

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 20 SEPTEMBER 2005

Present: The Mayor, Councillor E Malicki (Chairperson) (Comenarra Ward)
Councillor A Andrew (Comenarra Ward)
Councillors L Bennett & T Hall (St Ives Ward)
Councillor N Ebbeck (Wahroonga Ward)
Councillors G Innes & M Shelley (Roseville Ward)
Councillors M Lane & A Ryan (Gordon Ward)

Staff Present: General Manager (Brian Bell)
Director Development & Regulation (Michael Miocic)
Manager Development Assessment Services (Matthew Prendergast)
Director Technical Services (Greg Piconi)
Director Open Space (Steven Head)
Director Community Services (Janice Bevan)
Director Finance & Business (John McKee)
Manager Urban Planning (Antony Fabbro)
Senior Governance Officer (Geoff O'Rourke)
Office Co-ordinator/WP (Casey Locke)

The Meeting commenced at 7.01pm

The Mayor offered the Prayer

381 **APOLOGIES**

File: S02194

Councillor I Cross (business commitment) tendered an apology for non-attendance and requested leave of absence.

Resolved:

(Moved: Councillors Innes/Ryan)

That the apology by Councillor I Cross for non-attendance be accepted and leave of absence be granted.

CARRIED UNANIMOUSLY

DECLARATION OF PECUNIARY INTEREST

The Mayor adverted to the necessity for Councillors and staff to declare a Pecuniary Interest in any item on the Business Paper.

No such interest was declared.

ADDRESS THE COUNCIL

The following members of the public addressed Council on items not on the Agenda:

F Farahbakht

DOCUMENTS CIRCULATED TO COUNCILLORS

The Mayor adverted to the documents circulated in the Councillors' papers and advised that the following matters would be dealt with at the appropriate time during the meeting:

Refer GB.10: Memorandum by Senior Governance Officer dated
20 September 2005 re Representation on Community
Committees/Organisations

Refer GB.16: Memorandum by Director Open Space dated 15 September
2005 re further information regarding Open Space Strategy

CONFIRMATION OF MINUTES

382 **Minutes of Ordinary Meeting of Council**

File: S02131

Meeting held 6 September 2005

Minutes numbered 362 to 380

Resolved:

(Moved: Councillors Lane/Ebbeck)

That Minutes numbered 362 to 380 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

*For the Resolution: The Mayor, Councillor E Malicki, Councillors
Andrew, Ebbeck, Hall, Innes, Lane, Ryan and Shelley*

Against the Resolution: Councillor Bennett

REPORTS FROM COMMITTEES

Minutes of Ku-ring-gai Traffic Committee

File: S02110

Meeting held 25 August 2005

Minutes numbered KTC 15 to KTC 17

383 **General Matter Items under Delegated Authority**

File: S02738
Vide Minute No KTC.15

Advice on matters considered under the Delegated Authority.

Resolved:

(Moved: Councillors Lane/Ebbeck)

That the information regarding traffic facilities approved in May and June 2005, under Delegated Authority, be noted.

CARRIED UNANIMOUSLY

384 **Doncaster Avenue, West Pymble**

File: 88/05372/03
Vide Minute No KTC.16

Ward: Comenarra
Electorate: Ku-ring-gai

To consider traffic conditions at the curve of Doncaster Avenue and Yanko Road.

Resolved:

(Moved: Councillors Lane/Innes)

- A. That improvements to the traffic facilities at the curve at the intersection of Doncaster Avenue and Yanko Road, as shown in Sketch Plan No. Doncaster/KTC/08/05 (amended) be referred to RTA for installation.
- B. That consideration of the matter be deferred and referred to the Ku-ring-gai Traffic Committee to consider extending the 50km/hr zone between Parker Avenue & Ryde Road, West Pymble.
- C. That Ms Tanya Pini of 75 Yanko Road be informed of Council's decision.

CARRIED UNANIMOUSLY

385 **Link Road, St Ives**

File: 88/05703/03
Vide Minute No KTC.17

Ward: St Ives
Electorate: Davidson

To consider requested traffic and safety improvements in Link Road.

Resolved:

(Moved: Councillors Lane/Ebbeck)

- A. That Council note:
 - 1. That the current St Ives Town Centre study includes consideration of Link Road, including the intersection of Link Road/Horace Street/Stanley Street and that this study is ongoing and is being given separate consideration; and
 - 2. That some developer funding is expected to be available for improvement works in St Ives, and that funding for the requested works be sought as appropriate, including from the RTA.
- B. That further design work be undertaken to consider the extension of the median and fence southerly to Stanley Street.
- C. That Council's Rangers continue to actively enforce the existing parking restrictions in the slip lane, particularly during peak school times.
- D. That Council's Road Safety Officer contact both Corpus Christi and Masada Schools, offering to discuss with both how they can better manage the impacts of increased traffic in the area.
- E. That Masada and Corpus Christi schools be informed of Council's decision.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

386 **23 Newhaven Place & 36 to 42 Stanley Street, St Ives - Demolition of Existing Structures and Construction of Two Residential Flat Buildings Comprising 82 Units & 142 Basement Car Spaces & Landscaping**

File: DA0239/05

Ward: St Ives

Applicant: Finpac Investments 88 Pty Ltd

Owner: Finpac investments 88 Pty Ltd

To determine Development Application No 239/05 which seeks consent for the demolition of existing structures, the construction of a residential flat building providing 82 dwellings, including basement parking and landscaping.

Resolved:

(Moved: Councillors Hall/Bennett)

- A. That consideration of DA0239/05 at 23 Newhaven Place & 36 to 42 Stanley Street, St Ives be deferred pending a site inspection.

- B. That the applicant be requested to have the location of the proposed development pegged out on site for the inspection.

CARRIED UNANIMOUSLY

387

1203 to 1209 Pacific Highway, Turramurra - Demolition of Existing Structures & Construction of a Residential Flat Building Containing 15 Apartments, Basement, Car Parking & Associated Landscaping

File: DA0113/05

Ward: Wahroonga

Applicant: Northeast Homes

Owner: Tony, Maha, Raymond, Samira, Behara and Aida El-Hage

To determine development application No.113/05, which seeks consent for amalgamation of 2 lots, demolition of 2 dwellings and outbuildings and construction of residential flat building containing 15 apartments, basement, car parking for 27 cars and landscape.

Resolved:

(Moved: Councillors Ebbeck/Innes)

THAT Council, as the consent authority, refuse development consent to Development Application No. 113/05 for demolition of existing dwellings and outbuildings and the construction of a residential flat building containing 15 dwellings and basement car parking on land at 1203-1209 Pacific Highway, Turramurra, as shown on plans DA02B dated 14 April 2005 and DA03-DA07A, dated September 2004 drawn by Stephen Menzies Architect and Landscape Plan LPO1 Rev B prepared by Patio Landscape, Architecture and Design, dated 24 May 2005, for the following reasons:

Streetscape and Visual Impact

1. The front setback, use and design of the front and site setbacks, and design of the front elevation of the building results in undue imposition of built form upon the streetscape and upon surrounding properties.

Particulars:

- 1.1 The proposed development does not achieve a high quality urban or architectural design, does not have adequate regard to the surrounding character of residential development, does not provide a high level of residential amenity for occupants and is inconsistent with objectives for the desired future character of Ku-ring-gai as identified in LEP 194 Clause 25C(2) (c), (e) and (g).
- 1.2 The proposal breaches the 4 storey maximum height development standard specified by LEP 194 Clause 25I (5). No SEPP 1 objection has been provided and the application is unacceptable for approval. The height of

the building will adversely alter and dominate the streetscape which is characterised by trees and low density dwellings.

- 1.3 The proposal breaches the maximum 1:1 floor space ratio control stipulated by DCP 55 Clause 4.2 C-4 and provides excessive bulk within the streetscape. The density does not achieve the desired landscaped and built character envisaged for Ku-ring-gai.
- 1.4 The width of the building along Womerah Avenue is 47 metres where DCP 55 allows a maximum width of 36 metres along any street elevation. The large expanse of building and lack of architectural relief provided across the façade will result in significant visual impact for the Womerah Street public domain and streetscape. The bulk of the building will particularly affect properties within the Residential 2(c2) zone, opposite on Womerah Avenue.
- 1.5 The scale of the development is unacceptable and relates poorly to the surrounding pattern of development and desired future character of the area. The building alignments breach DCP 55 in relation to street setbacks and the built form and façade treatment (curves, angles and stepped walls) is inconsistent and irregular. The proposal does not provide an appropriate response to the existing low density housing in the area.

Landscape

2. The proposed development does not provide setbacks which ensure tall canopy tree planting, privacy and visual amenity between properties. The deep soil landscaping is inadequate for screening the built form and is inconsistent with the objectives for residential zones contained in LEP 194 Clause 25D(2) (a), (b), (c), (e) and (l).

Particulars:

- 2.1 The Deep Soil Zone provided is 47%, where 50% is required by LEP 194 Clause 25I (2) which is a non-discretionary development standard. No SEPP 1 objection has been submitted in relation to the breach. Insufficient opportunity for deep soil planting is available to screen the development, integrate the building with its landscaped surrounds or protect the privacy and visual amenity of surrounding residential properties.
- 2.2 The development proposes a front setback of between 2-6 metres at basement level and between 5-11 metres at ground level along the Pacific Highway. This represents a significant breach of DCP 55 Clause 4.3 C-1 which requires a setback of 10-12 metres. This breach limits Deep Soil Zones and the potential for tall tree canopy planting as required by LEP 194 and DCP 55. Unsatisfactory landscaped screening can be achieved within the Pacific Highway frontage/setback to mitigate adverse amenity impacts, screen the building from the street and integrate the development within its surrounds.

- 2.3 The development proposes a 6 metres setback along the Womerah Street frontage where between 10-12 metres is required by DCP 55 Clause 4.3 C-5. Insufficient screening is provided within this setback. The length, height and form of the building will result in unacceptable bulk when viewed from the public domain and adversely impact upon the visual amenity of the Residential 2(c2) zoning located opposite.
- 2.4 The building footprint occupies 55% of the front setback, to Pacific Highway where less than 40% is allowed by DCP 55. This will not allow for acceptable Deep Soil Zones for establishing and maintaining tall trees within the front setback. Front courtyards also encroach on the 8-11 metres setback requirement contained within DCP 55.
- 2.5 The development does not consistently comply with the 6 metres setback along the eastern and north-western site boundaries. This prevents the establishment of a tall canopy trees within Deep Soil Zones as required by LEP194. The building provides an inappropriate interface with the Residential 2(c2) zone located opposite on Womerah Avenue. The non-compliance will adversely impact on the privacy and visual amenity of the existing dwelling and any development in the future on the north-western adjoining site.

Residential Amenity

3. The proposed development is inconsistent with the provisions of SEPP 65 and DCP 55 in relation to residential amenity. The apartment layouts are inefficient and poorly planned. Insufficient separation is provided between the proposed building and surrounding properties.

Particulars:

- 3.1 The proposed setbacks to the eastern (Womerah Street frontage) boundary and western side allows inadequate separation between properties and insufficient curtilage for the establishment of effective vegetative screening between properties. This will exacerbate adverse visual amenity and privacy impacts for surrounding properties.
- 3.2 Unit 2 is a single aspect, south facing dwelling. The proposal does not comply with DCP 55 Clause 4.5 C-4 which specifies that no single aspect units shall have a southern orientation.
- 3.3 Based on the information provided, the proposal does not appear to comply with DCP 55 Clause 4.5.2 C-2 which stipulates minimum distances between habitable rooms of a development in relation to adjoining properties. The residential amenity of the northern adjoining dwelling is likely to be compromised by the development.
- 3.4 The proposed development fails to provide for adequate open space with dimensions in accordance with DCP 55 Clause 4.5.5 C-2. In particular,

Unit No.'s 2, 3, 8, 9, 12 and 13 have insufficient terrace or balcony dimensions.

- 3.5 The proposal fails to comply with DCP 55 Clause 4.8.1 C-4 which stipulates that at least 90% of dwellings in a development are to achieve an average NatHERS energy efficiency rating of at least 4.5 stars or more. The proposal provides only 60% of dwellings of at least 4.5 stars.

CARRIED UNANIMOUSLY

388 **4 to 12 Babbage Road, Roseville - Licence to Kindergarten Union Children's Services**

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File: P33559

For Council to consider the granting of a Licence to the Kindergarten Union (KU) Children's Services to operate the former Chase Kindergarten from the East Roseville Community Hall.

Resolved:

(Moved: Councillors Innes/Shelley)

- A. That a licence be granted to KU Children's Services for a period of 5 years in the terms and conditions as outlined in this report.
- B. That the licence be granted subject to the approval of the Development Application as lodged by KU Children's Services
- C. That this approval is subject to the conditions under section 47A of the Local Government Act 1993 and that Council issue a public notice as prescribed by the Act.
- D. That the Mayor and General Manager be authorised to execute all necessary licence documents.
- E. That the Council Seal be affixed to the licence agreement.

CARRIED UNANIMOUSLY

389 **Ku-ring-gai Access Advisory Committee**

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File: S02116

To provide Council with the Minutes of the Ku-ring-gai Access Advisory Committee of 23 June 2005.

Resolved:

(Moved: Councillors Lane/Innes)

That the Minutes of the Ku-ring-gai Access Advisory Committee of 23 June 2005 be received and noted.

CARRIED UNANIMOUSLY

390 **Draft Financial Statements for the Year ended 30 June 2005**

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File: S04503

To present to Council the Draft Annual Financial Statements for the year ended 30 June 2005 for certification and referral to Council's external auditors, Spencer Steer.

Resolved:

(Moved: Councillors Shelley/Innes)

- A. That Council receive and certify the Draft Financial Statements for the year ended 30 June 2005.
- B. That the Draft Financial Statements be referred to Council's external auditor, Spencer Steer to provide an opinion on the Draft Financial Statements and to report to Council.
- C. That the Mayor and the Deputy Mayor, or Chairperson of the Finance Committee sign the statement attached to the Financial Statements in accordance with Section 413(2)C of the Local Government Act 1993.
- D. That Tuesday 18 October 2005 be fixed as the date for the public meeting to present the audited Financial Statements and the audit reports for the year ended 30 June 2005 as required by Section 419 of the Local Government Act 1993 and that Council's external auditors be present to answer questions.

CARRIED UNANIMOUSLY

391 **Street Tree Refurbishment - Barton Crescent, Wahroonga**

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File: 88/05113/04

To report on the proposed street tree refurbishment process for Barton Crescent Wahroonga following Council's resolution of 26 July 2005 that no further action be taken until a report is submitted to Council.

Resolved:

(Moved: Councillors Innes/Ebbeck)

That Council receive and note the report.

*For the Resolution: The Mayor, Councillor E Malicki, Councillors
Andrew, Ebbeck, Hall, Innes, Lane, Ryan & Shelley*

Against the Resolution: Councillor Bennett

392

Open Space Strategy

File: S04028

To report the results of the public exhibition period of the Draft Open Space Strategy to Council.

Resolved:

(Moved: Councillors Innes/Ebbeck)

- A. That the Draft Open Space Strategy as amended be adopted by Council.
- B. That reference be made to the actions and priorities identified in the Open Space Strategy document during preparation of future planning documents as outlined in the report.

*For the Resolution: The Mayor, Councillor E Malicki, Councillors
Andrew, Ebbeck, Hall, Innes, Lane, Ryan & Shelley*

Against the Resolution: Councillor Bennett

393

IPART Decision on Street Lighting Pricing

File: S02249

To inform Council of the Independent Pricing and Regulatory Tribunal (IPART) decision on street lighting pricing and the financial impact on Council of the decision.

Resolved:

(Moved: Councillors Innes/Hall)

That funding for the increase in street lighting charges in an amount of \$67,000 be considered at the first quarter budget review for 2005/2006.

CARRIED UNANIMOUSLY

1 & 3 Salerno Place, St Ives - Four (4) Lot Residential Subdivision of Land & Demolition of Tennis Court & Swimming Pool

File: DA0918/04

Ward: St Ives
Applicant: Mr D Sandig
Owner: Mr D Sandig

The following members of the public addressed the Council:

G McKee
V Ling
J Forbes
A Cardenas

To determine development application No 918/04, which seeks consent for the Torrens Title subdivision of one lot into four allotments.

Resolved:

(Moved: Councillors Hall/Bennett)

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 58B(c)(i) 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 this case. There will not be an undue impact on landscaping or residential character and sufficient area of appropriate dimension is provided for both lots to enable the construction of a dwelling that could be reasonably expected to meet the objectives and policies of Schedule 9 of the KPSO and the design requirements of Development Control Plan 38.

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 0918/04 is consistent with the aims of the Policy, grant development consent to DA 0918/04 for subdivision of two allotments into four, including demolition of the tennis court and swimming lot on Lot 11 at 1 and 3 Salerno Place, St Ives, for a period of two (2) years from the date of the Notice of Determination subject to the following conditions:

GENERAL CONDITIONS

1. The development must be carried out in accordance with plan numbered 29747A03.DWG Sheet 1 of 1 and 29747A05 sheet 1 of 1, dated 8 June 2004, drawn by Degotardi, Smith and Partners, received by Council on the 6

September 2004 and endorsed with Council's approval stamp, except where amended by the following conditions:

2. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.
3. 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.
4. 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 plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.
5. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.
6. The applicant shall ensure that at all times during the demolition period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
7. Stormwater runoff from new hard surfaces generating runoff or landscaped areas that are not at natural ground level shall be piped to the street drainage system. New drainage line connections to the street system shall conform and comply with the requirements described in sections 5.3 and 5.4 of Council's Water Management Development Control Plan 47, available in hard copy at Council and on the Council website.
8. All public footways and roadways fronting and adjacent to the site are to be maintained in a safe condition at all times during the course of the development works. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to the public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where circulation is diverted on to the roadway, clear directional signage and protective barricades must be installed in accordance with AS1742-3 1996 "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**
9. Where required, the adjustment of any 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 responsibility to ascertain impacts of the proposal upon utility services and Council accepts no responsibility for any matter arising from its approval to this

application involving an influence upon utility services provided by another authority.

10. The provision of temporary sediment and erosion control facilities and measures are to 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 and up to the completion of the maintenance period. 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.
11. The Applicant must obtain a **Section 73 Compliance Certificate** under the *Sydney Water Act 1994*. An application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s web site at www.sydneywater.com.au then the “e-developer” icon or telephone 13 20 92. Following application a “Notice of Requirements” will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
12. 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 demolition 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.
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. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
15. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.
16. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
17. 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.
18. 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.
19. 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.
20. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
21. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.
22. Trees and vegetation on a site shall not be disturbed except with the approval of the Council.
23. A sign must be erected in a prominent position on any work site on which work involved in the demolition of a works is being carried out:
- a. stating that unauthorised entry to the work site is prohibited, and
 - b. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

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

This clause does not apply to:

- a. building work carried out inside an existing building, or

- b. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
24. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

25. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor license number of the owner/builder who intends to carry out the approved works.
26. Prior to commencing any demolition 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.

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

27. 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.
28. 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 demolition 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.

29. 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 TWO (2) ADDITIONAL ALLOTMENTS IS CURRENTLY \$64,648.00. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

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 (If Seniors Living \$412.07)	\$1,117.76
2. Park Acquisition and Embellishment Works - <i>St Ives</i>	\$6,574.28
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	1.3 persons

30. Prior to release of the linen plan/issue of the subdivision certificate, the applicant shall create all burdens including but not limited to drainage easements, easements for services and rights-of-carriageway, as required. A registered surveyor is to certify, prior to release of the linen plan/issue of the subdivision certificate, that all existing interallotment drainage lines, services and/or driveways are fully contained within the proposed burdens and/or that future provision of such are fully covered by the proposed burdens. Alternatively, where the surveyor is of the opinion that no interallotment easements or rights-of-carriageway are required, then certification to this effect must be submitted to the Principal Certifying Authority (PCA).

31. For endorsement of the linen plan / subdivision certificate issue, the Applicant shall submit an original instrument under Section 88B of the Conveyancing Act with the plan of subdivision, plus six (6) copies. This is to create any required easements, rights-of-carriageway, positive covenants, restrictions-on-use and other burdens/benefits as required. Ku-ring-gai Council must be named as the authority whose consent is required to release, vary or modify the same.
32. Prior to release of the linen plan/issue of the subdivision certificate, any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site must be fully repaired to the satisfaction of Council's Development Engineer and at no cost to Council.
33. Prior to release of the linen plan/issue of the subdivision certificate, the Section 73 Sydney Water compliance certificate **which refers to the subdivision application** must be obtained and submitted to the Council. The Applicant must obtain a **Section 73 Compliance Certificate** under the *Sydney Water Act 1994*. An application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92. Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
34. For endorsement of the linen plan/issue of the subdivision certificate, the applicant shall submit an original plan of subdivision plus six (6) copies, suitable for endorsement by Council. The following details **must** be submitted with the plan of subdivision and copies:
 1. The endorsement fee current at the time of lodgement,
 2. The 88B Instruments plus six (6) copies,
 3. All Surveyor's and/or Consulting Engineer's certification(s) required under this consent,
 4. The Section 73 (Sydney Water) Compliance Certificate for the subdivision.

Council will check the consent conditions on the subdivision. Failure to submit the required information will delay endorsement of the linen plan, and may require payment of rechecking fees. Plans of subdivision and copies must not be folded and Council will not accept bonds in lieu of completing subdivision works.
35. Any permanent structures across common boundaries are to be demolished unless the necessary burdens are created. Prior to issue of the subdivision certificate a registered surveyor shall certify that no permanent structures exist across common boundaries unless covered by the necessary burdens on title. This certification must be submitted with the application for the subdivision certificate.

36. Prior to release of the linen plan/issue of the subdivision certificate, the provision of separate underground electricity, gas, Telstra, sewer and water services, or appropriate conduits for the same, shall be provided to each allotment. A suitably qualified and experienced engineer or surveyor is to provide certification that all new lots have ready underground access to the services of electricity, gas, phone, sewer and water as locally available.

CARRIED UNANIMOUSLY

The above Resolution was subject to an Amendment which was LOST. The Lost Amendment was:

(Moved: Councillors Bennett/Shelley)

- A. That consideration of DA0918/04 at 1 & 3 Salerno Place, St Ives be deferred pending a site inspection.
- B. That the applicant be requested to have the location of the proposed development pegged out on site for the inspection.

395

49 Telegraph Road, Pymble - Additions & Alterations plus Carport & Driveway

File: DA0642/05

The following members of the public addressed Council:

**D McGovern
I Glendinning**

To allow Council to consider an independent Heritage Impact Statement prepared for Council by Jennifer Hill of Architectural Projects Pty Ltd, on the proposed development at 49 Telegraph Road.

Resolved:

(Moved: Councillors Hall/Bennett)

That the matter be deferred so that reasons for refusal can be drafted.

*For the Resolution: The Mayor, Councillor E Malicki, Councillors
Andrew, Bennett, Hall & Shelley*

Against the Resolution: Councillors Ebbeck, Innes, Lane & Ryan

The above Resolution was subject to an Amendment which was LOST. The Lost Amendment was:

(Moved: Councillors Ebbeck/Ryan)

THAT the Council, as the consent authority, grant development consent to DA 642/05 for alterations and additions plus a carport to a dwelling on land at 49 Telegraph Road, Pymble, subject to the following conditions:

1. The development to be in accordance with Development Application 642/05 and Development Application plans prepared by *Fiona Mitchell - Architect*, reference number, *A01 (Rev A) to A08 (Rev A)*, dated *April 2005 as amended in Red (shown clouded)* and lodged with Council on *23 June 2005*.
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 plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.
4. The approved building works 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.
5. 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.
6. 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.
7. **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.

8. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
9. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
10. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
11. For the protection of the health and safety of occupants, workers and the environment, any person renovating or demolishing any building built before the 1970's should be aware that surfaces may be coated with lead-based paint. Lead dust is a hazardous substance. Persons are required to follow the attached recommended guidelines to prevent personal and environmental contamination.
12. For the purpose of health and amenity, effective measures are to be taken at all times to prevent any nuisance being caused by noise, vibrations smells, fumes, dust, smoke, waste water products and the like.
13. To prevent pollution, all vehicles making a delivery to or from the site are to be covered to prevent loose materials, dust etc falling from the vehicles.
14. The landscape works shall be completed prior to issue of final Certificate of Compliance and maintained in a satisfactory condition at all times.
15. Stormwater runoff from the alterations and additions located at the front of the site (including the proposed carport and driveway) 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.
16. Stormwater runoff from the alterations and additions unable to drain to the street shall be piped to the existing site drainage system. No stormwater drainage system is to be connected to the Sydney Water sewer system. Where found, all illegal connections must be rectified to the satisfaction of Council and Sydney Water.

17. For stormwater control all paved areas are to be drained to the main drainage system. This may require the installation of suitable cut-off structures and/or barriers that direct runoff to the formal drainage system.
18. For stormwater control a 200mm wide grated drain with heavy duty removable galvanised grates is to be located within the property at the intersection of the driveway and Council's footway to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system, either separately or via the main site outlet.
19. Where required, the adjustment of any 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 responsibility to ascertain impacts of the proposal upon utility services and Council accepts no responsibility for any matter arising from its approval to this application involving an influence upon utility services provided by another authority.
20. All public footways and roadways fronting and adjacent to the site are to be maintained in a safe condition at all times during the course of the development works. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to the public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where circulation is diverted on to the roadway, clear directional signage and protective barricades must be installed in accordance with AS1742-3 1996 "*Traffic Control Devices for Work on Roads*". **If pedestrian circulation is not satisfactorily maintained, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**
21. The provision of temporary sediment and erosion control facilities and measures are to 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 and up to the completion of the maintenance period. 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.
22. Driveways and access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard 2890.1 – 2004 "Off-Street car parking".
23. The proposed rear timber deck is to be spaced to permit stormwater to pass through and permeate into the ground below. Apart from the piers below the deck the entire surface area under the deck is to be unsealed so that stormwater is able to soak into this area. Any existing paving or sealing below the proposed deck is to be removed from the site. At the completion

of works and prior to issue of the Occupation Certificate, a Certificate from the builder/installer is to be submitted to the Principal Certifying Authority indicating compliance with this condition.

24. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.

Release of the Construction Certificate gives automatic approval to the removal ONLY of those trees located on the subject property within the footprint of a proposed new building/structure or within 3.0 metres of a proposed new dwelling. Where this application is for a building/structure other than a dwelling then ONLY trees within the area to be occupied by this building/structure may be removed. Other trees SHALL NOT be REMOVED or DAMAGED without an application being made under Council's Tree Preservation Order.

25. 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.
26. The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
27. The property shall support a minimum number of Seven (7) trees that will attain 13.0 metres in height on the site, to preserve the tree canopy of Ku-ring-gai, in accordance with Council's policy of Tree Retention/Replenishment on Residential Allotments adopted 26 April 1988. The existing tree/s, and additional tree/s to be planted, shall be shown on the Landscape Plan/Site Plan. The plan shall be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
28. To maintain suitable levels of privacy and amenity to adjoining properties, the side window proposed in the eastern elevation at the rear of the proposed meals room extension shall be deleted and replaced with solid materials to match the existing dwelling. Details of such shall be provided to the Principal Certifying Authority prior to the release of the Construction Certificate.
29. In order to minimise impacts to the adjoining heritage item (No. 51 Telegraph Road) and to achieve compliance with Council's DCP No. 38, the proposed carport shall be relocated to have a minimum setback of 1.5m from the eastern (side) boundary of the site. The relocation of the proposed carport is to ensure adequate landscaping can be provided between the carport structure and the side boundary of the site.

30. Landscape works shall be carried out in accordance with Landscape Drawing No. 2A, prepared by Relle Mott Garden Design and dated April 2005 submitted with the Development Application, except as amended by the following:
- A. In order to minimise impacts to the adjoining heritage item (No. 51 Telegraph Road), and soften the appearance of the proposed carport, screen planting shall be established between the carport and the eastern side boundary of the site.
 - B. In order to prevent overlooking of adjoining properties, screen planting shall be established between the rear terrace and the western side boundary of the site, as shown clouded in red on the plans.
 - C. The proposed *Camelia Sasanqua* shown to be installed between the carport and the eastern side boundary and in front of the carport, shall have a minimum pot size of 45 litres and minimum height of 1.2m at the time of planting.
 - D. The screen planting required by A. and B. of this condition shall utilise suitable plant species contained with Appendix F of Council's DCP No 38, shall be capable of attaining a minimum height of 3.0m and shall provide dense screening.

Details of the required amendments shall be shown on the amended landscape plans and submitted and approved by the Principal Certifying Authority prior to the release of the Construction Certificate. The screen planting shall be completed prior to the issue of the final Certificate of Compliance and be maintained in a satisfactory condition at all times.

31. External materials, finishes and colours are to match the existing dwelling and shall be sympathetic to the surrounding environment. Details of all external finishes and materials shall be provided to and approved by the Principal Certifying Authority, prior to the release of the Construction Certificate.

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

32. 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.

33. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal Certifying Authority for endorsement of

the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of \$12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than \$12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

34. 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.
35. 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.
36. Prior to issue of the Construction Certificate footpath and driveway levels for any fully new, reconstructed or extended sections of driveway

crossings between the property boundary and road alignment must be obtained from 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. These are issued with alignment levels after completing the necessary application form at Customer Services and payment of the adopted fee.

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 alignment levels fixed by Council may affect these.

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 application documents.

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. 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.

37. Development consent to DA 1417/04 shall be surrendered to Council under the provisions of Section 80A(1)(b) of the Environmental Planning and Assessment Act 1979. The provisions of Clause 97 of the Environmental Planning & Assessment Regulation 2000 are to be met prior to a Construction Certificate being issued. This condition is imposed to facilitate the orderly development of the site.
38. Prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), a plan of the new drainage system components required for the approved development. The plan shall be prepared by a qualified civil/hydraulic engineer or licensed plumber. The new components of the property drainage system (including but not limited to gutters, downpipes, pits, joints, flushing facilities and all ancillary plumbing) shall be designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence). Any new connection points to the public drainage system (eg kerb, table drains, pits, pipes) must be shown accurately on the plan.
39. Prior to issue of the Construction Certificate, the Applicant shall submit for the approval of the appointed Principal Certifying Authority, revised details which demonstrate the following:

- A clear entrance width of the proposed double carport to be increased to a minimum 5.2m (currently 4.8m). This condition is imposed to ensure compliance with Figure 5.4 from AS/NZS 2890.1 (2004) - "Off-street car parking" and thus provide better vehicle manoeuvrability.
- Manoeuvring circles for the B85 design vehicle overlaid (drawn) on the site plans, which demonstrate that all vehicles using the carport can leave the site in a forward direction in a maximum of one (1) three-point turn. This condition has been imposed to ensure compliance with AS/NZS 2890.1 (2004) - "Off-street car parking", and may require some minor modifications to the driveway layout.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

40. 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

41. 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.
42. Prior to issue of an Occupation Certificate, the following works must be completed:
- a. Construction of the new driveway crossing and layback in accordance with the levels and specifications issued by Council,
 - b. Removal of all redundant driveway crossings, pipe crossing and/or kerb laybacks. Full reinstatement of these areas to footway, and/or turfed verge and/or kerb and gutter to the satisfaction of Council. Reinstatement works shall match surrounding adjacent infrastructure with respect to integration of levels and materials.
 - c. Any sections of damaged grass verge are to be fully replaced with a non-friable turf of native variety to match existing.

Any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council Engineers. This shall be at no cost to Council.

43. Prior to issue of an Occupation Certificate (and at the completion of works), the applicant shall submit certification from a consulting engineer or the installing plumbing contractor to the Principal Certifying Authority (PCA), that:
 - a. The components of the new drainage system have been installed in accordance with the Plumbing and Drainage code AS3500.3.2 and by a licensed plumbing contractor, and
 - b. The stormwater drainage works have been carried out in accordance with the approved Construction Certificate drainage plan and Councils Water Management DCP 47.

44. Prior to issue of an Occupation Certificate, a high level overflow pipe is to be provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not directly vent the receiving Sydney Water sewer. This requirement is to collect stormwater overflow from the swimming pool surface only. A certificate from the installer, indicating compliance with this condition, must be submitted to the Principal Certifying Authority (PCA), prior to issue of an Occupation Certificate.

396 **Minutes of Companion Animals Committee**

.
File: S03449

To submit minutes of the meeting of the Companion Animals Advisory Committee held on 11 August 2005 for the information of Council.

Resolved:

(Moved: Councillors Andrew/Shelley)

That the Minutes of the Companion Animals Advisory Committee meeting held 11 August 2005 be received and noted.

CARRIED UNANIMOUSLY

397 **Ku-ring-gai Centenary**

.
File: S02646

To provide Council with a draft program of events and projects for Ku-ring-gai's Centenary in 2006.

Resolved:

(Moved: Councillors Ebbeck/Shelley)

That this matter be deferred to the next meeting of the Finance Committee.

For the Resolution: The Mayor, Councillor E Malicki, Councillors Andrew, Bennett, Ebbeck, Innes, Lane, Ryan and Shelley

Against the Resolution: Councillor Hall

The above Resolution was CARRIED as an Amendment to the Original Motion. The Original Motion was:

(Moved: Councillors Hall/Innes)

- A. That Council proceed with the publication of a book detailing 100 years of local government in Ku-ring-gai.
- B. That Council commence planning for the events listed in this report, to celebrate Ku-ring-gai's Centenary.
- C. That costs associated with options outlined in this report be deferred to the Finance Committee for discussion, prior to the September quarterly review report coming to Council.

398

Representation on Community Committees/Organisations

File: S02355

For Council to make appointments to community committees/organisations.

Resolved:

- A. That Council make appointments to community committees/organisations as listed in the report.

The Ku-ring-gai Police and Community Safety Committee

(Moved: Councillors Hall/Ebbeck)

Councillor Lane

CARRIED UNANIMOUSLY

Meals on Wheels

(Moved: Councillors Lane/Innes)

Councillor Ryan

CARRIED UNANIMOUSLY

Eryldene Trust

(Moved: Councillors Ryan/Lane)

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.

CARRIED UNANIMOUSLY

RTA – Sydney Region Combined Consultative Forum

(Moved: Innes/Hall)

Councillor Lane

CARRIED UNANIMOUSLY

Hornsby/Ku-ring-gai Bushfire Management Committee

(Moved: Innes/Lane)

Councillor Andrew

CARRIED UNANIMOUSLY

Sydney Harbour & Foreshores Committee

(Moved: Innes/Hall)

That Council discontinue representation to this Committee.

CARRIED UNANIMOUSLY

Metropolitan Public Libraries Association

(Moved: Innes/Ebbeck)

Councillor Hall

CARRIED UNANIMOUSLY

Rural Fire Service District Liaison Committee

(Moved: Innes/Lane)

Councillor Andrew

CARRIED UNANIMOUSLY

Hawkesbury/Nepean Local Government Advisory Group

(Moved: Shelley/Ebbeck)

Councillor Shelley

CARRIED UNANIMOUSLY

(Moved: Innes/Ebbeck)

Alternate: Councillor Innes

CARRIED UNANIMOUSLY

Epping to Chatswood Rail Line – Lane Cove National Park Community Liaison Group

(Moved: Shelley/Ebbeck)

Councillor Innes

CARRIED UNANIMOUSLY

NSROC

(Moved: Lane/Ryan)

The Mayor, Councillor Malicki (Automatic appointment)

Councillor Innes

(Moved: Councillors Shelley/Bennett)

Councillor Innes - 5 votes

(Moved: Councillors Lane/Ryan)

Councillor Hall - 4 votes

(Moved: Councillors Lane/Ebbeck)

Councillor Ryan - Alternate Delegate

Ku-ring-gai Youth Development Service Inc Management Committee

(Moved: Innes/Andrew)

Councillor Shelley

CARRIED UNANIMOUSLY

- B. That the community committees/organisations be informed of Council's representatives.

CARRIED UNANIMOUSLY

399 **2nd Trans-Tasman MainStreet Conference**

File: S02217

To advise Council of the Trans-Tasman MainStreet Conference 2005.

Resolved:

(Moved: Councillors Innes/Shelley)

That any interested Councillors advise the General Manager if they wish to attend the 2nd Trans-Tasman MainStreet Conference.

For the Resolution: The Mayor, Councillor E Malicki, Councillors Andrew, Bennett, Innes, Lane, Ryan and Shelley

Against the Resolution: Councillors Ebbeck and Hall

The above Resolution was subject to an Amendment which was LOST. The Lost Amendment was:

(Moved: Councillors Hall/Ebbeck)

- A. That the contents of this report be received and noted.
- B. That the budget for Councillors Conferences be reviewed at Finance Committee with the intention of using the funds elsewhere.

400 **Investment Cash Flow & Loan Liability as at 31 August 2005**

.
File: S02722

To present to Council the Investment allocation and the performance of funds, monthly cash flow and details of loan liability for August 2005.

Resolved:

(Moved: Councillors Shelley/Ebbeck)

That the summary of investments, daily cash flows and loan liability for August 2005 is received and noted.

CARRIED UNANIMOUSLY

401 **Generic Plan of Management for Parks**

.
File: S03358

To report the results of the exhibition and public comment period of the Draft Plan of Management for Parks to Council.

Resolved:

(Moved: Councillors Shelley/Innes)

- A. That the Draft Generic Plan of Management for Parks as amended be adopted by Council.

- B. That notification of the adoption of the plan be undertaken consistent with the requirements of Section 40(2A) of the Local Government Act 1993.

CARRIED UNANIMOUSLY

402 **Bushland, Catchments & Natural Areas Reference Group Minutes of Meeting of 15 August 2005**

.
File: S03448

To bring to the attention of Council the proceedings from the Bushland, Catchments and Natural Areas Reference Group meeting held on Monday 15 August 2005

Resolved:

(Moved: Councillors Andrew/Innes)

That the Minutes of the Bushland, Catchments & Natural Areas Reference Group Meeting of 15 August 2005 be received and noted.

CARRIED UNANIMOUSLY

403 **Draft Plans of Management for Community Land**

.
File: S04468

To determine a timetable for the preparation of Plans of Management for Community Land.

Resolved:

(Moved: Councillors Hall/Innes)

- A. That the Draft Plan of Management for Bushland and Natural Areas be reported to Council during the second quarter.
- B. That the Sportsground Plan of Management be amended to include Council's Tennis Court facilities and a Draft Amended Plan be prepared and reported to Council during the third quarter.
- C. That work commence on the Draft Plan of Management for General Community Land (including Drainage Reserves, Pathways and Miscellaneous Land) to report a draft plan to Council during the fourth quarter.
- D. That a Landscape Masterplan be developed for Swain Gardens.

CARRIED UNANIMOUSLY

404 **Building Maintenance Program - 2005/2006**

.
File: S02533

To advise Council of the proposed building maintenance program for 2005/2006 and the draft 2006/2010 program.

Resolved:

(Moved: Councillors Shelley/Innes)

That the 2005/2006 building maintenance program and the draft 2006/2010 building maintenance program be adopted as amended (**attached**).

CARRIED UNANIMOUSLY

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

405 **Kokoda Trail Memorial Project**

.
File: S02092

Notice of Motion from Councillor N Ebbeck dated 12 September 2005.

I am in receipt of a letter from the Chair of the Kokoda Trail Memorial Project, Mr Greg Hodgson requesting Council to waive the fee for the preparation and advertising of the road closure associated with the proposed opening of the memorial on Sunday, 20th November 2005.

It is understood from Mr Hodgson that the memorial ceremony will be dedicated and opened by General Peter Cosgrove recently retired chief of the Australian Defence Force.

I move that:

"Council's fee for the preparation of the road closure and Traffic Management Plan in an amount of \$1100 be waived for this opening ceremony".

Resolved:

(Moved: Councillors Ebbeck/Hall)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

AMENDED 2005 TO 2006 BUILDING MAINTENANCE PROGRAM

Building	Description of Work	Amount \$
3 Residential Properties: 77 Stanhope Rd, Killara (Swain Gadens) 10 Primula St, Lindfield Caretakers Cottage, St Ives Showground	Annual inspection required to identify works, given commercial rentals charged on these properties.	3,000
Acron Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Acron Rd Oval Amenity Block	Interior painting	5,000
Auluba Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Auluba Oval Amenities Block	Stairs from oval to amenity block verandah chipped and cracked. Action - Allow for repair of stairs.	1,600
Auluba Oval Amenities Block	Footpath and verandah have cracks. Action allow for repair.	500
Auluba Oval Amenities Block	DDA WC not fitted out correctly - Action install compliant fitout	5,000
Bannockburn Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Bannockburn Oval Amenity Block	Cement rendering and painting of building	14,000
Bannockburn Oval Amenity Block	Tiles damaged in canteen and toilets. Action - Allow for replacement of damaged tiles in future.	1,000
Bannockburn Oval Amenity Block	Case to H.W.U in both change rooms cracked. Action - Ensure cases are repaired/replaced.	3,000
Bannockburn Oval Amenity Block	Interior painting	3,000
Barra Brui Amenities Block	Reconfigure existing toilet into accessible, and relocate door to visible side for safety.	2,500
Barra Brui Kindergarten	Access ramp into kindergarten, would be good time to undertake with completion of the sportsground and playground at the end of this calendar year.	3,000
Barra-Brui Kindergarten	No access ramp - Action install 5000 long ramp required for main entrance	5,000
Barra-Brui Kindergarten	Roofing repairs	8,000
Barra-Brui Kindergarten	Install Cloudmaster Control System for lights and irrigation	3,200
Barra-Buri Kindergarten	2 ceiling tiles with holes from relocated fittings. Action - replace tiles	100
Barra-Buri Kindergarten	Floor coverings	5,000
Bicentennial Park/Golden Grove	Install waterless urinals to replace regular urinals in Golden Grove toilet block.	5,000

Building	Description of Work	Amount \$
Bicentennial Park/Golden Grove Ampitheatre	Rebuild non-compliant access ramp (no landings at corner) to stage in Golden Grove ampitheatre.	2,000
Bicentennial Park/Alexander Walkway	Continue to replace boardwalk planking.	2,000
Canoon Road Amenities	Cracking concrete block at the sewer vent. Action - repair the crack	2,000
Cliff Oval Amenities Block	Exterior painting.	2,000
Cliff Oval Amenities Block	Interior painting	200
Cliff Oval Amenities Block	Bunding on showers in both dressing rooms trip hazard. Action - paint to highlight hazard.	5,000
Cliff Oval Amenities Block	Tap with no sewer connection. Action - install and connect to sewer	500
Comenarra Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Community Centre (Lifeline)	Paint work on eastern wall (corner of Meeting Room) is blistering. Action - repaint	1,000
Community Centre (Lifeline)	Cracking outside wall (corner of Meeting Room 2). Action - repoint joints & repaint	350
Community Support Centre Garage	Leaves mounting up in the gutter. Action - Clean gutter and install gutter guard.	500
Coonanbarra Road Kindergarten	Action - Install correct cover strip to even out floors	500
Coonanbarra Road Kindergarten	Action - remove mesh and install correct stormwater drain cover	200
Coonanbarra Road Kindergarten	A/C sheeting to ceilings- Action carry out asbestos survey, add to asbestos register as required	500
Coonanbarra Road Kindergarten	Floor coverings	1,000
Coonanbarra Road Kindergarten	Office door opens for access. Action - reverse swing to open for egress	350
Coonanbarra Road Kindergarten	Front door opens for access. Action - reverse swing to open for egress	300
Coonanbarra Road Kindergarten	A/C sheeting to ceilings- Action carry out asbestos survey, add to asbestos register as required	500
Coonanbarra Road Kindergarten	Building not accessible - Install ramp at one end	1,600
Council Chambers A/C in Offices	Access to plant at roof top involves going into a fall zone. Action - provide safety handrail on building edges to plant areas	500
Council Chambers A/C Western	Level 5 roof - make up water pipe for cooling tower - trip hazard. Action - apply hazard marking	5,000
Council Chambers Building	Fitout of Level 2 open space area for Environmental Levy Staff	15,000

Building	Description of Work	Amount \$
Council Chambers Building	(5) Level 5 tap no waste point. Action install waste point	700
Council Chambers Building	(I) Missing and broken tiles. Action - replace	500
Council Chambers Building	(3) Exposed bearing to plant in plantroom 21 rotates. Action - requires guard	2,000
Council Chambers Building	(5) Broken concrete base to handrail. Action repair concrete	50
Council Chambers Building	Level 2 - 1963 area - height 2.3m. Action - inspect ceiling to determine if additional height can be achieved.	50
Council Chambers Building	(3G) No lighting to sub floor area. Action - Install lights	50
Council Chambers Building	(4) Difficult access in plant room 21 due to storage. Action - remove material	50
Council Chambers Building	(5) Cooling tower chemicals unbunded. Action - install bunding around cooling tower	100
Council Chambers Building	(3G) Sub floor access. Action - add sign warnign of confined space. Provide vents to room	500
East Lindfield Community Centre	Side door damaged due to rot Action - replace door	50
East Lindfield Community Centre	Roof beams at downpipe locations rusted Action - repair damaged section of beam	5,000
East Lindfield Community Centre	Resurface timber floors	3,000
East Lindfield Community Centre	No tactile indicators installed all stairs. Action - Install tactile indicators.	500
East Roseville Community Centre	Exterior kitchen wall of the community centre is not fire rated. Action - Install sprinklers at windows and wall.	500
East Roseville Community Centre	WC not compliant with hardware Action - install compliant hardware	3,000
East Roseville Community Centre	Exterior painting	700
East Roseville Community Centre	Fitout of bathroom and toilet facilities to DOC's requirements for new kindergarten	11,000
East Roseville Community Centre	Exterior painting	700
East Roseville Community Centre	No tactile indicators installed all stairs. Action - Install tactile indicators.	500
East Roseville Community Centre	Replace verticle blinds in foyer	3,000
East Roseville Community Centre	Front door entry need to open outward and fitted with panic bars as per D2.21 (G)	3,000

Building	Description of Work	Amount \$
Family Day Care Resource Centre	Floor coverings	3,000
Fox Valley Rd Kindergarten	Floor coverings	500
Fox Valley Rd Kindergarten	No tactile indicators. Action - install indicators	500
Fox Valley Rd Kindergarten	No disabled toilet. Action - Install disabled toilet with appropriate fitout or convert existing WC to Unisex.	500
Fox Valley Rd Kindergarten	No disabled access to premises. Will prove difficult to install. Action - investigate provision of DDA access ramp through top of playground area along concrete path. (approximate 30m).	1,500
Golden Jubilee Field	Repair Fencing	2,000
Golden Jubilee Field- Amenities Block	Hole in down pipe. Action - Fix or replace section.	2,500
Golden Jubilee Field- Amenities Block	Interior painting.	5,000
Golden Jubilee Field- Amenities Block	Exterior painting.	50
Gordon Golf Course Storage Shed	Replace downpipes	2,500
Gordon Golf Course Storage Shed	Replace gutters	3,500
Gordon Golf Course Toilet Block	Some paint peeling in shower cubicles in both toilets. Action - allow to repaint. Golf Club Committee request refreshment works in tired toilet block located at the 7th/8th green, ie. tiling, repainting.	10,000
Gordon Golf Course Toilet Block	Paving generally undulating. Action - reset paving	500
Gordon Golf Course Toilet Block	Extensive corrosion of roof. Action - Replace roof	2,500
Gordon Golf Course Toilet Block	Exterior painting.	1,500
Gordon Golf Course Toilet Block	WC not compliant with hardware Action - install compliant hardware	1,500
Gordon Kindergarten	Action replace all gutters and downpipes.	600
Gordon Kindergarten	Tactiles required at the ramp gate and the entry. Ramps are required within the building spaces.	200
Gordon Kindergarten	Required to have access for wheelchair. Action - Provide ramps to all accessible areas	1,600
Gordon Kindergarten	There is no disabled toilet for the building. Action - Convert one of the existing toilet to disabled toilet	8,000
Gordon Kindergarten	Required to have access for wheelchair. Action - Provide ramps to all accessible areas	1,600
Gordon Local History Library	Exterior painting	6,000

Building	Description of Work	Amount \$
Gordon Local History Library	Due to Heritage listing of building recommended main entrance to Meeting & training room does not provide ramp for wheelchair access. Action - provide wheelchair access from Training Room entrance. Install access ramp.	3,000
Gordon Local History Library	Require mechanical ventilation for kitchen. Action - install stove hood ventilation	1,000
Gordon Local History Library	Grass is growing in the gutter and algae is on the roof tile. Action - clean all dirt and algae	400
Gordon Local History Library	Touch up painting of high wear areas in Meeting room, and old headmasters office	1,000
HACC Building Gilroy Rd Turramurra	Cracking external wall (outside of Room 4). Action - Monitor movement of crack & Repair if no additional movement	3,000
HACC Building Gilroy Rd Turramurra	Inspection required.	100
Hassell Park	Repair fencing	2,000
Hassell Park Club Amenitiy Block	Access stairs <1m wide & required to be compliant with AS1428 - Action install new compliant stairs	4,500
Hassell Park Club Amenitiy Block	Interior painting.	2,500
K.V.B.B-H.Q	Storage area Non compliant. Action - compliant handrail, ladders, gates	3,000
K.V.B.B-H.Q	Non compliant access to roof antennas. Action - Install compliant ladders, handrails, walkways. Provide Safe Work method for access to area.	3,000
K.V.B.B-H.Q	Trip hazard at threshold, Action - install ramp	150
K.V.B.B-H.Q	Stones around side trip hazard. Action - Install concrete path	500
K.V.B.B-H.Q	No designated disabled access, Action - refit existing WC as unisex WC, widen halls & openings to compliant size	2,500
K.W.G Amenities Block	Tiles for floor in male toilets required.	500
K.W.G Disable Amenities Block	Minor crack in path at entrance. Action - Repair crack.	3,000
K.W.G Pavilion Environment Centre	Some cracking in surrounding footpath. Action - Repair cracking.	300
K.W.G Pavilion Environment Centre	Replace downpipes	10,000
K.W.G Pavilion Environment Centre	Kitchen exhaust fan not working. Action - Replace fan.	2,000
K.W.G Pavilion Environment Centre	DDA WC should be available in building - Action install DDA WC by converting existing facility to unisex. Upgrade completed with grant monies in previous years. Note: Building is a Sydney School Heritage potential site. Future works will need to be notified to appropriate authority.	250

Building	Description of Work	Amount \$
K.W.G Pavilion Environment Centre	Replacement of old BBQ's	5,000
K.W.G Pavilion Environment Centre	Replacement of front gate	12,000
K.W.G Pavilion Environment Centre	Replace gutters	500
K.W.G Pavilion Environment Centre	Interior painting.	2,000
K.W.G Pavilion Environment Centre	Exterior painting. Upgrade completed with grant monies in previous years. Note: Building is a Sydney School Heritage potential site. Future works will need to be notified to appropriate authority.	7,000
Killara Park Kindergaten	No tactile indicators installed. Action - install indicators at ramp and stairs	200
Killara Park Kindergarten	Replace electrical switchboard	2,000
Killara Park Kindergaten	Convert existing toilet to DDA access	3,000
Killara Park Kindergaten	No ventilation to staff or children toilets. Action - install mechanical ventilation	500
Killara Park Kindergaten	No ventilation to kitchen. Action - install mechanical ventilation	1,000
Killara Park Kindergaten	Interior painting	4,000
Killara Park Pavilion	Crack in threshold. Action - repair	50
Koola Park Amenity Block	There is no compliant access path to the facility Action - install compliant access path. Resident club are looking at an improvement program which we could make an accessible toilet.	3,000
Koola Park Amenity Block	No DDA compliant WC installed Action - install compliant WC. Site meeting required before works planned.	2,000
Ku-ring-gai Library Building	Upgrade all lighting	3,500
Ku-ring-gai Library Building	Cracking external wall near the front entrance. Action - monitor all cracks to determine stability & repair. Cracking internal wall in Library area, administration meeting room and administration kitchen. Action to repair	1,500
Lindfield No. 1 Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Lindfield No. 2 Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Lindfield Seniors Centre	No disabled toilet for the building. Action - Convert existing toilet to disabled toilet	5,000
Lindfield Seniors Centre	Paint front room	1,000

Building	Description of Work	Amount \$
Lofberg Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Lofberg Oval Amenities Block	There is no compliant access path to the facility Action - install compliant access path.	3,000
Lofberg Oval Amenities Block	Roof slab damaged when clubhouse drainage fitted. Action - allow for repair of concrete floor	500
Lofberg Oval Amenities Block	Lights have paint on diffusers. Action - allow for clean or replace	350
Marian Street Theatre	Storage area and AHU room level 2 has no natural ventilation. Action - engage mechanical engineer to design new system for both areas.	3,000
Marian Street Theatre	Repair leaking roof	5,000
Marian Street Theatre	(K) - Difficult access to machinery. Action - provide work method statement	500
Norman Griffith Oval Amenities	There is no compliant access path to the facility Action - install compliant access path. Plans have already been prepared for this work.	3,000
Norman Griffith Oval Amenities	Not installed Action - install compliant WC or convert existng WC. Site meeting required before works planned.	3,000
Occassional Care Centre	Old bathroom now used as cleaners and paint storage. Ventilation not working. Action - Repair.	200
Occassional Care Centre	Sheeting on outside possible asbestos. Action - Survey required. Add to Asbestos Register and prepare Asbestos Management plan for site.	2,000
Occassional Care Centre	Ceiling in ladies toilet. Action - Repaint.	4,000
Occassional Care Centre	Replace gutters	5,000
Occassional Care Centre	Roofing repairs	900
Primula Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Pymble Presbytery	Carpet tiles in Room 4 are ill fitting and loose. Action - Allow to replace with new tiles.	500
Pymble Presbytery	Replace kitchen benchtops	3,000
Pymble Presbytery	Paint peeling in Entry and Room 3. Bathroom ceiling in Room 4 unpainted. Action - Allow for painting of affected surfaces.	400
Pymble Presbytery	Walls in Room 4, 7 and archway in upstairs hallway have minor cracks. Action - Allow to repair cracks and repaint	5,000
Pymble Presbytery	Tiles damaged/missing in Rooms 4, 8 and kitchen. Action - Replace tiles as required.	300
Pymble Presbytery	Upgrading of lighting in Meeting room, currently very dull	500

Building	Description of Work	Amount \$
Pymble Town Hall	Internal Stairs (3 sets) required to be compliant with AS1428 between levels - Action install compliant stairs	4,300
Pymble Town Hall	No tactile indicators installed all stairs. Action - Install tactile indicators.	700
Pymble Town Hall	Wall extension fan in ladies toilet not working. Action - Repair or replace.	350
Pymble Town Hall	Cracking in wall in dressing room 2 (basement). Action - Allow to repair crack and repaint	350
Pymble Town Hall	Paint peeling in numerous area: Hall, Stage, Dressing room 1, dressing room 2 and gallery. Action - Re-paint affected areas.	2,000
Queen Elizabeth Reserve	Install Cloudmaster Control System for lights and irrigation	3,200
Resource Group (playground)	Cracking in floor slab walkway to WC. Action - Repair slab.	1,500
Resource Group (playground)	No ramp installed. Action - Install 2500mm long ramp and handrails at main entrance.	3,000
Resource Group (playground)	No disabled WC in building. Action - Convert existing WC to DDA compliant WC.	3,000
Resource Group (playground)	Tactile indicators required for main entrance.	100
Roseville Chase Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Roseville Park	Install Cloudmaster Control System for irrigation	3,200
Roseville Park Tennis Pavilion	WC not compliant with DDA Action - install compliant WC by refitting existng WC	5,000
Roseville Park Tennis Pavilion	Floor coverings	3,000
Roseville Park Tennis Pavilion	No gutter or downpipes systems installed. Action - Install gutter and downpipes systems to stormwater system.	10,000
Roseville Park Tennis Pavilion	Exterior painting.	2,000
S.I.S.G Louise Lennon Pavilion Toilets	Switch gear old & dirty. Action - Clean switch gear & replace box	500
S.I.S.G Louise Lennon Pavilion Toilets	Exterior painting. Heritage Study to be completed by October 2005.	2,000
S.I.S.G Louise Lennon Pavilion Toilets	No DDA facilities Action - install compliant DDA WC/convert existing WC. Heritage Study to be completed by October 2005.	5,000
Samuel King Oval	Install Cloudmaster Control System for lights and irrigation	3,200

Building	Description of Work	Amount \$
Secret Park, Telegraph Rd/Pacific Hwy, Pymble	Brick wall, running along highway, is missing iron panels, allowing a 3 metre drop. Also existing carpark area has concrete cancer (for your information) and Galvanised metal handrail on stairs leading to the Secret Park require securing as loose, as unsafe.	2,000
SES Building	Structural Repairs	30,000
South Turrumurra Kindergarten	Exterior painting	10,000
South Turrumurra Kindergarten	Roofing repairs	300
South Turrumurra Kindergarten	Some paint required for wall around fan switch. Action - repaint walls as required	3,000
South Turrumurra Kindergarten	Interior painting	1,200
St Ives Car Park Assembly Hall (YMCA)	Downstairs toilet - no wash basin. Action - Install basin	1,500
St Ives Car Park Assembly Hall (YMCA)	Downpipe adjacent entrance stairs not connected to drain. Action - connect to Stormwater.	800
St Ives Car Park Assembly Hall (YMCA)	No waste pipe. Action - Connect to sewer	600
St Ives Car Park Assembly Hall (YMCA)	Floor coverings	2,000
St Ives Community Centre	Access to outside smoking section in café - should be concrete to avoid trip hazard. Action - concrete path	500
St Ives Community Centre	Replace kitchen benchtops	8,000
St Ives Community Centre	Not installed. Action - install tactile indicators at ramps and stairs	400
St Ives Community Centre	Exit door rear of stage. Action - Remove & repaint.	8,000
St Ives Community Centre	Ramp grade & railing non compliant (3 locations) Action - regrade ramp & install compliant rails	1,200
St Ives Community Centre	Signage to Building indicating St.Ives Community Centre & Fitz Café	500
St Ives Community Groups	Ramp gradient approximate 1:10, required 1:14. Action - modify ramp to correct gradient. Install compliant handrails 1m wide	2,490
St Ives Community Groups	Due to age of building not considered practical to install DDA Access to first floor via a lift. Handrails and stair width non compliant. Action - relocate stairs to achieve 1m width and install DDA handrail. Install contrast strips (and antislip) to nosings.	2,500
St Ives Community Groups	Office rendering needs replacing. Action - repair and paint	4,000
St Ives Community Groups	Upstairs classrooms - paint around skirting needs touching up.	400
St Ives Community Groups	Exterior windows need painting.	500
St Ives Community Groups	Interior painting	3,500
St Ives Headmasters Cottage	No disabled toilet installed. Action - convert existing toilet to DDA access.	200

Building	Description of Work	Amount \$
St Ives K.W.G Office	Ramp and handrail 2500 long. Required with tactile indicators.	2,500
St Ives K.W.G Office	Interior painting	3,000
St Ives K.W.G Office	Cracking in paths. Action - Repair.	100
St Ives K.W.G Office	Side stairs damaged. Action - Repair stairs.	500
St Ives K.W.G Office	Repairs to windows and flashing timber	2,500
St Ives K.W.G Office	Replace gutters	2,000
St Ives K.W.G Office	Replace downpipes	1,000
St Ives Kindergarten	Ramps required to both teaching spaces - Action install 2 ramps one 7m & 3m long	10,000
St Ives Kindergarten	Building < 3m from boundary on side and rear - Action install drenchers along perimeter of building	5,600
St Ives Nursery Glasshouse	Cracking in ledge slab. Action - repair cracks.	100
St Ives Nursery Glasshouse	Cracking in path. Action - replace path.	200
St Ives Nursery Office	Crack in slab on landing. Action - Repair/replace landing.	2,000
St Ives Nursery Office	Transition from road to path uneven. Action - smooth transition.	560
St Ives Nursery Office	Accessible toilet required. Action - Convert outside toilets to compliant accessible WC.	5,600
St Ives Nursery shadehouse	Pathways slippery. Action - Install anti slip strips.	200
St Ives Nursery Soil Fertilizer Shed	Coroded roof sheeting. Action - replace roof sheeting.	20,000
St Ives Nursery Storage Shed/Potting	Roofing repairs.	3,000

Building	Description of Work	Amount \$
St Ives Shopping Ctr Neighbourhood Centre	Skirting damaged in Consulting Room - water damage from sink. Action - Fix water damage and repair wall.	1,500
St Ives Showground	Install Cloudmaster Control System for lights and irrigation	3,200
St Ives Showground N.S.A.H.S Building	Tap with no sewer drain. Action - Install soak pit. Heritage Study to be completed by October 2005.	150
St Ives Showground Admin Block	No DDA compliant WC is installed Action - install compliant DDA WC or convert existing WC. Heritage Study to be completed by October 2005.	3,000
St Ives Showground Caretakers Cottage	Annual inspection of residential property required to identify potential works.	1,000
St Ives Showground Dog Pavilion B	Replace gutters. Heritage Study to be completed by October 2005.	3,000
St Ives Showground Dog Pavilion B	Exterior painting. Heritage Study to be completed by October 2005.	10,000
St Ives Showground Eastern Grandstand	Corroding foot supports and beams. Action - repair and prepaint all beams and supports. Heritage Study to be completed by October 2005.	2,000
St Ives Showground Garage	Asbestos sheeting roof. Action - Due to poor condition of roof ie weather proofing replace roof. Heritage Study to be completed by October 2005.	1,200
St Ives Showground Horse Super Office	Building has numerous issues with the floor, walls, ceiling & roof structure. Action - Recommend that the building is condemned. Ensure building is made secure & appropriate working signage erected. Replacement building. Heritage Study to be completed by October 2005.	500
St Ives Showground Miniwheels	Allow to replace fittings. Downpipes are discharging to the ground. They are required to discharge to storm water or adbosption pit. Action - Council to investigate future options. Heritage Study to be completed by October 2005.	1,000
St Ives Showground Pumphouse & Tanks	Action - Replace roof. Heritage Study to be completed by October 2005.	3,000
Stanhope Road, Killara (No. 77)	Annual inspection of residential property required to identify potential works.	1,000
St Ives Showground Relief Map	Proposal to build roof over display. Seek grant funds following heritage study completion in November 2005.	2,000

Building	Description of Work	Amount \$
St Ives Showground Rotary Kiosk	Repair roof to kiosk.	1,000
St Ives Village Green	Repair fencing to tennis courts.	3,000
Swain Garden Amenity Block	Narrow width at top of stair = 700mm Action - widen access to 1m. Site meeting required before works planned.	3,000
Swain Garden Amenity Block	Interior painting.	250
Swain Garden Amenity Block	Replace gutters.	2,500
Swain Garden Amenity Block	Replace downpipes.	25,000
Swain Garden Amenity Block	Roofing repairs.	1,200
Swain Garden-Dwelling	Raw timber - require finishing.	2,000
Swain Garden-Dwelling	Replace downpipes.	500
Swain Garden-Dwelling	Replace gutters.	500
Swain Gardens Groundsman Shed	Used as store room. Action - install roof top ventilation whirlybird.	500
Thomas Carlyle Child Care Centre	No Signage Indicating WC is accessible	2,000
Thomas Carlyle Child Care Centre	Water marks on laundry wall-clean up wall	1,000
Thomas Carlyle Child Care Centre	Interior painting	3,000
Thomas Carlyle Child Care Centre	Paving in playground to be leveled as it is becoming a safety hazard	1,000
Trattoria Restaurant St Ives	Fix timber in bathroom and repaint	1,500
Trattoria Restaurant St Ives	Repair ceiling joists and panels	3,000
Tulkiyan Dwelling	Action - Monitor internal cracks & stabilised & repair cracks & repaint walls & ceilings.	2,500
Tulkiyan Dwelling	Cracks in ground floor verandah and arch way	500
Tulkiyan Dwelling	Action - arrange pest inspection to the building and surrounding trees	300
Tulkiyan Dwelling	replace front guttering where required	2,500
Tulkiyan Dwelling	Mechanical ventilation required in toilet and bathroom	1,000

Building	Description of Work	Amount \$
Tulkiyan Dwelling	repair front crack in front verandah balustrade - to be pointed up with original mortar from spec	2,000
Tulkiyan Dwelling	repair crack in arch on side verandah - to be pointed up with original mortar from spec	2,000
Tulkiyan Dwelling	install drain to take excess water run off on front verandah - D Silva to provide heritage architect sketch	500
Turramurra Golf Course, Clubhouse, Proshop	Ramp non compliant. Action - install compliant ramp and handrails.	1,500
Turramurra Golf Course, Clubhouse, Proshop	Interior painting.	3,000
Turramurra Golf Course, Clubhouse, Proshop	Not supplied - Action - install unisex DDA WC.	100
Turramurra Kindergarten	Damaged driveway. Action - repair the driveway	100
Turramurra Library Building	Tactile indicators required at the ramps, handrails and stairs.	700
Turramurra Library Building	Cracked wall outside of Housebound Services and Staff Room. Action - Monitor crack & repair crack.	1,000
Turramurra Library Building	Replace downpipes	3,000
Turramurra Library Building	Replace gutters	4,000
Turramurra Life Start	Trip hazard at toilet. Action - Repair and even out floor	100
Turramurra Life Start	Insufficient ventilation to electrical hot water room. Action - Install mechanical ventilation	300
Turramurra Life Start	Insufficient ventilation in either toilet. Action - Install 2 exhaust fans	1,000
Turramurra Life Start	No floor waste in either toilet. Action - Install floor waste connect to sewer	3,000
Turramurra Memorial Park Amenities Block	Holes on the footpath. Action - Replace footpath as required. Repair hole carved in wall, to prevent looking into change room from adjoining toilet.	2,000
Turramurra Memorial Park Amenities Block	External wall outside of the kitchen main entrance is dirty. Action - Clean dirty marks on the wall & repaint.	7,500
Turramurra Memorial Park Amenities Block	Generally the ceiling and walls of the building are required to be painted.	350
Turramurra Memorial Park Tennis Shelter	Renovate with the addition of an accessible toilet and turn existing toilet block (small and not accessible, poorly located) into picnic shelter.	2,000
Turramurra Oval	Install Cloudmaster Control System for lights and irrigation	3,200
Turramurra Senior Citizens Centre	Replace downpipes	1,400

Building	Description of Work	Amount \$
Turrumurra Senior Citizens Centre	Replace gutters	3,000
Turrumurra Senior Citizens Centre	No disabled toilet for the building. Action - Convert one existing male toilet to disabled toilet into two toilets. (male and female).	5,000
Turrumurra Senior Citizens Centre	Require downpipe to stormwater system	120
Turrumurra Senior Citizens Centre	Cracking and hole in the exterior wall. Action - Monitor crack & Repair cracks/hole	700
Turrumurra Senior Citizens Centre	Cracking interior wall in sun rooms/Hall. Action - Monitor crack & Repair and repaint	1,200
Wahroonga Park Cottage	Uneven ramp level. Action - Install compliant DDA ramp	6,000
Wahroonga Park Cottage	replace front office and kitchen/activities room with vinly floor covering	4,000
Wahroonga Park Cottage	paint internal areas wher paint is peeling (hallway)	2,000
Wahroonga Park Cottage	replace carpet in second office & hallway	3,000
Wahroonga Park Cottage	Uneven footpath level to the main steps & rear area - Action replace paths. Action - Level the footpath.	5,000
Wahroonga Park Cottage	Originally the power supply to the building is for a domestic dwelling. Presently the building is used for a mental health centre, it is recommended that the power load / usage to be monitored. Action - Upgrade the power supply to accommodate with new loads.	5,000
Wahroonga Park Cottage	Suspected A/C sheet & possible lead paint installed in building - Action carry out survey, establish asbestos register and management plan	1,500
Wellington Oval	Install Cloudmaster Control System for lights and irrigation	3,200
West Lindfield Community Centre	Disabled ramp but step at top of ramp. Action - install small ramp & upgrade railing	2,500
West Lindfield Community Centre	No tactile indicators. Action - install tactile indicators for ramp and stairs	300
West Lindfield Community Centre	Back of stage, door to outside. Sag in brickwork, above door, door is also a bump hazard. Action - Enlarge opening to 2100 high and install new door.	2,000
West Lindfield Community Centre	Settlement crack. Action - grout up crack and recommend to monitor crack to determine if any further deterioration required.	500
West Pymble Community Centre	Action - Asbestos survey recommended, add to asbestos register & develop asbestos management plan if required	1,500
West Pymble Community Centre	Piping runs across stairs. Action - re-route piping	150
West Pymble Community Centre	Uneven transition from bitumen carpark to footpath at entrance. Action - smooth transition	400
West Pymble Community Centre	Concrete around base of column cracked. Action - repair	500
West Pymble Community Centre	Ceiling damaged above stair access to Male W.C. Action - repair and repaint	500
West Pymble Community Centre	Replace wire mesh gates on either side of building with solid doors	1,000

Building	Description of Work	Amount \$
West Pymble Kindergarten	No accessible WC. Action - make staff WC accessible	3,000
West Pymble Kindergarten	No tactile indicators at entrance. Action - install indicators at ramp	150
West Pymble Pool	Annual facility inspection in March to identify building trade works. Works identified to be carried out when pool is closed May-August.	500
West Pymble Pools Change Room	No DDA compliant WC installed Action - install compliant WC.	5,000
West Pymble Shopping Centre Boonah	Minor cracking in wall of female toilet and ceiling of Room 1. Action - Allow for repair of cracking and paint	180
Various Buildings	Fire safety requirements - fire extinguishers and annual statements	18,700
Various Buildings	Air conditioning maintenance	56,100
Various Buildings	Pest Inspections	9,100
Various Buildings	Sydney Water Requirements	9,000
Various Buildings	Lift Maintenance	25,000
Various Buildings	Inspection of safety glass in all childcare centres	4,000
Various Buildings	Contingencies for cost overruns	35,000
Total All Buildings		900,000

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

406 **4A, 10, 14A & 16A Stanhope Road, Killara - to be reviewed as part of the LEP 194/200**

Files: S02036, S03209

Councillor Lane stated that he understood that a submission had been made to Council for the properties at 4A, 10, 14A and 16A Stanhope Road Killara to be reviewed as part of the LEP 194/200 interface sites study. These sites fall outside the criteria resolved by Council for determining the interface sites to be investigated.

These properties have a common boundary to the properties on the southern side of Marian Street and parts of Culworth Avenue, Killara which are zoned 2(d3) permitting medium density housing.

The following item was dealt with after a Motion moved by Councillors Lane & Ryan to have the matter dealt with at the meeting was CARRIED and the Chairperson ruled urgency

Resolved:

(Moved: Councillors Lane/Ryan)

- A. That a report on the potential interface issues and planning recommendations for 4A, 10, 14A and 16A Stanhope Road, Killara be prepared by Council's consultant having regard for the criteria of the interface study and brought back to the Planning Committee.
- B. An amount of \$1,500 (exclusive of GST) be allocated to have Council's consultant commissioned to review these properties.

CARRIED UNANIMOUSLY

QUESTIONS WITHOUT NOTICE

407 **Design Review Panel**

File: S02240

Question Without Notice from Councillor A Ryan

Could we please have an update on the status of the Design Review Panel?

Answer by Manager Urban Planning

A memo will be going out to Councillors bringing you up-to-date on the Design Review Panel. We have been advised by DIPNR that they are going through the

process now to have a selection panel to appoint a Design Review Panel for Ku-ring-gai and that should be taking place in a couple of weeks.

408 **Minister for Planning's Letter - Exemption from SEPP 53 for Nola Road**

Files: S02036, DA1333/04-2

Question Without Notice from Councillor A Ryan

Delighted to read your letter to Mr Sartor, Minister for Planning, in relation to seeking exemption from SEPP53.

It was particularly heartening to see that you have chosen to follow the direction taken over the past 12 months by the Deputy Mayor, Councillor Ebbeck and myself, and I was delighted to see, after much debate on the subject over the past months, to note your recognition in that letter of Council's extensive consultation in the town planning process.

However, Mr Sartor has given only 7 days for a response to Council's decision of Nola Road.

I would ask that the response be offered to Councillors for comment prior to it being sent to the Minister?

Answer by the Mayor

I have no problem at all with that. The staff are preparing their response. Incidentally, there was a cross-over of letters. The letter received from Mr Sartor was in response to a letter from Mayor Ryan. My letter happened to go out on the same day, merely, introducing myself and restating the comments that you had made in a very good letter which I acknowledged some time ago. So, at the moment, we have sent a preliminary acknowledgement of Mr Sartor's letter but the staff will have a reply ready and, I imagine, to him within the seven days.

Answer by General Manager

That's correct. The reply will be ready by Thursday, at the latest Friday morning.

Answer by Mayor

Now, I am happy for that reply to go to Councillors for any comments bearing in mind that there are severe time constraints so we will ask for a response from you within a short period of time, hopefully, we can give you 24 hours or something of that nature.

409 **Guidelines for non-abuse of Questions Without Notice**

Files: S02211, S02355

Question Without Notice from Councillor L Bennett

Can guidelines be developed to ensure that the procedure of Questions Without Notice is not abused?

Answer by the Mayor

I agree with your comment and, if I may explain to Councillors for instance, that you may not lodge a complaint about the Code of Conduct via a Question Without Notice. That is not permitted and I would personally appreciate it if Questions are not used in such a manner.

410 **Proposed Urban Conservation Areas**

Files: S02514, S02963, S03055

Question Without Notice from Councillor T Hall

I refer to the Acting Director of Planning to the NSW Department of Planning's letter of 17 May 2002 requesting this Council to ensure that its draft Housing Strategy Plans does not introduce any provisions other than those contained in the model heritage provisions.

Has Council abided by this request to date and do you have any further comment?

Answer by Director Open Space

We will take that question and provide a response to Councillors.

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

The next Inspections Committee will take place on Saturday, 1 October 2005 to view the following property:

23 Newhaven Place & 36 to 42 Stanley Street, St Ives

The Meeting closed at 9.48pm

The Minutes of the Ordinary Meeting of Council held on 20 September 2005 (Pages 1 - 36) were confirmed as a full and accurate record of proceedings on 11 October 2005.

General Manager

Mayor / Chairperson