adoption by Council and implementation over time, where appropriate as determined by Council's Management Plan. The document and its implementations should be reviewed annually with a comprehensive review undertaken in 5 years.

CONSULTATION

During the development of the draft strategy, information from consultations with key users, and stakeholders was reviewed including comments received during previous Sports Forums and other consultation for other Strategies and Plans of Management. A detailed discussion of the Draft Strategy was undertaken with the Parks, Sport & Recreation Reference Group and members of the group were provided with the opportunity to comment prior to the draft strategy being reported to Council.

Following Council's resolution to put the draft plan on public exhibition, posters advertising the strategy were sent to all sports clubs with clubroom/clubhouse facilities requesting the posters be displayed for general viewing. In addition, the strategy has been exhibited on Council's website in the "On Public Exhibition" section, included in the autumn edition of "Out in the Open" and advertised in the Mayoral Column of the North Shore Times on Friday 24 February 2006. Submissions closed on Monday 3 April and eight submissions were received.

The writers of the submissions and members of the Parks, Sport & Recreation Reference Group have been notified that a report considering the adoption of the plan is listed on the Business Paper for this meeting of Council.

FINANCIAL CONSIDERATIONS

The Strategy identifies a range of programs and projects to be implemented over the short, medium and long term. Those actions which require additional funding will be considered in the development of future management plans and budgets. While implementation of all of the recommendations is

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beyond Council's ability to resource in the short term, the strategy will assist in the prioritisation of tasks over an extended period of time and inform Council of the priority of issues for inclusion in future Management Plans.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Other departments of Council are aware of the development and public exhibition of the Draft Strategy and have been consulted where relevant.

SUMMARY

The Sport in Ku-ring-gai Strategy provides a strategic approach to the overall provision and planning for sports facilities in Ku-ring-gai. The intention of the Strategy is to guide the delivery of short, medium and long term outcomes for sport and recreation facilities and services. The Draft Sport in Ku-ring-gai Strategy was publicly exhibited from 8 February – 3 April 2006, and advertised, as outlined in the body of the report. Eight submissions were received, comments have been considered and a number of them have been included, along with general editing in the amended Draft Plan. All amendments have been minor and do not alter the focus or principles expressed in the Draft Strategy.

Adoption of the Strategy at this time will allow for more specific planning for the implementation of the high priority actions currently outlined in Council's 2006-2010 Draft Management Plan and Operational Plan.

RECOMMENDATION

- A. That the Sport in Ku-ring-gai Strategy as amended be adopted by Council.
- B. That reference be made to the actions and priorities identified in the Sport in Ku-ring-gai Strategy during preparation of future planning documents as outlined in the report.
- C. That those who have made submissions be thanked and provided with a copy of the adopted Strategy.

Carol Harper
Sport and Recreation Planner

Morven Cameron
Senior Projects Office

Steven Head
Director Open Space & Planning

Attachments:

- 1. Draft Sport in Ku-ring-gai Strategy, as amended - 577481 (circulated separately)**
- 2. List of Amendments made to Draft Strategy - 605713**
- 3. Summary of Responses Received - 605714**
- 4. Summary of Comments Received from Ku-ring-gai Stealers Baseball Club - 605715.**

DRAFT COPY
Ku-ring-gai Council

Sport
in
Ku-ring-gai
Strategy



Executive Summary

The pressure on Council's existing sportsfields is high, and there are insufficient facilities to meet current and anticipated future demands.

The Draft Sport in Ku-ring-gai Strategy has been prepared to provide a strategic approach to the overall provision and planning for sports facilities in Ku-ring-gai.

Council has already adopted the Open Space Strategy and implemented the Capital Works Prioritisation Process, both of which are aimed at addressing the issues associated with provision and management of open space. The Draft Sport in Ku-ring-gai Strategy is consistent with both of these and takes an integrated, but more detailed approach, to examining the issues relating specifically to the provision of sports facilities and the development of sporting opportunities in Ku-ring-gai.

In 2002 Council recognised that the existing sportsfield asset was incapable of sustaining the current level of use without significant upgrade and implemented the Capital Works program as a means of addressing this issue in the long term. Now in its fourth year, this program has resulted in three sportsfields being refurbished and planning has commenced on the next two sites. The refurbishment program is a vital element in alleviating the issues of the sustainability of our existing sportsfields.

However there are other options and ideas that Council, local clubs, regional associations and other agencies can be involved in which will make a significant contribution in the short and medium term to addressing the supply, demand and sustainability problems currently being experienced and expected in the future.

The Draft Strategy presented to Council has identified five key issues facing sport in Ku-ring-gai:

1. The number of fields/facilities available
2. The suitability of the fields/facilities available
3. The sustainability of the fields/facilities
4. The information and community liaison provided by Council to clubs, associations and other stakeholders.
5. Sports development and promotion.

Recognising these five key issues the Draft Strategy presents a number of strategies and actions to address each issue. Some of those actions will reinforce the continuation of existing programs such as Out in the Open, Sports Forums and the Capital Works Program, while others are suggesting alternative or additional actions, such as working with individual sporting codes to review opportunities and constraints affecting the development of their sport, and liaising with local schools to maximise the mutual benefits of community use of school facilities and school use of Council facilities.





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Vision

'To sustainably manage a Sportsground network that best meets the needs of organised activities, sports and games, and unorganised wider community use whilst minimising any negative impacts within sportsgrounds, on surrounding residents and upon adjoining land uses and catchments.'

Ku-ring-gai Council owns and/or manages over 14,000 hectares of open space land. Approximately 11,000 hectares are natural areas or bushland. The remaining 300 hectares includes 42 sportsgrounds, 71 tennis courts, St Ives Showground, an outdoor swimming pool complex, over 250 parks, two golf courses, and an estimated 300,000 street trees.

In 1997 Council adopted a Strategic Plan of Sportsfields/Courts in Ku-ring-gai, which provided direction on the use and development of Council's sportsground network over the next 10 years.

The 1997 plan recognised that Council's key roles in managing sporting facilities within Ku-ring-gai are:

- policy making,
- planning,
- community liaison,
- facility provision,
- coordination and
- information provision.

Additionally the 1997 study found that the Ku-ring-gai community values sporting fields and facilities for the following reasons:

- opportunity for sport,
- visual amenity,
- habitat,
- quality of life,
- social benefits,
- increased property values, health/economic reasons,
- community benefit,
- development of youth,
- recreational opportunities and
- sporting facilities permit multiple uses besides sport.

Recognising that a number of issues facing sport and sports facility provision in Ku-ring-gai have changed and that the 10 years identified in the 1997 plan was coming to an end, Council's 2004/2009 Management Plan included the commencement of a Sport in Ku-ring-gai Strategy as a key performance indicator.

A sub-group of Council's Parks, Sport and Recreation Reference Group was formed to focus on the development of the Sport in Ku-ring-gai Strategy.



Introduction

Aim

The development of this strategy will provide Council with updated information regarding the current levels of use and anticipated future demands on our sportsground network and recommend actions and tasks which will assist Council in achieving the vision outlined above.

The Strategy aims to:

- Review and update the recommendations of the 1997 Strategic Plan of Sportsfield and Courts.
- Assess the current level of use of our sportgrounds and tennis courts for formal sport
- Provide direction to ensure that as far as possible Council achieves the best use of sportsgrounds and courts.
- Investigate options to improve the sustainability of fields, including improved management and maintenance practise by both Council and local clubs and associations.
- Develop a better understanding of emerging trends and changing demographics and the impact these will have on Council's current network of facilities.
- Investigate the need for additional facilities and options for the provision of these facilities within the constraints, geographical and others which exist in Ku-ring-gai.

The commencement of a Sport in Ku-ring-gai Strategy was listed in the 04/05 Management Plan and the completion of the Strategy is identified as a key performance indicator in the 05/06 Management Plan.



In November 2004 a working-group of the Parks, Sport and Recreation Reference group was formed to begin the preparation of the strategy and to discuss the scope of the strategy. During this initial stage the 1997 strategy was reviewed in conjunction with current issues facing sport facilities and sporting groups in Ku-ring-gai. Much of the research and direction of the 1997 plan remains relevant and therefore the working group determined that this strategy should evolve as a review and update of the 1997 plan.

Introduction

The working group recognised that the 1997 Strategic Plan for Sportsfields and Courts was developed with a 10 year focus. Research undertaken was comprehensive and many of the issues discussed in the plan are still relevant. However, eight years on, a number of issues have risen which were not foreseen in 1997 but will, or are likely to have, an impact on sportsground use in the future including:

- The onset of drought conditions and subsequent water restrictions
- Projected population increases and changes in the demographic breakdown of the population
- Funding opportunities and availability of funds
- Risk management and public liability issues.
- Introduction of night games
- Improvements in technology
- Increased obesity levels and sedentary lifestyles
- Increased Government promotion and programs for active lifestyle activities



The working party determined the following tasks and objectives to be undertaken to assist in the collection and evaluation of the current situation in order to progress the review of the 1997 plan:

- Analyse the existing situation
- Create an updated inventory of sports facilities and opportunities in Ku-ring-gai
- Develop a standard auditing process for each season to determine and analyse actual levels of use versus 'booked' time
- Evaluate current and future demands for formal sport at local, regional, state and national levels
- Identify the key issues
- Develop recommendations and an action plan to guide the future direction and management practices of sportsgrounds.

What we have

Analysis of existing situation

Ku-ring-gai currently has sportsgrounds at 42 locations across the local government area, 71 tennis courts at 20 different locations of which 13 are adjacent to and form part of a larger sportsground facility, 6 locations are within parks, and the remaining one location is adjacent to the Council Library in Lindfield. There are 5 half court basketball facilities located in South Turramura, East Killara, Lindfield and 2 in Wahroonga.

Additionally, Council manages St Ives Showground, a large rural facility which is utilised by a number of local sports and recreation clubs including, Ku-ring-gai Mini Wheels, Ku-ring-gai Model Flying Club, Ku-ring-gai & Warringah Model Car Club, Northside Riding Club, Northern Suburbs Dog Training Club and the Ku-ring-gai District Soccer Association (KDSA). The Showground is the 'home' of the Northern Suburbs Agricultural and Horticultural Society and is also used regularly for large community events including an annual fireworks display, garden festival, youth camp, and a monthly craft fair.

A list of all sportsground locations and additional facilities are included as appendix 1 and 2 respectively of this strategy.

A review of the use of all sportsgrounds over the last 12 months identifies that during 2005 winter season the following sportsfields and courts were utilised;

- 22 full size soccer fields (includes St Ives Showground and Queen Elizabeth which was closed during winter 2005 for remediation following the discovery of trace amounts of asbestos)
- 25 junior soccer fields (15 under 7yrs and 10 under 9yrs)
- 10 rugby fields (all approximately full size)
- 2 dual use senior soccer and senior rugby sized fields. (including Barra Brui which during winter 2005 was closed for major renovation works to occur)
- 1 dual use senior soccer and hockey
- 16 baseball/softball diamonds 10 with permanent backnets)
- 1 hockey fields
- 20 sealed netball courts
- 62 tennis courts
- 9 dual marked netball and tennis courts
- 1 AFL field
- 5 half court basketball facilities
- 1 skateboarding facility
- 1 outdoor swimming complex (re-opens in September)

What we have (cont.)

Analysis of existing situation

During 2004/2005 summer season the following sportsfields and courts were utilised;

- 8 turf wickets
- 32 synthetic wickets
- 16 baseball/softball diamonds
- 27 cricket nets/batting cages
- 3 soccer fields (includes SISG)
- 71 tennis courts
- 1 athletics field
- 5 half court basketball facilities
- 1 outdoor swimming complex (closes in April)

In addition to the seasonal use outlined above the activities below occur on Council facilities throughout the year.

- Archery **occurs on a soccer/cricket field
- Model Glider Flying **occurs on a baseball field
- 2 equestrian Areas *dedicated areas
- Model Aeroplane Flying *dedicated area
- 1 Mini Wheels Area *dedicated area
- 1 Model flying area *dedicated area
- 1 Model car track *dedicated area
- 4 Dog Training areas (3 are dedicated dog training rings and the fourth is sportsfield booked one day a week for the purposes of dog training)
- 1 skateboarding facility
- 2 golf courses (leased)
- 5 bowling clubs (leased)

In addition there are 21 clubhouses or clubrooms located on sportsgrounds clubs. Council has licence agreements for the use of the buildings with many of the seasonal hirers at those locations.

There are currently 89 clubs on the Open Space Department's mailing list of permanent or casual hirers excluding tennis hirers and schools. 36 schools booked sportsgrounds for both school sport and after school training and games in 2005.

A number of sporting clubs also use the local school grounds for training and games. Currently these arrangements are made by the clubs with each school on an site by site basis.

Floodlights

22 sportsfields at 19 locations, 9 tennis courts at 3 locations, and 4 netball courts at 1 location have floodlights for night time use. In addition, the dual marked tennis/netball courts at St Ives Village Green, consisting of 4 tennis courts and 2 netball courts (training only) are floodlit.

Floodlights on 8 fields achieve the levels recommended for contact training or club matches as specified in Australian Standards 2560 (part 2.3 football all codes) and Level 1 control in Australian Standards 4282 (Control of Obtrusive Light).



What we know

Current levels of use

Tennis Courts

Council has 71 tennis courts distributed at 20 locations throughout Ku-ring-gai. Four locations have floodlights that enable night tennis to be booked until 10pm.

The courts are used by a wide variety of groups including permanent and casual hirers, coaches and schools. The courts can also be used for recreational activities that are suitable to be conducted on the court surface.

Tennis courts can be booked on either a casual (1 – 11 weeks) or permanent basis (12 -22 weeks).

In 2005 there were 167 hirers who made a permanent booking (112 - 22 week hirers and 35 - 12 week hirers, and 20 22 week daylight saving hirers).

Floodlights can be booked on either a casual basis or a 10 week period. There are currently 11 permanent hirers for floodlit courts.

17 schools booked tennis courts in 2005 both within school hours and also on weekday afternoons and Saturday mornings.

Council had 13 coaches registered to hire tennis courts in 2005. The coaches' level of use of the courts varies considerably, however as a group coaches booked an accumulated total of 3,700 hours in 2005.

Sportsgrounds

A survey of all clubs or associations who hire Council sportsgrounds was undertaken in June of 2005.

The survey was developed in consultation with the working group and was distributed electronically to 36 organisations. To date 26 surveys have been returned.

In order to avoid duplication of numbers the survey was sent to the governing bodies and associations, or to the groups which specifically hire sportsground from Council. A breakdown of the player number by each sport is and the comments provided regarding general sportsfield issues is included in appendix 3 and 4 respectively.

Clubs were asked to provide information about membership numbers for the preceding season. Recognising that a number of clubs and associations administer sport across a number of local government areas they were asked to provide a breakdown of the postcodes for all registered players, in order for an assessment of the needs and demands of Ku-ring-gai residents could be undertaken. Additionally clubs were asked to outline their ground requirements for both training and competition.

Of the 26 returned surveys completed, a total of 28, 405 players were registered for organised sport, with approximately 4,805 playing in summer 2004/05 and 23,600 playing in winter 2005. This number includes all registered players with associations and clubs who hire Council's sportsfields and is not necessarily representing the number of Ku-ring-gai residents who are registered to play.

As a percentage of total participation rates, 80% people played in winter compared to only 20% summer. It should be noted that a number the cricket associations have not responded to the survey to date.

What we know (cont.)

Current levels of use

Sportsgrounds (cont.)

Additionally males had a much higher participation rate in organised sporting activities than females with a total of 19069 men playing compared to 8035 women.

The participation rates per age group did not drill down to individual sex. However, the information obtained shows a trend existing whereby participation rates decrease with age.

Participation rates were highest in the 'junior' age groups, where children are aged between 7 and 10. The early teenage years also shows a strong participation rate, however this decreases significantly as people enter their late teen years.

There was also a low participation rate of the 26 – 40 year age group. This is consistent with the wider demographics of Ku-ring-gai's population and is the peak age group where adults may have a young family and not have the opportunity to participate in organised sporting activity – rather their children do.

Similarly the participation rates of the middle – older age adult were strong, with the estimated group size of 41 – 60 years being 1,882.

The survey also asked clubs to identify the contribution that volunteers made to their local sporting clubs and associations. Often volunteers do not play but are integral to the operation of the club.

The survey identified a total of 11,514 volunteers, with the majority of these belonging to the netball (2,572) and soccer (7,200) associations.

The greatest number of volunteers were identified as coaches, ground or roster staff. Many clubs acknowledged that volunteer roles were carried out on a roster basis rather than specific individuals undertaking the job for a full season.

Soccer had the largest number of registered players with a total of 14,731 people playing in winter 2005. This number is the total player registration for the association which covers a large area including the local government areas of Ku-ring-gai, Hornsby, North Sydney, Willoughby and Lane Cove.

The postcode breakdown provided identifies 6230 residents are registered to play soccer with the Ku-ring-gai District Soccer Association.

Similarly the number of cricket and rugby clubs which failed to provide the requested information needs to be taken into consideration when analysing the ability of the facilities to meet the needs of each sporting code.

The survey demonstrated that a number of clubs are projecting that their numbers will remain constant or only increase slightly during the next five years.

It is unclear whether numbers were likely to remain constant because clubs had 'capped' their membership or whether clubs were aware of, or had taken into consideration, the estimated population increases likely to occur over the next 15 years.

What we know (cont.)

Current levels of use

Sportsgrounds (cont.)

The information provided by clubs needs to be taken in context. The total number of postcodes provided was significantly lower than the total number of players listed.

The total numbers of postcodes provided was 19078 from a possible 28,405 players.

Using the data available, more than 1 in 5 people who play within the clubs and associations are not residents in Ku-ring-gai.

The break down of player numbers by postcode is provided below:

- 2069 – 5.23%
- 2070 – 8.12%
- 2071 – 5.82%
- 2072 – 3.59%
- 2073 – 11.12%
- 2074 – 13.30%
- 2075 – 13.15%
- 2076 – 17.11%
- Other– 22.57%

It is also noted that postcode information was not provided for 32.8% of the registered players.

The detail of information provided in this first survey by associations and clubs was not sufficiently accurate for a true determination of how Council sportsgrounds are, or are not meeting the demands of the clubs. Predominantly this was due to the lack of postcode information provided by some clubs and the lack of response from others.

It is proposed that a similar survey be conducted annually, and become part of the annual allocation process. Similarly it is suggested that future surveys be sent to

clubs who have teams based in Ku-ring-gai as opposed to the governing bodies of those sports to ensure a better return of postcode information.

Ground requirements for training

There was a varying range of data provided by the clubs between codes and within each sporting code in regards to their training needs.

The duration of time required per week per team for training ranged between 30 minutes and 6 hours. Across all sports, a trend was apparent that the time required for training increases with age. Generally an hour was the average time requested for junior sport with this increasing to 90 minutes for senior sport.

The flexibility for training sessions also differed with some clubs requiring specific week nights and time slots.

In addition to the survey information an audit of all floodlit fields used for training was conducted by Council staff during the 2005 winter season. Clubs were advised that over a three week period all fields would be visited in the evening and the use of the field recorded and compared to what had been booked.

The audit revealed that many fields had very large numbers of players using the entire area available. However a number of the sportsfields were not being fully utilised with only a section of the field being used by a small number of players, training predominantly in and around the goal mouths and try lines. When audited one location, although booked, was not being used at all on two occasions.

What we know (cont.)

Current levels of use

Sportsgrounds (cont.)

General Community Use

A general survey of residents regarding their use of sportsfields and recreational activities was conducted at two Council events, Festival on the Green (19 June) and National Tree Planting Day (31 July).

Similarly during this two month period a survey was posted on Councils "Have your Say" website which was open to anyone and requested information about their casual and informal use of sportsgrounds.

The results from these surveys found that the location of the sportsground in relation to their home was the most important factor in determining which sportsground they visited. Additionally respondents identified the ambience and 'feel' of the location as highly important as an issue that they considered when deciding which facility to visit.

As expected, the surveys identified that many respondents use local sportsgrounds for organised sporting activities as well as for informal sport and social/picnic use. The most important improvements needed at sportsgrounds were identified by respondents as better toilet facilities and more picnic/bbq areas.

Over the last 18 months Council has sent household surveys to every residential property in St Ives, Turramurra, Gordon and Pymble as part of the town centre master planning process. As part of these surveys residents were asked to outline their recreational use of sportsgrounds and their most popular activities.

The most popular recreational activity was walking, with golf, tennis and swimming all rated highly. Interestingly there was a relatively low response rate indicating participation in organised sport.

Football was rated 5th in the Turramurra survey and football/soccer 2nd in the Pymble survey; these were the only examples of organised sporting activities rating in the top 5 responses of any ward.



What we know (cont)

Previous studies

Since the adoption of the 1997 Strategic Plan for Sportsfields and Courts Council has adopted a range of strategies, policies and operational documents which contribute to the knowledge of current and future issues facing sport in Ku-ring-gai. These documents include;

Open Space Strategy (2005)

Council adopted the Open Space Strategy in September 2005. This Strategy is a unique document in that for the first time it has taken an integrated approach to the management and embellishment of all the open space land owned and managed by Council. As such, this strategy is the guiding or 'parent' document which outlines the principles and strategies to be incorporated into more specific documents such as this Sport in Ku-ring-gai Strategy.

Ku-ring-gai Open Space Distribution and Needs Study (2000)

This study was prepared as background material for the 2000-2003 Section 94 Development Contribution Plan for Ku-ring-gai. The study took a comprehensive look at both the quantity and quality of all of the open space land owned and managed by Council. In addition, the study looked at open space provision on a suburb by suburb basis and considered the provision of sports facilities at both local and district levels. Using traditional planning measures the study demonstrated that there is a need for additional sports facilities in Ku-ring-gai.

Ku-ring-gai Tennis Court Facility Business Plan (2002)

This plan was prepared to guide the future provision, development, management and marketing of Ku-ring-gai Council tennis court facilities. The research took a comprehensive look at the demand for tennis courts within Ku-ring-gai, the demographics of the users and the service provided by Council.

Plans of Management

The Local Government Act 1993 requires that all community land be managed in accordance with a plan of management. Plans of Management must categorise community land into one of the following: park, sportsground, natural area, area of cultural significance or general community use.

Plans of Management establish the basis for management; performance targets, action plans and review mechanisms for all Council owned and managed open space land.

Plans of Management can be prepared as either site specific plans or as generic plans covering a number of locations which have the same categorisation and similar management issues. An example of a site specific plan is the Plan of Management for Bicentennial Park, which has different categories of land covered in the one plan. On the other hand, the Sportsground Plan of Management is an example of a generic plan.

The Bicentennial Park Plan of Management was adopted by Council in August 2002. This plan is specific to Bicentennial Park site and identifies 14 issues relating to the ongoing and future management of the site including maintenance, access, and asset management.

The Sportsground Plan of Management, adopted in July 2003 identifies 19 issues including;

- Operating hours for organised sports activities and games
- Safety and risk management
- Traffic and parking
- The impact of sportsgrounds on surrounding residents and adjoining natural areas.

What we know (cont)

Previous studies (cont.)

Policies and Procedures

Council has reviewed or implemented new policies and procedures relating to sportsfield use over the last few years including;

- Wet Weather Policy - The previous policy was reviewed and updated prior to being adopted by Council in 2003.
- Draft Allocation, Leasing and Licensing Policy.
- Booking procedures have been reviewed and streamlined over the last three years, with the majority of booking correspondence now occurring electronically.

Capital Works Program

A detailed condition audit of all of Council's assets (including sportsgrounds) was undertaken in 2002. Council then adopted a prioritisation process for capital works on open space assets including playgrounds, parks, tennis courts and sportsgrounds. Sportsgrounds were prioritised using 14 criteria including the playing surface standard, the ability of recurrent maintenance programs to provide a satisfactory playing surface, the scope and level of use of the fields and the quality of supporting infrastructure such as floodlights, fencing, shade and seating. The process has been used to prioritise sportsground projects undertaken over the last two years.

The 2002 sportsground prioritisation process identified Bannockburn Oval as the highest priority followed by Barra Brui Sportsfield.

The playing field at Bannockburn was reconstructed and new floodlights installed in 2003 and the spectator area and surrounding area improved in 2004.

Stage one works at Barra Brui involved the upgrade of the floodlighting and stage two involving the reconstruction of the field and installation of a stormwater collection and recycling system is currently being completed.

In light of increased levels of use, recent drought conditions, ongoing water restrictions and potential sources of additional funding, the matrix used to prioritise sportsgrounds was reviewed in June 2005.

2005/2006 sportsground capital works encompass the completion of stage two of the project at Barra Brui Sportsfield and the remediation of Queen Elizabeth Reserve in West Lindfield. Additionally, during 2005/2006 planning will commence into the projects identified as the highest priority for the next two years, which are Lindfield no. 2 Oval and Auluba Oval (also known as Sir David Martin playing field).

Service and maintenance plans

These plans guide the daily activities of open space operational teams to ensure that:

- Built assets are managed and maintained to maximise their useful lives and/or their heritage significance.
- The biological components of the parks system are sustainably managed in accordance with their features and assets and,
- The safety of park users is a prime focus.

Service levels for particular sites vary according to their place within the open space hierarchy (local, district or regional facilities) and /or the intensity and type of their use.

What we know (cont)

Previous studies (cont.)

Ku-ring-gai Section 94 Contributions Plan for Residential Development 2004 - 2009

Coming into effect on the 1 July 2004, this plan outlines Council's policy for the assessment, collection, spending and administration of development contributions. The plan details the facilities that are likely to be needed as a result of residential development. The plan includes the estimated changes in population and demographics outlined in the "What's New – projected population increases and changes in the demographic composition of the population" section of this strategy. In addition the plan identifies funding for specific sites recognised as being impacted by additional development during the period of the plan.



NSW Department of Infrastructure, Planning and Natural Resources Recreation demand and opportunities report (August 2004)

In addition to Council reports and plans the NSW Department of Infrastructure Planning and Natural Resources have undertaken an assessment of the recreation demand and opportunities for Open Space land across the Sydney Metropolitan area. The study was undertaken in partnership with all of Sydney's Local Governments and many State Government agencies. Information was compiled from over 400 existing reports and used the expertise of local and state recreation managers to consider the city's recreational needs across Council and agency boundaries.

The Report's findings shows strong current and future demand for family recreation areas, cycling and walking tracks and access to water and natural areas. Additionally, the findings for Sydney's north identified there was a need for more youth-specific recreation facilities such as skate ramps and basketball half-courts.

The study reviewed the participation in sport and the demand for opportunities to participate in sport the northern Sydney region. The study found that on a regional level there is a lack of district sportsground facilities, and that this lack has been heightened by the increase in numbers participating in junior sport, over 35's teams, emerging sports (such as softball), women's football, and winter sports (especially soccer).

What's New?

The 1997 Strategic Plan for Sportsfields and Courts was developed with a 10 year focus. Research undertaken was comprehensive and many of the issues discussed in the plan are still relevant.

However eight years after the adoption of the 1997 plan there are a number of issues which were not foreseen in 1997. These now have, or are likely to have an impact on sportsground and court use in the future including;

- The onset of drought conditions and subsequent water restrictions
- Projected population increases and changes in the demographic composition of the population
- Funding opportunities and availability of funds
- Risk management issues and public liability issues.
- Introduction of night games
- Improvements in technology
- Increased obesity levels and sedentary lifestyles



Drought conditions and Water restrictions

Following the drought conditions in 2001/2002 level 2 water restrictions were introduced in November 2002 and subsequent restrictions (level 3) were introduced on 1st July 2005. These restrictions limit the times and days during which sportsgrounds can be watered.

The restrictions are such that not all fields can be watered during the permissible time periods and as a result only the X sportsgrounds which have automatic irrigation are being watered regularly.

It is unlikely that these restrictions will be removed in the near future, and it is equally likely that the use of town water for sportsgrounds will be further restricted in the future.

The ability of Ku-ring-gai's sportsgrounds to sustain the high levels of use, whilst receiving less water is one of the most critical issues facing our facilities. A number of initiatives have already been undertaken by Council to provide non town water for a number of fields. This includes the installation of a 250,000 litre tank to collect and reuse stormwater at Barra Brui sportsfield. The installation of similar systems has been identified for funding through Council's Environment Levy at an additional 8 locations.

Furthermore, investigation is currently underway into the possibility of sewer mining at one or both golf courses and the proposed NTRA which will adjoin North Turramurra Golf Course. This project could generate sufficient water to meet the needs of both the golf courses and produce additional water which could be used for sportsfields.

Other investigations have included trialling chemical and irrigation options which offer better sustainability of the fields; in particular this has been trialled in high wear areas such as soccer goal areas.

What's New? (cont.)

Projected population increases and changes in the demographic composition of the population

The current population (2004) is estimated to be 108,830. Populations are counted and estimated in various ways. The most comprehensive population count available in Australia is derived from the Population and Household Census conducted by the Australian Bureau of Statistics, every 5 years.¹

The 1997 plan identified that between 1981 and 1991 the population of Ku-ring-gai increased by 2% resulting in an estimated population of 106,559 people in 1991.

Between this time and prior to the 1996 Census, the population of the Ku-ring-gai area had been generally declining. The results of the 2001 Census indicated that 1996 and 2001 the population of Ku-ring-gai increased at a steady rate of around 0.5% per annum.

Analysis of the population profile of Ku-ring-gai in 2001 and trends between 1996 and 2001 Censuses found that:

- The Ku-ring-gai population had increasing numbers and proportions of children in all age groups 0 – 14 years. The most significant absolute increase was for 5-9 year olds; while 0-4 years olds were the fastest growing population group.
- Between 1996 and 2001 the number and proportion of young people aged 15-24 years declined significantly, as did the population of adults aged 25-39.

- Between 1996 and 2001 the number and proportion of adults aged 40 and over increased. The greatest growth occurred in those aged between 50 and 64, who were the second fastest growing population in the area.
- In 2001 Ku-ring-gai had above average and increasing numbers and proportions of people in the older age groups (50-64 years) and very old age (65+) groups.

Although the current population figures have not increased significantly since the that identified in the 1997 plan, the projected increase in population has. Current predictions estimate that the Ku-ring-gai population will increase steadily to 114,823 by 2009 and 126,181 by 2026.²

Based on these trends and the characteristics of new residential developments in Ku-ring-gai, the future population is likely to exhibit the following characteristics:

- A growing population of children and young people (0-15 years)
- A growing population aged 40 years and over
- A significant proportion of older people who are moving from larger family homes to medium density housing.
- An influx of new families taking the place of the 'older' people's family homes and replacing these dwellings with new family homes.
- The possibility of reversal in the decline of young people aged 18-24 years and 25-29 years with the development of multi unit housing around railway stations.

What's New? (cont.)

Funding opportunities and availability of funds

The 1997 Strategy outlined that \$517,625 had been allocated to capital improvements works on existing sporting facilities in 1996/1997, and that maintenance expenditure was in the region of \$998,000 including turf wicket and tennis court maintenance.

Records show that between 1996/1997 and 2002 only limited capital expenditure was allocated to Sportsground facilities.

The 1997 Strategy estimated that Council recovered 19% of the maintenance expenditure through user fees and charges on sportsgrounds, excluding tennis courts.

Maintenance expenditure in 2004/2005 was approximately \$2,605,500 including turf wickets and tennis court maintenance.

Council recovered approximately 20.5% of this expenditure through user fees and charges on sportsgrounds, excluding tennis courts.

In 2002 Council conducted an audit of all infrastructure assets including tennis courts and sportsgrounds and resolved to commit a minimum of \$320,000 per annum to the capital upgrade of sportsgrounds over the next ten years. Additional capital funding has similarly been allocated for tennis court refurbishment and the upgrade of West Pymble Pool.

Since 2002 Council has identified additional funding sources including Section 94 Development contributions and the Environmental Levy. Both of these funding sources will generate additional income for specific locations and/or specific types of upgrade, such as water reuse/recycling projects.

Risk management issues and public liability issues

Increased awareness of insurance and risk management issues coupled with recent increases in the costs associated with public liability insurance has increased the demands placed on local clubs and coaches to ensure they are meeting their duty of care obligations.

To assist local clubs to implement systems and understand their obligations, Australian Standards has published 'Guidelines for Managing Risk in Sport and Recreation'. Furthermore, the NSW Department of Tourism Sport and Recreation offer a range of resources to assist clubs with general governance and risk management issues.

Council works closely with local clubs, governing bodies and with the NSW Department of Tourism Sport and Recreation to assist in the dissemination of information and advise about available resources, including hosting workshops relating to specific issues such as Child Protection.

Council currently requires that local clubs, organisations and individuals who hire facilities on a permanent or seasonal basis provide evidence of a minimum of \$10million in public liability insurance and a signed copy of the insurance inspection form.



What's New? (cont.)

Introduction of night games

Local rugby union clubs requested that Council allow the running of a one year seasonal trial where games could be played on Friday nights at 3 specific locations. As a result of this trial season, Council resolved in December 2004 to allow the playing of night games at selected locations providing a number of conditions were met.

Conditions of Council's Policy include:

- That floodlights meet the relevant Australian Standards;
- The 'home' club provide local residents with the contact details for a community liaison representative and
- The first year any location is used for night games be considered a 'trial'
- The impact of these games be assessed at the conclusion of the season to determine the long term suitability of the site for night games.

Improvements in technology

Improvements in technology over the last 8 years have led to considerable changes and improvements to the way Council manages the sportsgrounds and courts on a day to day basis.

The increased use of the internet, email and mobile phones have all allowed for greater and better communication between clubs, coaches and Council.

Council's website contains general information about Council's sports facilities as well as wet weather conditions. In addition, Council's quarterly electronic newsletter "Out in the Open" offers Council the opportunity to inform subscribers about what is happening in and around the parks, sportsgrounds and bushland areas of Ku-ring-gai.

During the 2006 winter season group mobile phone/SMS will be used to contact nominated club representatives when wet weather occurs to advise that they must contact Council to discuss the need to close fields.

Another recent benefit from new and improved technology is the implementation of the 'Cloudmaster' system for controlling floodlights and automated irrigation systems.

At present Council has the Cloudmaster control system active at 8 sites including all tennis courts where lights are installed. The remaining sportsfield sites with lights will all have Cloudmaster control systems installed prior to the start of the 2006 winter season.

At locations with automatic irrigation Cloudmaster will also control the irrigation system, and provide reports about the volume of water dispensed during each irrigation period.

This system allows all floodlights and automatic irrigation to be controlled using CDMA communication from a centrally located computer. As a result sportsfield lights can be turned on and off within minutes of receiving a request. Previously Council used a system where timers were installed at each location and required a member of staff to visit the site to set and reset light controls.

What's New? (cont.)

Improvements in Technology (cont.)

This new technology has increased Council's ability to control the lights in a number of ways, including during wet weather. With the previous timer system lights could not be turned off when fields were closed, which often led to the lights being activated and the fields used when the 'home' clubs had recommended they be closed.

The Cloudmaster system also offers the opportunity for clubs to deactivate and/or activate lights within set times. Thus, if training finishes early the lights can be turned off. Additionally, where Council receives reports that lights are regularly on but no one is using the field, clubs will be required to take responsibility for turning lights on upon arrival at the field to ensure that they are only operated when required.

The system can report on the use of the lights at all locations which will provide Council with additional information regarding actual usage versus booked time.

The Cloudmaster system has also been installed at all tennis courts with floodlights. This has ensured that lights are only programmed to turn on in line with bookings, thus eliminating the problem of unauthorised use at night.



Increased obesity levels and sedentary lifestyles

In response to increased obesity levels and sedentary lifestyles there has been a great deal of advertising and promotion of active lifestyle activities, such as walking, swimming and gentle exercise options.

Much of the advertising and promotion has been from the NSW Department of Health, Department of Tourism, Sport and Recreation and the Australian Sports Commission. These Government departments have implemented a number of strategies and initiatives in attempt to encourage greater participation in physical activity such as the current *Active After-school Communities Program*.



Summary

The information contained within the scope of this strategy identifies the changing nature of sport in Australia and the various issues that have and will impact on the usage and sustainability of sportsfields within Ku-ring-gai. The topography of Ku-ring-gai has resulted in the area having a unique distribution of sportsfields, where there is no major outdoor sporting facility but over 40 locations with predominantly only one field per location. This in itself, results in difficulty when trying to ascertain standard management and sustainability procedures and policies.

Sportsground capacity and sustainable management are now at the forefront of issues demanding attention within Ku-ring-gai. There has been a steady growing demand for sportsfields within Ku-ring-gai from both locally based clubs and those from outside the area. The survey results indicated that many clubs project steady rises in membership whilst some clubs and codes have already reached capacity. This problem will be further compounded with the forecasted rise in population derived from the increase in medium density homes planned for the area. Additionally, demand is being sought from non - traditional and emerging sports and there is the need to ensure that future allocations of fields continue to be undertaken in an equitable and fair manner. The development of an allocation, licensing and leasing policy will provide guidance for the management and resolution of these issues.

The professionalism of grass roots sports has resulted in the need for Council and clubs to adopt a more business like relationship to effectively manage a variety of issues including public liability insurance, coaching qualifications, child protection and liquor laws.

The survey results reinforce the amount of people who assist in the operation of any sporting club. Additionally, clubs within Ku-ring-gai often rely on the large volume of time and expertise provided by volunteers, many of who are retired or work part time. As the 'baby boomers' begin to relinquish these positions, volunteers will decline in number and there is the need for Council to ensure the future of clubs and the relationships that have been developed.



Summary (cont.)

Communication distortion and breakdown still occurs between Council and clubs and results in not all information or the wrong message being received by staff, club representatives and players. The following initiatives have recently been implemented by Council to aid in improving communication between Councils, sporting clubs and members of the community.

Two sports forums are held annually to provide residents, sports participants, coaches and officials the opportunity to participate in discussions and activities which will then assist Council in identifying future priorities and opportunities for parks, sport and recreation facilities in Ku-ring-gai.

Council's Parks, Sport and Recreation Reference Group (PSSRG) was established in August 2004 to ensure that community and stakeholder input is considered in Council's wider participation, input and consultation process. The role of the reference group is to provide Council with advice and feedback from residents, user groups and industry experts on matters relevant to parks, sport and recreation.

Council has also developed a quarterly electronic newsletter dedicated to Open Space activities in Ku-ring-gai, including information about sport, parks, recreation and bushland facilities and activities. It includes regular updates on Council's Capital Improvement Program, local events, success stories and funding opportunities. There are currently 364 registered recipients of "Out in the Open", however this number needs to be constantly increased so that the information reaches a greater cross section of the community.

It is important to identify the need for Council to constantly gather information from external agencies (such as Department of Sport & Recreation, state sporting bodies etc.) to better plan and provide sport at a local, state and regional level. This is particularly relevant to such changes in society as increased populations, higher density housing and the growth in sports and their seasons. Ku-ring-gai Council has already identified some of the threats that these changes are having on sportsfields. For instance, in 2001 floodlighting at 2 of only 18 floodlit fields met the Australian standards whereas currently, 20 fields now have floodlighting of which 10 meet the relevant standards. Additionally, to provide greater control of the use of the sportsfields for training a computerised lighting control system is being implemented. By the end of 2006 Council will have the ability to program the lighting schedules for all sportsfields. The 'Cloudmaster' system will therefore minimise unauthorised use of floodlit sportsfields during the night by ensuring that the lights are only turned on in conjunction with the specific dates and times booked,

Summary (cont.)

The frequent use of Ku-ring-gai's sportsfields coupled with the impact of the drought and subsequent water restrictions has heavily impacted on the quality on the playing surfaces. Council has identified that maintenance practices, equipment and budgetary constraints have all limited the quality of surface and overall sustainability of sportsfields.

The impact of training and match play on the playing surface of fields is an issue that Council needs to address. Of particular importance is the need to share the demand each sportsfield receives. Currently, the majority of floodlit fields are those that are often requested for full weekend use during both the winter and summer seasons, thus preventing any effective rest periods. Thus there is the need to investigate future options such as installing floodlights on 'junior' fields to provide a more equitable distribution of allocation time on each sportsfield that reflects asset quality.

On the other hand, a number of initiatives have been implemented by Council that go somewhat towards addressing the issues facing the present and future of sport in Ku-ring-gai. These include the environmental levy, the capital works program, improved irrigation and horticultural practices, soil testing and site specific maintenance plans.

In addition to the already high demand of sportsfields for formal use, recent Government initiatives have resulted in a growing awareness of the sedentary lifestyle inherent within communities. There has been a push by all levels of Government to increase the level of activity Australians participate in, however little consideration has been given to how sportsfields and other open space areas will accommodate this higher usage. Furthermore, it provides an additional consideration for local planners of sport – the need for an equitable allocation of sportsfields for informal recreational activity by members of the local community.

Through the review of the information already existing, including the 1997 Strategic Plan for Sportfields and Courts and other more recent information, in conjunction with the information collected during the development of this document it is evident that there are five key issues facing sport in Ku-ring-gai;

1. The number of fields/facilities available.
2. The suitability of the fields/facilities available.
3. The sustainability of the fields/facilities.
4. The information and community liaison provided by Council to clubs, associations and other stakeholders.
5. Sports development and promotion

The following two sections of this document consider these five key issues and suggests a number of broader strategies and more detailed actions which is implemented will assist in addressing these issues.

The key issues for Sport in Ku-ring-gai

Five key issues facing Sport in Ku-ring-gai in 2006 have been identified;

1. The number of fields/facilities available
2. The suitability of the fields/facilities available
3. The sustainability of the fields/facilities
4. The information and community liaison provided by Council to clubs, associations and other stakeholders.
5. Sports development and promotion

Recommended strategies for addressing these five key issues are suggested below;

1. The number of fields/facilities available
 - 1.1. Establish an ongoing process to develop a better understanding of sporting needs and demands in Ku-ring-gai.
 - 1.2. Investigate options for new sports facilities in line with expected population growth and in accordance with demonstrated needs. Identify opportunities for alternative open space areas to be developed for active recreation opportunities.
2. The suitability of the fields/facilities available
 - 2.1. Establish an ongoing process to develop and confirm that the configuration and current uses of existing sportsgrounds is most suitable
 - 2.2. Investigate opportunities for viable partnerships between compatible activities.
 - 2.3. Investigate options to increase and/or balance the allocation and times of use of existing facilities to best meet the needs of the sporting clubs, schools and coaches while balancing the needs of the wider community, and the amenity of surrounding residents.
3. The sustainability of the fields/facilities
 - 3.1. Investigate ways to better balance the spread of use across all sportsgrounds.
 - 3.2. Promote innovative training methods which will have a reduced impact on the fields.
 - 3.3. Continue to plan and implement capital works in accordance with Council's adopted program
 - 3.4. Continue to review service levels and maintenance practices
4. Information sharing and liaison between Council, clubs, associations and other stakeholders.
 - 4.1. Actively communicate with clubs, associations and other stakeholders.
 - 4.2. Council to work with clubs to facilitate education and information sharing on key issues.
5. Sports development and promotion
 - 5.1 Identify the opportunities and constraints affecting the development of individual sports currently active in Ku-ring-gai.
 - 5.2 Develop relationships with the governing bodies of sports and State and Federal Government department to ensure the ongoing development and promotion of sport and physical activity.

Action Plan

Addressing the key issues and implementing the recommended strategies requires the application of realistic and achievable action plans, with clearly identified resources, responsibilities and timelines. Furthermore recognising this strategy is one of a number of strategic and corporate planning documents which Council adopt to provide long term direction on the management of community assets the actions must be congruent with the recommendations and actions of other documents, in particular the Open Space Strategy, and must be integrated annually with the Council's management plan and relevant plans of management.

The following action plan incorporates the recommended strategies outlined above with a range of actions, with priority ratings, funding sources, performance targets and responsibilities for implementation.

Actions have been given a high, medium, low and/or ongoing priority rating, which has been broadly attributed according to the following criteria.

High priority actions are urgent, mandatory/statutory requirements; outstanding actions from previous studies and plans; and/or suggested to occur within 1 – 2 years

Medium priority actions are important but not urgent; reliant on other high priority actions being undertaken; subject to other agencies, and/or suggested to occur within a 3 – 5 year timeframe.

Low priority actions are reliant on high and medium priority actions being undertaken and/or suggested to occur within a 5+ year time horizon.

Ongoing priority actions are action of high to low importance which require ongoing rather than 'time limited' management attention.

The bases for the Sport in Ku-ring-gai Strategy will change over time, for this reason the Strategy is likely to have a 'useful life' extending no more than 8 years.

Action Plan

1. The number of fields/facilities available

1.1 Establish an ongoing process to develop a better understanding of sporting needs and demands in Ku-ring-gai.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Conduct a compulsory annual membership survey of all clubs and associations hiring Council grounds.	High & Ongoing	Council, Clubs and Associations	Council	Annual summary report to the Parks, Sport and Recreation Reference Group (PSRRG)
Establish an audit process to ensure level of use booked is consistent with actual use.	High & Ongoing	Council	Council	
Monitor the population predilections and breakdown for the area in conjunction with State and National participation and trends	Ongoing	Council	Council, State and Federal Govt. Agencies	
Regularly update anticipated demands for sportsgrounds	Ongoing	Council	Council	

1.2 Investigate options for new sports facilities in line with expected population growth and in accordance with demonstrated needs.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Continue the planning for the development of North Turramurra Recreation Area (NTRA)	Ongoing	Council & PSRRG sub group	Council, S94, Grants	Facilities provided in accordance with need
Identify initial formal sports uses for NTRA in conjunction with actions in 1.1 and 2.2	High	Council & PSRRG	Council	Initial sports uses identified
Examine opportunities for development as identified in the 1997 strategic plan	High	Council & PSRRG sub group	Council, S94, Grants	Site inspection of identified locations completed and update reported via PSRRG
Examine opportunities for the development of any other sites as they arise.	Ongoing	Council, Clubs and Associations	Council, S94, State Govt. Agencies	Opportunities investigated as required.
Work with school principals to maximise the mutual benefits of community use of school facilities and school use of Council facilities.	High & Ongoing	Council & clubs	Council, State Govt, Local Schools	Provision of additional facilities through partnership arrangements

1.3 Identify opportunities for alternative open space areas to be developed for active recreation opportunities.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Use District Park Landscape Master Plans, Open Space Strategy and other Council initiatives to identify opportunities for alternative open space areas.	Ongoing	Council	Council, S94, Grants	Complimentary recreation facilities provided and/or improved.
Use the recommendations of the open space acquisition strategy to identify additional opportunities for informal recreation areas.	Ongoing	Council	Council, S94	Implementation of Acquisition Strategy

Action Plan

2. Suitability of the fields/facilities available

2.1 Establish an ongoing process to develop and confirm that the configuration and current uses of existing sportsgrounds is most suitable.

Actions	Priority	Responsibility	Funding	Performance Indicator
Compare annual summary report for 1.1 with field configuration	Medium	Council, PSRRG, clubs & associations	Council	Comparison included in report outlined in 1.1

2.2 Investigate opportunities for viable partnerships between compatible activities.

Actions	Priority	Responsibility	Funding	Performance Indicator
Establish principles for evaluating opportunities for relocating compatible activities to increase efficiency and effectiveness of locations.	Medium	Council, PSRRG, clubs & Associations	Council	Principles established in consultation with sports
In conjunction with Capital Works programs and club projects evaluate opportunities for the strategic relocation of compatible activities in accordance with above principles.	Ongoing	Council, clubs & Associations	Council Clubs, Grants	Investigate opportunities which support the above principles

2.3 Balance the allocation and times of use of existing facilities to best meet the needs of the sporting clubs, coaches, schools and the wider community, while protecting the amenity of surrounding residents.

Actions	Priority	Responsibility	Funding	Performance Indicator
Adoption of the Allocation Policy	High	Council	Council	Policy adopted & implemented
Utilise improvements in technology and communication to further protect the amenity of residents.	High	Council & Clubs and Competition organisers	Council, Clubs	Resident's amenity protected.
Establish and promote Club Community Liaison Officers	High & Ongoing	Clubs & Associations, Council	Clubs & Assoc.	Increase in the number of liaison officers
Liaise with Governing bodies and Competition organisers regarding Council's allocation process and policy limitations.	Medium	Council, Clubs, & Governing Bodies	Council	Distribution of allocation policy and guidelines
Consider allocation and levels of use on a site by site basis, where necessary develop a site specific action plan to address issues.	Medium & Ongoing	Clubs & Association surrounding residents, Council.	Council & Clubs	Allocation restrictions reviewed and amended where possible.

Action Plan

3. The sustainability of the fields/facilities

3.1 Investigate ways to better balance the spread of use across all sportsgrounds & facilities.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Monitor and report levels of use and scheduling annually.	Ongoing	Council & Clubs	Council	New booking system and reporting mechanisms implemented
Allocate fields in accordance with identified carrying capacity of specific locations.	High	Council & clubs	Council	Liaise with clubs to confirm carrying capacity & utilise new booking system to implement
Increase number of fields lit for training and games.	High	Council, clubs	Council, Clubs, Grants	Increased number of floodlit fields
Identify alternative sites and surfaces that are suitable for recreational activity	High	Council, coaches, clubs	Council	Alternative sites and surfaces identified and booked for recreational activity.

3.2 Promote innovative training methods which will have a reduced impact on the fields.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Investigate opportunity to develop training areas off the main field of play where possible.	High	Council, clubs & Associations	Council, clubs & Assoc Grants	Training areas identified and implemented off the main field of play
Implement better control of lighting at all new locations, such as half field lighting.	High & ongoing	Council, clubs & Associations	Council, clubs & Assoc Grants	Better lighting control on all new projects
Liaise with governing bodies and State agencies to offer education to clubs about alternative training locations and methods.	Medium	Council, clubs & Associations, Governing Bodies, Government Agencies	Council, clubs & Associations, Governing Bodies, Government Agencies	Education programs and material provided

3.3 Continue to plan and implement capital works in accordance with Council's adopted Program				
Actions	Priority	Responsibility	Funding	Performance Indicator
Capital works programs planned and implemented using sustainable design principles	High & Ongoing	Council, clubs	Council, S94, Environmental Levy, Grants	Capital works completed in accordance with program
Investigate innovate water re-use and sustainable irrigation options	High	Council	Council, Environmental Levy, Grants	Increase use of recycled water.
Investigate opportunities for viable partnerships to upgrade sportsfields or facilities	Ongoing	Council, clubs, Govt Agencies	Council, clubs & Assoc, Governing Bodies, Government Agencies	Viable partnerships initiated and fields and facilities upgraded
Consider opportunities for synthetic training facilities in the future.	Low	Council	Council, clubs & Assoc, Governing Bodies, Government Agencies	Synthetic training facilities considered when appropriate.

3.4 Continue to review service levels and maintenance practices				
Actions	Priority	Responsibility	Funding	Performance Indicator
Site specific maintenance/service plans developed in accordance with capital works program	Ongoing	Council & Clubs	Council & Clubs	Service plans implemented for sites which have had capital works completed.
Review maintenance programs and implement total asset management practices.	Ongoing	Council	Council	Maintenance carried out in accordance with specific asset management requirements.
Promote opportunities for viable partnerships with clubs for ongoing maintenance of fields	Medium	Council & Clubs	Council & Clubs	Increase opportunities for partnership identified and investigated

Action Plan

4. Information sharing and liaison between Council, clubs, associations and other stakeholders.

4.1. Actively communicate with clubs, associations and other stakeholders.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Parks, Sport and Recreation Reference Group meetings held 5 times per year.	Ongoing	Council & PSRRG members	Council	Meetings held and minutes reported to Council and available on Council's website.
Hold Bi-annual Sports Forums	Ongoing	Council, Clubs & Associations	Council	Sports Forums held and well attended
Quarterly Electronic newsletter distributed 'Out in the Open'	Ongoing	Council and clubs	Council	Increased distribution of newsletter
Investigate alternative and/or additional methods of communication	Medium	Council, Clubs & Associations	Council	Alternative methods investigated and implemented
Liaise with neighbouring local government areas to discuss issues affecting sport at a regional level	High	Council, other Councils, Governing Bodies, Government Agencies	Council, other Councils, Governing Bodies, Government Agencies	Regular meeting structure or communication network developed and implemented.

4.2 Council to work with clubs and other agencies to facilitate education and information sharing on key issues.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Develop partnerships and support clubs with information, assisting with grant applications and planning processes.	High & Ongoing	Council, clubs & Associations, Governing Bodies, Government Agencies	Council, clubs & Associations, Governing Bodies, Govt. Agencies	Increase partnerships and assistance to clubs.
Identify issues or areas of concern for clubs and facilitate education & training	Medium	Council, clubs & Associations, Governing Bodies, Government Agencies	Council, Clubs, Governing Bodies, Govt Agencies	Education programs and material provided
Liaise with other government agencies to identify education and training opportunities	Medium	Council, , Governing Bodies, Government Agencies	Council, Governing Bodies, Govt Agencies	Education programs and material provided

Action Plan

5. Sports Development and Promotion

5.1 Identify the opportunities and constraints affecting the development of individual sports currently active in Ku-ring-gai				
Actions	Priority	Responsibility	Funding	Performance Indicator
Work with individual sports and associations currently active in Ku-ring-gai to identify opportunities and constraints affecting their development	High and ongoing	Council & Clubs and Associations	Council, Clubs and Associations	Work with at least one sporting code each year to develop long term strategic plans for the development and promotion of that sport
Integrate opportunities and strategies identified above to address constraints restricting the development of individual sports into Councils Planning and sports development processes.	Medium	Council	Council	Sport specific development strategies integrated into Council's planning process including the capital works prioritisation process.

5.2 Develop relationships with the governing bodies of sports and State and Federal Government department to ensure the ongoing development and promotion of sport and physical activity.				
Actions	Priority	Responsibility	Funding	Performance Indicator
Identify opportunities to promote and develop sport through Council's Active Ku-ring-gai program	High and Ongoing	Council, local clubs and associations	Council, State & Federal Govt (grants)	New programs developed Programs become self funding within the identified time period.
Liaise with government agencies to identify sports development and promotion opportunities.	Ongoing	Council	Council, State and Federal Govt.	Development and promotion opportunities investigated and implemented where appropriate
Develop partnerships and opportunities to support the administration and governance of local clubs.	Ongoing	Council & local clubs	Council, Local clubs and NSW Dept of Sport & Recreation	Increase partnerships and assistance to clubs.

Glossary of Terms

ORGANISED ACTIVITIES, SPORTS AND GAMES

- Any group of people (more than 5 people, or one that is commercially based) who are using any Council owned or managed land on a regular basis (at least once in any eight week period) will be considered a regular and organised group and will therefore be required to comply with Council's Open Space Conditions of Hire.

CLUB/ASSOCIATION/ORGANISATION – Is a group or association of people with common aims or interests to administer recreational activities or the playing of sport.

TARGET GROUPS – any social group identified by local, state or federal bodies as being under represented or having very low participation in sport, recreation or physical activities, current target groups would include but not be limited to; youth, elderly, people from non-English speaking backgrounds (NESB), people with a disability.

MINORITY SPORTS – Any of the sports or activities which play an important role in the provision of opportunities in the Ku-ring-gai area but which through the nature of the activity or any other reason do not have high numbers of participants, such as equestrian activities, or croquet.

EMERGING SPORTS – are sports or activities that may not have a strong historical base in the Ku-ring-gai but are increasing in popularity as a result of changing social trends, demographics for example. Sports such as BMX riding or skateboarding may be considered emerging sports.

INCORPORATED – is any club, association or organisation with a separate legal entity.

COUNCIL – Ku-ring-gai Council and its staff.

PLAN OF MANAGEMENT - Is a Council document, which is required under the Local Government Act detailing how community land is to be used and managed.

SPORTSGROUND - A sportsground is defined as including the sportsfield and sports surrounds.

SPORTS FIELD - A sports field is the defined area marked for activity. Any one of 46 sports fields and required infrastructure such as cricket wickets or goal posts or 29 sealed netball courts and goal posts designated by the Generic Plan of Management for Sports Grounds for the primary purpose of playing sport or participating in active recreation.

SURROUNDS - Area that falls outside the defined area marked for activity.

ON-FIELD FACILITIES – the facilities for sports which Council provides which are on the field of play. For example, cricket wickets (synthetic & turf), goal posts, and back nets.

OFF-FIELD FACILITIES – the buildings, amenities and additional structures allowing for an increase or diversification in the utilisation of the sportsfield. For example, a toilet block, changing rooms and showers, clubhouses, canteen/kiosks, storage areas and cricket nets.

Glossary of Terms (cont)

SUMMER – the seasonal period identified by Council, during which time summer sports will be eligible to hire sportsfields and facilities on a seasonal basis at a seasonal hire rate in accordance with the seasonal conditions of hire.

WINTER – the seasonal period identified by Council, during which time winter sports will be eligible to hire sportsfields and facilities on a seasonal basis at a seasonal hire rate in accordance with the seasonal conditions of hire.

ANNUAL HIRER – most commonly schools or clubs whose sports do not follow a structured winter or summer season. For example the Archery club or Model flying club. Annual Hirers will be allocated grounds specific to their requirement in accordance with the allocation policy and allocation matrix.

SEASONAL HIRER – An individual, club or organisation who book a sportsfield or a number of Sportsfields on a season basis. This definition allows such hirers to take advantage of lower 'seasonal' charges. Allocation of grounds to specific seasonal hirers will be carried out in accordance with the allocation policy and allocation matrix. Seasonal hirers must agree to and sign the seasonal conditions of hire relevant to their sport or activity

SCHOOL HIRER – Any school that books a sportsfield or a number of sportsfields during core school hours. School use outside regular school hours is classified as Seasonal or Casual hire, and will be required to agree to and sign the applicable conditions of hire.

CASUAL HIRER – An individual, club or organisation who books a sportsfield or number of sports fields on no more than 10 occasions, throughout any one calendar year. Within the realms of Casual hire there are two distinct types of organisations hire facilities, community organisations and commercial organisations.

COMMUNITY HIRER – An organisation whose main business is community driven as opposed to profit driven. For example, playgroups, religious groups, hospital groups etc.

COMMERCIAL HIRER – An organisation whose main business is profit and commercially orientated, such as company functions, private training companies etc.

References

Ku-ring-gai Bicentennial Park Plan of Management (2002)

Ku-ring-gai Capital Works Prioritisation Program

Ku-ring-gai Draft Allocation, Leasing and Licensing Policy.

Ku-ring-gai Open Space Distribution and Needs Study (2000)

Ku-ring-gai Open Space Strategy (2005)
Plans of Management

Ku-ring-gai Section 94 Contributions Plan for Residential Development 2004 – 2009

Ku-ring-gai Service and maintenance plans

Ku-ring-gai Sports Grounds Generic Plan of Management (2003)

Ku-ring-gai Strategic Plan for Sportsfields and Courts (1997)

Ku-ring-gai Tennis Court Facility Business Plan (2002)

Ku-ring-gai Wet Weather Policy (2003)

NSW Department of Infrastructure, Planning and Natural Resources Recreation demand and opportunities report (August 2004)

Appendix 1 – Sportsground Locations in Ku-ring-gai

Sportsground Playing Areas (hectares)	Name of Sportsground	Address	Suburb	Summer Sports (Turf/Wicket)	Cricket Nets	Winter Sports	Winter Sports Australian Rules	Winer Sports	Floodlights	Irrigation Yes/No	Other Facilities On Site	Clubhouse/ Canteen	Storage	Playground	Parking
1.50	Acron Sportsground	Acron Road	St. Ives	Cricket (Turf/Wicket)	No			1	Yes	QCV		Yes		No	Off Street
0.70	Allen Small Park	Satola Road	East Killara	Cricket (Synthetic) Covered	No	Soccer		1 Full	No	NIL	4 Tennis Courts	No		Yes	Off Street
1.60	Auluba 1 & 2 Sportsground Sir David Martin Reserve	Auluba Rd, off Kissing Point Road	South Turramurra	Cricket (Synthetic) Not Covered	2	Soccer		2 x Junior (7) & 1 Full	Yes	AUTO		Yes		No	On Street
0.80	Auluba 3 Sportsground Kissing Point Village Green	Vernon Street, off Kissing Point Road	South Turramurra	Baseball	No	Softball - 2 diamonds		2 Diamonds	No	NIL		Small Canteen		Yes	On Street
2.00	Barnockburn Road Sportsground	on Selwyn St.	West Pymble	Cricket (Synthetic) Covered & athletics	No	Soccer & athletics		?	No	AUTO		Yes		Yes	Off Street (Limited)
0.90	Barra Brui Sportsground	Burrae Ave.	St. Ives	Cricket (Synthetic) Covered	No	Rugby/Soccer		1 Full	Yes	AUTO		Yes		No	Off Street
0.55	Brown's Field Sportsground	Campbell Drive	Wahroonga	Cricket (Synthetic) Covered	No	Soccer		1 Junior (9)	No	NIL				Yes	On Street
0.65	Byre Avenue Sportsground	End of Bryce Ave	St. Ives	Cricket (Synthetic) Not Covered	No	Softball		2 Diamonds	No	NIL		No		No	On Street
2.00	Canoon Road Sportsground	Canoon Road	South Turramurra	none	No	Netball		25	No	NIL	Tennis 9 Dual Marked Courts	Yes		No	Off Street
0.55	Carrington Road Sportsground	on Coonabarra & Carrington Roads	Wahroonga	Cricket (Synthetic) Not Covered	No	Soccer		2 Junior (7)	No	NIL		No	No	No	On Street
1.60	Cliff Avenue Sportsground	End of Cliff Avenue off Boundary Road	North Wahroonga	Baseball		Top Field Rugby		1 Full	No	AUTO		Yes		No	Off Street
				Cricket (Synthetic) Covered	No	Bottom Field Rugby		1 Full	Yes	AUTO					
1.00	Comenarra Sportsground	Nimbin Street	South Turramurra	Cricket (Synthetic) Covered	2	Soccer		1 Full dual marked and 2 Junior	Yes	NIL				Yes	Off Street
0.65	East Gordon/Darney Sportsground	Mount Ida Street	Gordon	Cricket (Synthetic) Covered	No	Soccer		1 Junior (7) & 1 Junior (9)	No	NIL				Yes	Off Street (Limited)
0.60	Edenborough Sportsground	off Bent Street	Lindfield	Cricket (Synthetic) Covered & archery	No	Soccer & archery		1 Full	No	NIL		No		Yes	On Street
0.60	Fiddens Wharf Road Sportsground	South end of Fiddens Wharf Road	Lindfield	Cricket (Synthetic) Covered	No	Soccer			No	NIL		No		No	On Street
0.40	Fria's Field	Garman Road	Pymble	none	No	Soccer		1 Junior (9)	No	NIL				No	Off Street
1.00	George Christie Sportsground	end of Yanilla Ave, off the Broadway	Wahroonga	Cricket (Synthetic) Covered	No	Soccer		1 Full	No	NIL		No		No	Off Street
1.65	The Glade Sportsground	Kooro Ave.	Wahroonga	Cricket (Turf/Wicket)	2	Soccer		1 Full + 2 Junior (7 & 9)	No	QCV	2 Tennis Courts & 12 Basketball Court			Yes	Off Street (Limited)
	Golden Jubilee Sportsground	Oak Street	North Wahroonga	Baseball	No	Front Field Soccer/Baseball		1 Full 1 Diamond	No	NIL				Yes	Off Street
3.40				Baseball	No	Back Field Baseball		1 Diamond	No	NIL				Yes	
2.15	Hessell Park Sportsground	on Mona Vale Road & Hawson Street	St. Ives	Cricket (Synthetic) Not Covered	5	Rugby			Yes	AUTO		Yes		No	Off Street (Limited)
1.40	Hovson Avenue Sportsground	Hovson Ave, off Comenarra Parkway	Turramurra	Cricket (Synthetic) Covered	No	Soccer		1 Full	No	NIL		Derelict	Yes	No	Off Street
0.80	Karuah Road Sportsground	Karuah Road	Turramurra	Cricket (Synthetic) Not Covered	2	Soccer		3 Junior (7) + 1 Junior (9)	No	NIL	Dog Off Leash Area (not on Sportsfield)	Modified Changing Room		No	On Street
0.80	Kent Road Sportsground	off Spurwood Road	Turramurra	Cricket (Synthetic) Covered	No	Soccer		1 Full	No	NIL	2 Tennis Courts & Dog Off Leash Area (not on sportsfield)	No		Yes	Off Street (Limited)
4.00	Koala Park Sportsground	Koala Avenue opposite Churchill Road	East Killara	Cricket (Turf wicket & 2 Synthetic) Covered	3	Rugby/Soccer		1 Full Soccer, 1 Full rugby, 1 State	No	NIL		Yes		No	Off Street (Limited)

Appendix 1 – Sportsground Locations in Ku-ring-gai (cont)

Sportsground Playing Areas (hectares)	Name of Sportsground	Address	Suburb	Summer Sports	Cricket Nets	Winter Sports	Floodlights	Irrigation Yes/No	Other Facilities On Site	Clubhouse/ Canteen	Storage	Playground	Parking
1.30	Lindfield Memorial Park Sportsfield 1	Tryon Road	East Lindfield	Cricket (Turf Wicket)	2	Rugby	Yes	OCV	2 Floodlight Tennis Courts	Yes		Yes	Off Street
0.75	Lindfield Memorial Park Sportsfield 2			Cricket (Synthetic) Covered		Rugby	Yes	NIL					
0.70	Bicentennial Park 28a Lobberg Sportsfield	cnr Lobberg & Yanko Roads		Cricket (Synthetic) Covered	3	Rugby	Yes	NIL	Swimming Pool, Dog Off Leash Area, Playground, Bowling Club, Community Halls, BBQs	Yes		Yes	Off Street (Limited)
0.30	Bicentennial Park 28b Lobberg Netball Courts	Lobberg Road near Rye Road	West Pymble	None	No	Netball	Yes	NIL			Yes		On Street
0.85	Bicentennial Park 28c Norman Griffiths Sportsfield			none	No	Soccer	Yes	OCV		Yes			Off Street (Limited)
0.40	Loyal Henry Sportsground	West end of Bromborough Road	Roseville	Cricket (Synthetic) Covered	2	Soccer	No	NIL	2 Tennis Courts, BBQ			Yes	On Street
1.00	Rofe Park Mimosa Road Sportsground	Mimosa Road near Carra Road	Turramurra	Cricket (Synthetic) Covered	No	Soccer	No	NIL		No		Yes	Off Street (Limited)
1.20	Princes Park Primula Sportsground	cnr Princes Street & Highfield Road	Lindfield	Cricket (Synthetic) Covered & midweek dog club	No	Soccer & mid week dog club	Yes	AUTO		Yes	Yes	Yes	On Street
0.60	Queen Elizabeth Sportsground	cnr Charles Street & Bradfield Road	Lindfield	none	No	Soccer	No	AUTO	4 Tennis Courts	No		Yes	On Street
0.75	Regimental Park Sportsground	Cnr Pacific Hwy & Lorne Ave	Killara	Cricket (Synthetic) Not Covered	No	Soccer	No	NIL	5 Tennis Courts, 2 Croquet Lawns			No	On Street
1.25	Roseville Chase Sportsground	Off Ormonde Ave.	Roseville Chase	Cricket (Turf Wicket)	No	Rugby (Hockey/ Training)	Yes	OCV		Yes		No	Off Street
1.00	Roseville Park Sportsground	Cranville Road	Roseville	Cricket (Turf Wicket)	2	Hockey	No	AUTO	7 Tennis Courts, Dog Off Leash Area, BBQs			Yes	On Street
0.80	North Turramurra Park Samuel King Sportsground	Bobbin Head Road	North Turramurra	Cricket (Synthetic) Covered	No	Soccer/ Netball Training	Yes	NIL				Yes	On Street
	St Ives Showground	Mona Vale Road	St Ives	Equestrian/ Multi - purpose									
0.70	St Ives Village Green Sportsground	Memorial Avenue	St Ives	None	No	Soccer	Yes	?	4 Floodlight Tennis Courts, dual marked for Netball, Staircase, Community Halls	Yes		Yes	On Street
2.00	William Cowan Sportsground	Cowan Road	St Ives	Cricket (Synthetic) Not Covered	No	Soccer	Yes	OCV					On Street
3.00	Surgeon White Reserve	Off Lawson Parade	St Ives	Equestrian	No	Equestrian	No	NIL				No	Off Street (Limited)
0.50	Tooling Road Sportsground	Cnr Warrimoo Ave & Tooling Road	St Ives Chase	Cricket (Synthetic) Not Covered	No	Soccer	No	NIL		No		No	On Street
1.50	Turramurra Park Sportsground	cnr Eastern and Karuah Roads	Turramurra	Cricket (Turf Wicket) & Athletics (track 347m)	2	Rugby	Yes	OCV	4 Tennis Courts, Eversible	Yes		Yes	On Street
1.15	Killara Park WA Bert Oldfield Sportsfield Reserve Trust (R15419) Grassbrook Road 330-281187	Koola Ave.	Killara	Cricket (Turf Wicket)		Hockey/ Junior AFL	No	OCV	2 Tennis Courts & Dog Off Leash Area (Tracked area)	Yes		Yes	Off Street (Limited)
1.00	Warrimoo Ave. Sportsground	Warrimoo Ave. opposite Gould Ave.	St Ives Chase	Cricket (Synthetic) Covered	No	Soccer	Yes	AUTO	3 Tennis Courts	Yes		Yes	Off Street
1.15	East Lindfield Park Wellington Road Sportsground	cnr Wellington & Carlyle Roads	East Lindfield	Cricket (Synthetic) Covered	No	Soccer	Yes	RING MAIN/OCV				No	On Street
0.80	Claude Cameron Grove Westbrook Sportsfield	Cnr Westbrook Ave & Kintore Street	Wahroonga	Cricket (Synthetic) Not Covered	No	Soccer	No	NIL	1/2 Basketball Court			No	On Street

Appendix 2 – Additional Sport Facilities in Ku-ring-gai

Name of Recreational Facility	Address	Suburb
Allan Small Park – Tennis Courts (4) & Half Court Basketball	Saiala Road	East Killara
Canoon Road – Tennis Courts (9)	Canoon Road	South Turramurra
East Roseville Bowling Club Limited	Warrane Road	Roseville
The Glade – Tennis Courts (2) & Half Court Basketball Facility	Koora Ave.	Wahroonga
Gordon Recreation Grounds – Tennis Courts (4)	Werona Avenue	Gordon
Hamilton Park – Tennis Courts (3) & Half Court Basketball Ball	Barellan Avenue	Turramurra
Kendall Street – Tennis Courts (2)	Kendall Street	West Pymble
Kent Road – Tennis Courts (2)	Kent Road	North Turramurra
Killara Park – Tennis Courts (2)	Koola Avenue	East Killara
Lindfield Community Centre – Tennis Courts (2)	Pacific Highway (behind Lindfield Library)	Lindfield
Lindfield Park – Tennis Courts (2)	Tryon Road	East Lindfield
Morona Avenue – Tennis Courts (4)	Morona Avenue	Gordon
Pymble Park – Tennis Courts (4)	Alma Street	Pymble
Queen Elizabeth Reserve – Tennis Courts (4) & Half Court Basketball Facility	Bradfield Road	Lindfield
Regimental Park – Tennis Courts (5)	Cnr Pacific Hwy & Lorne Ave	Killara
Richmond Park – Tennis Courts (2)	Rosedale Road	Gordon
Roseville Park – Tennis Courts (7)	Clanville Road	Roseville
St Ives Village Green – Tennis Courts (4)	Memorial Avenue	St Ives
St Ives Bowling & Recreation Club Limited	Killeaton Street	St Ives
Thomas Avenue – Tennis Courts (2)	Thomas Avenue	Roseville
North Turramurra Golf Course	Bobbin Head Road	North Turramurra
Turramurra Park – Tennis Courts (4)	cnr Eastern and Karuah Roads	Turramurra
Warrimoo Avenue – Tennis Courts (3)	Warrimoo Ave, opposite Gould Ave.	St Ives Chase
Westbrook Sportsfield (includes Half Court Basketball)	Cnr. Westbrook Ave & Kintore Street	Wahroonga
West Lindfield Sport and Recreation Club Co-op Ltd.	Highfield Road	Lindfield
West Pymble Bowling Club Ltd	Prince of Wales Drive	Pymble
West Pymble Pool	Prince of Wales Drive	Pymble

Appendix 3 – Player numbers by sport

[illegible]

Appendix 4 – Comments provided by Clubs regarding sportsfields and facilities

Kuringal needs basketball courts as a matter of priority

Needs 50 m swimming pools

Needs synthetic athletics track

As stated in the body of the survey the majority of our teams are able to train and play on private school grounds. The team numbers indicated will show the total number of players per sport that. (Not necessarily those that will play on council grounds).

Whenever we request a council ground it is only as a result of not being able to accommodate all teams on school fields.

We certainly appreciate the efforts that the Open Space team go to to accommodate our requests.

Improvement in the quality of preparation of turf wickets.

The additional club room facilities (space & storage)

Secure space for tractor

Control of dogs on ovals, especially when pitch area is wet

Mostly covered.

Always a need for more fields for the sport.

Help to fix parking at schools where sportsfields are used, for both the school & sport who all use the facilities there.

The cricket nets at sportsfield are not really suitable. Firstly there are only 2, and if all the teams attempt to have training, then the 2 are simply not enough. It would be more difficult to see the ball, even slightly dangerous to bat in such a situation.

Also the runs up for the bowlers are very uneven.

The oval is frequented by dog owners even though there is a dog park next door. Also many locals like to walk the oval passing near by the nets which is possibly dangerous for children playing ball. Also when we do field training we would prefer if these people were off the field for safety reasons. Would like to explore putting some training facilities at sportsfield.

For many years club activities have been constrained by the available facilities. There are three age groups provided for at most Centres the we cannot presently accommodate. We use a smaller than standard oval track that inhibits tactical training of distance runners and is unsuitable after most children reach their mid teens. We have no facility for competitive relay training. That we have only two compromise long jump run-ups severely impacts on our program and performances. Our second long jump pit is of non standard construction and has no run up tracks. We cannot store sufficient high jump bags of the current safety dimensions to allow us to replace our old bags.

The club does not believe that this 400 metre track needs to have an artificial surface. We strongly support the development of the NTRA as a multi-sports centre including athletics.

Club requirements of such a development would be:

A standard size, 400m, eight lane, athletic oval grass track;

Two separate straight grass tracks with eight standard width lanes for hurdles and running events up to 100m; long jump pit;

We would also like to be able to respond to growing requests for another athletics facility, to provide parents with an alternative out of the heat of Saturday morning and to enjoy the club facilities.

Conditions are currently satisfactory.

The Club has been in continuous operation in Wahroonga since 1991.

The back oval is ideal for glider and electric flight training and operations but we require approaches for landing on at least two sides of the oval to allow for safe operations in all typical wind directions - therefore the clubs use of council facilities would be dramatically affected by any tree planting on the northern or eastern boundaries of the field, and likewise dramatically affected by any erection of fences, practice nets or baseball nets at the northern or eastern field boundaries.

The club require two Rugby Ovals for at least 9 home games, on Saturdays from 9am to 5pm each.

Some attention to the State of the Grounds.

The condition of the sportsfield is very poor - many visiting Clubs complain about the lack of turf.

The cricket pitch is dangerous to players - numerous players have suffered sprains, torn ligaments & tendons and broken ankles due to the hard patch. Also countless grazes and scratches every week from being tackled on this area. No work is done to break down the soil during our season so it is extremely hard. There are also large areas elsewhere on the field where there is no grass due to lack of maintenance. These areas become very dusty and dry causing players to breathe in this dust in some tackle situations. These areas will not be sustained given degradation of playing surface due to over use by new sporting codes. Lack of watering also increases risk of injury.

At the moment, sportsfield will meet our needs for 2005-2006.

As we build in size older teams exist, a back net will be required for baseball.

As we build in size older teams exist, a back net will be required for baseball.

Will need alternative, if sportsfield is not available in 2006-2007.

Generally facilities that the club uses in Ku-Ring-Gai are very good. The one significant fault is the very undulating playing surface on the sportsfield, which is now unsatisfactory due to ground subsidence. The Clubs efforts to arrange a solution with Council staff have not been fruitful to date. Indeed almost the opposite. The Club's plans to try and assist with improvements made by Council have made sportsfield a standstill facility for junior AFL in our Association which comprises:

over 2500 playing members and 16 junior clubs extending throughout the north shore, north west to the eastern suburbs.

Better maintained toilets, car park and access road. Removal of all rubbish such as cuttings from surrounding trees that

The Canteen and toilet facilities are inadequate and in poor condition - often vandalised. Vandalism, broken glass and urine/faeces found on Saturday mornings prior to comp is discussing and dangerous. Broken glass has been found on our main diamonds in the sliding quadrants around the bases. General ground condition is good, stormwater harvesting and therefore more watering would make the grass surface better. Spring coring and top dressing of sportsfields would leave out any 'dips' and holes that players can sink into.

Today: Ku-ring-gai Council provides a superb facility for a minority sport. As such the club is regarded as an outstanding place for young people to develop riding and social skills that prepare them for adult life. Recent negotiations with Council has deepened the relationship with the Council where operating and management principles have been agreed upon for both needs. Tomorrow: Club is a training club that develops deep and complex skills for each rider. LOW speed skills are probably the most important skill to develop in young riders and as such, the discipline associated with MotoTrials is paramount. To this end, club would be very appreciative if the Council would consider providing access to 'waste' grounds on a year by year basis where the club could hold special Trials events (around 30 riders from the club) to develop their skills, examples of such grounds might be disused quarries, old landfill sites, cleared land under powerlines, building sites pending development and so on. <http://www.trials.com.au/whatis.html> Why: The NSW Club has from 300-600 members (number fluctuate through the year). The Council's facilities are adequate for our needs and well maintained. The sportsfield is a very small field for senior competition. As it is the only field we have in the area the teams are content to use it. If there was a larger field available in the area we would be able to use it.

Attachment 2
List of amendments made to Draft Strategy

Page, column & paragraph	Replacement text
Contents page	Page no 3 changed to 4
Page 1 Column 1 Paragraph 2	14,000 changed to <i>1,400</i> , 11,000 changed to <i>1,100</i>
Page 5 Column 1 Bullet Point 4 – end	Dedicate changed to <i>dedicated</i>
Page 5 Column 2 Paragraph 4	Text added - <i>Currently there are no floodlit locations that meet the relevant standards for small ball sports.</i>
Page 6 Column 2 Paragraph 5	28,405 changed to <i>27,611</i> , 4,805 changed to <i>3,692</i> , 23,600 changed to <i>23,919</i> .
Page 7 Column 1 Paragraph 1	19,069 changed to <i>19, 474</i> , 8,035 changed to <i>8,137</i>
Page 7 Column 1 Paragraph 2	Text added - <i>It should be noted however, that baseball commented that their numbers do not reflect this trend.</i>
Page 12 Column 2 Paragraph 3	Text added – <i>and baseball</i>
Page 20 Column 1 Paragraph 2	The impact of training and match play on the playing surface of fields is an issue that Council needs to address changed to <i>The varying degree of impact that each sporting code's training and match play has on the playing surface of fields is an issue that Council needs to address</i>
Page 20 Column 2 Paragraph 2 – point 2	Text added - <i>(including supporting infrastructure and amenities)</i>
Page 20 Column 2 Paragraph 2 – point 3	Text revised to <i>The sustainability and quality of playing field surface and facilities</i>
Page 21 Column 1 Point 2	Text revised to - <i>The suitability of the fields/facilities available (including supporting infrastructure and amenities).</i>
Page 21 Column 1 Point 3	Text revised to - <i>The sustainability and quality of playing field surface and facilities</i>
Page 21 Column 1 Point 3.4	Text added - <i>and obtain input from seasonal hirer(s)</i>
Page 23 Action 1.2 Row 4	Text added – <i>Examine opportunities for the development of any other sites as they are – including opportunities for the purchase of private sporting facilities in Ku-ring-gai.</i>

Page, column & paragraph	Replacement text
Page 23 Action 1.2 New Row added	New action added: Action: <i>“Continue with and complete the feasibility for assessment of Greenwood Quarry as a potential location for sport”</i> Priority: <i>High</i> Responsibility: <i>Council</i> Funding: <i>Council</i> Performance Indicator: <i>Feasibility completed.</i>
Page 24 Action 1.3 New Row added	New action added: Action: <i>“Investigate the re-use of the existing and under utilised assets including tennis courts for new / alternative sporting facilities.”</i> Priority: <i>High & Ongoing</i> Responsibility: <i>Council, sports clubs</i> Funding: <i>Council, S94, Grants</i> Performance Indicator: <i>Better use of under utilised assets by a wider range of sports</i>
Page 25 Action 2.3 Performance Indicator 3	Text added – <i>Increase in the number of club liaison officers</i>
Page 26 Action 3.1 Action 3	Text added - <i>Increase number of fields lit for training and games that cater for the range of sporting codes played in Ku-ring-gai</i>
Page 26 Action 3.1 Performance Indicator 3	Text added – <i>Increased number of floodlit fields for all sporting codes</i>
Page 26 Action 3.2 Action 1	Text added - <i>and particularly where high impact wear and tear occurs</i>
Page 29 Action 5.2 Row 2	Text added – <i>Liaise with government agencies to identify sports development and promotion opportunities including a regional forum on current issues highlighting the planning and provision of sportsgrounds.</i>
Page 36	Appendix 3 – player numbers adjusted

**Attachment 3:
Summary of Responses received**

Stakeholder	Method of communication	Issue	Action taken
club	email	Query regarding financial figures	clarification provided and wording changed in final report
resident	email	Query regarding location of Greenwood Quarry	provided requested information, action completed
State department	email	Congratulations on comprehensive nature of draft plan & information provided regarding methods department can assist Council in community funding and seminars	Advised material will be used when implementing objectives of strategy
club	email	Typo/clarification of wording	clarification provided and wording changed in final report
State department	email	Commended strategy & Typo & Notice that their programs can assist in regards to strategy objectives	Typo fixed, Information received regarding relevant programs
resident	email	Little detail on NTRA & Congratulations on stormwater re-use & Congratulations on floodlighting	Provided update on NTRA - inclusion in 2005/06 Management plan, updates in "out in the open"
PSRRG member	email	editing and general comments	Changes made to final report, action completed
club	email	Comprehensive comment on draft strategy	Table of comments and action table included as attachment in amended report to Council

Attachment 4 Summary of comments received from Ku-ring-gai Stealers Baseball Club

Page, column & paragraph	Comment	Action
Contents page	Page no 3 changed to 4	Changed in report
Page 3 Column 1 Bullet Point 3- end	and have improved largely due to developer institutions but through improved financial management	Included in report
Page 3 Column 1 Bullet Point 4- end	are more onerous	Comment noted
Page 3 Column 1 Bullet Point 5- end	due to the increased demand for facilities	Comment noted
Page 4 Column 1 Paragraph 2, row 2	A large "semi" rural...	Comment noted
Page 4 Column 2 Bullet Point 6 – end	Not true for winter but probably true for summer.	Comment noted
Page 5 Column 4 Bullet Point 4 – end	dedicated	Changed in report
Page 5 Column 2 Final Paragraph- add row	The present lighted fields are not an appropriate standard for training of small ball sports	Included in report
Page 7 Column 1 Paragraph 2 (end)	Baseball is growing in numbers particularly in seniors – against the trend – less injuries compared with soccer	Included in report
Page 9 Column 1 Paragraph 3 (end)	Important aspect for Stealers baseball as we have started to create facilities that the general public can also use at our home ground	Comment noted
Page 9 Column 1 Paragraph 4 (end)	Stealers are working on this with our improvements as noted above	Comment noted
Page 12 Column 2- final paragraph	(such as softball and baseball)	Included in report
Page 13 Column 1 Final Paragraph	Regarding the list above, see our comments on page 3 above. Baseball - Less affected by drought, funding available, need night games, helps beat obesity	Comment noted
Page 13 Column 2 Paragraph 4, row 4 (end)	Some sports codeshare significantly less negative impact on playing surfaces than other codes	Comment noted
Page 18 Column 1 Paragraph 3 (end)	Stealers are aware and doing	Comment noted
Page 18	Stealers think it is great that Council	Comment noted

Column 2 End of Paragraph	recognises the issue, but are not convinced that this is the role of Council and an imposition on rate payers. They would rather see Council devote resources to improved facilities. There is a counter argument that as baby boomers retire, there will be an increase in labour to do voluntary work.	
Page 19 Column 2 New Row added (Line 8, paragraph 2)	Good growth in the ability to flood lit ovals – but can we identify in the strategy that there are no lighted fields that really cater for small ball sports at an adequate level	Included in report
Page 19 Column 2 Final paragraph- end	Stealers had some difficulties with this system this year and lights were not turned on as required. There needs to be balance and don't make it too smart, or if you do, then there needs to be an after hours number that can be phoned so the lights can be turned on when there is an error	Comment noted – already occurs
Page 19	Council could ask clubs if they are prepared to ask their members if they want to receive the email 'Out in the Open' directly.	Comment noted – already occurs
Page 20 Column 1 Paragraph 2- Row 3(end)	Baseball and softball and cricket?? have less of an impact than football / soccer – does this differentiation need to be made???	Included in report
Page 20 Column 1 Paragraph 2- Final row	This is our op	Comment noted
Page 20 Column 2 Point 5- end	Stealers thinks that this list misses the issues of existing playing surface quality, availability of lighting etc and quality of amenities blocks. Suggests these issues are more important than points 4 and 5	Five issues re-worded to ensure issues are clearly stated and identified
Page 21 Added Key Issue 6	See comments on previous page re: quality	As above
Page 21 Issue 3.4 (end)	And obtain inputs from the club hirers	Included in report
Page 21 New Point 6	6. Facility quality 6.1- Maintain current council audit of existing sportsfield quality and amenities and thoroughly update each 18 months 6.2- Ensure that should comings identified in the audit in 6.0 are addressed in each major facility upgrade for a particular venue 6.3- Maintain Council current annual funding programme committed to progressive upgrades of existing facilities	Five issues and strategies re-worded and adjusted to ensure issues are clearly stated and identified.
Page 25 Action2.3- Point 3 (actions)	Stealers not convinced. Council should take on this new overhead. Think Council resources are better devoted to improved facilities	Comment noted
	Stealers are highly supportive of this	Comment noted

Page 25 Action Plan- 2.2 Point 1 and Point 2 (Actions)	action	
Page 26 Action Plan- 3.1 Point 3 –end (Actions) Point 3- end (Performance Indicator)	Stealers will be able to provide financial assistance to achieve this Facilities for small ball sports	Comment noted and included in report
Page 26 Action Plan 3.2 Point 1- end (Actions)	For baseball code this will be hard- a lot of money has been spent developing their specialist facilities and need them for training. Assumes this refers to codes that have greater wear and tear on facilities	Comment noted
Page 27 Action Plan- 3.3 Point 3 (end- Actions)	Absolutely support this – this is what Baseball is trying to achieve at golden jubilee	Comment noted
Page 27 Action Plan- 3.4 Final Point (Actions)	Absolutely support this theme	Comment noted
Page 29 Action Plan- 5.1 Point 1 and Point 2 (Performance Indicator) Point 1 and Point 2 (Actions)	How can this be baseball early in the piece? Stealers support	Included in report
Page 29 Action Plan- 5.2 Point 1 –end (Actions)	Stealers have already been involved and will continue to be	Comment noted
Page 29 Action Plan 5.2 Final Point- end	Stealers not convinced this should be a Council role mainly because we feel rate payers money should be allocated to improved facilities and not more services	Comment noted

DRAFT LOCAL ENVIRONMENTAL PLAN NO 210 - CONSIDERATION OF SUBMISSIONS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider submissions made in respect of the exhibition of Draft Local Environmental Plan No 210 (Draft LEP 210) and for Council to resolve the manner in which to finalise the draft Plan.
BACKGROUND:	On 29 July 2004 Council received a rezoning application to rezone to Residential 2(c) Church/ School / Convent / Seminary lands at 3 to 5 Water Street (Prouille School), 33 to 41 Billyard Avenue (Holy Name Church and Seminary) and 39 Chilton Parade (Convent), Wahroonga. The matter has been considered by Council at its meeting of 14 June 2005. A site inspection was held on 30 July 2005 and additional information requested that was considered by Council on 6 December 2005 when it resolved to prepare a draft LEP. Draft LEP 210 was prepared and exhibited in accordance with statutory requirements. Consultation with other authorities under Section 62 of the Environmental Planning and Assessment Act was undertaken prior to exhibition.
COMMENTS:	Council undertook exhibition of Draft LEP 210 for the period 17 February to 17 March 2006. Council has received 5 submissions in response to the public exhibition of the Plan.
RECOMMENDATION:	That Council resolve to adopt Draft Local Environmental Plan No 210 as exhibited and forward to the Department of Planning requesting a Section 69 report be prepared or alternatively delegation be authorised to Council for its preparation.

PURPOSE OF REPORT

To consider submissions made in respect of the exhibition of Draft Local Environmental Plan No 210 (Draft LEP 210) and for Council to resolve the manner in which to finalise the draft Plan.

BACKGROUND

On 29 July 2004 Council received a rezoning application to rezone to Residential 2(c) Church/ School / Convent / Seminary lands at 3 to 5 Water Street (Prouille School), 33 to 41 Billyard Avenue (Holy Name Church and Seminary) and 39 Chilton Parade (Convent), Wahroonga.

The application sought to:

Rezone 39 Chilton Parade (Convent) to Residential 2(c) to permit a school use to accommodate the relocation of Prouille School; rezone the "Church" zoned lands at 33-41 Billyard Avenue to Residential 2(c) to permit use for school and church purposes (allowing school use of the church car park areas etc); rezone part of the "Church" land and all "Seminary" zoned land at 33-41 Billyard Avenue to Residential 2(c) to permit residential subdivision (conceptual proposal for 7 allotments); rezone Prouille School lands from Special Uses A "School" to permit future residential development under a 2(c) zone.

The matter was considered by Council at its meeting of 14 June 2005. A site inspection was held on 30 July 2005 and additional information requested.

On 6 December 2005 Council gave consideration to the planning report (**Attachment A**) and resolved (**Attachment A1**) to prepare a Draft Local Environmental Plan and place it on public exhibition in accordance with statutory requirements. Council further resolved that an independent heritage assessment be undertaken of the Prouille School administration building "Dinorah" at 5 Water Street, Wahroonga and that a report on the public exhibition and submissions be brought back to Council after the exhibition process. These matters are addressed in this report.

Draft LEP 210 has been prepared and placed on public exhibition with 5 submissions being received. Council also received the independent heritage assessment which was also exhibited for public information with the Draft LEP.

COMMENTS

Heritage Assessment

The former residence "Dinorah" was the subject of a heritage review in accordance with Council's resolution. (The heritage report is appended as **Attachment B**).

The building has been incorporated into the Prouille School since the 1950's and is used as administration offices. The heritage report assesses the significant values of "Dinorah" as follows.

“Historical

The site and the house have strong local associations with the development of Wahroonga, including education in Wahroonga. It is also associated with one of Sydney’s notable architects. It has contextual significance with its contemporaries on the south side of Water Street as one of a group of houses built under the ownership of a speculator.

Aesthetic

The building is a very attractive example of the work of Architect Howard Joseland and contributes to a streetscape of considerable quality (several houses in which were also designed by Joseland in particular the group Nos 1, 3, 5, & 7).

Social

The property has significant local associations with education in Wahroonga.

Technical

The design of the house represents strong design philosophy of the architect in terms of restrained ornamentation and detail and the relatively new use of cavity brickwork specifically so that the bricks could be expressed for their own intrinsic qualities and colour and not hidden (painted). It represents very early ideas of “form following function” later taken up and greatly extended by the Bauhaus in Germany.

Statement of Significance

“Dinorah” is a house with significant historical, aesthetic and social associations with the Wahroonga community as well as associations with a prominent Sydney Architect and his ideas about restrained decoration and the “essentials of building” being seen and appreciated and having a reason for their existence. It is an item of representative local historical, aesthetic and social significance”.

The heritage report recommends that “Dinorah” should be given protection as a heritage item with appropriate curtilage under the Planning Scheme. This is supported and has been included as a recommendation to Council.

Planning Comments

Public Submissions

In accordance with statutory requirements Council advertised the Draft LEP in the local press and notified adjoining and adjacent owners and occupiers. The Draft Plan was exhibited at the Council’s chambers, libraries and on its web site. In response 5 submissions have been received. Of these submissions 1 supports the rezoning proposal and 4 express objection.

Comments

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1. The respondent supporting the rezoning expresses the benefits of the rezoning in allowing the possible future relocation of Prouille School next to the church. This is seen as benefiting students and ensuring increased use of the church premises and survival of the church building.
2. Respondents objecting to the rezoning proposal did so on a number of grounds:

Objection was raised to any future use of 39 Chilton Parade for school purposes. This was based on grounds of residential amenity, traffic impacts, unsuitability of Chilton Parade for access, stormwater flooding, loss of trees, need to retain “special use” zones, current continuation of special use activities, loss of streetscape, cannot cope with further development, Prouille School should improve existing site, no public benefit.

The Prouille School relocation was also expressed as having a negative impact on National Trust Urban Conservation Area 27 and the heritage character of “Berith Park” (heritage item at 19 Billyard Avenue) in terms of privacy and amenity.

These expressed concerns primarily relate to the potential for the current site at 39 Chilton Parade to be used for a future proposed school.

There is no formal application before Council for such a proposal which at this time is only conceptual in form. Should the lands ultimately be rezoned to 2(c) any future development, be it for school purposes or residential subdivision, will be the subject of a development application for appropriate assessment at the time by Council.

There have been no submissions specifically addressing other aspects of the rezoning as related to the Prouille School, church or seminary lands.

3. From a planning perspective it can be accepted that the subject special use lands are not fully developed. The “seminary” zoned lands are vacant and the convent site is for the larger part undeveloped. The Prouille School site is no longer considered viable as a school on its current site by school authorities and is sought to be relocated elsewhere. The current Special Uses zoning of the lands limit their development and use for the future, when it is accepted that the convent use is in demise and a seminary does not operate. The future likelihood of the Prouille site, once vacated, being sold and again used for school purposes is limited. The restrictive nature of these zonings is considered unnecessarily limiting and is at odds with current State Government objectives that zonings should be more broadly based. The proposed residential 2(c) zoning is considered to be a more flexible zoning. It would permit residential development of the subject lands in the same manner as the dwelling-houses which now surround the lands.

The 2(c) zone also retains the ability for the existing special uses to exist as permissible uses. Development Applications are able to be submitted for future special use development. As with any development application such proposals would undergo public scrutiny and Council assessment on their merits in accordance with statutory processes.

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It is the applicant's current proposal to relocate the Prouille School to the "convent" site and also utilise some "church" lands in this process. Vacant areas of the "church" land together with the vacant "seminary" zoned land, are indicatively proposed to accommodate a 7 lot residential subdivision.

Support for the rezoning application however, does not depend on the suitability of a proposed school. The primary use under a 2(c) zone is for detached dwelling-house development. A school is one of a range of special uses which are permissible under a 2(c) zoning. The proposed 2(c) zoning is one which is consistent with the locality and adjoining land.

Draft LEP 210 (see **Attachment H**) proposes to remove the obsolete and restricted special use zones applying to the subject lands and provide alternatives for their residential development consistent with the locality.

On 22 February 2006 Department of Planning introduced a new system for the review of proposed Draft LEPs and a new panel review process to streamline local plan-making in NSW.

In the case of Draft LEP 210, Council has issued a Section 65 certificate under the old delegations prior to 22 February 2006.

Draft LEP 210 has been processed as an amendment of the Ku-ring-gai Planning Scheme Ordinance (KPSO) as the application was received by Council on 29 July 2004. An alternative method of dealing with this application could have been through the comprehensive LEP. However, as the rezoning application has been substantially progressed with reports to Council, receipt of additional information, subject of a site inspection and that the plan has already been placed on formal public exhibition, it is recommended the plan be made as an amendment to the KPSO.

Under the new LEP review process DLEP 210 would be classed as a Spot Rezoning LEP—*Usually involving a change of zoning for a single site or additional permitted uses and/or development controls that relate to the development of that site.*

At this stage there has been no indication from the Department of Planning of any objection to the proposed plan in its current form.

Council may be able to prepare a section 69 report under the new delegations but only on receipt of a 'Written Authorisation to Exercise Delegation'. The trigger for the written authorisation to be issued will be receipt by the Department of the council's draft LEP at the section 68(4) stage.

It is the Director-General's discretion whether the council should be granted the power to use the new delegations for the remaining stages in the LEP-making process. The LEP Review Panel may be asked to make recommendations to the Director-General in this regard.

Any future proposal for a non residential use, such as a school, would have to be considered on its merits with a development application at the appropriate time.

CONSULTATION

Consultation with Statutory Authorities

Prior to the exhibition of Draft LEP 210 Council consulted with relevant authorities under Section 62 of the Act, as listed in **Attachment C**.

In response Council has received submissions as follows:

National Trust of Australia

The Trust raises no objection to the rezoning but expresses concern over the level of development that may be permitted in the future.

The Trust states that future development should be managed extremely carefully given the special character of the area being within the Trust's Wahroonga Urban Conservation Area. It is stated that the church at 35 Billyard Avenue should not be removed. (**Attachment D**).

Roads and Traffic Authority

No objections and no requirements. (**Attachment E**).

Warringah Council

No objections raised. (**Attachment F**).

Hornsby Council

No objections raised. (**Attachment G**).

All affected property owners and persons who made a submission have been notified by letter of this report going to Council.

FINANCIAL CONSIDERATIONS

Work undertaken for the rezoning and Draft LEP essentially relates to use of staff resources and costs of advertising. In addition to this was the cost of the heritage report for "Dinorah" as required by Council's resolution of 6 December 2005. This cost is covered by the rezoning fees paid.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The rezoning application was originally forwarded to all Departments. No objections were raised to the rezoning application. Since the preparation of the Draft Plan Council's Heritage Conservation Officer has advised the heritage assessment prepared for "Dinorah" to be satisfactory. The Heritage Conservation Officer however offered further comments.

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In contrast to the comments of the heritage consultant the Heritage Conservation Officer was the view that the existing school building was not necessarily unsympathetic to the scale and character of surrounding development in Wahroonga. This was recognising that existing classroom buildings are located at the rear of the site and not visually intrusive. Wahroonga also has a strong association with school facilities and its character is one of mixed residential and institutional buildings. The Heritage Conservation Officer noted schools to be common in both adapted and retained buildings as well as specifically built school buildings. Demolition of the rear classrooms could be supported but a photographic recording of the existing buildings was recommended.

The retention of a rear garden space for any future lot accommodating 5 Water Street was supported. The site should also provide space for garaging towards the rear of the site.

SUMMARY

Draft LEP 210 has been publicly exhibited in accordance with statutory requirements and 5 submissions have been received being 1 agreement and 4 objections. It is not considered that objections raised are of specific relevance to the rezoning application or such as to warrant that the Draft LEP not proceed.

No objections have been raised to the draft Plan from the 4 authorities who responded to the Section 62 notification. It is noted that the National Trust expressed the concern that future development should be carefully managed. Council is currently awaiting Parliamentary Counsel confirmation that the Plan may be legally made.

The Draft Plan will rationalise the zoning of the land to be consistent with the 2(c) surrounds. This will prevent future sterilisation of the lands and is consistent with State provisions encouraging the broadening of zones.

To progress the matter Council will need to forward the Draft Plan to the Department of Planning and request that delegation be granted to permit Council to prepare a Section 69 Report to the Minister, to request the making of the Plan.

It is recommended that Council adopt Draft Local Environmental Plan No 210 as exhibited subject to any minor drafting that may be legally required by Parliamentary Counsel.

RECOMMENDATION

- A. That Council adopt Draft Local Environmental Plan No 210 as exhibited, subject to any minor drafting amendments that may be required by Parliamentary Counsel.
- B. That Draft Local Environmental Plan No 210 as adopted together with the Council planning report detailing submissions, be forwarded to the Department of Planning in accordance with Section 68(4) of the Environmental Planning and Assessment Act 1979.

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- C. That Council request the Department of Planning to prepare a Section 69 Report to the Minister requesting the making of the Plan if Council is not otherwise granted delegation to prepare the Report itself.
- D. That Council include the building "Dinorah" at 5 Water Street, Wahroonga with an appropriate curtilage, as a heritage item in a future Draft (Heritage Conservation) Local Environmental Plan at the appropriate opportunity.
- E. That the applicant and those who made submissions to the exhibition of Draft LEP 210 be advised of Council's resolution.

Rod Starr
Senior Urban Planner

Antony Fabbro
Manager
Urban Planning

Steven Head
Director
Open Space and Planning

Attachments:

- Attachment A - Report to Council 6 December 2005 - 561957.**
- Attachment A1 - Council Resolution 6 December 2005 - 562577.**
- Attachment B - Heritage consultants report for "Dinorah" (5 Water Street, Wahroonga) - 580772.**
- Attachment C - Authorities consulted under Section 62 - 568214.**
- Attachment D - National Trust of Australia letter - 577706.**
- Attachment E - Roads and Traffic Authority letter - 580544.**
- Attachment F - Warringah Council letter - 570678.**
- Attachment G - Hornsby Council letter - 570946.**
- Attachment H - Draft Local Environmental Plan No 210 as exhibited - 568399.**

APPLICATION FOR REZONING 3 TO 5 WATER STREET (PROUILLE SCHOOL), 33 TO 41 BILLYARD AVENUE (HOLY NAME CHURCH) AND 39 CHILTON PARADE, WAHROONGA (CONVENT)

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To inform Council of further information provided and to consider the preparation of a Draft Local Environmental Plan for the rezoning of Church / School / Convent lands at 3 to 5 Water Street (Prouille School), 33 to 41 Billyard Avenue (Holy Name Church and Seminary) and 39 Chilton Parade, Wahroonga (Convent).
BACKGROUND:	On 14 June 2005 Council considered the planning report dated 24 May 2005 – (copy attached). This recommended that Council prepare a Draft Local Environmental Plan to initiate the rezoning of the subject lands to Residential 2(c). Council resolved to defer the matter pending a site inspection of the site being undertaken by Councillors. The site was inspected on 30 July 2005. At this time some further additional information was requested by Councillors which has now been received and is discussed in this report.
COMMENTS:	The information provided responds to the matters raised by Council. It is not considered that any matters arise which change the recommendation from that presented in the planning report of 24 May 2005. The preparation of a Draft Local Environmental Plan can be supported.
RECOMMENDATION:	That Council resolve to prepare a Draft Local Environmental Plan to rezone the subject lands to Residential 2(c) and place it on public exhibition in accordance with statutory requirements.

PURPOSE OF REPORT

To inform Council of further information provided and to consider the preparation of a Draft Local Environmental Plan for the rezoning of Church / School / Convent lands at 3 to 5 Water Street (Prouille School), 33 to 41 Billyard Avenue (Holy Name Church and Seminary) and 39 Chilton Parade, Wahroonga (Convent).

BACKGROUND

1. Council on 14 June 2005 gave consideration to the planning report which addressed the proposed rezoning of the subject lands to Residential 2(c). The application sought to:

Rezone 39 Chilton Parade (Convent) to Residential 2(c) to permit a school use to accommodate the relocation of Prouille School; rezone the "Church" zoned lands at 33-41 Billyard Avenue to Residential 2(c) to permit use for school and church purposes (allowing school use of the church car park areas etc.); rezone part of the "Church" land and all "Seminary" zoned land at 33-41 Billyard Avenue to Residential 2(c) to permit residential subdivision (conceptual proposal for 7 allotments); rezone Prouille School lands from Special Uses A "School" to permit future residential development under a 2(c) zone.

2. Council resolved to defer the matter to a site inspection. This was held on 30 July 2005. At the site inspection certain additional information was requested by Councillors. This included:
 - a. Provision of information identifying the heritage items on the lands adjacent to the subject lands.
 - b. Information on the size of properties surrounding both the Prouille School and Billyard Avenue / Chilton Parade sites.
 - c. Requested that trees on the Prouille School site be surveyed and plotted on a site plan.
 - d. Requested advice as to the width of the battleaxe handle east of No 35 Chilton Parade which accesses the "seminary" land.
 - e. Requested advice as to the width of the battleaxe handle to Billyard Avenue at the eastern end of the "church" zoned land.
 - f. Heritage status of the Water Street old school building.

COMMENTS

Site Inspection

The on-site inspection was undertaken over a period of 1½ hours. Both the Water Street site (Prouille School) and Billyard Avenue / Chilton Parade site (church / convent) were inspected. The inspection was attended by Councillors, staff, school / church representatives, school parents and residents. (Attachment G is a summary note of the site inspection.)

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At the inspection Councillors raised issues and requested certain information as previously listed. In respect of these requests the following comments are made.

- a. It would be possible for future subdivision of Prouille School to achieve allotments conforming to Ku-ring-gai Planning Scheme Ordinance provisions. It would be a question of design as to how many allotments would be achieved.
- b. The heritage items located on lands adjacent to the application have been mapped and are provided for information (see **Attachment A**).
- c. Information on the size of surrounding properties has also been provided in Attachment A. Adjoining allotments and those in close proximity to the subject lands, have their site areas illustrated for Councillors information.
- d. The applicant has surveyed the Prouille School site. The survey plan locates all buildings and trees and can be viewed on Council's file. (The Church / convent site was previously surveyed and information submitted with the application.)
- e. The width of the battleaxe handle east of No 35 Chilton Parade which accesses the "seminary" land is 6.1 metres. (There are 5 smaller trees standing on the eastern boundary of the handle.)
- f. The width of the battleaxe handle to Billyard Avenue at the eastern end of the "church" zoned land is 12.185 metres. (There are 2 large trees at the western boundary of the handle.)
- g. The old Prouille School building at 5 Water Street is not a gazetted heritage item. The applicant undertook to investigate the heritage standing of the building. A heritage assessment has been provided (see **Attachment B**).

There was some discussion by residents at the site inspection. Particular observations and concerns were raised including:

- Future traffic concerns in Chilton Parade.
- The narrow width of Chilton Parade.
- Pedestrian conflicts in Chilton Parade when used by Knox Grammar students and general lack of footpath.
- Existing and potential future stormwater issues including boundary creek lines.
- Questioned whether there was a zoning specifically for residential use which excluded schools. (It was explained that there was no such specific zone and that DIPNR is requiring broader based zones in LEPs.)

Consultants Reports

Since the site inspection the applicant has provided additional information relevant to the rezoning application as follows:

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1. Site survey and plotting of trees on Prouille School site (3-5 Water Street) (see **Attachment F**).
2. Heritage assessment of Prouille School administration building at 5 Water Street (see **Attachment B**).
3. Vehicle and pedestrian traffic survey of Chilton Parade (see **Attachment C**).

Planning Comments

The additional information provided does not otherwise impact on the original planning assessment of the application or recommendation as previously considered by Council.

The survey information provided does not give rise to any concern as to the acceptability of 2(c) rezoning.

The heritage assessment acknowledges the heritage values of the school administration building. This does not argue that its rezoning is inappropriate. Council's Heritage Conservation Officer in his comments (separately included) concurs with this conclusion.

The existing vehicle and pedestrian movements are demonstrated by the pedestrian / traffic survey as very low in Chilton Parade.

CONSULTATION

Prior to the site inspection Council wrote to 157 adjoining and adjacent owners/residents advising of the rezoning application and of Council's proposed inspection. It is to be noted this was not a statutory notification/consultation requirement.

Public Submissions

- Following the site inspection Council received 14 submissions in response to the rezoning application. Of these submissions 10 were in support of the rezoning proposal. Reasons for support included that the rezoning would allow for future new Prouille School development whilst one submission recognised the need for removal of the old zoning to allow for new development (not necessarily a school).
- The 4 submissions of objection were focussed on the potential for new school development. Traffic and amenity issues were raised including the narrowness of Chilton Parade. One objection included reference to a lack of footpaths and runoff/stormwater issues.

A further objection was made on behalf of the "Billyard and Chilton Residents Action Group". This objection expressed the view that a school development should be first demonstrated as suited to the site before rezoning.

Note: Submissions are included in **Attachment H**.

Comments on Submissions

- The grounds for support so as to permit consideration for new school development can be understood. However the merits of a school development for the site are not under assessment. Other uses of a special nature are also permissible (eg. churches, convents, hospitals etc) as well as dwelling houses which are the most common use.
- The grounds for objection which are based on the unsuitability of the site for a school relate to this singular purpose. It is for the future development application assessment process to determine whether a particular proposed use is appropriate for the site. This would be considered at the time in the light of detailed plans and full information on the proposal. The proposed zoning will not restrict the site use to that of a school. Residential development (dwelling houses) is the common development form for the zoning in the area. There has been no fundamental objection to the rezoning other than that it would permit school development. The purpose of any rezoning from Councils perspective should be to facilitate replacement of obsolete zonings with a zone which is in keeping with the area.

Notification of Council Meeting

The adjoining and adjacent owners / residents originally notified of the site inspection (and those who made submissions) have been informed of Council's meeting of 6 December 2005 to consider the rezoning application.

FINANCIAL CONSIDERATIONS

The financial considerations specific to the matter to date have been the use of staff resources. The preparation of any proposed draft Local Environmental Plan and its processing would involve the costs of:

1. Staff resources.
2. Advertising.

These costs are compensated for by the rezoning fees.

There are potentially future Section 94 contribution issues associated with the rezoning in the event of future residential subdivision and the creation of new allotments.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Council's Heritage Conservation Officer has reviewed the applicant's heritage assessment of the Prouille School administration building (5 Water Street) and provided the following comment.

"The "assessment" is not done to any accepted standard. The author is not included on the Heritage Office list of recognised heritage consultants.

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Despite the above, there is some useful information in the report that establishes the building has significance. The conclusion is that it has local heritage significance and I agree with that conclusion.

It appears that institutional use is a major part of its history however the architectural significance will be retained if conserved. Rezoning is not a problem. Returning it to residential use may be positive if future renovation/conservation occurred. The obvious problem is that the land is very valuable and future owners may not wish to retain it.

Council should include the property in its consideration when the 154 properties currently being reviewed is included in a draft LEP. The curtilage would need to be carefully considered."

SUMMARY

Council has had the opportunity to inspect the subject lands and view them within the context of the surrounds. Matters arising from the site inspection concerning further information and comments have been discussed within this report. There is nothing that has arisen which is considered to warrant any change in the recommendation of the original planning report of 24 May 2005 to prepare and exhibit a Draft LEP.

The situation remains that the convent and seminary uses and their respective zonings are no longer necessary. These sites remain largely undeveloped. The Prouille School does not operate satisfactorily on its site and is disadvantaged by its age of facilities and site configuration. Therefore the need for rationalisation of the use of these lands can be recognised. A rezoning of all lands to Residential 2(c) as sought by the application is consistent with the zoning of the lands of the residential surrounds.

Technical assessment of the application raises issues with some aspects of the proposed uses discussed in the rezoning application. This includes the proposal for a school on the "convent" site in combination with the adjacent church. It has not been demonstrated that a school is necessarily an appropriate future development for the site. Support for the rezoning application, however, does not depend on the suitability of a proposed school. The primary use under a 2(c) zoning is for detached dwelling-house development. A school is one of a range of special uses which are permissible under a 2(c) zoning. The 2(c) zoning is the zoning which is consistent with the locality.

This rezoning would remove the obsolete and restricted special uses zones applying to the subject lands and provide alternatives for their residential development which is consistent with the locality. Any proposal for a non residential use, such as a school, would have to be considered on its merits with a development application.

The preparation of a Draft Local Environmental Plan to rezone the subject lands to Residential 2(c) is recommended.

RECOMMENDATION

- A. That a Draft Local Environmental Plan for Church lands at 3-5 Water Street, 33-41 Billyard Avenue and 39 Chilton Parade, Wahroonga to rezone the lands 2(c) be prepared.
- B. That the Department of Planning be advised of Council's decision to prepare a Draft Local Environmental Plan in accordance with Section 54 of the Environmental Planning and Assessment Act 1979.
- C. That when prepared, the Draft Local Environmental Plan be placed on public exhibition in accordance with statutory requirements for public comment.
- D. That a report be brought back to Council at the end of the exhibition period for Council's consideration of submissions.
- E. That the original school administration building at 5 Water Street, Wahroonga be included in the heritage review of identified sites now being undertaken by consultants for Council.

Rod Starr
Senior Urban Planner

Antony Fabbro
Manager Urban Planning

Steven Head
Director Open Space &
Planning

Attachments:

- Attachment A - Map showing heritage items, plus allotment sizes of lands adjacent to subject site - 549868**
- Attachment B - Heritage Assessment of 5 Water Street, Wahroonga - 549858**
- Attachment C - Vehicle and pedestrian traffic survey of Chilton Parade - 549858**
- Attachment D - Original Planning Report dated 24 May 2005 - 502894**
- Attachment E - Original attachments to report dated 24 May 2005 - 502897**
- Attachment F - Survey of Prouille School Site - 552227**
- Attachment G - Site Inspection Summary Note - 517831**
- Attachment H - Public submissions - 556890.**

RESOLUTION OF ORDINARY MEETING OF COUNCIL**06 DECEMBER 2005**

525

Application for Rezoning 3 to 5 Water Street (Prouille School), 33 to 41 Billyard Avenue (Holy Name Church) & 39 Chilton Parade, Wahroonga (Convent)

File: S03746

The following members of the public addressed Council:

J Sheehan
Fr C Schivvis
M Mitchell

To inform Council of further information provided and to consider the preparation of a Draft Local Environmental Plan for the rezoning of Church / School / Convent lands at 3 to 5 Water Street (Prouille School), 33 to 41 Billyard Avenue (Holy Name Church and Seminary) and 39 Chilton Parade, Wahroonga (Convent).

Resolved:

(Moved: Councillors Ebbeck/Cross)

- A. That a Draft Local Environmental Plan for Church lands at 3 to 5 Water Street, 33 to 41 Billyard Avenue and 39 Chilton Parade, Wahroonga to rezone the lands 2(c) be prepared.
- B. That the Department of Planning be advised of Council's decision to prepare a Draft Local Environmental Plan in accordance with Section 54 of the Environmental Planning and Assessment Act 1979.
- C. That when prepared, the Draft Local Environmental Plan be placed on public exhibition in accordance with statutory requirements for public comment.
- D. That a report be brought back to Council at the end of the exhibition period for Council's consideration of submissions.
- E. That an independent heritage assessment be undertaken for the Prouille School administration building at "Dinorah", 5 Water Street, Wahroonga and a report be brought back to Council in February 2006 prior to exhibition of the draft LEP.

CARRIED UNANIMOUSLY

A HERITAGE ASSESSMENT REPORT



Copy of Painting of "Dinorah" by Joy Cooksey 2005

**IN RELATION TO
"DINORAH" A BRICK & TILE FEDERATION
COTTAGE – PROUILLE SCHOOL
at
5 WATER ST WAHROONGA
SYDNEY**

January 2006

Prepared by Jon Mathias Dip. Arch. ARAIA – Architect & Heritage Consultant
in association with Tony Prescott, MA(Hons), DipEd, MPHA - Historian

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C O N T E N T S

1.0 Introduction

2.0 Description of Proposals

3.0 Recommendations

4.0 Documentary Evidence

Heritage Status of "Dinorah" – Historical Summary
Conclusions of Historical Research

5.0 Physical Evidence

Description of the Site – Description of "Dinorah"
Condition and Integrity

6.0 Statement of Significance of "Dinorah"

Historical – Aesthetic – Social – Technical

7.0 "Dinorah" Cartilage

8.0 Comments on Future Use of the Subdivided Area

9.0 Credentials of Authors

Appendices

Appendix No.1 – Site Survey Plan prepared by Degotardi, Smith & Partners Consulting Surveyors – Showing buildings existing on the site including the original dwelling "Dinorah", two 2 storey brick school buildings, one 3 storey brick school building, a pair of demountable metal classrooms and three small outbuildings of brick and concrete
(1page)

Appendix No.2 – A copy of the same Site Survey Plan – Showing a proposed subdivision of the site into four allotments including and adequate cartilage for "Dinorah" (1 page)

Appendix No.3 – Photos of "Dinorah" at 5 Water St, Wahroonga and adjacent buildings at 1 and 7 Water St. - figs.2 to 16.
(8 pages)

Appendix No.4 – Photos of existing school buildings on site including the 2 & 3 storey brick buildings, the pair of demountable classrooms and the 3 small outbuildings. – Figs.17 to 30.
(7 pages)

1.0 Introduction

This report has been prepared in response to a requirement of Ku-ring-gai Council that a Heritage Assessment be undertaken and a Report prepared in relation to the Prouille School administration building "Dinorah" at 5 Water St, Wahroonga further to a rezoning application relating to the school lands or site to rezone it from Special Uses 5(a) "School" to Residential 2(c) which primarily permits single dwelling houses and is a similar zoning to the adjoining properties to the west.

The area of the site the subject of this application is shown outlined in red on the attached Survey Drawing No. 30587ID.DWG – Revision A – prepared by Degotardi, Smith & Partners Consulting Surveyors dated 5/9/05. (see Appendix No.1)

Originally called "Dinorah" and built circa 1896, this federation styled cottage later called "The Whare" in 1918 and "Birnam" in 1925, is currently used as the administration building of the Prouille Convent School Wahroonga. It should be noted that it was identified as a potential heritage item in a 2000 limited review carried out in conjunction with the Residential Strategy. It is located 20 kilometres north west of Sydney CBD and about half a kilometer north east of Wahroonga village and station. It is also about a kilometer east of the start of the Sydney to Newcastle freeway. (see Fig.1 below)

This report considers the following issues:

- 1 The heritage significance of "Dinorah" – it finds that it is significant and should be conserved and protected by Ku-ring-gai Council's heritage LEP.
- 2 Conservation of "Dinorah" and the extent of restoration or reconstruction of exterior and interior fabric.
- 3 An adequate curtilage for "Dinorah" within the subdivided site. (see Appendix No.2)
- 4 Subdivision of the site into residential allotments – comments on the four proposed allotments also shown outlined in red on the Survey Drawing No. 30587ID.DWG. (see Appendix No.2)
- 5 Controls relating to the design of new dwellings on the remaining 3 allotments.
- 6 The potential for adaptive reuse of the brick school buildings.
- 5 Development of the site under the Seniors Living Policy – comments.

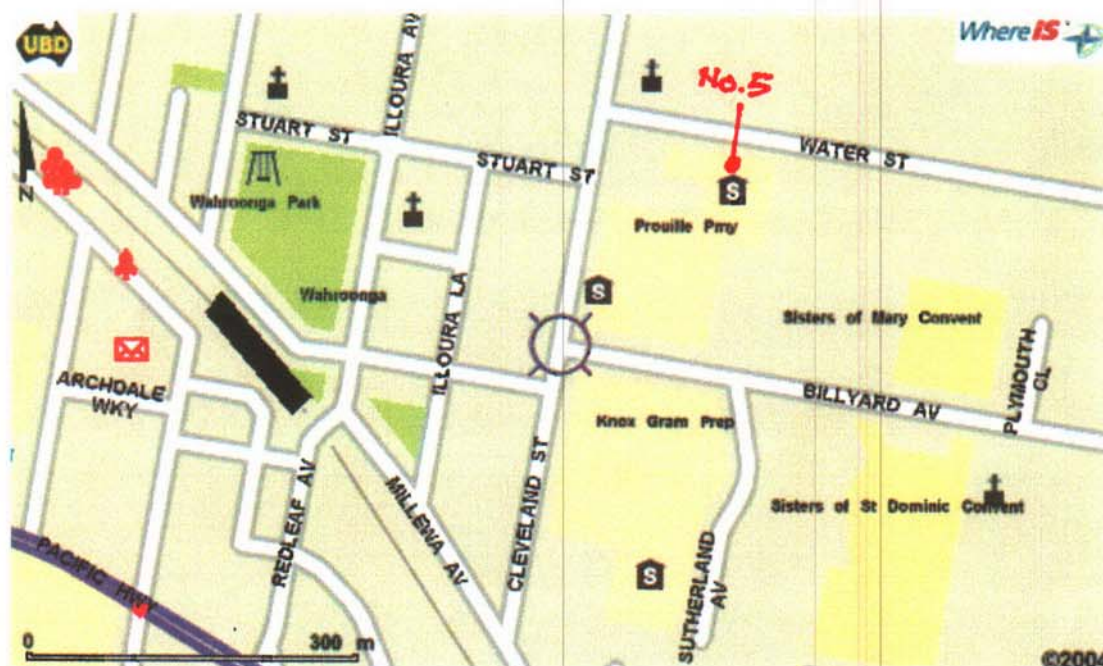


Fig.1 - Location plan showing the location of the Prouille School near Wahroonga village & Station & the Pacific Highway

2.0 Description of Proposed Work

It is proposed to subdivide the site into four residential allotments numbered 1 to 4 including one No.2 for the existing dwelling "Dinorah" which should be retained and restored to its former use as a single family dwelling on its own parcel of land. This allotment will still be addressed as No.5 Water St and have its own direct access from the street.

The 2 and 3 storey brick school buildings are solid buildings and in reasonably good condition. It seems a waste of good building stock and money to simply demolish them however they could not be turned into houses and the site is not zoned for units. Also to convert them to units is unlikely to be a viable proposition. It is assumed that a viable alternative use for the school buildings will not be found and that prior to subdivision they will be demolished.

Council advises that it may be possible to develop the site under the Seniors Living State Policy (SEPP. 5) however it is considered that this type of development would be extremely unsympathetic to the proposed heritage item and to the general scale, character and significance of the area being one based on large well landscaped lots containing single houses. It would have an extremely adverse impact on the character and significance of Ku-ring-gai as stated by Council:-

The Character of Ku-ring-gai "The predominant form of development is of individual houses sited on large blocks of land and surrounded by garden space. Houses are separated by generous side setbacks and curtilages."

Statement of Significance, "It contains houses designed by many of Australia's prominent twentieth century architects which have influenced the mainstream of Australian domestic architecture nationally including John Sulman, Howard Joseland, Hardy Wilson, Leslie Wilkinson and Harry Seidler."

It should be noted that Water St has the added significance of containing a number of existing houses designed by Howard Joseland particularly at the western end around No.5. These include:

- No.1 – "Westholme" c.1894
- No.2 – St Andrew's Anglican Church & Rectory
- No.3 – "Wairoa" c.1906 (demolished 1990)
- No.5 – "Dinorah" c. 1896-1900
- No.7 – "Carnasie" c. 1907
- No.17 – "Oakwood" c. 1907 (thought to be by Joseland)
- No.35 – "Rippon Grange" c. 1898
- No.36 – (thought to be by Joseland)

3.0 Recommendations

- 1 "Dinorah" has considerable local significance and should be given protection under Ku-ring-gai Council's Heritage LEP.
- 2 The exterior should be restored as far as possible to its original form and plan. This may mean removing some of the latter additions to reinstate the original articulation of the design.
- 3 Opportunities should be sought to provide contemporary facilities in the dwelling which may mean keeping and/or altering some of the later additions.
- 4 Consideration should be given to replacing/reconstructing one or more chimneys using evidence from early photographs.
- 5 The interior should also be restored which may include reconstructing some original walls. The recently applied ceilings should be removed and the original ceilings reinstated and restored where possible.
- 6 On the allotment to the west of "Dinorah", No.3 Water St, was "Waiora" a two storey house demolished in 1990 also designed by Joseland. A new two storey house could be considered for this site which should be designed in sympathy with "Dinorah" and No.1 "Westholme" also by Joseland.

- 7 It is considered that some form of archaeological investigation should be carried out during demolition and construction.
- 8 Before buildings on the site are demolished a set of record documents, including drawings and photographs, should be produced and kept in Council archives for future reference.
- 9 The photos accompanying this report could form part of a record of the existing buildings for council's archives.

4.0 Documentary Evidence

Heritage Status of Property

The property is currently not a listed heritage item and is also not in the "154 Potential Heritage Item List". However it is considered to have high local significance and should be listed by Council in its Heritage LEP.

Historical Summary

Subdivision and speculation: the Vanceville Estate

The house at 5 Water Street, Wahroonga is one of the early houses built for occupation by wealthy professionals and businessmen in this attractive upland area which was opened up for such development by the opening of the north shore railway in the 1890s. The land on which it is located was originally part of 2000 acres granted to John Terry Hughes (1802-1851) in 1842. Between 1876 and 1887 John Fitzgerald Burns and others acquired part of Hughes' estate (known as the 'Big Island' estate) and, after they faced financial difficulties in the 1890s depression, their land was sold and subdivided. Of this land, over 17 acres between Burns Road and Billyard Street (called the 'Vanceville Estate') was acquired in May 1892 by the Sydney Permanent Freehold Land and Building Company which in turn further subdivided it and sold the allotments to various purchasers.¹

One of these purchasers was Horace Melbourne Suttor, a land agent, of Hunters Hill who acquired over four acres, being lots 1 to 4, section 2, DP 2914 fronting Water Street, in March 1893.² These lots were on the south side of street and generally encompass the area now occupied by the properties at nos. 5 to 19 Water Street. In 1896 he transferred a share of lots 3 and 4 (to the east of the subject property) to Flora Knight, a widow of Wahroonga, relinquishing his joint

¹ Helen Barker, *Houses of Hornsby Shire*, vol. 2. Sydney, Hornsby Shire Historical Society, 1998. pp. 114-117. Helen Proudfoot, 'Thematic history of Ku-ring-gai', in Robert Moore et al., *Municipality of Ku-ring-gai Heritage Study*. 1987. NSW Land and Property Information: Certificate of Title, vol. 1062, folio 80.

² Certificate of Title, vol. 1062, folio 80.

ownership in 1918 when those lots were sold.³ In 1911, Suttor sold lot 2 (the site of the present no. 7 Water Street) to Flora Icely and Septima Cameron, retaining ownership of lot 1 (the subject property) until he sold it to Rachel Robinson (wife of Harry Robinson, a shipping manager) in April 1917. (The property remained mortgaged to Suttor until October 1921.)⁴

The interesting aspect of Suttor's ownership of the land on the south side of Water Street was that, although his role was as speculator rather than resident, houses were built and occupied (as tenancies) on the lots while he remained owner. The general pattern in this affluent area was for an individual owner to buy a lot, build a house and live in it. In Water Street, Suttor owned the land at no. 5 until 1917, the land at no. 7 until 1911 and the land at nos. 9 to 19 (as joint owner) until 1918. During this time, a house (the building the subject of this report) and a classroom were built at no. 5 probably c1900, a house occupied by Flora Icely ('Canarsie') was built at no. 7 by 1908, and a house occupied by Joseph Strong ('Oakwood') was built at no. 17 by 1907.⁵ These houses were of different designs but it is considered by various sources that those at nos. 5 and 7 were designed by influential local architect Howard Joseland (1860-1930) and no. 17 has strong suggestions of Joseland's style.⁶ The process suggests that Suttor may have commissioned construction of the houses for later sale as 'house and land' packages. Alternatively they may have been constructed for the various tenants under leasehold, although of the original tenants only Flora Icely stayed on to assume ownership. Nothing in the title deeds suggests the latter process however.

The Site

Sands Directory does not record Water Street until 1908 by which time the western end of the south side of Water Street was well-developed. West of the subject property was 'Wairoa' at no. 3, another Joseland-designed house built c1906. (This property was acquired by the Catholic Church in 1956 for adding to the school they had established at no. 5 and 'Wairoa' was demolished in 1990.) To the east 'Canarsie' had been built at no. 7, as well as other houses along the street.

Given the lack of definitive evidence of development of the site at no. 5 while under Suttor's ownership, it is difficult to be exact about dates, but it is known from *Sands* and other sources that the site was leased for a school, Wahroonga College, of which Walter Treleavan MA, BSc was Principal. According to Ramage, the school was established at the site in 1900 in the present house,

³ Certificate of Title, vol. 1180, folio 177.

⁴ Certificates of Title, vol. 1208, folio 57; vol. 2163, folio 118.

⁵ *Sands Sydney and Suburban Directory*, 1907 et seq.

⁶ See *Statement of Heritage Impact: Additions and Alterations to Heritage Item 17 Water Street, Wahroonga* by Historyworks, November 2001. (Copy with Ku-ring-gai Council.)

then called 'Dinorah'. Zeny Edwards in *Six of the Best*, is more emphatic, stating that 'Dinorah' was built in 1896 for J.A. Bennett and occupied by Walter Treleavan. As the land was owned by Suttor, it is open to question who the house was 'built for' as any occupant would have been a tenant. However, this secondary evidence does at least suggest that the house was built by 1900 but probably not before 1896. A c1910 image reproduced in *The Railway Came to Ku-ring-gai* shows a timber classroom building on the eastern side of the house. A 1900s view of Water Street, reproduced in *Wahroonga - Our Home*, clearly shows the Wahroonga College sign and the house behind it. The image would date from after the houses to the east were built after 1906.⁷

Wahroonga College did not outlive the First World War and the property was sold by Suttor to Rachel Robinson in 1917. The last entry for Wahroonga College in *Sands* was in 1917 and in 1918 Harry F. Robinson as shown as occupant, renaming the house 'The Whare'. (Property ownership by the wife was common in those days, as now, but is usually not acknowledged in sources that note the husband as principal occupant!) The property was mortgaged to Suttor until 1921. In May 1925 the property was sold to Francis Stephens of Wahroonga and then in July 1925 to Adrian Edwards, a solicitor, who lived there and renamed the house 'Birnam'. Edwards was probably responsible for the interwar-themed internal changes to the building. In July 1950 the property was sold to Barry McDonald who sold it in the same month to the Trustees of the Sisters of St Dominic who were consolidating the site with a property fronting Cleveland Street for a school and convent. The property ownership passed to the Trustees of the Roman Catholic Church in July 1961 (by which time they had also acquired 'Wairoa' at no. 3 Water Street).⁸

The Dominican Sisters started their school and convent at the adjoining Cleveland Street site in 1950, incorporating no. 5 Water Street. No. 3 Water Street was added to the site in 1956. In the 1960s the school, known as Prouille, became a Parish school and has continued as such until the present time. The house at no. 5 has survived within the school property as an administration building but 'Wairoa' at no. 3, although heritage-listed, was demolished in 1990.

**Prouille School, 5 Water Street, Wahroonga (Lot 1, Section 2, DP 2914):
summary historical chronology**

Date	Owner	Occupant	References/Notes
1893: March	Horace Melbourne Suttor	(vacant land)	CT (v1062, fol 80). Owned Lots 1-4. Flora Knight became joint owner of Lots 3 and 4 in 1896. Lot 2 sold 1911. Lots 3 and 4 sold 1918.

⁷ Ian Ramage, *Wahroonga - our Home*. Waitara, Ian Ramage, 1991. pp. 40, 258, 259. Zeny Edwards, *Six of the Best: Architects of Ku-ring-gai*. Kerrin Cook, *The Railway Came to Ku-ring-gai*. Pymble, Genlin Investments, 1991.

⁸ Certificate of Title, vol. 2163, folio 118.

c1900		Wahroonga College (Walter Treleavan, Principal)	<i>Sands</i> 1908 et seq. Ramage. Edwards. 'Dinorah' (present house) built c1896-1900.
1917: April	Rachel Robinson	Harry and Rachel Robinson	CT (v1208, fol 57; v2163, fol 118). <i>Sands</i> 1918 et seq. House renamed 'The Whare'. Property mortgaged to Horace Suttor 1917-1921.
1925: May	Francis Stephens		CT (v2163, fol 118).
1925: July	Adrian Edwards	Adrian Edwards	CT (v2163, fol 118). <i>Sands</i> 1926- 1932/33. House renamed 'Bimham'
1950: July	Barry McDonald		CT (v2163, fol 118).
1950: July	Trustees of the Sisters of St Dominic	Dominican School	CT (v2163, fol 118).
1961: July	Trustees of the Roman Catholic Church	Prouille School	CT (v2163, fol 118).

Conclusions of Historical Research

The house at no. 5 has strong local associations with the development of Wahroonga, including association with one of its notable architects and with education in Wahroonga, and contributes to a streetscape of considerable quality. It also has contextual significance with its contemporaries on the south side of Water Street as one of a set of houses built under the ownership of a speculator. This is an exception to the usual pattern of early house-construction (by individual owners) in Wahroonga. The building thus has high local historical and aesthetic significance.

5.0 Physical Evidence

Description of the Site of No.5 Water St - "Dinorah"

The property, located in Wahroonga about 98 metres east of the intersection of Cleveland St on the south side of Water St, measures 38.71 metres wide and probably originally 101.87 metres deep. The site falls from north to south probably more than 3 metres and more than 1 metre from west to east.

The cottage is located on the west side of the site about 15.5 metres south of the street alignment and currently measured about 14x16 metres. The original rear garden stretched for about 70 metres, no doubt originally containing dense planting with many large trees and shrubs as currently exists in the surrounding properties but the site was largely cleared when the current 2 storey brick school buildings were built. (see Appendix No.1)

Description of the Subject Site including No.3 Water St and a block at the rear of 23 Cleveland St

The total area of land proposed for subdivision is about 7120 sq.m and includes No.3 Water St about 43x40 sq.m and the block at the rear of 23 Cleveland St about 61x23 metres in addition to the original allotment of "Dinorah".

An "L" shaped 2 storey brick school building has been built from close to the rear of "Dinorah" extending south about 33 metres and beyond that is a pair of Demountable steel Classrooms set against the eastern boundary.

A three storey brick school building has been built at the western end of the block at the rear of 23 Cleveland St and this building is partially joined to the existing 2 storey brick Convent building fronting Cleveland St.

The allotment at No.3 Water St was also cleared of some of its trees to enable the provision of an open playground and in fact generally the subject site has been largely cleared except for trees along Water St, a few around the other boundaries and one or two in the centre areas. (see Appendix No. 3&4)

Description of Existing Cottage "Dinorah"

This exquisitely proportioned cottage designed in the Federation style by architect Howard Joseland with its terra cotta tile roof flowing gently down over the verandah is a very attractive example of his work. It was no doubt these qualities that inspired the painting a copy of which is on the front cover of this report.

Howard Joseland had some fairly strong views about design and unnecessary 'applied' decoration in architecture. He presented a paper to the Sydney Architectural Association in 1892 which was printed in the August 1892 edition of the Australasian Builder & Contractors News. He deplored meaningless decoration and preferred to express the essential form of buildings. He was perhaps an early minimalist and "Dinorah" represented his philosophy very well. It was certainly constructed with very little decoration and is also an early use of cavity brick which he recommended because it enabled the natural colour of bricks to be seen as they did not need painting because of the cavity. Earlier Victorian buildings were of solid brick and needed to be painted or rendered and painted to keep them dry.

Alterations and additions to the right (west) side, carried out to suit the use of the cottage as administrative offices for the Prouille School, have unfortunately slightly compromised the quality of the design on that side and to some extent at its back. The original form of the building could be restored in these areas which could be done in conjunction with up-grading the interior amenities to current standards.

The cottage is constructed in cavity brickwork built off a random squared rock faced stone base but unfortunately the brickwork has been painted contrary to Joseland's intent. The front elevation has a gabled bay on the right side with two double hung timber windows which no longer have their timber shutters and with fairly narrow barge boards set out about 750 and supported on substantial timber brackets under the plate at the eaves.

There is a fairly low 3 bay verandah on the left which returns 4 bays down the east side with a hardwood floor and a small store room at the southern end, 7 timber posts supported on stone piers set up 3 steps (2 slate) at the front door. The eaves have short exposed rafters supporting ogee gutters and there is a pleasant, simple but not original timber handrail between the posts. Some of the windows have recent unsympathetic aluminium fly screens attached to the outside.

The five paneled front door is set asymmetrically in the its frame with one fixed side light on the left with three panels of coloured glass set in lead. The top two panels of the door have similar coloured glass panels with a similarly treated fanlight above.

The Drawing Room on the left side of the Hall has a small projecting bay with two symmetrically placed double hung timber windows set at 45 deg. in front corner of the room. (see appendix No.3. fig.?). This photo shows two beams extending across the ceiling and resting centrally on the external 45 deg. wall. It is hard to believe that this is the original form of construction because normally the ceiling of the room would simply flow into the splayed corner bay emphasizing its shape and difference thus adding to the character of the cottage. Any necessary structural framing would normally be done above the ceiling.

However, on the outside of this bay in the centre is a vertical line of projecting brick corners which would have been difficult to build and what was it for? Did it represent the corner of the walls that would have been there if there was not a splayed bay? Is this an early form of de-constructivist expression which might mean the beams inside were intended? It needs further investigation. (see appendix No.3 &4 – Figs. 6&11)

Condition and Integrity

The condition of the building is fair to good but its integrity has been adversely effected by the many alterations to the interior and some exterior alterations. There are two fairly unsympathetic additions to the west side that spoil the original articulation of the design on that side. Also all the chimneys (4?) have been removed, an important part of the original design.

In the Hall and several of the rooms a suspended grid ceiling has been added thus loosing the original room height and ceiling detail such as it is. Several walls have been removed and some office partitions have been added.

Externally the garden has lost most of its integrity with the addition of car parking areas, play grounds and the school buildings and the removal of most of the original landscaping..

6.0 Statement of Significance of "Dinorah"

The significance values of "Dinorah" are assessed as follows:

Historical

The site and the house have strong local associations with the development of Wahroonga, including education in Wahroonga. It is also associated with one of Sydney's notable architects. It has contextual significance with its contemporaries on the south side of Water Street as one of a group of houses built under the ownership of a speculator.

Aesthetic

The building is a very attractive example of the work of Architect Howard Joseland and contributes to a streetscape of considerable quality (several houses in which were also designed by Joseland in particular the group Nos. 1, 3, 5 & 7).

Social

The property has significant local associations with education in Wahroonga.

Technical

The design of the house represents the strong design philosophy of the architect in terms of restrained ornamentation and detail and the relatively new use of cavity brickwork specifically so that the bricks could expressed for their own intrinsic qualities and colour and not hidden (painted). It represents very early ideas of "form following function" later taken up and greatly extended by the Bauhaus in Germany.

Statement of Significance

"Dinorah" is a house with significant historical, aesthetic and social associations with the Wahroonga community as well as associations with a prominent Sydney Architect and his ideas about restrained decoration and "the essentials of building" being seen and appreciated and having a reason for their existence. It is an item of representative local historical, aesthetic and social significance.

7.0 "Dinorah" Curtilage

The original site appears to have been about 3926 sq.m measuring about 101x38 metres which is a fairly large site even by Wahroonga standards. So what would a minimum but adequate sized parcel of land be for this cottage. It should probably be the full existing 38 metres wide but this cant happen if access has to be provided to rear subdivided blocks.

The maximum width can only be 29.5 and it is considered that this could be considered just sufficient. However it is also considered that the cottage should have a rear garden at least as deep as the front garden, namely 16 metres. This is particularly important if the cottage is to be adapted to contemporary living standards where a rear Family room opening to the rear garden is normally expected and leaving enough garden so that the resident is not constantly aware of their neighbours.

In the event it is considered that a minimum curtilage would be represented by a parcel of land measuring 29.51x45 metres which is 1327 sq.m. To allow for this size of curtilage for the subject property the rear two blocks 3 & 4 in Council's proposed 4 block subdivision will have to be changed. Block 3 will be roughly the same size but block 4 will necessarily have to be smaller. (see appendix No.2)

Block 4 is anyway a long narrow block and a house would probably be better built in the wider part at the west end of the block. Making the east end narrower to accommodate block 3 is therefore not seen as a problem. Block 1, No.3 Water St remains as it is now.

9.0 Comments on Future Use of the Subdivided Area

As stated in item No.2 above it is assumed that a viable alternative use for the school buildings will not be found and that prior to subdivision they will be demolished. They were in any case unsympathetic to the essential scale and character the surrounding development and Wahroonga in general.

With regard to development under the Seniors Living State Policy (SEPP. 5) it is considered that this type of development would have an extreme adverse impact on the proposed heritage item and the significance of Ku-ring-gai as stated by Council:-

The Character of Ku-ring-gai "The predominant form of development is of individual houses sited on large blocks of land and surrounded by garden space. Houses are separated by generous side setbacks and curtilages" and

Statement of Significance, "It contains houses designed by many of Australia's prominent twentieth century architects which have influenced the mainstream of Australian domestic architecture nationally including John Sulman, Howard Joseland, Hardy Wilson, Leslie Wilkinson and Harry Seidler."

Design Guidelines

It is therefore important any new buildings on these blocks be designed to a high standard which are sympathetic to their environment but at the same time, following the lead of Joseland, incorporating innovative ideas. Each house will want to be fairly large to meet expectations in this area which will be a design challenge on the proposed smaller than average blocks. To this end council should consider having design guidelines drafted by a suitably skilled architect.

It will be important that each block is carefully landscaped to achieve as far as possible the earlier planting density which will be difficult with the increased density of development and here again suitable guidelines might be appropriate.

9.0 Credentials of Authors

Jon Mathias Dip. Arch ARAIA

The author, a fully qualified and registered architect and heritage consultant, is a member of the Royal Australian Institute of Architects, is accredited by the Heritage Office of NSW and has been the principle of a small architectural practice in Sydney since 1970. From 1991 the practice has been involved in many projects involving alterations and additions to heritage or historical properties and a number of new ones.

In addition, a considerable number of Heritage Assessment Reports, short Conservation Plans, three Heritage Study Reviews, a Heritage Streetscape Study and several Development Control Plans and Guidelines for Conservation Areas have been carried out. Recently completed a study of all the timber residential buildings in South Sydney for the council.

Also since 1991, the author has acted as consultant Heritage Adviser to six Sydney Councils, namely Burwood, Randwick, Waverley, Kogarah, Mosman and Canada bay. From 1985 to 1991 the author worked as an architect specialist with the Heritage Branch of the Department of Planning.

In addition to a diploma in architecture more recent academic experience includes the Architectural Conservation Masters course at Sydney University, 1987 to 1988, two weeks short courses on conservation of stone and timber at The Institute of Advanced Architectural Studies at York University 1989 and a four week segment of the 1995 International Architectural Conservation course at I.C.C.R.O.M. in Rome.

Tony Prescott, MA(Hons), DipEd, MPHA, FAPI

Tony is a qualified professional historian with a Bachelor of Arts (Honours) in History from the University of New South Wales and a Master of Arts (Honours) in History from Sydney University. He has written publications on aspects of Sydney's history and produced multimedia material on history. Tony has extensive conservation knowledge and experience based on over 20 years' work both in policy and in the field - including lecturing to students in the Master of Heritage Conservation course at Sydney University. During 20 years with the NSW Heritage Office, and its predecessor in the State Planning Department, he contributed to development of the Heritage Study Guidelines for local government, the NSW Heritage Manual, and guidelines on Aboriginal heritage and historical research. He also acquired considerable experience and knowledge of the planning system and urban development, as well as being involved in project management of site issues. Tony has since produced numerous heritage reports for his consultancy Historyworks. He is an established author and report writer and, among other work, has written a national history of the Urban Development Institute of Australia (*From the Ground Up*. UDIA 2005).

Appendix No.1

Site Survey Plan prepared by Degotardi, Smith & Partners Consulting Surveyors
– Showing buildings existing on the site including the original dwelling “Dinorah”,
two 2 storey brick school buildings, one 3 storey brick school building, a pair of
demountable metal classrooms and three small outbuildings of brick and concrete

(1page)

STREET

CLEVELAND

SCHEDULE OF TREES				
No.	TRUNK#	SPREAD	HEIGHT	SPECIES
1	0.4	7	16	GUM
2	0.8	20	26	CEDAR
3	0.6	15	26	CEDAR
4	2x0.4	12	16	CYPRESS
5	2x0.4	8	20	TURPENTINE
6	0.4	8	20	TURPENTINE
7	0.4	8	20	TURPENTINE
8	0.4	8	15	TURPENTINE
9	0.2	6	15	TURPENTINE
10	0.2x0.4	8	20	TURPENTINE
11	0.5	8	20	TURPENTINE
12	0.4	8	20	TURPENTINE
13	0.6	12	15	BRUSH BOX
14	1.2	12	20	BRUSH BOX
15	0.3	6	8	EUCALYPT
16	0.6	14	12	BRUSH BOX
17	1.0	10	15	BRUSH BOX
18	0.9	8	16	
19	0.4	10	9	
20	0.4	8	8	
21	0.3	10	10	LIQUIDAMBAR
22	0.5	10	15	EUCALYPT
23	0.5	10	15	EUCALYPT
24	0.5	12	15	
25	0.3	5	12	
26	0.9	8	10	
27	0.6	8	16	PALM
28	0.8	10	20	TURPENTINE
29	0.4	8	14	TURPENTINE
30	0.4	10	17	TURPENTINE
31	0.5	10	16	TURPENTINE
32	0.7	15	20	TURPENTINE
33	0.7	15	20	TURPENTINE
34	0.6	12	20	TURPENTINE
35	0.4	10	16	TURPENTINE

BRICK HOUSE
No.1

D. P. 7 2 6 1 2 4

WATER

STREET

PLAYGROUND

CAR PARK

B

D. P. 3 2 8 0 3 8

D. P. 3 2 3 6 0 0

TWO STOREY
RENDERED
BRICK HOUSE
No.23A

D. P. 7 1 5 4 2 9

D.P. 715429

"ST. LUCY'S"
SCHOOL

D. P. 3 4 1 1 5 3

LEGEND:-

WM - DENOTES WATER METER.
GM - DENOTES GAS METER.
PP - DENOTES POWER POLE.
HW - DENOTES HOT WATER SERVICE.

- EASEMENT FOR SERVICES 0.4 WIDE. (D.P. 715429)

- EASEMENT FOR OVERHANGING EAVE & GUTTER 0.9 WIDE. (D.P. 715429)

NOTES

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DATUM:

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R.L.:

SOURCE:

REV.	AMENDMENTS	DATE
A	FINAL ISSUE	5/9/95

CLIENT:

CATHOLIC DIOCESE OF BROKEN BAY
PO BOX 125 WAHROONGA 2076

PLAN

IDENTIFICATION SURVEY OF
PROVILLE PRIMARY SCHOOL
BEING LOT 8 D.P. 328038
AND LOT 2 D.P. 715429
WATER STREET, WAHROONGA

Degotardi, Smith & Partners
Consulting Surveyors
Established 1907

Incorporating Morrow & Young

11/19-23 Bridge Street
Pymble NSW 2073
Telephone: (02) 9440 1100
Facsimile: (02) 9440 1055
DX 8720 Gordon
E-mail: surveys@degotardi.com.au



Winner: "St Thomas Mitchell Excellence in
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L.G.A. KU-RING-GAI

SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
P.L.G.	P.J.G.	P.L.G.	P.L.G.

SURVEY REFERENCE	SCALE	DATE
30587	1:250	5/9/95

DRAWING NUMBER	REV.
305871D.DWG	A

APPENDIX 1

Appendix No.2

**A copy of the same Site Survey Plan – Showing a proposed subdivision of the site into four allotments Nos,1 to 4i ncluding an adequate curtilage
For No.2 “Dinorah”**

(1 page)

STREET

CLEVELAND

SCHEDULE OF TREES			
No.	TRUNK#	SPREAD	HEIGHT
1	0.4	7	16
2	0.8	20	26
3	0.6	15	26
4	2x0.4	12	16
5	2x0.4	8	20
6	0.4	8	20
7	0.4	8	20
8	0.4	8	20
9	0.2	6	15
10	0.2x0.4	6	20
11	0.5	8	20
12	0.4	8	20
13	0.6	12	15
14	1.2	12	20
15	0.3	4	8
16	0.6	14	12
17	1.0	10	15
18	0.3	8	16
19	0.4	10	9
20	0.4	8	8
21	0.3	10	10
22	0.5	10	15
23	0.5	10	15
24	0.5	12	15
25	0.3	5	12
26	0.3	8	10
27	0.6	8	16
28	0.8	10	20
29	0.4	8	14
30	0.6	10	17
31	0.5	10	16
32	0.7	15	20
33	0.7	15	20
34	0.6	12	20
35	0.4	10	16

D. P. 7 2 6 1 2 4

D.P. 715429

D. P. 3 4 1 1 5 3

WATER STREET

D. P. 3 2 8 0 3 8

D. P. 7 1 5 4 2 9

D. P. 2 2 8 3 5 7

D. P. 2 2 8 3 5 7

D. P. 2 2 8 3 5 7

LEGEND:-

WM - DENOTES WATER METER.

GM - DENOTES GAS METER.

PP - DENOTES POWER POLE.

HWS - DENOTES HOT WATER SERVICE.

- EASEMENT FOR SERVICES 0.4 WIDE. (D.P. 715429)

- EASEMENT FOR OVERHANGING EAVE & GUTTER 0.9 WIDE. (D.P. 715429)

NOTES

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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM:

MARKS ADOPTED:

VERTICAL DATUM:

DATUM:

B.M. ADOPTED:

R.L. SOURCE:

REV.	AMENDMENTS	DATE
A	FINAL ISSUE	5/9/05

CLIENT:

CATHOLIC DIOCESE OF BROKEN BAY
PO BOX 125 WAHROONGA 2076

PLAN

IDENTIFICATION SURVEY OF
PROULLE PRIMARY SCHOOL
BEING LOT 3 D.P. 328038
AND LOT 2 D.P. 715429
WATER STREET, WAHROONGA

Degotardi, Smith & Partners
Consulting Surveyors
Established 1967
Incorporating Morrow & Young

11/19-23 Bridge Street
Pymble NSW 2073
Telephone: (02) 9440 1100
Facsimile: (02) 9440 1055
DX 8720 Gordon
E-mail: surveys@degotardi.com.au



Winner: "Sir Thomas Mitchell Excellence in Surveying & Mapping Award 2004"

L.G.A. KU-RING-GAI		SHEET 1 OF 1	
SURVEYED	DRAWN	CHECKED	APPROVED
P.L.G.	P.R.G.	P.L.G.	
SURVEY REFERENCE	SCALE	DATE	
30587	1:250	5/9/05	
DRAWING NUMBER	REV.		
3058710.DWG	A		

APPENDIX 2

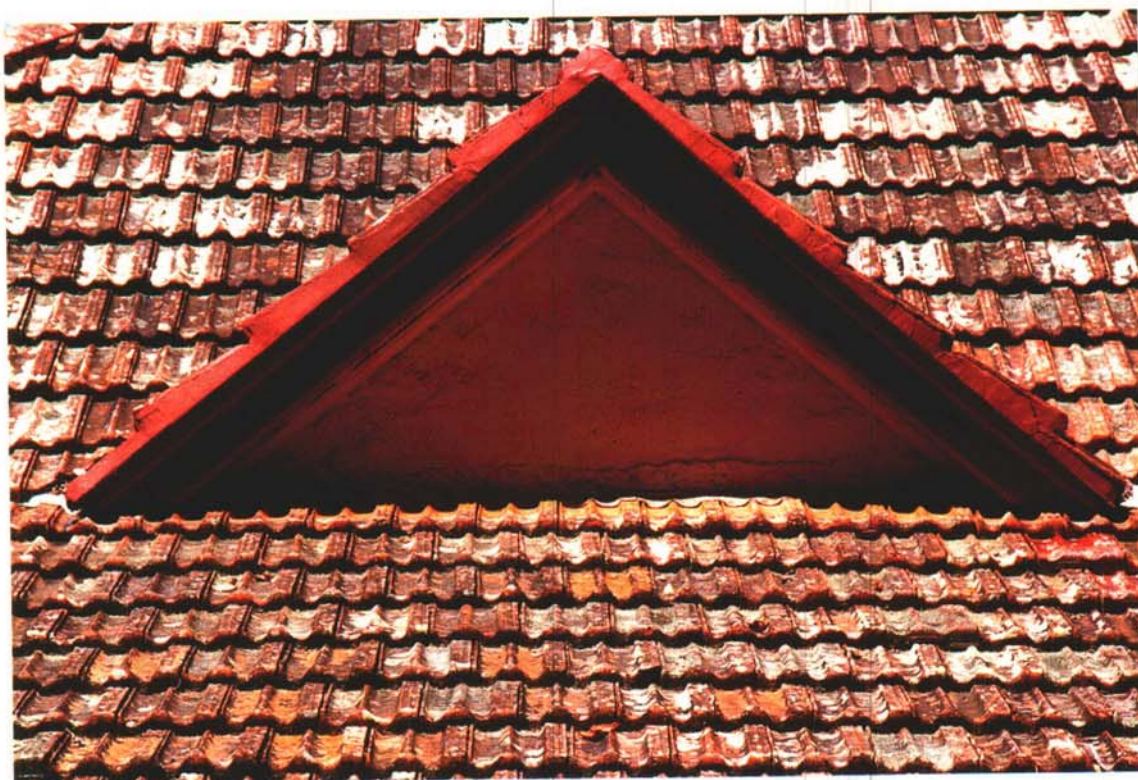
Appendix No.3

Photos of "Dinorah" at 5 Water St, Wahroonga and adjacent buildings at 1 and 7 Water St. - figs. 2 to 16.

(8 pages)



Figs. 2&3 – Front elevation (north) and detail of false Gablet
Not centred over front door





Figs. 4&5 – Front elevation) and east side elevation showing stone base, pier bases, timber columns and simple timber hand railing & side steps





Figs. 6 – North east corner bay set at 45deg. with vertical line of corner bricks
not centred over front door

Fig. 7 – Sub standard addition on west side near north east corner
replacing original verandah





Figs. 8&9 –Unsympathetic addition to west elevation running awkwardly across original projecting bay & gable





Fig. 10 – Interior of front door note suspended ceiling in Hall
 Fig. 11 – 45 deg. splayed North east corner bay in Drawing Room
 note unusual beams





Fig. 12 – In tact original fire place, good condition, north east Bedroom
 Fig. 13 – Original kitchen stove recess reasonably in tact





Fig. 14 – Reception Room with existing ceiling

Fig. 15 – West side rear extension, walls removed, suspended ceiling, originally washroom and bedroom

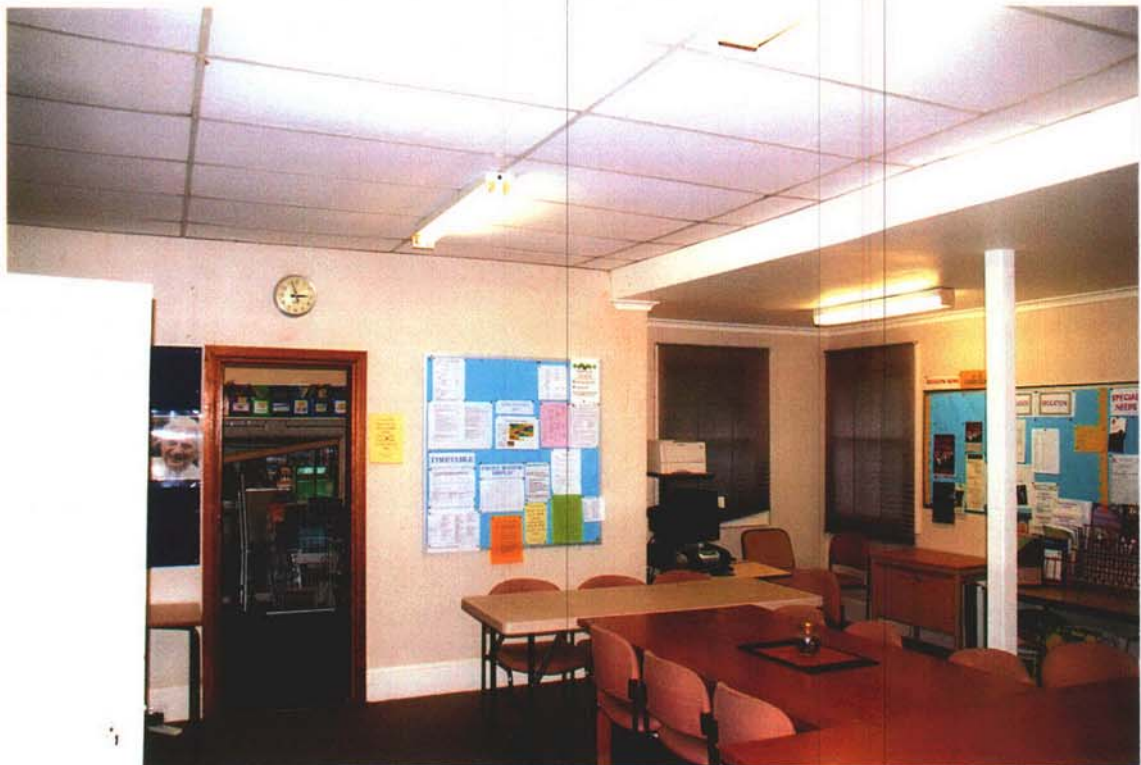




Fig. 16 – Suspended ceiling in front north east Bedroom

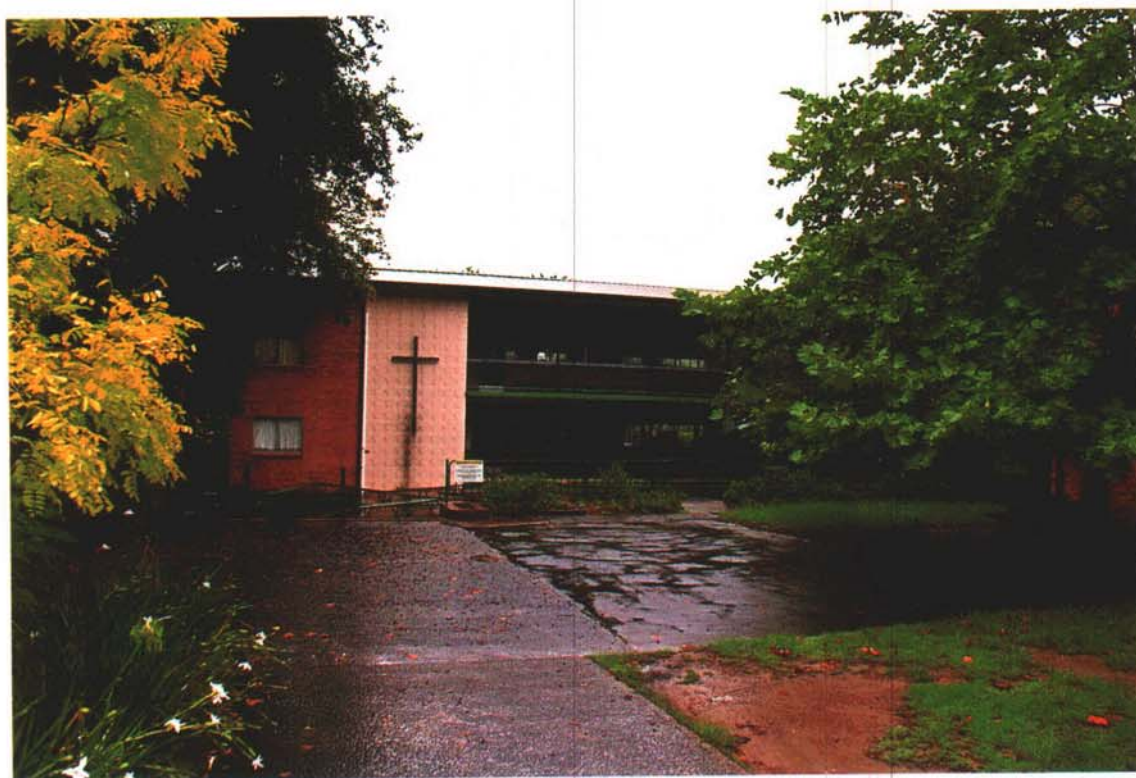
Appendix No.4

Photos of existing school buildings on site including the 2 & 3 storey brick buildings, the pair of demountable classrooms and the 3 small outbuildings.
Figs.17 to 30.

(7 pages)



Figs. 17&18 – “L” shaped 2 storey brick school building immediately behind “Dinorah”- north & east elevations with playground in front





Figs. 19&20 – 'L' shaped two storey building, south elevation
playground in front





Fig. 21 – Steel demountable classrooms, west elevation.

Fig. 22 – View of east entrance driveway to site - “Dinorah” on right – position of proposed battle-axe entries.





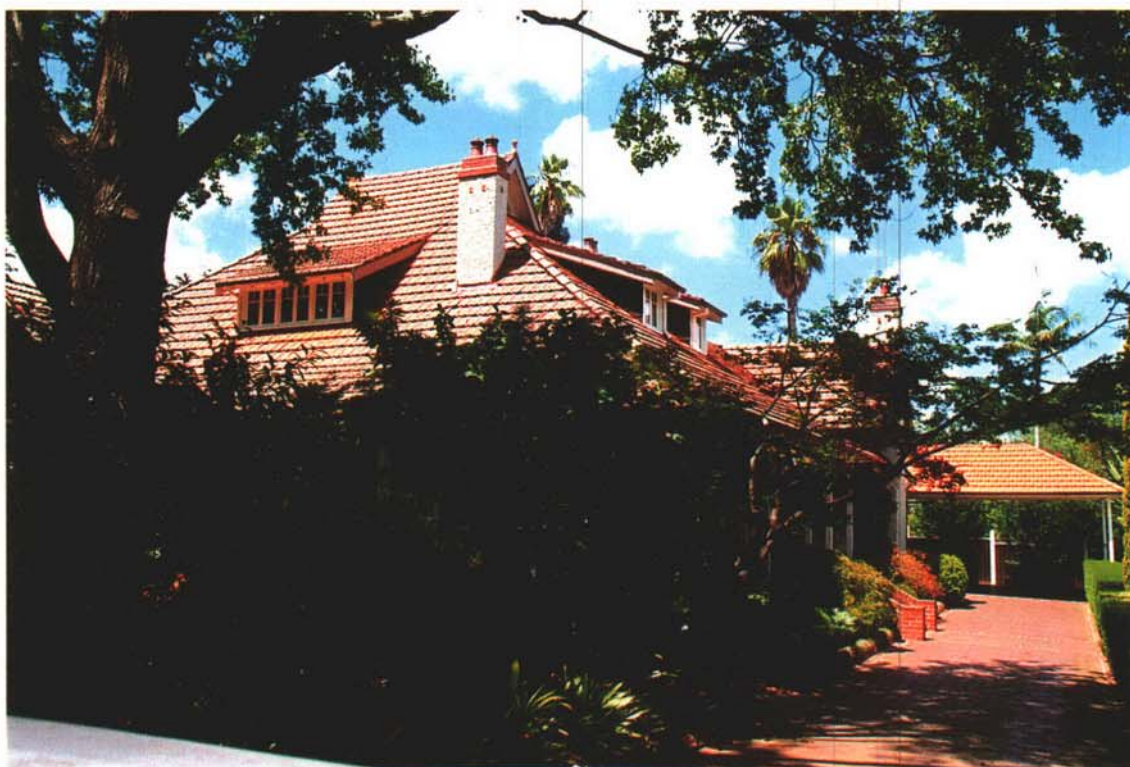
Fig. 23 – Three storey school building looking west, showing small brick outbuildings on right.

Fig. 24 – Detail of three storey building showing quality of brickwork.





• Figs. 25&26 – No. 1. Water Street, “Westholme”, north and west elevations.





Figs. 27&28 – No. 7. Water Street, "Carnasie", front and west elevations.





Figs. 29&30 – “Carnasie” – details of chimneys



NAME	ADDRESS1	ADDRESS2	ADDRESS3	SUBURB	SALUTATION	PHONE	WEB ADDRESS
National Parks and Wildlife Service	PO Box 1967			HURSTVILLE NSW 2220	Sir/Madam	9585 6444	
Department of Transport (NSW)	GPO Box 1620			SYDNEY NSW 2001	Sir / Madam		
Roads & Traffic Authority	Manager Transport Planning	PO Box 558		BLACKTOWN NSW 2148	Sir / Madam		
State Transit Authority	219-241 Cleveland Street			STRAWBERRY HILLS NSW 2010	Sir / Madam		
NSW Heritage Office	Locked Bag 5020			PARRAMATTA NSW 2124	Sir / Madam		
Sydney Water	Planning Branch	16 th Floor	115-123 Bathurst Street	SYDNEY NSW 2000	Sir / Madam		
Energy Australia	GPO Box 4009			SYDNEY NSW 2000	Sir / Madam		
Department of Land and Water Conservation	PO Box 3720			PARRAMATTA NSW 2124	Sir / Madam		
Board of Fire Commissioners	227 Elizabeth Street			SYDNEY NSW 2000	Sir / Madam		
Department of Education and Training	GPO Box 33			SYDNEY NSW 2001	Sir / Madam		
Department of Health	Locked Bag 961			NORTH SYDNEY NSW 2059	Sir / Madam		
Sydney Catchment Management Authority	PO Box 323			PENRITH NSW 2750	Sir / Madam		

Department of Housing	21-31 Moore Street			LIVERPOOL NSW 2170	Sir / Madam		
Environment Australia	GPO Box 787			CANBERRA ACT 2600	Sir / Madam		
Department of Aging and Disability	Level 13	83 Clarence Street		SYDNEY NSW 2000	Sir / Madam		
Department of State & Regional Services	PO Box N818	Grosvenor Place		SYDNEY NSW 2000	Sir / Madam		
WorkCover Authority of NSW	92-100 Donnison Street			GOSFORD NSW 2250	Sir / Madam		
Hornsby Shire Council	PO Box 37			HORNSBY NSW 1630	Sir / Madam		
Warringah Shire Council	Civic Centre	Pittwater Road		DEE WHY NSW 2099	Sir / Madam		
Ryde City Council	Locked Bag 2069			NORTH RYDE NSW 1670	Sir / Madam		
Willoughby City Council	PO Box 57			CHATSWOOD NSW 2057	Sir / Madam		
National Trust of Australia	GPO Box 518			SYDNEY NSW 2001	Sir / Madam		

National Trust of Australia (New South Wales)

ABN 82 491 958 802

Our Patron

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

Watson Road
Observatory Hill
Sydney NSW 2000

GPO Box 518
Sydney NSW 2001

Telephone (02) 9258 0123

Fax (02) 9251 1110

www.nsw.nationaltrust.org.au

NATIONAL TRUST



DIAMOND JUBILEE
1945 - 2005

The General Manager
Attn: Antony Fabbro
Manager Urban Planning
Ku-ring-gai Council
Council Chambers
818 Pacific Highway
Gordon NSW 2072



30th January 2006

**R.E Ku-ring-gai Draft Local Environmental Plan No 210, 3-5 Water Street, 33-41
Billyard Avenue and 39 Chilton Parade, Wahroonga- Section 62 Notification**

Dear Mr Fabbro,

The National Trust of Australia (NSW) thanks Ku-ring-gai Council for their letter dated 21st December 2005, informing them of the above proposal to rezone the obsolete church/school lands to Residential 2(c) at the above address. The Trust takes the opportunity to make the following comments:

The Trust does not object outright to the proposed re-zoning, however, it has major concerns over the level of development the re-zoning might permit in the future. Until proposals have been submitted for development within the blocks it is impossible to comment in more than general terms but the Trust believes that given the special character of the area, any future development should be managed extremely carefully. Please note that the Water Street and Chilton Parade blocks fall within the Trust's Wahroonga Urban Conservation Area.

Furthermore, the Trust would not want to see the removal of the church at 35 Billyard Avenue, which would only represent the loss of an imposing and attractive local building and, a vast waste of good materials.

Please keep the Trust informed about future decisions and proposals in relation to the above mentioned sites.

Yours sincerely,

Jacqui Goddard
Conservation Director

*The National Trust is a not-for-profit, non-government, community-based organisation
working to conserve our built, natural and cultural heritage.*

Our Reference: 238.5314
Your Reference: P63533
Contact: Salih Suleiman
Telephone: 8814 2528
30 January 2006



The General Manager
Ku-ring-gai Municipal Council
DX 8703
GORDON

Attention: Rod Starr

Dear Sir,

**Ku-Ring-Gai Draft Local Environmental Plan No 210 – 3-5 Water Street, 33
Billyard Avenue and 39 Chilton Parade, Wahroonga, Section 62 notification**

I refer to your letter of 21 December 2005 advising of Council's resolution to prepare the above draft plan to amend the Ku-ring-gai Planning Scheme Ordinance.

The RTA has no objection to the proposed amendment and the rezoning of the subject lands to residential 2(c).

Thank you for the opportunity to comment on the proposal and should you have further queries on this matter please contact Mr Salih Suleiman on 8814 2528.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Charles Wiafe'.

Charles Wiafe
**Landuse Development Manager
Sydney Region**





**Warringah
Council**



3 January 2006

Antony Fabbro
Manager Urban Planning
Ku-Ring-Gai Council
818 Pacific Highway
Gordon NSW 2072

Dear Mr Fabbro

Re: Ku-Ring-Gai Draft local Environmental Plan No.210

Thankyou for your letter of 21 December 2005 requesting comments on the above draft Local Environmental Plan.

Please be advised that Council raises no objection to the proposed amendment.

Council appreciates the opportunity to comment on the draft and will provide any further comments during section 65 exhibition.

Yours Sincerely

David Kerr
Manager Planning Policy

Enquiries: Toby Philp, (02) 9942-2330.

100
1906 - 2006



Your Reference: SO3746
Our Reference: F2004/08942
Contact Person: Ms Belinda Cowdroy
Hours: 8.30am - 5.00pm
Telephone: 9847 6737
Fax: 9847 6996

4 January 2006

Antony Fabbro, Manager – Urban Planning
Ku-ring-gai Council
DX 8703 GORDON

Dear Mr Fabbro

Section 62 Notification – Ku-ring-gai Draft Local Environmental Plan No. 210

I refer to your letter pursuant to Section 62 of the Environmental Planning and Assessment Act concerning the preparation of a draft Local Environmental Plan for properties Nos. 3-5 Water Street, 33-41 Billyard Avenue and 39 Chilton Parade, Wahroonga.

It is understood that the draft LEP proposes to rezone obsolete church and school lands to Residential 2(c) to permit the continued use of the land for church/school purposes and to facilitate its redevelopment for residential purposes. Council has no comment on the draft Plan.

Thank you for the opportunity to comment on this matter.

Yours faithfully

JAMES FARRINGTON
Manager
Town Planning Services



(Ayscough - H: PLN\WW\Corro2006\bc4aJan)

THE BUSHLAND SHIRE
PO Box 37, Hornsby, NSW 1630
296 Pacific Hwy, Hornsby, NSW 2077
Tel: (02) 9847 6666 Fax: (02) 9847 6999 TTY: (02) 9847 6577

DX: 9655 Hornsby
www.hornsby.nsw.gov.au
Email: hsc@hornsby.nsw.gov.au
ABN 20 706 996 972

Ku-ring-gai Local Environmental Plan 210

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Ku-ring-gai Local Environmental Plan No 210*.

2 Aims of plan

This plan aims to rezone the land to which this plan applies to Zone No 2(c) Residential “C” under the *Ku-ring-gai Planning Scheme Ordinance*.

3 Land to which plan applies

This plan applies to land known as 3-5 Water Street, 33-41 Billyard Avenue and 39 Chilton Parade, Wahroonga as shown coloured light scarlet with dark red edging and lettered “2(c)” on the map marked “Ku-ring-gai Local Environmental Plan No. 210” deposited in the office of Ku-ring-gai Council.

4 Amendment of Ku-ring-gai Planning Scheme Ordinance

The *Ku-ring-gai Planning Scheme Ordinance* is amended by inserting in appropriate order in the definition of ***Scheme map*** in clause 4 (1) the following words:

Ku-ring-gai Local Environmental Plan No 210

NOTICE OF RESCISSION

PYMBLE CENTRE RECOMMENDED LAND USE PLAN - REFER MINUTE OMC137 OF 20 APRIL 2006

Notice of Rescission from the Mayor, Councillor E Malicki & Councillors L Bennett & A Andrew dated 27 April 2006.

We move that Part Q of the Resolution on the Pymble Centre Land Use Options from Council's meeting of 20th April be rescinded, namely:

"That Precinct J bounded by Pymble Avenue and Livingstone Avenue (identified as grey on the Revised attachment H) be zoned Medium Density Residential and that building controls consider topography, existing trees and drainage."

RECOMMENDATION

That the above Notice of Rescission as printed be adopted.

Elaine Malicki
Mayor

Anita Andrew
**Councillor for
Comenarra Ward**

Laura Bennett
**Councillor for
St Ives Ward**