

ORDINARY MEETING OF COUNCIL TO BE HELD ON THURSDAY, 20 APRIL 2006 AT 7.00PM LEVEL 3, COUNCIL CHAMBERS

AGENDA** ** ** ** **

NOTE: For Full Details, See Council's Website – www.kmc.nsw.gov.au under the link to Business Papers

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

ADDRESS THE COUNCIL

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

tape recorded.

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF MINUTES

Minutes of Extraordinary Meeting of Council

Meeting held 27 March 2006, 7pm Memorandum by Senior Governance Officer dated 12 April 2006 in reference to attachments regarding the Specific Control Diagrams for Turramurra Centre Draft LEP & Draft DCP

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 4 April 2006 Minutes numbered 106 to 124

MINUTES FROM THE MAYOR

PETITIONS

GENERAL BUSINESS

- i. The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to have a site inspection.
- ii. The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to adopt in accordance with the officer's recommendation and without debate.

GB.1 Draft Management Plan 2006 to 2010 - incorporating Budget & Fees & Charges

1

File: S03096

To place Council's 2006-2010 Draft Management Plan, incorporating the Budget, Special Rate Variation and Fees and Charges for 2006-2007 on public exhibition.

Recommendation:

That Council adopt the Draft Management Plan, incorporating the Budget, Special Rate Variation and Fees and Charges for 2006-2007 for the purpose of public exhibition.

GB.2 ALGWA (NSW) Women's Conference 2006

15

25

File: S02815

For Council to nominate delegates to the Australian Local Government Women's Association (NSW) Annual Conference.

Recommendation:

That Council determine its delegates to the Australian Local Government Women's Association Conference 2006.

GB.3 Ku-ring-gai Access Advisory Committee - Minutes of 23 February 2006

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File: S02116

To provide Council with the Minutes of the Ku-ring-gai Access Advisory Committee of 23 February 2006.

Recommendation:

That the Minutes of the Ku-ring-gai Access Advisory Committee of 23 February 2006 be received and noted.

GB.4 Optus Mobile Pty Ltd - Proposed Lease & Licence of Warrimoo Oval - Telecommunications Installation

32

54

File: S02297

For Council to grant a lease and licence to Optus Mobile Pty Ltd to access Warrimoo Oval St Ives for the purpose of a "low impact telecommunications structure" in accordance with the Telecommunications Act 1997 and the Local Government Act 1993.

Recommendation:

That Council grant a lease and licence to Optus Mobile Pty Ltd over a portion of Warrimoo Oval for the installation of a low impact telecommunication facility and undertake Public Notification as prescribed by Section 47 of Local Government Act 1993.

GB.5 Ku-ring-gai History Week Photographic Competition & Exhibition 2006 51

File: S04581

For Council to consider including \$13,000 for the Ku-ring-gai History Week Photographic Competition and Exhibition at the March Quarterly 2006 Budget Review.

Recommendation:

That \$13,000 be identified for the Ku-ring-gai History Week Photographic Competition in the March 2006 Budget Review from funds within Planning Projects budget.

GB.6 Draft Local Environmental Plan No 208 - Consideration of Submissions

File: S04482

To consider submissions made in respect of the exhibition of Draft Local Environmental Plan No 208 (Draft LEP 208) and for Council to resolve the manner in which to finalise the Draft Plan.

Recommendation:

That Council resolve to adopt the final format of Draft Local Environmental Plan No 208 for forwarding to the Department of Planning and request that a Section 69 report be prepared, or delegation be authorised to permit Council to prepare a Section 69 report for submission to the Minister.

File: S02367

To report to Council on the public exhibition and consultation of Draft Amendments to Development Control Plan No 28 - Advertising Signs (DCP28) and to present a final amendment to Council for consideration for adoption.

Recommendation:

That Council adopt the draft amendments to Development Control Plan No 28 - Advertising Signs as attached to this report.

GB.8 Development Control Plan No 38 - Residential Design Manual & 78 Development Control Plan No 55 - Multi-Unit Development - Amendments

File: S02084 & S03730

To report to Council on the public exhibition and consultation of amendments to Development Control Plan No 38 - Residential Design Manual (DCP38), Development Control Plan No 55 - Multi-Unit Development (DCP55) and to present the final amended DCPs to Council for consideration and adoption prior to State Government changes to planning legislation taking effect after 30 April 2006.

Recommendation:

That Council adopt the amendments to Development Control Plan No 38 - Residential Design Manual and Development Control Plan No 55 - Multi-Unit Development as attached to this report.

GB.9 Sturt Place, Memorial Avenue & Killeaton Street, St Ives - Relocation of Stormwater Pipeline & Easement

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File: DA221/05-2

Ward: St Ives

For Council to consider granting approval for the relocation and augmentation of a council stormwater pipeline and easement that traverses the proposed development site from Memorial Avenue to Killeaton Street, St Ives.

Recommendation:

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

GB.10 Pymble Centre Recommended Draft Land Use Plan

File: S04291

Report by Manager Urban Planning & Director Open Space & Planning dated 6 April 2006 - circulated separately.

GB.11 Gordon Centre Recommended Draft Land Use Plan

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File: S04091

Report by Manager Urban Planning & Director Open Space & Planning dated 6 April 2006 - circulated separately.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 Release of Confidential Information on Property Review

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File: S03324

Notice of Motion from Councillor L Bennett dated 10 April 2006.

I move that:

- "A. The following documents marked confidential by the General Manager be released to Press and Public:
 - (i) The document on confidential paper released to Councillors on 23rd February 2006 entitled 'Proposed Community Facilities Summary Information and Outcomes of Workshop' and that this include the attached spreadsheet.
 - (ii) The document entitled 'Future Planning of Ku-ring-gai and Property Portfolio Review' and dated February 2006
- B. Any material pertaining to the Council Depot be deleted from this material given that the property has gone to tender."

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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DRAFT MANAGEMENT PLAN 2006 TO 2010 - INCORPORATING BUDGET AND FEES AND CHARGES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To place Council's 2006-2010 Draft

Management Plan, incorporating the Budget, Special Rate Variation and Fees and Charges for

2006-2007 on public exhibition.

BACKGROUND: Section 402 of the Local Government Act

(1993) requires Councils to produce an Annual Management Plan which identifies its principal activities and objectives for the next four years.

Section 405 of the Local Government Act (1993) requires the Draft Management Plan to be placed on public exhibition for a period of twenty eight days which allows for community

feedback.

COMMENTS: Council has identified seven principal activities

and a number of objectives have been

formulated for each principal activity. Linked to these objectives are a number of outcomes and performance indicators that clearly identify how

objectives will be achieved and how

performance in achieving these objectives will

be measured over the term of the plan.

RECOMMENDATION: That Council adopt the Draft Management Plan,

incorporating the Budget, Special Rate Variation

and Fees and Charges for 2006-2007 for the

purpose of public exhibition.

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Item 1

PURPOSE OF REPORT

To place Council's 2006-2010 Draft Management Plan, incorporating the Budget, Special Rate Variation and Fees and Charges for 2006-2007 on public exhibition.

BACKGROUND

- Section 402 of the Local Government Act (1993) (LGA) requires Councils to produce an annual Management Plan which outlines its principal activities for a period of four years.
- Sections 403 and 404 of the LGA set out the statutory contents of a Council's Management Plan.
- Section 405 of the LGA requires the Draft Management Plan to be placed on public exhibition for a period of twenty eight days, that suitable public notice be given and that submissions on the Management Plan are welcomed from the community.
- Section 406 of the LGA stipulates that a Council's Management Plan must be adopted prior to the end of each financial year.

COMMENTS

In the development of the draft Management Plan, seven principal activities have been identified:

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

Within each of these activities the long, medium and short term goals have been set as well as the identification of issues that have the potential to affect reaching these goals. Linked to the goals are a number of statements that determine what will be done in the year ahead and a list of key performance indicators. Action against these indicators is reported to Council on a quarterly basis as one of the performance management tools to assess the delivery of services to our ratepayers.

Council is required to resolve to place the Draft Management Plan and the Schedule of Fees and Charges on public exhibition for a period of twenty eight days and adopt the Plan prior to 30 June 2006. The setting of fees and charges is consistent with Council's pricing policy that reflects the

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provision of goods and services across five areas: community service obligations, natural monopoly, statutory fees, regulatory fees, and entrepreneurial activities.

Included within the draft plan is the provision for the continuation of the infrastructure special rate to fund Council's expenditure program for roads. On 10 August 2004 Council resolved:

"B. That Council endorses the preparation of the application for an extension of the Infrastructure Levy to take effect from 2006/07 in order to maintain the funding levels required to bring Council's road assets up to a satisfactory standard."

An application has been submitted to the Department of Local Government pursuant to section 508(2) of the LGA by 31 March 2006. The special rate was originally levied in 2001/02 and was based on a 5% increase. In 2006/07 the infrastructure levy, if approved, will yield \$1,914,000, and will operate for a further period of 7 years.

CONSULTATION

The Draft Management Plan will be placed on public exhibition for twenty eight days to allow for community feedback.

Preliminary consultation on the 2006/10 Management Plan has been occurring throughout the year via a number of Council's advisory committees and local interest groups. These discussions have helped refine the overall direction and identify tasks and key performance indicators for the coming year.

Consultation on the continuation of the infrastructure levy will occur during April and May this year.

FINANCIAL CONSIDERATIONS

Proposed Operating Budget

The operating budget for 2006/07 has been developed within the framework established by the 10 Year Financial Model, adopted by Council on 13 December 2005. This framework includes:

- An estimated employee award increase of 3.3%
- Net debt repayment of \$706,500
- New borrowings capped at \$1,000,000
- Rate pegging increase of 3.6%
- \$1,161,000 allocated to Council's depreciation reserves
- Interest earned on depreciation and New Facilities reserves restricted to those reserves (\$918,000)

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- Capital works program totalling \$22.7M
- \$4,447,600 allocated to road projects
- Reductions in debt servicing costs allocated to projects of direct community benefit (\$1,981,800)
- Land and Environment Court legal costs budgeted at \$1,150,000
- Fees and Charges increased by 3% where appropriate

Council's proposed headline surplus for 2006/07 is \$18,207,500. This represents a decrease of \$15,035,600 compared to the budget adopted in the Management Plan for 2005/06. This variation is mainly due to the sale the Carlotta Street depot site being included in the 2005/06 budget.

The funding statement below has been prepared with the inclusion of the infrastructure special rate variation. If the application is unsuccessful the "cash in" will decrease to \$78,642,900. Expenditure on roads will decrease by \$1,914,000 reducing projects to \$23,260,600.

Funding Statement	Management Plan	Revised Budget	Draft Budget
	2005/2006	2005/2006	2006/2007
Total cash in	\$93,893,500	\$94,324,000	\$80,556,900
Total cash out	\$60,650,400	\$60,747,800	\$62,349,400
Headline Surplus	\$33,243,100	\$33,576,200	\$18,207,500
Less:			
Funds to Restricted Assets	\$25,787,300	\$25,787,300	\$10,048,400
Funds to Depreciation Reserves	\$1,130,000	\$1,130,000	\$1,161,100
Operating Net Surplus	\$6,325,800	\$6,658,900	\$6,998,000
Capital Projects	\$11,522,300	\$14,068,900	\$25,174,600
Funded By:			
Operating Net Surplus	\$6,325,800	\$6,658,900	\$6,998,000
Surplus Carried Forward	\$0	\$437,000	\$0
Section 94	\$30,000	\$240,000	\$3,358,100
Other Restricted Assets	\$5,166,500	\$6,733,000	\$15,070,400
Net Surplus	\$0	\$0	\$251,900

REVENUE

Council's proposed total revenue for 2006/07 is \$80,556,900. This represents a decrease of \$13.3 million or 14% when compared to the Management Plan for 2005/06. This variation is a result of the Carlotta Street depot site being included in last year's budget.

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A summary of the major revenue categories is shown below:

FUNDING STATEMENT					
Cash In	Management Plan 2005/2006 \$	Revised Budget 2005/2006 \$	Draft Budget 2006/2007 \$	Change From Management Plan 2005/2006 \$	Percentage Change %
Rates and Levies	40,081,000	40,081,000	41,761,000	1,680,000	4.19
Annual Charges	9,501,200	9,591,200	9,607,000	105,800	1.11
User Fees & Charges	15,139,600	15,078,600	15,526,400	386,800	2.57
Interest Income	1,005,000	1,005,000	2,763,500	1,758,500	175
Recurrent Grants	4,501,700	4,571,100	4,608,400	106,700	2.33
Section 94 & CTW	4,700,000	4,700,000	4,725,600	25,600	0.54
Capital Grants	565,000	897,000	565,000	0	0
New Loans	1,400,000	1,400,000	1,000,000	(400,000)	(28.57)
Asset Sales	17,000,000	17,000,000	0	(17,000,000)	N/A
Total Cash In	93,893,500	94,323,900	80,556,900	(13,336,600)	(14)

Rates

In accordance with Section 506 of the Local Government Act, on 20 March 2006 the Minister for Local Government announced a 3.6% annual rate pegging increase for 2006/07. Council's draft budget has been developed on an estimate of 3%, resulting in a surplus of \$251,900. It is recommended that the surplus funds be transferred to Council's Contingency Reserve for possible allocation to appropriate projects or programs at a later date. Included in the rates budget for 2006/07 are the Infrastructure Levy at \$1.914 million and Environment Levy at \$1.958 million.

Annual Charges - Domestic Waste

Revenue from Domestic Waste annual charges has increased by \$105,800 or 1%.

The standard garbage charge has been maintained at \$250 for 2005/06. It is proposed that the rate will be maintained for future years to reduce the Domestic Waste Reserve which is expected to have a balance of approximately \$3.6 million at the end of the current financial year.

The table below provides details of Waste Management charges for 2006/07, none of which have changed from 2005/06.

WASTE MANAGEMENT CHARGES	2006/2007
Residential with Green Waste	\$250
Vacant Land	\$100
Residential no Green Waste	\$190
Additional Green Waste	\$80
Flats, Home Units	\$230
2 nd Waste Service	\$350

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User Charges and Fees

Council's User Charges and Fees have increased by \$386,800 or 2.6% in 2006/07. Many of Council's fees are unable to be altered as they are statutory fees set by legislation. In addition, if a proposed increase in fees would diminish the competitive advantage that Council has in the marketplace, the fee has not been increased in 2006/07.

The increases in fees are spread reasonably evenly across the organisation with no major increases in any particular area.

Interest Income

Interest income has increased by \$1.759M or 175%. The main reason for the increase is that Council will be holding funds from the sale of the Carlotta Street depot site and substantially higher levels of S94 contributions. In accordance with advice from Council's investment advisory service, interest income has been estimated based on returns of 6%. The breakdown of the interest budget for 2006/07 is as follows:

External Reserves
 Internal Reserves
 General Revenue
 \$1,007,000
 \$918,000
 \$838,000

Recurrent Grants

Recurrent grant income has increased by \$106,700 or 2%. Major variations are as follows:

- \$28,000 ↑ Library Subsidy increased as a result of a change in the methodology for calculating the subsidy.
- \$129,000 \tag{Financial Assistance Grant increased by 3% from 2005/06 anticipated actual.

Specific purpose grants also include other Community Services grants, the RTA road safety grant, RTA block grant, street light subsidy, 3 x 3 program, bus route subsidy and pensioner rebates. The majority of specific purpose grants increase annually by CPI.

Section 94 Contributions

The 2006/07 budget includes an estimate of \$4.7 million for Section 94 revenue.

It should be noted that Section 94 revenue has no effect on Council's Net Surplus / (Deficit) as this revenue is externally restricted and automatically transferred to Section 94 reserves for future works.

Capital Grants

Council's budget for capital grants is for \$565,000 and is made up of the following items:

RTA Road Repair Program \$250,000
 Roads to Recovery Program \$315,000

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New Loans

Revenue from new borrowings has been reduced by \$400,000 or 29%. New borrowings for 2006/07 have been capped at \$1,000,000 and will be used to fund the road rehabilitation program.

Based on this reduced level of borrowings and principal debt repayments of \$1,706,500, Council will repay 'net debt' of \$706,500 in 2006/07. This is in line with Council's debt reduction strategy that was adopted as part of the 10 Year Financial Model on 13 December 2005.

EXPENDITURE

Council's proposed operating expenditure for 2006/07 is \$62,349,400. This represents an increase of \$1,699,000 or 2.8% when compared to the Management Plan for 2005/06.

A summary of the major expenditure categories is shown in the following table:

FUNDING STATEMENT					
Cash Out	Management Plan 2005/2006	Revised Budget 2005/2006	Draft Budget 2006/2007	Change From Management Plan 2005/2006	Percentage Change
	\$	\$	\$	\$	%
Employee Costs	27,993,200	27,648,900	29,143,000	1,149,800	4.11
Operating Expenses	9,956,900	10,173,900	10,364,100	407,200	4.09
Materials and Contracts	16,475,700	16,635,200	16,377,100	(98,600)	(0.60)
Statutory Levies	2,242,000	2,325,200	2,392,700	150,700	6.72
Pensioner Rebate	1,098,400	1,098,400	997,000	(101,400)	(9.23)
Capital Acquisitions	647,700	629,700	644,300	(3,400)	(0.52)
Interest Expense	698,000	698,000	724,700	26,700	3.83
Principal Repayments	1,538,500	1,538,500	1,706,500	168,000	10.92
Total Cash Out	60,650,400	60,747,800	62,349,400	1,699,000	2.8

Employee Costs

Employee costs have increased by \$1,149,800 or 4.1%. The increase is the result of an Employee Award Increase of 3% and an additional \$300,000 for Workers Compensation insurance. There were no major increases in the areas of overtime, training, casuals and temporary labour.

Operating Expenses

Operating expenses have increased by \$407,200 or 4%. The major variations within operating expenses are as follows:

•	Street Lighting Charges	\$200,000
•	PABX costs	\$102,300
•	IT Leasing	\$140,600
•	Merchant Fees - Bank	\$54,900
•	Occupancy - Rates	↓ \$143,400

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Materials and Contracts

Materials and contracts costs have decreased by \$98,600 or 0.6%. With the exception of Waste Management, materials and contracts have increased by approximately 3%, which is line with CPI and the 10 year model. However, the Waste Management budget decreased by \$535,600 (5%) mainly due to GST credits being included in the previous year's budget and lower waste disposal costs. While the decrease in this budget reduces overall expenditure it does not affect Council's funding position as the expenditure in this area is funded from the Domestic Waste charge.

Statutory Levies

Statutory levies include the NSW Board of Fire Commissioners Levy and the Department of Urban Affairs and Planning, Environmental Planning Levy. It is anticipated that the NSW Board of Fire Commissioners Levy will increase again in 2006/07. Official notification of the increase has not been received at this time.

An increase of 3% (\$60,500) on the 2005/06 level has been factored into the 2006/07 budget, however this represents an increase of 7.43% (\$143,700) from the original budget for 2005/06. Expenditure associated with this levy has increased by \$430,600 between 2001/02 and 2005/06, as illustrated below:

NSW Board of Fire Commissioners Levy

2001/2002	\$1,586,600
2002/2003	\$1,772,000
2003/2004	\$1,788,800
2004/2005	\$1,886,800
2005/2006	\$2,017,200
2006/2007	\$2,077,700 (estimate)

Pensioner Rebate Expense

The budget in this category of expenditure reflects the actual cost to Council, based on 2005/06 pensioner claims. In addition to the statutory rebates on ordinary rates, Council provides voluntary rebates for both special rates totalling \$997,000.

Capital Acquisitions

Capital acquisitions include library book purchases, computer equipment purchases and other minor office equipment purchases. Expenditure in this category has decreased by \$3,400 or 0.5% when compared to the 2005/06 Management Plan.

Loan Expenses

Interest expense has increased by \$26,700 or 4% and principal repayments have increased by \$168,000 or 11%. This is in line with Council's debt reduction strategy adopted by Council as part of the 10 Year Financial Model.

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Net debt repayment in 2006/07 will be \$706,500. This compares to \$138,462 in the current financial year and \$553,200 in 2004/2005, as illustrated below:

NET DEBT REPAYMENT				
	2004/2005	2005/2006	2006/2007	
New Loans	\$1,600,000	\$1,400,000	\$1,000,000	
Principal Repayments	\$2,153,200	\$1,538,462	\$1,706,500	
Net Debt Repayments	\$553,200	\$138,462	\$706,500	

Depreciation

Depreciation is a non-cash expense and as such, is excluded from the operating cash budget of Council. However it is included in the total operating budget of Council. The total depreciation budget for 2006/07 is \$6,755,200.

The following table lists the depreciation budgets for 2005/06 compared to the Draft Budget for 2006/07:

DEPRECIATION				
Asset Type	2005/2006 (Revised Budget) \$	2006/2007	Variation \$	
Buildings and Installations	1,540,600	1,548,900	44,200	
Drainage Assets	533,400	456,100	(77,300)	
Furniture and Fittings	19,300	19,400	100	
Land Improvements	62,100	74,800	12,700	
Library Books	243,900	278,100	34,200	
Office Equipment	78,000	84,300	6,300	
Plant and Equipment	1,137,800	1,056,800	(81,000)	
Roads and Bridges	2,955,500	3,009,000	53,500	
Other Structures	214,900	227,800	12,900	
TOTAL	6,785,500	6,755,200	30,300	

Funds Transferred to Reserves

One of the long-term financial planning principles adopted by Council in the 10 Year Financial Model is to establish and build up sufficient reserves that will contribute to the future refurbishment and replacement of Council's assets. This is to be addressed by annually transferring 15% of Council's gross depreciation liability to depreciation reserves in addition to any windfall gains identified at quarterly budget reviews. A recent review of Council's internally restricted Garbage Reserve indicated that the funds were originally restricted from general revenue for the purpose of purchasing vehicles, bins and funding other activities related to domestic waste. As these costs are now funded through the annual domestic waste charges there is no requirement to maintain this reserve. Therefore it is recommended that the funds totalling \$480,820 be transferred to the New Facilities Reserve.

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The proposed budget for 2006/07 includes \$11,209,500 transferred to restricted reserves as listed below:

•	Depreciation Reserves	\$1,161,100
•	Reductions in Borrowings/Works of Direct Community Benefit	\$1,981,800
•	Section 94	\$4,725,600
•	New Facilities Reserve	\$802,637
•	Golf Course Improvement Levy	\$256,900
•	Plant Replacement Reserve	\$350,000
•	Infrastructure Restoration	\$350,000
•	Interest on Reserves	\$1,925,900
•	Bond Reserve	\$125,000
•	Election Reserve	\$50,000
•	ELE Reserve	\$20,000
	TOTAL	\$11,209,500

The funds transferred to depreciation reserves are proposed to be allocated as follows:

	TOTAL	\$1,161,100
•	New Facilities Reserve	\$539,400
•	Sports field Reserve	\$210,700
•	Footpath Reserve	\$205,500
•	Drainage Reserve	\$205,500

Proposed Capital Works and Projects for 2006/07

Council's proposed budget for 2006/07 includes projects of \$25,174,600.

This expenditure is both of a capital (\$22,714,200) and operational (\$2,460,400) nature and is broken down by asset type as follows:

PROJECTS SUMMARY BY ASSET TYPE 2006/2007				
Description	Capital	Operational	Total	
	\$	\$	\$	
Roads	4,447,600	-	4,447,600	
Plant Replacement	1,050,000	-	1,050,000	
Drainage Works	312,800	-	312,800	
Footpaths	578,700	-	578,700	
Traffic Facilities	151,100	-	151,100	
Parks	205,500	-	205,500	
Playgrounds	154,100	-	154,100	
Tennis Courts	158,600	-	158,600	
Sports fields	328,800	-	328,800	
Swimming Pool	300,000	-	300,000	
Golf Course Improvement Works	256,900	-	256,900	
Depot Relocation	11,300,000	-	11,300,000	

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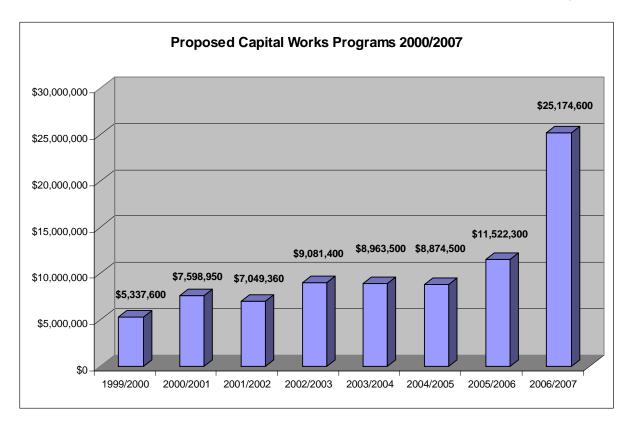
PROJECTS SUMMARY BY ASSET TYPE 2006/2007				
Description	Capital	Operational	Total	
	\$	\$	\$	
Tree Planting Works	-	123,300	123,300	
Planning Projects	-	256,900	256,900	
Catchment Analysis & Management	-	256,800	256,800	
IT Corporate System Replacement	142,800	-	142,800	
S94 Projects	3,327,300	-	3,327,300	
Environmental Projects	-	1,823,400	1,823,400	
GRAND TOTAL	\$22,714,200	\$2,460,400	\$25,174,600	

The above program is funded as follows:

PROPOSED FUNDING SUMMARY 2006/2007		
Funded by	\$	
Operating Surplus	1,714,600	
Loans	1,000,000	
Infrastructure Levy	1,914,000	
Reductions in Borrowings/Direct Community Benefit	1,981,800	
Environmental Levy	1,823,400	
Grants	565,000	
Infrastructure Restoration Reserve	320,000	
Plant Replacement Reserve	350,000	
Drainage Reserve	205,500	
Footpath Reserve	205,500	
Property Reserve	11,300,000	
Golf Course Levy	256,900	
S94 Contributions	3,327,300	
Sports field Reserve	210,600	
TOTAL	\$25,174,600	

The following graph shows annual amounts allocated to projects in Council's Management Plans from 1999/2000 to 2006/2007:

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Key elements of the Draft Capital Works / Projects Budget for 2006/2007 include:

- Council's has committed \$4,447,000 to capital road projects. This represents a CPI increase of 3%.
- \$1,981,800 has been committed to works of Direct Community Benefit. This amount is funded from the reduction in debt servicing costs in 2006/07 when compared to the base year, 2001/02. Programs to be undertaken include: footpath works, traffic facilities, swimming pool, tennis court, sports field, and playground refurbishment, park development, and tree planting.
- \$11,300,000 will be utilised from Council's property reserve to fund works associated with the depot relocation project.
- The proposed new loan amount of \$1,000,000 in 2006/07 has been allocated to part fund the road program.

Fees and Charges Document 2006/07

Council's Fees and Charges have been increased where appropriate. Fees that have not been subject to an annual increase include Statutory and Regulatory Fees, Section 94 Contributions and those where it was not commercially viable to do so.

Attached as **Appendix B** is a copy of Council's Draft Fees and Charges for 2006/07.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The development of the Management Plan, Budget and Schedule of Fees and Charges has been undertaken in full consultation with all departments across Council.

SUMMARY

MANAGEMENT PLAN

- Council's Draft Management Plan has been developed in accordance with Sections 402, 403 and 404 of the Local Government Act (1993).
- Council's seven principal activities are:
 - Civic Leadership
 - Integrated Planning
 - Community Development
 - Natural Environment
 - Built Environment
 - Financial Sustainability
 - Council's Corporate Services
- Each principal activity has a number of objectives which are linked to outcomes and performance indicators that clearly identify how objectives will be achieved and how performance in achieving these objectives will be measured over the term of the Plan.
- Quarterly reviews measuring the extent to which performance targets have been met, will be reported to Council within two months after the end of each quarter.

BUDGET

- Council's Draft Budget for 2006/07 has been developed using the framework of the 10 Year Financial Model, adopted by Council on 13 December 2005.
- Should the application to continue Council's infrastructure special rate variation be unsuccessful, income will be decrease by \$1,914,000 for 2006/07 along with the capital program for roads.
- The draft budget does not rely on funding from asset sales. Proceeds from asset sales will be restricted as required.

S03096 5 April 2006

• It is recommended in the report that surplus funds of \$251,900 be transferred to the Contingency Reserve and that funds from the (internally restricted) Garbage Reserve (\$480,820) be transferred to the New Facilities Reserve. The Draft Management Plan 2006-2010 does not reflect these transfers.

If the recommendations are adopted as part of this report, the final version of the Management Plan that Council adopts in June 2006 will reflect these changes.

RECOMMENDATION

- A. That Council adopt the Management Plan 2006-2010, incorporating the Budget, Special Rate Variation and Fees and Charges for 2006/07 for the purpose of public exhibition.
- B. That surplus funds totalling \$251,900 be transferred to Council's Contingency Reserve.
- C. That funds totalling \$480,820 currently in Council's internally restricted Garbage Reserve be transferred to the New Facilities Reserve.
- D. That the Management Plan, Budget and Fees and Charges be placed on public exhibition for 28 days commencing Friday, 28 April 2006.
- E. That an advertisement be placed in the 'North Shore Times' advising public exhibition details.
- F. That following public exhibition, a further report be submitted to Council for adoption of the 2006-2010 Management Plan, Budget and Fees and Charges.

John Clark John McKee
Acting Director Finance and Business General Manager

Attachments: Appendix A. Draft Management Plan 2006-2010 (bound separately) - 599949 Appendix B. Draft Fees & Charges 2006/07 Public use (bound separately) - 599945

Ku-ring-gai Council

DRAFT Management Plan 2006-2010

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Mayor's Foreword

I am delighted to present Council's Management Plan for 2006-2010 on behalf of my fellow Councillors. This year is our Centenary Year and it is interesting to reflect on the complexity of Council's Business when compared to 1906.

Council's first weeks were concerned with ensuring that the Pacific Highway was in a good state of repair before it was handed over to Council, and the selection of the stationery and letterhead for Council.

On the other hand, the upcoming year is one of the busiest and most significant in Kuring-gai's history with planning for the revitalisation of our six major Town Centres being carried out concurrently to allow for completion by 31 December this year. We will endeavour to involve the community as much as possible in this process despite the tight timeframe.

In 2006/07, Council will deal with many applications for medium density housing linked with Stage One of our Residential Strategy, and this will engage many of our community in the sad reality of major changes to the character of our area.

Council is getting on with the job of implementing these changes and trying to reduce negative impacts on residents.

Around 80% of all medium density development applications so far lodged have been determined, with the 49 approvals providing more than 1,900 new residential units.

I am happy to report that Ku-ring-gai has finally overcome its backlog of undetermined development applications. In the past two years we have reduced the number of development applications in our system from more than 1,000 to 373.

In the same period we have cut processing times for development applications by 42 per cent, bringing us into line with the State average.

Land and Environment Court costs are down 26% since 2003, despite increases in the number of applications being determined.

Council is also enhancing its reputation for environmental sustainability. After winning an \$830,000 State Government grant, we will this year begin an innovative "sewer mining" project to irrigate Gordon and Killara golf courses.

This follows last year's installation of Ku-ring-gai's first stormwater harvesting project at St Ives' Barra Brui Oval.

Our 5% Environmental Levy will generate more than \$1.7 million in 2006/07 for other important environmental work such as conserving Ku-ring-gai's highly valued urban bushland, parks and reserves.

This Management Plan sets out in great detail our goals over the next five years and how we aim to achieve them.

I look forward to working with residents, community groups, my Councillor colleagues and Council staff to deliver on this plan in 2006/10.

Councillor Elaine Malicki Mayor

General Manager's Foreword

On behalf of Ku-ring-gai Council, I welcome you to the organisation's Management Plan for 2006 to 2010.

As the third level of government in this country, local government is the "closest to the ground" and most directly affects the lives of the broader community. Accordingly, local councils are subject to the highest level of public scrutiny.

The annual Management Plan is the cornerstone to ensuring that the efficiency and transparency of Council's operations can be effectively measured.

The Plan outlines short term goals for the Council over the next 12 months. Even more importantly, the Plan details the longer term goals and visions under the caption "What we are striving to achieve", for each principal activity.

The coming year presents Council with a number of challenges. We have given an undertaking to the State Government to complete plans for our six town centres by the end of 2006.

A detailed works program has been put in place to prepare integrated plans for each centre. Council realises the importance of consulting the community in this process; we are doing this through a variety of means including written surveys being sent to every household, public meetings and our Residents Feedback Register.

The coming year will see Council rationalise its property portfolio with the sale of our depot site in Carlotta Avenue, Gordon, and relocation of the depot to a light industrial area in Pymble.

We will also continue to improve efficiency in key areas such as dealing with development applications.

Reforms to our development assessment processes have led to some outstanding improvements in the past two years, with large reductions in the number of applications in our system and the average time taken to determine applications.

Council will spend close to \$88 million on facilities and services in 2006/07 while continuing to improve our financial position and reduce our debt.

Our special 5% environmental levy is enabling us to make major improvements to Kuring-gai's natural environment, and we will apply to the State Government to continue our infrastructure levy.

This levy, also 5%, has resulted in much needed upgrades to Ku-ring-gai's roads network over the past five years. We are seeking to extend the levy for a further seven years so this important work can continue.

As 2006 is Council's centenary year, we have in place an extensive program to mark this significant milestone. This includes our Festival on the Green in June and a reenactment of the first Council meeting in November.

As this Management Plan shows, Council continues to strive and achieve stated longer term strategies to ensure we keep improving our performance in delivering first rate facilities and services.

John McKee General Manager

INTRODUCTION

What is a Management Plan?

The Management Plan is a statutory requirement under Section 402 of the Local Government Act.

The Plan clearly identifies Council's principal activities, and defines Council's strategic direction. In other words it identifies what Ku-ring-gai Council will do over the next five years. It also contains a detailed budget for the first year and an assessment of the longer term financial position of Council.

Council has identified the following principal activities:

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

There is a statutory requirement that the Management Plan and Budget be publicly exhibited for a minimum period of 28 days prior to it being adopted by Council.

How will performance be measured?

A report will be forwarded to Council within two months after the end of each quarter in accordance with Council's statutory obligations. The report will outline the extent to which performance targets have been met and provide comments as to the current status of all strategies outlined in the plan.

From a budgetary perspective, Council will formally review a revised estimate of income and expenditure on a quarterly basis. The report will track actual expenditure against budgets and explain the reasons for any significant variations. In addition the report will also track expenditure on capital works and projects undertaken by Council.

PUBLIC CONSULTATION PROCESS

Management Plan

In accordance with the requirements of the Local Government Act, the Draft Management plan will be publicly exhibited from 28 April to 26 May 2006.

Following exhibition, the plan will be forwarded for adoption by Council on 13 June 2006. The Plan, plus details of Fees and Charges are available at:

- Council Chambers
- Council's website (www.kmc.nsw.gov.au)
- ▶ Ku-ring-gai Library
- Lindfield Library
- Turramurra Library
- St Ives Library

A PROFILE OF KU-RING-GAI

- Ku-ring-gai covers an area of 84 square kilometres with five wards and nine suburbs.
- The area features dramatic contrasts in topography and a diversity of plant communities and wildlife habitats. Significant portions of the urban bushland have been identified as having high conservation status.
- Ku-ring-gai is located approximately 16 kilometres from Sydney and is on average 152 metres above sea level.
- The Pacific Highway forms the central spine of the area running along a north-west/south-east ridge. Other ridges run off this central spine.
- The Ku-ring-gai area drains to Middle Harbour in the east, to the Lane Cove River in the west and to Spring Gully Creek and Cowan Creek in the north.
- Ku-ring-gai has 1,100 ha bushland, 75 km fire trails, 177 ha parkland, 17 ha gardens, and 650 km roads.
- Ku-ring-gai's land use is dominated by housing and open space. Of the residential area, 95% is occupied by low-density housing, much of which is bordered by national parks. Business and other usage account for only 5% of total land use.
- The estimated resident population in June 2005 was 108,697. Between 2000 and 2005 there was an average annual growth rate of 0.4%.
- Across Ku-ring-gai, 64% of the population is Australian born, with 36% born overseas. The overseas-born proportion was less than Sydney's rate (39%). Overall, the Australian-born population ranges from 74% of Warrawee and 70% of West Pymble, to 46% of East Killara and 56% of St Ives. The most common foreign birthplaces in Ku-ring-gai are United Kingdom (6.7% of the population), South Africa (3.7%), Hong Kong (2.7%), New Zealand (2.2%) and China (1.5%).
- Council maintains a variety of community facilities, including:

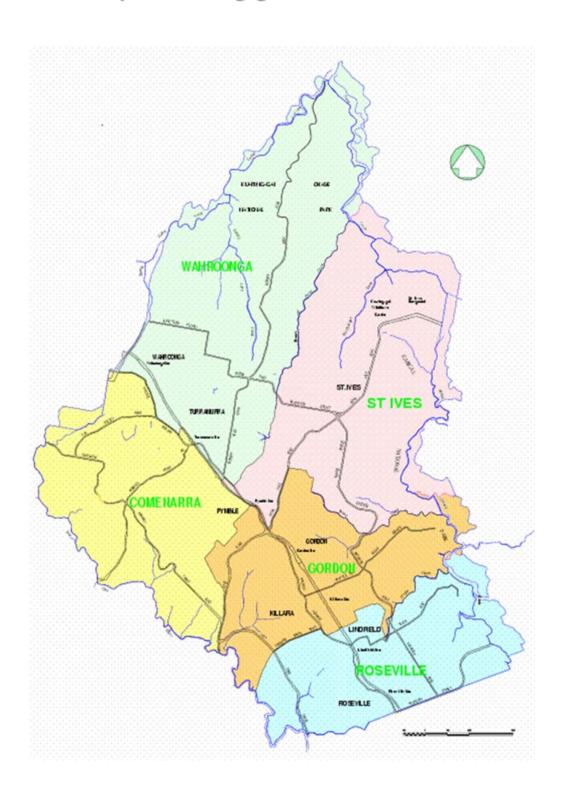
1	Art centre	45	Netball courts
4	Libraries	71	All weather tennis courts
3	Senior's facilities	2	Public golf courses
2	Youth centres	52	Playing fields
6	Community halls	96	Playgrounds
18	Children's Services buildings	374	Parks and reserves

1 Meals on Wheels kitchen 1 Showground

12 Community multi-use buildings 1 Skateboard facility

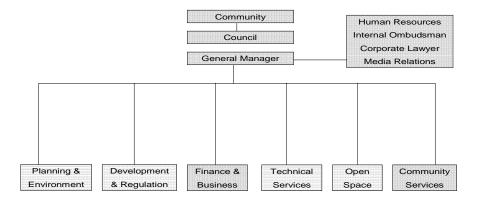
1 Community bus 1 Pool complex

Ward map of Ku-ring-gai



OUR ORGANISATION

Council's structure has been designed to meet Council's and the community's strategic objectives for the provision of services and facilities, now and into the future.



Senior Management Team

John McKee

General Manager

Michael Miocic

Director Development & Regulation

Janice Bevan

Director Community Services

Steven Head

Acting Director Planning &

Environment

Steven Head

Director Open Space

Greg Piconi

Director Technical Services

John Clark

Acting Director Finance & Business

Council's Contact Details

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COUNCILLORS

Comenarra Ward



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Gordon Ward



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Roseville Ward



Maureen SHELLEY Ku-ring-gai Council Locked Bag 1056 Pymble NSW 2073 Phone/Fax: 9882 6948 mshelley@kmc.nsw.gov.au



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St Ives Ward



Laura BENNETT Ku-ring-gai Council Locked Bag 1056 Pymble NSW 2073 Phone/Fax: 9988 0064 lbennett@kmc.nsw.gov.au



Tony HALL 60 Woodbury Road St Ives NSW 2075 Phone/Fax: 9144 3096 thall@kmc.nsw.gov.au

Wahroonga Ward



Nick EBECK (Deputy Mayor) Ku-ring-gai Council Locked Bag 1056 Pymble NSW 2073 Phone/Fax: 9449 2913 nebbeck@kmc.nsw.gov.au



Ian CROSS 58 Kirkpatrick Street Nth Turramurra NSW 2074 Phone: 9488 7442 Fax: 9488 9075 icross@kmc.nsw.gov.au

HOW COUNCIL WORKS

Ku-ring-gai Council is divided into five wards: Comenarra, Gordon, Roseville, St Ives and Wahroonga, each of which is represented by two Councillors.

Local Council elections are held at four-year intervals, and are open to all residents and ratepayers within the Council area. Each year the Councillors elect a Mayor (also a Councillor) by way of a democratic vote, to represent and head the Council. The next general Council elections will be held in September 2008.

It is the role of a Councillor to represent the interests of residents and ratepayers and to provide leadership and guidance within the community. They are also required to attend Council meetings and other official functions. Councillors are not paid a salary, however they receive an allowance for attending meetings, as well as limited reimbursement for out of pocket expenses.

The Mayor has the additional responsibilities over and above other Councillors of chairing meetings and carrying out the civic and ceremonial responsibilities of the Council. In addition to the Councillor's allowance, the Mayor also receives a mayoral allowance.

Councillor and Mayoral allowances are set by the Local Government Remuneration Tribunal.

Council meetings are held on Tuesday evenings in Council Chambers, 818 Pacific Highway Gordon, commencing at 7pm and in accordance with the following schedule:

2nd Tuesday: Ordinary Meeting of Council 4th Tuesday: Ordinary Meeting of Council

Details of meeting dates and times are published in Council's Corporate Advertisement in the North Shore Times. Copies of meeting agendas and Business Papers are generally available on Council's website, at Council Chambers and from each of Council's Libraries, on the Wednesday prior to the meeting.

Members of the public are given the opportunity to address the Council on any matter of a general nature or interest to Council and the community as well as any item on the Business Paper, with the exception of Petitions, Business Without Notice and Questions Without Notice.

The power of Councils and Councillors are derived from, and determined by the Local Government Act 1993 and other Acts enacted by the Parliament of NSW.

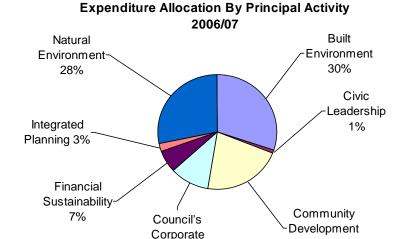
COUNCIL'S PRINCIPAL ACTIVITIES

Council has identified the following Principal Activities:

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

Each Principal Activity of Council has a collection of objectives, actions and key performance indicators that outline performance targets and the proposed method of achieving and measuring these targets.

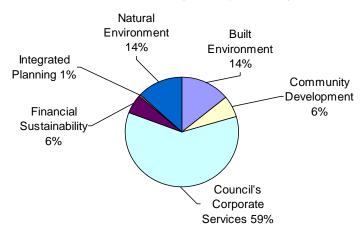
Expenditure Budget 2006/2007	\$66,753,100
Revenue Budget 2006/2007	\$78,992,300
General (Net) Funding	(\$12,239,200)



21%

Services 10%

Revenue Allocation By Principal Activity 2006/07



CIVIC LEADERSHIP

Ku-ring-gai Council will work to ensure that its affairs are conducted in an open and transparent manner.

Council will effectively consult with the community to ensure that it provides quality services which reflect the expectations of ratepayers and represent best value.

Ku-ring-gai will aspire to be recognised as a model Council in NSW.

Issues

- Relationship with State Government, including Council control over local planning matters
- Effective public policy
- Balancing current & future demands against limited resources
- Engaging the wider community
- Community perception of Council
- Maintaining Council's infrastructure assets at a satisfactory standard

Policies, Plans, Guidelines

- Federal and State Legislation
- Code of Meeting Practice
- Code of Conduct
- Internal Reporting Policy (Protected Disclosures)
- Policy for the payment of expenses and provision of facilities to Councillors
- Provision of information and interaction between elected members and staff

Objective

To provide community leadership that is:

- Efficient
- Effective
- Transparent
- Participative
- Accountable

What we are striving to achieve

- Civic Leadership drives the direction of all of Council's principal activities:
 - Integrated Planning
 - Community Development
 - Natural Environment
 - Built Environment
 - Financial Sustainability
 - Council's Corporate Services
- Council's future direction is detailed throughout this document under each of the principal activities.
- Council strives to be a leading local government authority and to create a positive public image.

Where we want to be in 5 years

A high degree of satisfaction with Council's leadership

What we will do this year

- Continue to assess the level & mix of services provided to the community.
- Analyse initiatives to enhance Council's corporate identity.
- Further develop community consultation methods.
- Deliver the program of events to celebrate Ku-ring-gai's centenary of Local Government.
- Conduct a community vision workshop.

Measuring our achievements in 2006/2007

Key Performance Indicators

 Through the Management Plan process, review the implementation of Council's principal activities. Each quarter General Manager

• Establish the resource allocation and financial framework for Council's operations.

2nd quarter General Manager

Ku-ring-gai Council Management Plan 2006 -2010

- Report to Council on results of outcomes of community consultation methods, including resident's feedback register and vision workshop.
- Report to Council on initiatives to enhance Council's corporate identity.
- Continue to implement organisation wide customer service training programs.

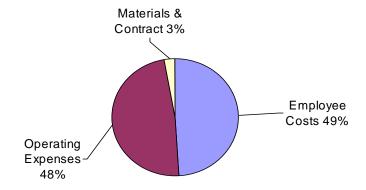
4 th quarter	General Manager
4 quarter	General Manager

As required General Manager

As required General Manager

Expenditure Budget 2006/2007	\$597,400
Revenue Budget 2006/2007	(\$1,500)
General (Net) Funding	\$595,900

Civic Leadership Expenditure Allocation 2006/07



Civic Leadership Revenue by Source 2006/07

100% funding from user fees and charges

INTEGRATED PLANNING

Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.

Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area.

Council must respond to State Government and community demands for additional housing, greater housing choice and associated facilities.

Issues

- Federal and State policies, legislation, reforms and initiatives impact at a local level.
- Demands for more housing, greater housing choice, greater and improved open space, new services and facilities.
- Increased medium density housing will create major demands, changes and opportunities within the area.
- Sustainability (environment, social, economic) needs to be integrated as the key driver of Council's approach.
- Ageing urban centres require revitalisation.
- Ageing infrastructure places limits on capacity for future development.
- Travel, transport and parking demand is growing with roads and rail reaching saturation during peak periods.
- There is limited integration across the transport network.
- Complex problems require multi-disciplinary approach within Council and consultation and partnerships with the community, government bodies and other stakeholders.
- Heritage, biodiversity and the tree canopy are under threat from development and human activities.
- Community acceptance of change.
- The quality of the neighbourhood centres and other shopping areas outside the town centres.
- A shortage of adequate sporting facilities.

Policies, Plans, Guidelines

- Federal & State Government Planning Legislation
- Local Environmental Plans

- Development Control Plans
- Section 94 Contribution Plans
- Tree Preservation Order
- Planning Codes and Policies
- State of the Environment Report
- Plans of Management for Community Land
- Social and Cultural Plans
- Access Policy and Disability Discrimination Act Action Plan
- Residential Development Strategy
- Council's Traffic and Transport Policy
- RTA Traffic generating development Guidelines
- F3 to Sydney Orbital Link Study

Objectives

- Ku-ring-gai will be a vibrant place while maintaining its unique character, natural environment and heritage.
- Housing, transport, open space and community facilities will meet the needs of a changing community while protecting heritage and the natural environment.
- Stakeholders including residents, community groups, government agencies and the development sector will be actively engaged in the planning process.

What we are striving to achieve

- A community that is informed and involved in the planning process.
- A great place to work, live and recreate.
- Clear visions and action plans are developed and implemented for each suburb and centre. These integrate social, economic, environmental, infrastructure and urban design considerations.
- Neighbourhood character, natural areas, biodiversity and heritage are protected and enhanced.
- Integrated transport services are in place and funded.
- Bio-corridors are in place, green web integrated and tree canopy restored to pre-1990 levels.
- Sustainability is integrated into all planning and indicators are applied (Council and development assessment).

Where we want to be in five years

- Environmental management and sustainability fully integrated into planning processes.
- A long term vision and plan is developed in consultation with the community and an action plan for its implementation is in place.
- New consolidated Council wide Local Environmental Plan and Development Control Plan in place.
- Key retail/commercial centres have comprehensive visions and plans to guide future development consistent with the principles of sustainability.
- Public domain manual and plans are in place for each major business centre.
- A new developer contribution plan (Section 94) is prepared to ensure adequate funds are collected to provide for the provision of future community infrastructure.
- Heritage inventory sheets are available for all heritage items and Urban Conservation areas.
- Items and areas with heritage significance are protected by inclusion in the comprehensive Local Environmental Plan and their development is subject to a Development Control Plan.
- Bio corridors established across public and private land and biodiversity strategy is being implemented and green web implemented.
- A process is in place for new development, services and facilities to reflect the changing social, economic and environmental needs of the community.
- Integrated transport plans (including plans for cycling, walking, community and commuter parking) in place across the Council area and consistent with regional and state government plans and addressed within the comprehensive LEP.
- Improved access achieved at local railway stations.
- Council to have delegation to issue interim Heritage orders.
- 1% of our residents actively involved in community environment programs.

What we will do this year

- In association with the development of the state government Metro Strategy, lobby for infrastructure and intersection upgrades to major arterial networks and access to railway stations.
- Ensure integration of accessibility criteria into Council's planning documents.
- Continue to implement Stage 2 of the Residential Development Strategy by preparing plans for major commercial centres.
- Review classification of community landholdings in association with Stage 2 of the Residential Development Strategy.

- Continue the development of a comprehensive Local Environmental Plan and a Comprehensive Development Control Plan to replace the Ku-ring-gai Planning Scheme Ordinance.
- Urban conservation areas addressed within Council's comprehensive LEP.
- Complete a review of Council's Bushfire Prone Land Map.
- Prepare and complete a comprehensive public domain manual and plan.
- Co-ordinate assessment of rezoning applications.
- Continue programs for progressing sustainability into Council's activities.
- Continue to revise key planning documents to make them more effective and to respond to legislative change.
- Continue to prepare plans for traffic management and other forms of transport in the major centres.
- Progress negotiations concerning the abandoned freeway corridor lands in Wahroonga and Turramurra.
- Continue to review potential heritage items for inclusion within Council's comprehensive LEP and DCP (and review provisions for inclusion).
- Continue preparation of Plans of Management for Community Lands.
- Monitor the F3/Sydney orbital connection proposal for siting of infrastructure such as exhaust stacks and any other proposed works that may impact on residents.
- Finalise planning of Council's Town Centres.
- Develop a Contributions Strategy and S94 Plan for each of Council's Town Centres.
- Finalise the review of DCP38 and 55 for inclusion in the Comprehensive DCP.
- Participate in regional planning including the NSROC Regional Plan and Metropolitan Strategy sub-regional plans.

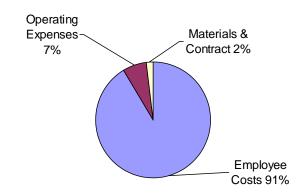
Measuring our achievements in 2006/2007

Key Performance Indicators

•	Continue to review potential Heritage items (including pre war and inter way), develop heritage inventory sheets and report as required.	4th quarter	& Environmental
•	Finalise integrated plan for St Ives.	1 st quarter	Director Planning & Environmental
•	Finalise integrated plan for Turramurra.	1 st quarter	Director Planning & Environmental
•	Finalise integrated plan for Gordon.	2 nd quarter	Director Planning & Environmental

•	Finalise integrated plan for Pymble.	2 nd quarter	Director Planning & Environmental
•	Finalise integrated plan for Roseville.	2 nd quarter	Director Planning & Environmental
•	Finalise integrated plan for Lindfield.	2 nd quarter	Director Planning & Environmental
•	Development of comprehensive LEP and DCP as per Council's program.	Ongoing	Director Planning & Environmental
•	Complete drafting of plans of Management as per Council's adopted program.	Ongoing	Director Open Space
•	Report to Council on initiatives undertaken to progress infrastructure and intersection upgrades to Gordon, Pymble, Lindfield and Roseville town centres.	2 nd quarter	Director Technical Services
•	All planning documents referred to Council for consideration to include accessibility criteria.	Ongoing	Director Planning & Environmental
•	Commence implementation of priority actions of the Open Space Acquisition Strategy.	3 rd quarter	Director Open Space
•	Bushfire prone land map to be reported to Council.	4 th quarter	Director Open Space
•	Public domain manual completed and reported to Council.	2 nd quarter	Directors Technical Services, Open Space, Community Services and Planning & Environmental
	Expenditure Budget 2006/2007	:	\$1,482,400
	Revenue Budget 2006/2007		\$369,400
	General (Net) Funding		\$1,113,000

Integrated Planning Expenditure Allocation 2006/07



Integrated Planning Revenue by source 2006/07

100% funding from user fees and charges

COMMUNITY DEVELOPMENT

Ku-ring-gai is characterised by a socially and culturally diverse community that values a safe and healthy environment. Council provides services and programs that respond to the specific needs of the Ku-ring-gai community.

Issues

- Limited opportunity for community participation in community events
- Communication between the community and Council
- Effectiveness and awareness of Council's environmental health service
- Increasing demand on community facilities and services
- · Age and quality of facilities supporting service providers
- An increasingly diverse community
- Accessibility of services
- Proportional shift from organised sport to informal recreation
- Childhood obesity and inactivity
- Ageing population
- Crime and safety perceptions in the community
- Vandalism and graffiti
- Introduction of new regulations, accreditation standards, and increased administration and accountability requirements
- Cost shifting of services from other levels of government

Policies, Plans, Guidelines

- Federal and State Legislation
- National Home and Community Care Validation Standards
- National Childcare Accreditation Principles
- Disability Action Plan and Access Policy
- Social and Cultural Plans
- Northern Sydney Aboriginal Social Plan
- Community Land Plans of Management
- Sport in Ku-ring-gai Strategy

- Section 94 Contributions Plan
- Education for Sustainability Strategy
- Open Space Strategy
- Demographic Profile
- Ku-ring-gai Open Space Needs Analysis

Objectives

- To contribute to a sustainable, safe, healthy and vibrant community through the provision of integrated services and programs.
- To provide a library service that addresses the information, cultural and recreation needs of the community.
- To offer a stimulating environment for artistic and creative expressions through an ongoing program of art courses, workshops and events.
- To provide programs that represent value for money and are financially sustainable.
- To develop community pride and identity through cultural planning, community celebrations and cultural awareness programs.
- To provide quality open space, sufficient to meet the needs of the community.
- Increase awareness of, and participation in cultural, sporting, recreational and neighbourhood activities.

What we are striving to achieve

- A healthy, vibrant, inclusive and informed community.
- Accessible and affordable services that contribute to the well-being of the community.
- A culturally aware, active and involved community.
- A community that understands and assists in creating safe environments.
- An integrated network of facilities that are adaptable and effective in meeting the needs of the community.

Where we want to be in 5 years

- Planning and delivery of community services that address the changing needs of the community.
- Increased awareness of, and participation in, cultural, sporting and recreational activities.
- North Turramurra Recreation area as a multi-use sport and recreation facility.

- Recreation needs are met for existing and new residents.
- Community with a realistic perception of safety.
- Major parks are a focal point for the community.
- A strong culture of community participation.
- External partnerships established to further develop and enhance services and facilities.
- Provision of adequate facilities to satisfy youth and childcare needs.
- Multi-purpose community cultural centre established.
- Existing community facilities upgraded to best satisfy user needs.
- Increase the diversity of participants involved in community conservation programs.
- One percent of our residents actively involved in community environment programmes.
- Reduction in corporate greenhouse gas emissions by 20% from 1996 levels.
- Increase community awareness of environmental issues through a comprehensive and integrated education programme.

What we will do this year

- Present cultural celebrations and special events that encourage community participation and create a sense of wellbeing.
- Increase access to and use of Council's community facilities and recreation areas.
- Encourage greater participation in community based volunteer programs.
- Review and enhance Council's library services.
- Review existing service programs to ensure they remain responsive and relevant to the needs of the community.
- Finalise Feasibility Study and develop concept plans for a multi-purpose children's centre.
- Finalise staging plans for North Turramurra Recreation Area and prepare construction documentation for Stage 1.
- Address issues relating to young people as outlined in the community plan.
- Develop a localised cultural entertainment program for Ku-ring-gai including concerts and open air theatre (subject to available funding).
- Deliver Centenary of Local Government Program.
- Conduct a customer survey relating to Council services.
- Increase participation in environmental education programmes across all sectors of our community.

• Strengthen the Bushcare programme and groups.

Measuring our achievements in 2006/2007

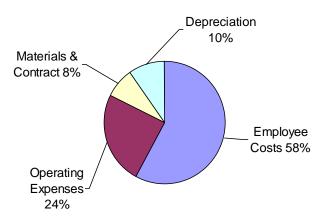
Key Performance Indicators

•	Continue to implement the 'Sports in Kuring-gai' strategy and report progress to Council.	3rd quarter	Director Open Space
•	Community Services program revised and report to Community Development Committee.	Ongoing	Director Community Services
•	Community Festival held.	4th quarter	Director Community Services
•	Proposal for a cultural entertainment program established and report to Community Development Committee.	2nd quarter	Director Community Services
•	Establish a volunteers' program to	4th quarter	Director Community Services
•	enhance the library services. Develop a marketing plan for the Library	2nd quarter	Director Community Services
	including the development of an enewsletter.	3rd quarter	Director Community Services
•	Introduce an art exhibition in the Library program.	1st quarter	Director Community Services
•	Review technology access services provided by the Library.	Ongoing	Director Community Services
•	Continue to implement recommendations in Community Plan and report quarterly to Community Development Committee.	Ongoing	Director Community Services
•	Continue to implement recommendations in Cultural Plan and report quarterly to Community Services Committee.	Ongoing	Director Community Services
•	Continue to develop and implement master plans for District Parks.	Ongoing	Director Open Space
•	Construction timetable and tender for Stage 1 of North Turramurra Recreation Area reported to Council.	3rd quarter	Director Open Space
•	Planned improvements to West Pymble Pool reported to Council.	2nd quarter	Director Open Space
•	Funding strategy and timetable for indoor pool/leisure centre reported to Council.	1st quarter	Director Open Space

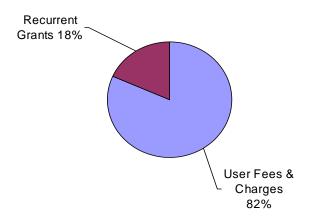
Ku-ring-gai Council Management Plan 2006 -2010

•	Continue to communicate quarterly on Open Space programs and plans.	Ongoing	Director Open Space
•	Develop concept Plan for multi-purpose Children's facility.	4th quarter	Director Community Services
•	Continue to increase participation in Council's environmentally based community programs.	4th quarter	Director Open Space
•	Deliver the program for Centenary of Local Government.	2nd quarter	Director Community Services
•	Further develop the "Active Ku-ring-gai" program.	Ongoing	Director Open Space
•	Investigate alternative methods and programs for the removal of graffiti.	2 nd quarter	Directors Community Services & Technical Services
•	Report on volunteer hours worked by bushcare groups.	4 th quarter	Director Open Space
	Expenditure Budget 2006/200	7	\$14,210,500
	Revenue Budget 2006/2007		\$4,914,400
	General (Net) Funding		\$9,296,100

Community Development Expenditure Allocation 2006/07



Community Development Revenue By Source 2006/07



NATURAL ENVIRONMENT

The identity of Ku-ring-gai comes from the relationship between natural bushland, creeks, street trees and our urban area.

Urban development and human interaction occur within our community and our natural resources and impact on the sustainability of the area.

Ku-ring-gai recognises the value of integrated natural resource management.

Issues

- Climate change.
- How to integrate natural systems and built solutions on local waterways.
- Adverse effects on the environment from unsustainable activities, causing increasing greenhouse gas emissions, decreasing air quality, degrading water quality and excessive waste disposal.
- Remediation of former landfill sites.
- How to prioritise programmes and expenditure.
- Increasing fire frequency from hazard reduction and wild fires.
- Reduction in biodiversity attributed to the impacts of urban development, introduction of pest species and habitat loss.

Policies, Plans, Guidelines

- Federal and State Legislation
- NSW Biodiversity Strategy
- SEPP 19 Urban Bushland
- Community Land Plans of Management
- Local and regional environment plans
- Catchment Blueprints for Sydney Harbour and Lower Hawkesbury Nepean Rivers
- State of Environment Report
- Development Control Plans (DCP's)
- Tree Preservation Order
- Stormwater Management Plans and local catchment plans
- Greenhouse Action Plan
- Environmental Management System

Objectives

- To understand and manage our natural environment to ensure that it is preserved and enhanced for current and future generations.
- The community and Council have access to information to guide evidenced based decisions to sustainably manage our environment.
- To apply Council's resources in the most effective and efficient manner to contribute to protecting and managing our natural environment.

What we are striving to achieve

- A community and Council that considers and actively reduces their environmental impact.
- Biodiversity that is protected and enhanced through a co-operative effort between Council, our community, relevant agencies and other stakeholders.
- Maintenance of our existing landscape character including our urban forest and creeks.
- A community that feels strongly involved and has a sense of responsibility for the environment.
- Cleaner waterways and healthy habitats.
- Development outcomes with significantly reduced impacts on the natural environment.
- Environmental education is integrated throughout the organisation's planning and operations.
- Operational programs guided by long term strategy based on sustainable principles and legislation.

Where we want to be in 5 years

- Implementing new initiatives identified in our biodiversity strategy.
- Implementing initiatives from the integrated local catchment plans.
- Council seen as a model organisation in efficient programme design and resource allocation.
- Research, industry and community partnerships established and delivering improvements for the management of our environment.
- Reduction in reliance on potable water.
- Council policy and programmes actively repairing past damage to the environment.

• 15% reduction in potable water consumption within Council and the community.

What we will do this year

- Preserve the existing areas of natural habitat.
- Implement the bushfire hazard reduction programme.
- Improve the condition of our riparian systems.
- Implement the projects identified in the environmental levy.
- Implement initiatives to further reduce greenhouse gas emissions.
- Review methods for further reduction in disposal of waste to landfill.
- Further relationships with research institutions to assist in natural area management.
- Promote recreation in bushland areas.
- Prepare a Water Management Plan.
- Implementation of the Biodiversity Strategy.
- Develop 5 year rolling programs for recreational trails in bushland areas.

Measuring our achievements in 2006/2007

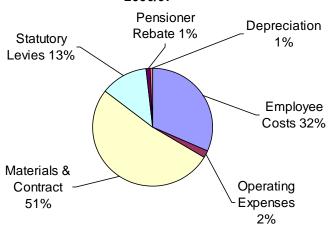
Key Performance Indicators

•	Reduce the percentage of bushland that is degraded by weeds (by 1%)	4 th quarter	Director Open Space
•	Report on extensions to fire breaks at the urban/bushland interface.	4 th quarter	Director Open Space
•	The number of projects undertaken that improve riparian condition.	4 th quarter	Director Open Space
•	Annual report prepared on implementation of projects funded by the environmental levy.	4 th quarter	Director Open Space
•	Report on implementation of biodiversity strategy.	3 rd quarter	Directors, Open Space
•	Supplementary State of the Environment Report prepared.	1 st quarter	Director Planning & Environmental
•	State of Environment Plan linked to Management Plan.	3 rd quarter	Director Planning & Environmental

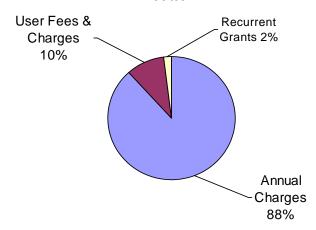
Ku-ring-gai Council Management Plan 2006 -2010

•	Report on energy and water conservation initiatives.	3 rd quarter	Director Planning & Environmental
•	Implement prioritised program of riparian restoration and improvements.	1 st quarter	Director Planning & Environmental
	Expenditure Budget 2006/2007	\$	18,868,500
	Revenue Budget 2006/2007	\$	10,375,000
	General (Net) Funding		\$8,493,500

Natural Environment Expenditure Allocation 2006/07



Natural Environment Revenue By Source 2006/07



BUILT ENVIRONMENT

Ku-ring-gai has an ageing infrastructure that requires significant funding to be sustainable and meet the needs of the community.

Pressure is being placed on the built environment by increased development and the need for Council to manage appropriate forms of development that are sympathetic to the area.

There is an ongoing need to ensure a reliable, consistent, effective and efficient development assessment and regulation service.

Issues

- Ageing asset infrastructure (roads, drainage, footpaths, buildings, open space)
- Limited funding from State and Federal Governments
- Renewed funding for Infrastructure Levy works
- Protection of the natural environment
- Public liability implications
- Providing facilities that meet community needs and social standards
- Capacity deficiencies of all drainage catchments
- High number of reported flooding incidences
- High cost of completing drainage works required to meet 1 in 20 year design storms
- Funding to ensure Council's operational plant is replaced within optimal timeframe
- The reliability, effectiveness and efficiency of Development Assessment services
- Land and Environment Court appeal costs and outcomes
- The need to provide a competitive certification service
- The effectiveness of our monitoring and regulation of unauthorised works, uses and construction activity
- Effectiveness of compliance and regulatory service
- Increasing demand on community facilities
- Community facilities that do not meet broad range of user needs
- Restrictions on use due to land categorisation
- Parking and access limitations for Council's facilities
- Bushfire threats to the built environment
- New medium density development and associated effects

• Damage to roads caused by heavy vehicles associated with new developments

Policies, Plans, Guidelines

- Federal and State Legislation
- Accounting Standards
- Council's Local Environmental and Development Control Plans
- Council's Operational Policies and Guidelines
- Access and Equity Policy
- Policies for Leasing Council Properties
- Building Code of Australia
- Community and Cultural Plans
- Facility Management Plan
- Community Land Plans of Management

Objectives

- Management of our assets (roads, drains, footpaths, buildings, open space) that meet current and future uses and needs within resources available.
- To ensure development assessment is consistent with Council's policies and codes and provides an efficient and effective service.
- To provide multi-purpose accessible facilities for community use.

What we are striving to achieve

- Assets that are regarded as being effectively managed and meet community needs.
- All of our infrastructure assets are to a satisfactory standard.
- Local autonomy for assessment of development under local planning controls and minimal State planning controls.
- An efficient and effective development assessment process that provides both quality and timely outcomes.
- An efficient and effective compliance and regulatory service.
- Multi-purpose and accessible community facilities that meet the needs of the community.

Where we want to be in 5 years

- Completion of 60 kilometres of road reconstruction works and 12 kilometres of new footpath.
- Completion of upgrades to 9 sporting facilities and 25 playgrounds.
- Water quality in natural environment from stormwater discharge from Council's roads to be improved by introduction of filter treatments for all roadworks adjacent to bushland.
- Completion of statutory requirements for all of Council's major buildings.
- Commencement of the program for replacement or major improvements to Council's buildings.
- All operational plant used to its maximum potential and plant that is underutilised below economic value to be disposed and replaced by hired plant.
- Undertaking best practice asset maintenance, management, refurbishment and replacement that is recognised as a leader by other Councils.
- A new Council depot that embodies sustainability design features.
- An adopted program that identifies improvements to all Council's drainage system to meet the 1 in 20 year design storms.
- An adopted program that re-uses stormwater and improves the quality of runoff to bushland.
- Land and Environment Court costs reduced by 30%.
- A development assessment service that is a best practice model in terms of efficiency, consistency and reliability and has a median processing time of 40 days for 70% of all development applications.
- Fully automated development assessment and certification systems, using internet based application processes.
- High quality development outcomes evident across Ku-ring-gai.
- Improved public image and confidence in our regulatory and compliance services.
- Provision of additional multi-purpose community facilities.

What we will do this year

- A report on the state of Council's assets that indicates the timeframe to bring Council's assets to a satisfactory standard and the funding requirements to achieve this.
- Update five year rolling programs for roads and footpaths that target 12 kilometres of road and 2.5 kilometres of new footpath each year.
- Update five year programs for upgrading sportsfields, sporting facilities parks and playgrounds.

- Continue to implement the program for road treatments adjacent to bushland which enhances the quality of water into the natural environment.
- Continue the program for replacement and improvements for Council buildings.
- Develop a program for improvements for all catchments in accordance with Council's ranking criteria.
- Ensure appeals are well managed and deemed refusal numbers are minimised.
- Reduce numbers of outstanding Development Applications.
- Review service standards against all major asset classes.
- Implement community facilities improvement program.
- Promote halls and meeting rooms.
- Co-ordinate responses to Development Applications for targeted sites.
- Continue integration of asset costing data to council's financial systems.
- Continue implementation of irrigation programs for Council parks and reserves that utilise Council's Stormwater drainage system.
- Continue sewer mining project for Golf course irrigation.
- Assess utilisation rates for community facilities.
- Continue forward design program for Open Space capital works.
- Assess mix of Council facilities in major town centres and associated review of funding options.
- Document and report the operation of Private Principal Certifying Authorities.
- Update drainage maintenance and Capital Works program in accordance with findings of the catchment analysis for all catchments.
- Introduce electronic system to further streamline DA lodgement and assessment processes.

Measuring our achievements in 2006/2007

Key Performance Indicators

•	An adopted five year rolling program for roads and footpaths.	1st quarter	Director Technical Services
•	Complete road and footpath program within 10% of time and cost estimates.	4 th quarter	Director Technical Services
•	An adopted five year building maintenance program for all major Council buildings.	1 st quarter	Director Technical Services

•	An adopted program for upgrading Open Space assets and implementing the environmental levy.	1 st quarter	Director Open Space
•	Complete annual program for design & upgrading of open space assets within 10% of cost and time estimates.	4 th quarter	Director Open Space
•	An adopted program for improvements to the drainage system in all catchments.	1 st quarter	Director Technical Services
•	Report on Infrastructure Levy projects and implementation. (subject to approval of levy)	1 st quarter	Director Technical Services
•	Lease and licence agreements finalised and executed as they fall due.	4 th quarter	Director Community Services
•	Conduct public education regarding the role of Council Compliance Officers, Private Certifiers and Principal Certifying Authorities.	Ongoing	Director Development & Regulation
•	Implement the Compliance Policy.	1 st quarter	Director Development & Regulation
•	Audit and report on development compliance for completed development sites.	4 th quarter	Director Development & Regulation
•	Monitor usage of Council's facilities and report.	2 nd quarter	Director Community Services
•	Maintain outstanding DA numbers below 550.	4 th quarter	Director Development & Regulation
•	Continue case reporting on L&E Court appeal outcomes.	Ongoing	Director Development & Regulation
•	Call and let tenders for new depot site at Suakin Street.	1 st quarter	Director Technical Services
•	Report on new/improved facilities in major town centres and associated funding options.	Ongoing	All Directors
•	Introduce electronic DA lodgement service.	4 th quarter	Director Development & Regulation
•	Establish electronic DA tracking facility for customers.	4 th quarter	Director Development & Regulation

Ku-ring-gai Council Management Plan 2006 -2010

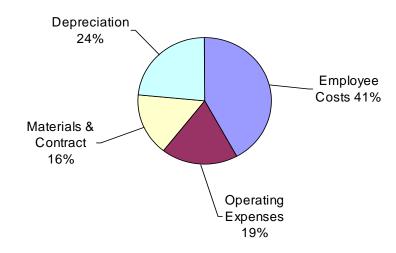
 Report on the implementation of the recommendations contained in the Lane Cove Catchment & Combined Works Program report. 4th quarter Director Technical Services

 Expenditure Budget 2006/2007
 \$20,203,300

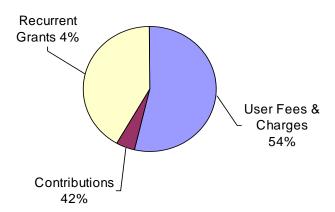
 Revenue Budget 2006/2007
 \$11,297,900

 General (Net) Funding
 \$8,905,400

Built Environment Expenditure Allocation 2006/07



Built Environment Revenue By Source 2006/07



FINANCIAL SUSTAINABILITY

Ku-ring-gai has an ageing infrastructure and a heavy reliance on rating revenue as a proportion of total income.

Council has an annual budget of \$87.5 million, of which \$25.2 million is committed to capital and project works.

Council's financial strategies are governed by a 10 year financial model which is reviewed by Council each year. The aim of the model is to increase Council's commitment to asset renewal while simultaneously reducing debt.

Issues

- The need to set aside sufficient funding for Council's ageing asset infrastructure
- The need to broaden Council's revenue base
- Finding a balance between economic returns and social responsibilities governing Council's operations
- Management of Council's debt
- Maintaining a balanced budget, having regard for increasing statutory charges and Council's reliance on rating revenue
- Prioritising limited financial resources to best service the needs of the Community
- Ensuring that the development of Council's Town Centres is financially viable for Council

Policies, Plans, Guidelines

- Federal and State Legislation
- International Financial Reporting Standards
- Australian Accounting Standards
- Code of Accounting Practice
- Asset Accounting Manual
- Investment Policy
- 10 Year Financial Model

Objectives

- To ensure the financial sustainability of Council which allows for efficient service delivery and the effective management of Council's assets, now and in future years.
- To continuously explore opportunities to maximise the financial return and Community benefit from Council's commercial property holdings.

What we are striving to achieve

- Sound, sustainable financial management
- Reduced debt/effectively managed debt
- An asset network which is maintained to community expectations
- Continued increase in asset renewal works
- A decreased reliance on rating revenue
- Increased economic viability across Council's area

Where we want to be in 5 years

- A further \$10 million in works of direct community benefit to be undertaken, resulting from reductions in Councils loan repayments
- Council's reliance on rates and waste income to be less than 55%
- Council's commitment to Capital Works maintained and indexed annually
- Depot relocation to Suakin Street completed
- Significant increase in returns on Council's properties
- Councils debt reduced from \$11.2 million to \$7.9 million

What we will do this year

- Reduce Council's loan liability by \$700,000
- Produce statutory documents in accordance with legislative requirements
- Execute commercial leases/licences as required
- Review the policy for long term financial sustainability
- Review options to diversify and expand Council's revenue opportunities
- Model funding options for the redevelopment of Council's town centres and facilities
- Implement the requirements of the International Financial Reporting Standards

Measuring our achievements in 2006/2007

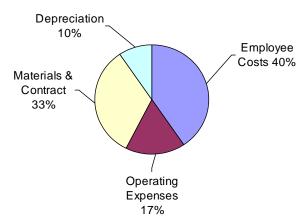
Key Performance Indicators

•	10 year Financial Model reviewed and adopted by Council.	2 nd quarter	Director Finance and Business
•	Requirements contained in Council's 10 year financial model are implemented.	4 th quarter	Director Finance and Business
•	Council's investment returns to meet or exceed the benchmark rate.	Ongoing	Director Finance and Business
•	Balanced budget developed for public exhibition.	4 th quarter	Director Finance and Business
•	Analyse and report to Council on alternative options and financial viability of Marian Street Theatre.	1 st quarter	Director Finance and Business
•	Firs Estate Cottage Lease to be executed.	1 st quarter	Director Finance and Business
•	Annual Financial Statements adopted and submitted to the Department of Local Government.	2 nd quarter	Director Finance and Business
•	Investment performance reported to Council on a monthly basis.	Monthly	Director Finance and Business
•	Council's Budget review reported to Council within two months of the end of each financial quarter.	Each quarter	Director Finance and Business
•	Notional rate return audited and submitted to Department of Local Government.	2 nd quarter	Director Finance and Business
•	Council's debt reduced to \$10.5 million.	4 th quarter	Director Finance and Business
•	\$1,981,800 committed to works of 'direct community benefit'.	4 th quarter	Director Finance and Business
•	Report to Council on the review of Council's methodology to maintain Council's assets at a satisfactory standard.	3 rd quarter	Directors Open Space, Technical Services, Finance and Business

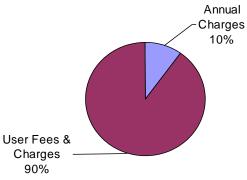
 Potential funding opportunities identified and reported to Council as part of the Town Centre redevelopment, including assessment of surplus landholdings outside the town centres. Ongoing Director Finance and Business

Expenditure Budget 2006/2007	\$4,389,100
Revenue Budget 2006/2007	\$4,452,300
General (Net) Funding	(\$63,200)

Financial Sustainability Expenditure Allocation 2006/07



Financial Sustainability Revenue By Source 2006/07



COUNCIL'S CORPORATE SERVICES

Provision of a range of services which act as a focal point for the delivery of information and customer services.

Provision of internal services to support the organisation.

Issues

- Identification of community expectations
- Council's services need to meet community requirements
- Integration and enhancement of Council's computer systems
- Increasing E-Business opportunities
- Attracting and retaining quality staff
- Implementation of Work Choices legislation

Policies, Plans, Guidelines

- Federal and State Legislation
- International Recordkeeping Standards
- Australian Information Technology Standards
- State Records Authority, Guidelines Policies and Procedures
- Industrial Awards and associated legislation

Objectives

- To improve services to the community through the provision of timely and accurate information
- To ensure that Council's information is protected, developed and maintained effectively and efficiently
- To expand the provision of customer service
- To attract and retain skilled staff to meet organisational goals and objectives
- Provide communication services that support the dissemination and exchange of information within Council and the community

What we are striving to achieve

- A fully integrated Information System for both internal and external service provisions
- Demonstrated efficiency and improvements across all areas of Council

Where we want to be in 5 years

- High degree of customer satisfaction with Council's services
- Viewed as a leading Council in the area of information management and technology
- Employer of choice
- Optimal efficiency of Council's call centre through improved PABX technology
- Expanded customer service provision
- Expanded E-Business capability to include the ability for customers to conduct business with Council electronically including but not limited to development application lodgement & tracking, online payments and Library transactions

What we will do this year

- Corporate Communications Strategy
- Continue to review corporate standards and procedures
- Produce statutory reports in accordance with legislative requirements
- Continue to integrate Council's information systems
- Assess the potential to expand the provision of customer services across the Council area
- Implement an organisational customer service procedure
- Improve the capability for customers to conduct business with Council electronically
- Upgrade and enhance functionality of Council's web page
- Implement the requirements of Work Choices legislation

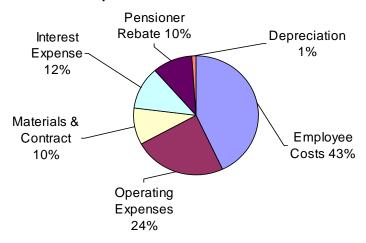
Measuring our achievements in 2006/2007

Key Performance Indicators

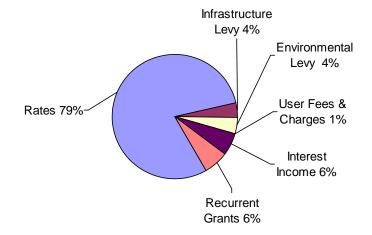
•	Corporate Communications Strategy implemented.	4 th quarter	Director Community Services
•	Annual Report adopted and submitted to the Department of Local Government.	2 nd quarter	Director Finance and Business

•	Management Plan adopted.	4 th quarter	Director Finance and Business
•	Council's Land and Environment Court Costs reported to Council on a quarterly basis.	Each quarter	Director Finance and Business
•	Management Plan progress reported to Council within two months of the end of each financial quarter.	Each quarter	General Manager
•	Report and analysis of NSW Department of Local Government Comparative data presented to Council.	2 nd quarter	Director Finance and Business
•	Report quarterly to Council on resolutions which have not been implemented with accompanying explanations.	Each quarter	General Manager
•	Database of Council resolutions is kept up to date with responsible officers clearly nominated.	Each quarter	Director Finance and Business
•	New bookings software system for Council services implemented.	3 rd quarter	Directors; Finance & Business, Open Space and Community Services
•	Implement new payroll system to fully integrate with Finance 1.	1 st quarter	Director Finance & Business
•	Upgrade Finance 1 to allow integration of other systems.	3 rd quarter	Director Finance & Business
•	Council's web based functionality improved.	2 nd quarter	Directors; Finance & Business and Community Services
•	Implement organisational customer service procedure	2 nd quarter	Director Community Services.
	Expenditure Budget 2006/2007		\$7,001,900
	Revenue Budget 2006/2007		\$47,581,800
	General (Net) Funding	(:	\$40,579,900)

Council's Corporate Services Expenditure Allocation 2006/07



Council's Corporate Services Revenue By Source 2006/07



DEPARTMENT FUNCTIONS

Community Services

Major Functions

Family and Community

Direct services to children, youth, aged volunteers and other groups in the community

Community Development

Information, research, planning, service management, advocacy assistance and donations to community groups

Community Facilities

- Community halls and meeting rooms
- Facility bookings
- Leasing and management

Community Programs

- School holiday programs
- Special community programs and events
- Cultural development

Library

- Seven day access through a network of four libraries
- A stock of over 230,000 library resources available for loan or reference
- On-line community information database

Ku-ring-gai Art Centre

- Diverse range of visual arts courses (4,000 places)
- Exhibitions of local & renowned artists (3,000 + visitors)
- Artist workshops, activities and promotions

Corporate Communications

- Corporate events
- Graphic design
- Publications
- Community consultation
- Strategic communication
- Citizenship
- Community reporting

Customer Relations Management

- Customer Service Centre
- Receipting
- Information provision to the community
- Call centre facilities

Open Space

Major Functions

- Public and community land management
- Managing built and natural public assets
- Catchment management
- Facilitation and support of community advisory committees
- Liaison with community user groups and regional committees
- Policy development for natural areas and resources
- Parks, Sport & Recreation Planning
- Open Space use, planning and categorisation
- Bushland Education
- Implementation of Stormwater Management Plans
- Community Land Planning
- Bushfire Planning

- Management strategies for bushland, public gardens, parkland, golf courses, sports and recreation reserves and facilities, street trees, St Ives Showground and Ku-ring-gai Wildflower Garden
- Planning, commissioning and monitoring of internal and external maintenance services
- Business plans for sport and recreation assets
- Capital works improvements, designs, specification and project management
- Tree Preservation Order assessment
- Landscape Assessment in conjunction with developments
- Delivery of maintenance services in bushland, parks, golf courses, sports reserves and St Ives Showground
- Recreation Programming

Planning and Environment

Major Functions

Urban Planning

Section 94 Contribution Plans for Public Amenities Including:

- Cash Contributions
- Car Parking
- Council's Public Infrastructure Requirements
- Preparation of Development Control Plans
- Review of Development Control Plans
- Preparation of Local Environment Plans
- Urban Design
- Residential Development Strategy
- New comprehensive Local Environment Plan for Ku-ring-gai
- Major Strategic Projects
- Major Strategic Local Environment Plans
- Major Strategic Development Control Plans
- Regional Issues
- Promotional Programs

- Commercial and Retail Analysis
- Co-ordination of Urban Studies
- Heritage
- Response to Government Initiatives
- Town Centre Planning

Land Information

- System Administration
- System Development
- Asset Management
- Data Collection/Capture
- Data Input/Maintenance
- Land Register
- Shadow Analysis
- Plan Production
- Special Projects
- CAD/General Drafting
- Street Naming
- Section 149 Certificates
- Plan Printing/Laminating
- Research Council Lands

Sustainability

- Environmental Management System
- Stormwater Policy
- Specialist Advice
- Aboriginal Land Claims
- Sustainable Development
- Air Cities for Climate Protection Program, Energy Taskforce
- Contaminated Land Management
- Environmental Education
- Environmental Assessment

- State of the Environment Reporting
- Environmental Policy Documents
- Energy Efficiency
- Water Conservation Initiatives
- Septic Tank registration

Co-ordination and Research

- Community Consultation
- Research
- Surveys
- Statistical Analysis
- Administrative Support for Department
- Program Evaluation

Technical Services

Major Functions

- Asset management of built assets
- Management systems for road reserves
- Planning, commissioning and monitoring of internal and external maintenance services
- Capital works improvements, designs, specification and project management
- Traffic management
- Roads and roadside policy compliance monitoring
- Road safety
- Traffic Committee support
- Roadside environment planning
- Investigation, design and service planning
- Technical service policy development
- Public off-street car parks management and maintenance
- Utility services co-ordination
- Technical service commissioning and monitoring

- Depot Services
- Facilities Maintenance
- Plant Operations
- Building Construction and improvements
- Building Maintenance
- Roadside Furniture and signposting maintenance
- Project Administration
- Civil Works Construction
- Civil Works Maintenance
- Contract Management
- Liaison with external organisations
- Fleet and Operational Plant Management and Maintenance
- Landfill rehabilitation
- Waste Management
- Waste Education

Civic Management

Major Functions

- Councillor Support
- Administrative support for Mayor and Councillors
- Corporate Direction
- Human Resources
- Recruitment & Selection
- Payroll
- Training & Development
- Occupational Health & Safety
- Workers' Compensation & Injury Management
- Strategic Human Resource Management
- Internal Ombudsman

Finance and Business

Major Functions

Business Development

- Asset Management
- Financial Strategy and Modelling
- Benchmarking
- Business and Management Planning
- Cash & Investments
- Analysis of Revenue Opportunities for Council
- Tendering Evaluation & Guidelines

Property

- Management of Commercial Council Properties
- Leases and Licences
- Insurance & Risk Management
- Security
- Cleaning
- Acquisitions/disposals

Finance

- Management Accounting
- Financial Accounting
- Purchasing
- Inventory Management
- Accounts Payable
- Budgeting
- Taxation Returns (FBT, GST)
- Accounts Receivable
- Rates
- Internal audit

Governance

- Servicing Council's meeting cycle
- Print Room

Information Services

- Information Networks
- Records Management
- PC Technology
- Corporate Systems
- **E-Business Development**
- Business Systems Replacement
- Website Development

Development & Regulation

Major Functions

Development Assessment

- Development applications
- Section 96 applications (modification of consent)
- Section 82A applications (review of determination)
- Subdivision Certificates
- Engineering assessment
- Heritage assessment
- Drainage assessment
- Traffic assessment
- Land and Environment Court appeals

Administration

- Neighbour notifications
- Records management
- Section 12 Requests

Statistical and performance reporting

Regulation and Compliance

- Section 68 activity applications
- Complying Development Certificates
- Building certificates
- Construction certificates
- Occupation Certificates
- PCA (Principal Certification Authority) Services
- Public Health
- Environmental and development compliance
- Illegal building works and land uses
- Fire safety
- Litter, dumping and water pollution control
- Parking control
- Abandoned vehicle control
- Companion animals and animal registration
- Children's immunisation

SOCIAL COMMMUNITY PLANNING

Executive Summary

The Local Government (General) Regulation 1999 requires all Councils in New South Wales to develop a social/community plan and include information about access and equity activities in their Management Plan and Annual Report. The regulation was introduced to:

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

Council, through its social planning process, has identified a range of issues across a number of target groups. Council is currently in the process of developing a new Community Plan and it will be placed on public exhibition during April to June 2006.

Summary of Issues Identified

A summary of the issues identified through community consultation and research are listed below:

Children and Families

- Intervention services for children with special needs
- Delays in accessing children's health and support services
- Shortage of child care services
- Accessible children's services information
- Improving children's recreational spaces in parks and playgrounds
- Parental social isolation including family supports and networking opportunities

Older People

Transport - physical access, frequency, lack of bus shelters with seating, physical safety and shopping services

- Safety personal, home, property, feeling safe, environment
- Older people remaining in their homes and living independently
- Housing options, affordability, low rise and low maintenance
- Information what's on & what's available
- Need for greater leisure services and wider variety of recreational opportunities
- Social isolation
- Lack of services and support for carers

Young People

- Multi purpose venues for entertainment, recreation and youth drop-in services
- Regular live music entertainment programs for under 18 year olds
- Provision of spaces and resources for study in public libraries
- More access to public transport for young people at nights and on weekends
- Availability of crisis accommodation beds within Ku-ring-gai / Hornsby region
- Improved access to early intervention services for mental health, relationships counselling and drug and alcohol issues

People with a Disability

- Access issues, eg. facilities, services, footpaths, parking
- Information and raising community awareness
- Availability and access to support services for people with disabilities and families
- Equity in accessing disability services
- Employment
- Access to recreational facilities and leisure/recreation opportunities

People from Culturally and Linguistically Diverse Backgrounds

- Gaining information and access to services
- Culturally specific services and need for bi-lingual workers
- Recognition of overseas qualification, professional employment opportunities and specialist employment opportunities
- Ageing culturally and linguistically diverse population

- Need for increased opportunities to celebrate diversity, community recognition and participation
- Availability of library resources, eg English learning, community languages

Women

- Social isolation and loneliness
- Accessibility in urban environments
- Domestic violence and sexual assault
- Crisis accommodation options for women

Aboriginal and Torres Strait Islander People

Issues and needs relating to Aboriginal and Torres Strait Islander people will be addressed as part of a co-ordinated regional approach, the Northern Sydney Aboriginal Social Plan. This Plan has been developed through the support and involvement of 11 Northern Sydney Councils, Government Departments, Aboriginal peak agencies and the Aboriginal community in Northern Sydney.

Summary of issues identified:

- Mental wellbeing
- Stolen generation
- Isolation
- Education and training
- Community education and reconciliation
- Housing
- Employment
- Information and communication
- Culture and heritage, Aboriginal sacred and significant sites
- Sustainability and implementation of Plan

ACCESS & EQUITY ACTIVITY

Summary

The Local Government (General) Regulation 1999, requires Councils to include information about access and equity activities in their Management Plan and Annual Report.

Policy and Action Plan

The access and equity policy and action plan, was designed to achieve greater equity, better access and wider participation for all members of the community in Ku-ring-gai.

It was developed through community consultation, analysis of Australian Bureau of Statistics data, comparison with other local government authorities, consultations with relevant peak ethnic service providers and inter-departmental discussions within Council. The policy was adopted by Council in June 1997 and updated in March 2003.

Council's access and equity policy is as follows:

OBJECTIVE 1: To have standards of communication which will enable Ku-ring-gai Council to communicate effectively with all residents with the purpose of enhancing access to Council services and greater participation of residents in Council activities.

STRATEGY TIMEFRAME RESPONSIBLE OFFICER 1.1. Publicise Council's services by translating information in relevant 1.1. Corporate Management Team 1.1. Ongoing. and all staff. community languages where appropriate. 1.2. Publicise Council's services by 1.2. Corporate and translating sections in its newsletter, 1.2. Ongoing. Annual Report, resource directories and Communications. messages to residents. 1.3. Ensure Rates notices and Council's letterhead contain at the bottom page the 1.3. Director Finance & Business following sentence in relevant 1.3. Ongoing. Development languages: "For translation assistance Manager Revenue Accounting please phone the Telephone Interpreter Services on 131450". **1.4.** Ensure that Council employees use 1.4. Corporate and ethnic media to publicise Council 1.4. Ongoing. Communications. services where appropriate. **1.5.** Ensure that publicity campaigns are well **1.5.** Corporate and targeted to reach out to relevant 1.5. Ongoing. Communications. population groups.

1.6.	Maintain up-to-date demographic data to target publicity campaigns appropriately.	1.6. Ongoing.	1.6.	Community Development Manager.
1.7.	Encourage other services in the community to adopt strategies that will lead to greater access and participation for all Ku-ring-gai residents.	1.7. Ongoing.	1.7.	Volunteer Service Coordinator, Community Development Officer (Aged and Disability Services), Community Development Officer (Children's Services), Youth Services Officer, Manager Community Development.

OBJECTIVE 2 - In all areas of public consultation Ku-ring-gai Council will actively include residents from culturally and linguistically diverse backgrounds.

STF	RATEGY	TIMEFRAME	RES	RESPONSIBLE OFFICER		
2.1.	Develop and maintain an up-to-date list of ethnic specific organisations for significant cultural groups living in the Ku-ring-gai local government area.	2.1. Ongoing.	2.1.	Community Information Officer.		
2.2.	Publicise Council services by utilising existing community networks, particularly those in contact with residents of culturally and linguistically diverse backgrounds.	2.2. Ongoing.	2.2.	Volunteer Service Coordinator, Community Development Officer (Aged and Disability Services), Community Development Officer (Children's Services), Youth Services Officer, Manager Community Development.		
2.3.	Publicise Council services by organising educational talks and seminars on the role and processes of Council aimed at residents of culturally and linguistically diverse backgrounds and particularly targeting language schools.	2.3. As required.	2.3.	Corporate and Communications.		
2.4.	Publicise Council services utilising community festivals and other points where the community may be gathered, such as shopping centres and citizenship ceremonies.	2.4. Ongoing.	2.4.	Corporate and Communications and other Council Officers as appropriate.		
2.5.	Publicise where appropriate Council issues using the ethnic media.	2.5. Ongoing as required.	2.5.	Corporate and Communications.		
2.6.	Take into consideration the language and cultural needs of residents when inviting comments concerning any forward management planning matters.	2.6. Ongoing.	2.6.	Corporate and Communications and other Council Officers as appropriate.		

OBJECTIVE 3: Ku-ring-gai Council will offer staff training which helps employees to be aware and professionally responsive to the cultural and linguistic diversity of Ku-ring-gai residents

STRATEGY		TIMEFRAME	SPONSIBLE OFFICER	
3.1.	Ensure that the staff induction program incorporates an access and equity component.	3.1. Ongoing.	3.1.	Human Resources and Manager Community Development
3.2.	Ensure Customer Relations staff are provided with training in effective communication with non-English speakers including use of interpreters, language aides, ethno-specific services and other communication resources.	3.2. Ongoing.	3.2.	Customer Relations Management – Senior Administrator, Human Resources and Manager Community Development.
3.3.	Provide Council employees with information on the availability of professional telephone interpreting and translation services.	3.3. Ongoing.	3.3.	Manager Community Development.
3.4.	Ensure that Council employees have information on ethnic media outlets.	3.4. Ongoing.	3.4.	Corporate and Communications.

OBJECTIVE 4: Ku-ring-gai Council will promote the use of interpreter services.

STR	ATEGY	TIMEFRAME	RES	SPONSIBLE OFFICER
4.1.	Encourage all Council employees to use the services of the Telephone Interpreter Service (TIS).	4.1. Ongoing.	4.1.	Corporate Management Team and all staff.
4.2.	Publicise the availability of the TIS in the central Customer Relations Area through the use of international/multi-lingual signage.	4.2. Ongoing.	4.2.	Customer Relations Management – Senior Administrator.
4.3.	Raise resident awareness of the availability of interpreting services via multi-lingual publicity in the local press, Annual Report and other means of Council correspondence.	4.3. Ongoing.	4.3.	Corporate and Communications.

OBJECTIVE 5: Ku-ring-gai Council will undertake to ensure that all Human Resources Corporate Standards do not discriminate against the employment of people from culturally and linguistically diverse backgrounds.

STRATEGY		TIMEFRAME	RESPONSIBLE OFFICER		
5.1.	Ensure that all recruitment and selection processes comply with Equal Employment Opportunity principles.	5.1. Ongoing.	5.1. Human Resources.		
5.2.	Where appropriate advertise employment vacancies in the local ethnic press.	5.2. Ongoing	5.2. Human Resources.		
5.3.	Where appropriate job descriptions and advertisements, particularly for positions with direct contact with residents, to include the desirability of bi- lingual skills.	5.3. Ongoing.	5.3. Human Resources.		

OBJECTIVE 6: Ku-ring-gai Council will have appropriate standards of data collection which will enable Council to target, plan, develop and evaluate programs in a way that is accessible and equitable to all residents.

STI	RATEGY	TIMEFRAME	RES	SPONSIBLE OFFICER
6.1.	Implement data collection procedures as a permanent feature of Council's services and programs, including ethnicity data.	6.1. Ongoing.	6.1.	All staff with a customer service focus.
6.2.	Undertake appropriate evaluation of data and develop action strategies where participation levels do not reflect Ku-ring-gai's population profile.	6.2. Ongoing.	6.2.	All staff with a customer service focus.

OBJECTIVE 7: Ku-ring-gai Council will establish budgeting criteria that ensures linguistic and cultural needs of residents are met.

STF	RATEGY	TIMEFRAME	RES	SPONSIBLE OFFICER
7.1.	Incorporate costs of access and equity strategies in activity centre budget estimates.	7.1. Annually.	7.1.	All Activity Centre Managers.
7.2.	Pursue all possible funding sources to assist in the provision of services.	7.2. Ongoing.	7.2.	All Activity Centre Managers.

Disability Discrimination Act Action Plan

The introduction of the Federal Disability Discrimination Act in 1992 has seen Council respond in the first instance by forming the Ku-ring-gai Access Consultative Committee, a community based advisory committee to Council. Council, with the support of the Committee, went on to develop an Access Policy for Council and further to this a Development Control Plan for Access (DCP31).

Both of these documents are aimed at providing a built and recreational environment which offers the best possible quality of life for all people. Following the development of these two documents, Council developed and adopted a Disability Discrimination Act (DDA) Action Plan.

Council updated its Access Policy and DDA Action Plan in 2005. The document aims to improve access into its policies, services and facilities in the areas of:

- Information provision
- Access to the built environment
- Access to open space
- Access to library services

By improving access in each of these areas, Council is effectively improving access for all people who live and work in the Ku-ring-gai area.

Such improvements are a high priority for Ku-ring-gai Council, and the Disability Discrimination Act Action Plan (2005–2008) ensures that these improvements will happen now and will continue into the future.

Note: Full copies of the Community Plan, Access and Equity Policy, Access Policy and the Disability Discrimination Act Action Plan can be obtained by contacting Council's Community Services Department and are available on Council's website.

ENVIRONMENTAL INITIATIVES

Summary of the State of the Environment Report

INTRODUCTION

All local councils in New South Wales are required to prepare an annual State of Environment Report (SoE) to provide Council and the community with information on the state and pressures impacting the environment. A key reason for the report is to guide future actions that link to the Management Plan, development and refinement of policies and programs and to continually improve the focus of our on-ground operations. This report provides a summary of key issues and initiatives undertaken by Ku-ring-gai Council over the last 12 months.

Many environmental assets, such as bushland and creeks, as well as environmental pressures, such as climate change, urban consolidation and bushfires need to be considered at local and regional levels. This involves coordination within and between councils, various government agencies and other key land managers. In recognition of this, member Councils of Northern Regional Organisation of Councils (NSROC) have combined resources to produce the first Regional State of Environment Report. A full copy of the Report can be downloaded at www.nsroc.org

KEY PROJECTS FROM THIS YEAR

Bushland and Biodiversity

Despite being highly urbanised, Ku-ring-gai is home to a rich array of biodiversity, comprising over 800 native plant species, 360 animal species (vertebrates) and more than 170 insect and invertebrate species. Council manages over 100 bushland reserves and borders three National Parks. Most local vegetation is confined to nutrient poor sandstone soils in steeply sloping areas and gully lines. Remnant plateau vegetation (on shale and transitional soils), such as Blue Gum High Forest, and Turpentine Iron-Bark Forest is still found in limited locations. Local bushland faces numerous pressures including clearing and fragmentation, weed invasion, rubbish dumping, and structural changes such as decreased species diversity and altered fire regimes.

Council is striving to reduce negative environmental impacts by enhancing biodiversity and maintaining existing landscapes through innovative and best practice delivery of natural resource management and education programs. Initiatives undertaken over the past year include:

Backyard Buddies

Australia's first urban wildlife program aims to replenish local biodiversity and engage local residents beyond the bushland interface by introducing native fauna to backyards.

Face to Face

Council staff have been working with individual residents surrounding Sheldon Forest in Turramurra and Pymble to improve the condition of local bushland. The *Face to Face* program offers free, personalised advice on how to manage weeds and urban gardens to reduce garden escapees into the adjacent bushland.

Blue Gum High Forest listing

Through the determination of the Blue Gum High Forest group and help of Council, the Federal Government listed Blue Gum High Forest and Turpentine-Ironbark Forest as Endangered Ecological Communities under the *Environment Protection and Biodiversity Conservation Act*, 1999. This will help ensure the long-term protection and survival of important remnant bushland areas.

Riparian Mapping

As a collaborative project with Macquarie University, Council undertook an extensive project in mapping the condition of all water courses and riparian zones located in Kuring-gai. This provided the basis for a Riparian Policy, adopted by Council in December 2004, and will afford greater protection and remediation of urban streams in Ku-ring-gai.

Under Ku-ring-gai Council's 'Fuel Management Program', four Hazard Reduction Burns were conducted during the 2004/05 reporting period, covering 7.13ha. A further 24.16kms of fire trails and fire breaks were maintained, established or upgraded.

Waste

Waste is a continual problem for urban societies, impacting on public health and the environment. As there is only a finite amount of area available for landfill, it is extremely important to reduce the amount of waste we produce. Ku-ring-gai residents already have one of the highest levels of recycling in Sydney, with approximately 60% of total household waste diverted from landfill last year. This equates to roughly 187 kilograms of waste sent to landfill and 143 kilograms of materials recycled per capita.

The new recycling service has allowed Ku-ring-gai residents to recycle a greater volume and variety of materials for the first time, including foil-lined cartons, steel cans and a greater range of plastics. This supplements the standard glass, aluminium and plastic recycling service.

Council initiatives include:

- A corporate Waste Management Plan
- Council continues to recycle its road base, asphalt and concrete engineering wastes
- A Council run anti-littering campaign at St Ives Skate park

- Provision of recycling and waste services at events
- Waste education
- Schools Environmental Education Program

Noise

Noise is generated by a variety of sources and is usually associated with urban development. Many of the noises generated are cause for concern and can affect the community's health and well-being. In Ku-ring-gai a total of 404 noise complaints were registered by Council. 242 complaints were for barking dogs, 25 related to noise generated from waste collection and with the balance being air conditioners, pool pumps, house alarms and construction sites. This level of complaint is expected, considering the development activity and the increase in urban density.

Water

The introduction of water restrictions has caused water consumption to drop by 43%; the largest drop in water usage across the Sydney metropolitan area. In the past financial year, approximately 2,100 Sydney Water retrofit kits and 297 rainwater tank rebates were issued to Ku-ring-gai residents, showing long term practical changes in behaviour.

Many waterways in Ku-ring-gai have been significantly modified by urban development. Some of the key causal factors include the increase in impervious surfaces, fine sediment and other pollution washed from pavements and roads and changes to creek hydrology as a result of stormwater pipes to protect against local flooding.

Council has taken a leading role in water conservation through a combination of education, innovation and water recycling projects that aim to reduce the amount of drinking quality water we consume in our daily lives.

Water Smart Challenge

The Water-Smart Challenge is a community education campaign designed to encourage residents to conserve water. The Water-Smart Garden at Turramurra is a model demonstrating water saving measures, including the use of drought tolerant native plants, drip irrigation and rainwater tanks to reduce water usage in the garden and lessen environmental impacts.

Barra Brui Water Recycling Project

Council successfully completed its first stormwater harvesting project at Barra Brui Oval in St Ives. The 250,000 litre underground tank will irrigate the oval with recycled stormwater and in the process reduce erosion, nutrient runoff and save approximately 3 million litres of drinking water each year.

Minnamurra Avenue, Water Sensitive Urban Design Project

Council featured an innovative, water sensitive urban design project as part of the upgrade of Minnamurra Avenue, Pymble. The project involved upgrading road pavement, treating stormwater runoff, trialling the use of grass swales to infiltrate stormwater, creek regeneration and controls to prevent erosion. This project received high commendation at the 2005 water sensitive urban design awards.

Water Quality

A regional water quality study was conducted in the tributaries of Lane Cove River and Middle Harbour catchments based on the tolerance and population of aquatic macro-invertebrates. The results indicated that the majority of Ku-ring-gai's waterways are experiencing high levels of pollutant contamination and low levels of dissolved oxygen, which is essential for aquatic life.

Sewer Mining

Ku-ring-gai Council, Gordon and Killara Golf Clubs are currently investigating opportunities to secure long term sustainable water options to meet irrigation and other water needs for both courses. This has come about from current water restrictions and limited storage that are likely to continue for all open space areas and the desire by both organisations to become more sustainable, both economically and environmentally. Funding for this project has been provided by the Department of Utilities, Energy and Sustainability as well as from Council and Killara Golf Course. Water supply options under investigation include sewer mining, that is the treatment and reuse of sewerage, and stormwater harvesting, that treats and stores runoff during wet weather. This project will be one of only a few in Australia to adopt this approach and technology.

Atmosphere

The impacts of a changing climate range from rising sea levels to severe weather patterns. Carbon Dioxide emissions from human activities play a crucial role in modifying natural climate patterns. Council monitors its energy consumption through the Cities of Climate Protection program (CCP) and has developed an action plan to reduce energy demand. This year Council purchased over 470,000kWh of renewable energy, saving a 500 tonnes of potential greenhouse emissions. This renewable energy provides 25% of the power required at Council's four largest sites. Cathode Ray Tube (CRT) computer monitors are also in the process of being replaced with energy efficient LCD (Liquid Crystal Display) monitors, the 80 monitors now in place are saving over 29 tonnes of carbon dioxide.

Transport

Transport issues are strongly related to urban air quality, land use and social amenity. The 2001 Census results reveal that the most common mode of transport to work was by car as driver (50% of the travellers) and by train (19.6%). The biggest disparity from Sydney as a whole was the larger proportions of Ku-ring-gai residents travelling by

train to a place of employment. A notable trend is the increasing number of residents working from home (9% of total workforce in 2001). Ku-ring-gai residents have an average of 1.8 vehicles per household, or 0.78 vehicles for every person aged 18+.

Heritage

Many residents and visitors alike cherish the heritage of Ku-ring-gai, which is a unique blend of domestic architecture within a landscape of indigenous forests and exotic plantings. Council has approximately 700 heritage items officially gazetted in the Ku-ring-gai Planning Scheme Ordinance, while a total of 18 items have been included on the State Heritage Register.

Within the local government area there are 100 recorded Aboriginal sites. Within these sites, 195 features have been documented, including artefacts, earth mounds, grinding grooves and water holes, indicating a wealth of cultural and natural heritage.

Urban Planning

Urban planning is important to the balance of the ecological, social and economic impacts of development. Ku-ring-gai Council aims to ensure both current and future needs are catered for in a strategic and sustainable manner.

Town Centres

In May 2004, Stage 1 of the Ku-ring-gai Residential Strategy was formalised, providing for new multi-unit housing along the highway corridor and the town centres.

The NSW Minister for Planning also directed Ku-ring-gai Council to prepare plans for Stage 2 of the Residential Development Strategy. This direction will enable additional housing in and around our main commercial centres. Council has commenced an integrated planning process for these six areas: St Ives, Turramurra, Gordon and Pymble, Lindfield and Roseville. The direction means Council can restrict the bulk of medium density housing to the highway/railway corridor and retain lower densities in other parts of Ku-ring-gai.

In developing town centre plans, Council aims to ensure residents get maximum community benefit from any redevelopment. This will be achieved by examining issues like parking, traffic, accessibility, amenity and safety, as well as considering the need for new public spaces and community facilities. As part of the planning process Council has embarked upon extensive community consultation initiatives, including a resident feedback register and detailed household surveys.

Stormwater, Coasts and Estuaries

The Ku-ring-gai local government area drains to three major stormwater catchments; Middle Harbour to the east, Cowan Creek to the north and Lane Cove River to the west.

Development has been largely constrained to the ridges with Council bushland and the Garigal, Ku-ring-gai Chase and Lane Cove National Parks providing a buffer to each of the major water courses.

Council has recently prepared local catchment plans for the Cowan Creek, Middle Harbour and Lane Cove catchments. These plans have investigated the deficiencies in the capacity of the drainage system, behaviour of the catchment, modelled the effects of flooding and the quality of runoff within the catchment and provided concept designs for a number of integrated water management projects. The modelling associated with these plans has been linked to Council's GIS, enabling details such as pit and pipe locations, velocity and flow rates for 5, 10, 20, 50 and 100 average recurrence interval (ARI) rain events, as well as upstream and downstream pit details and hydraulic grade line.

This information is currently informing Council policy for drainage works and maintenance (adopted November 2004), the five year drainage works capital works program and various catchment management initiatives funded from the Environmental Levy (that commenced June 2005). Following the evaluation of the recommendation and findings from the Lane Cove catchment plans, the drainage and associated works programs will be updated to consolidate and integrate a works program based on risk management (severity and likelihood) and water sensitive urban design.

As part of Council's riparian management initiatives the condition of 220 kilometres of creeks have been assessed and mapped. This information is being used to guide program investment as part of Council's environmental levy. Further, Council has continued to implement its Riparian Policy (adopted December 2004) which seeks to provide protection for the functioning and projection of identified riparian areas across the LGA.

In addition to Council's ongoing programs, new initiatives undertaken this year include:

- Detailed investigation and planning into a combined stormwater harvesting and sewer mining project to provide sustainable water options for Gordon Golf Courses.
- Completion of a stormwater harvesting project at Barra Brui Oval, St Ives. This will meet the irrigation needs of the oval and improve the quality of run-off entering Middle Harbour, reduce erosion and in association with a regeneration project improve the condition of the surrounding bushland.
- Preparation of a water and energy savings plan. This will complement our current commitment to the Every Drop Counts Program and Cities for Climate Protection Program.
- Installation in September 2005 of a water sensitive road design at Minnamurra Avenue, Pymble as part of the road capital works program. This project demonstrated a number of leading designs that are serving as a blueprint for other road and drainage works across the LGA.
- Investigation into stormwater harvesting to provide the irrigation needs of St Ives Village Green and Lindfield Soldiers' Memorial Oval. These

Ku-ring-gai Council Management Plan 2006 -2010

works will address both water demand and supply at the locations and in the case of St Ives reduce localised flooding in Killeaton Street.

There are no estuary management committees or plans that cover the Middle Harbour, Cowan Creek or Lane Cover River. However actions to address the impacts of development on these water bodies are accounted for through Council policies and operations.

Note: The prescribed requirements of sewage and waste are not applicable to Ku-ring-gai Council.

HUMAN RESOURCES

The first Strategic Human Resources Plan of 2004 is due to be updated. Some of the objectives of this first plan changed as events dictated while others were implemented according to the objectives in the plan.

With a restructured Human Resources section now in place, a new Strategic Human Resources Plan is scheduled to be completed during 2006. It will continue to recognise the importance of attracting and retaining quality staff but other priorities will come to the fore. The full implementation of the CHRIS payroll and associated HR Modules were important in 2004/5 but the twin needs for an improved and user-friendly human resources management data base and integration with the finance system is now growing in significance.

Underpinning the forthcoming 2006–2008 Strategic Human Resources Plan will be strategies in the following areas:

- Industrial relations
- Human development
- Occupational health and safety, and injury management.

Industrial Relations

Industrial relations will take on an added significance in the next 12-24 months, even though the earlier objectives of changing reactive to proactive industrial relations practices will continue to be important.

Of even more importance are the implications of WorkChoices, which has now passed through the Federal parliament and is law. If Ku-ring-gai Council is covered by the legislation, the impact over the next 12–24 months will be significant. A strategy to manage the change processes is being developed.

Human Development

Legislative requirements, especially in the area of occupational health and safety, will continue to dominate training expenditure. Topics such as working at heights or in confined spaces or near power lines require ongoing training and updating.

General and site-specific inductions and certification for staff working on construction sites, supplying first aid or using plant or chemicals are essential to the process of ensuring Council's compliance.

Other programs conducted during 2005 were broad ranging:

- (i) Information systems such as training in the operation of Proclaim, Excel, MS Project, CHRIS, Access and TRIM.
- (ii) Skills development such as dealing with difficult circumstances, traffic control, gas decanting, assessment of risks, armed hold-up, workplace fire safety, animal capture, manual handling, coaching and team development.
- (iii) General programs such as fraud awareness, ergonomics, code of conduct, equal employment opportunity, bullying and harassment, child protection and time management.

While programs such as these will continue into the foreseeable future, there are others which will have an even greater impact. The implementation of a strategic plan during 2006 will allow a much more focused approach to training and development.

Already the management workshops and the industrial relations modules have demonstrated Council's commitment to ensuring that managers have the knowledge and skills they need. Leadership enhancement briefly began during the 2005 management workshop, will be further addressed during 2006/2007.

Occupational Health and Safety and Injury Management (OH&S)

The section above gives an indication of the increased emphasis on occupational health and safety training.

A review of Council's current risk assessments has taken place and managers are endeavouring to update those that are out-of-date, as well as develop any necessary new ones. Managers now have the responsibility of occupational health and safety included as a generic competency in their position descriptions and they will be assessed on their performance.

With the appointment of a new OH&S and Injury Management Co-ordinator, the profile of OH&S will be lifted even further following the development of an effective OH&S management system covering five principles:

- Commitment and policy
- Planning
- Implementation
- Measurement and evaluation
- Review and improvement

Council's injury management program is in place and is working effectively with continual monitoring. Over the coming months, work-related stress and back injury will be targeted as initiatives to reduce the incidence of employee injury in these key areas.

Managing Equity and Diversity

Over the last 12 months, all managers and supervisors have attended intensive workshops covering three key issues:

- Managing performance
- Managing occupational health and safety
- Managing industrial relations

These issues are often linked, especially when legislative provisions relating to antidiscrimination are involved.

During the next 12 months, all remaining staff will attend similar programs relating to equality of opportunity, fairness and respect for cultural diversity including references to unlawful discrimination, bullying and harassment.

Of greater significance, a climate survey covering a range of issues and including questions relating to EEO issues, will be conducted during 2006. From the survey results, an action plan will be developed enabling Council to address key issues which are of concern to staff.

DOMESTIC WASTE MANAGEMENT

Domestic Waste Management (DWM) charges, unlike other fees and charges, have very specific requirements under Sections 496 & 504 of the Local Government Act (1993).

They are:

- A Council must make and levy an annual charge for the provision of DWM services for each parcel of rateable land for which the service is available.
- A Council must not apply income from its ordinary rate towards the cost of providing DWM services.
- Income applied by Council towards the cost of providing DWM services must be obtained from the making and levying of a charge.
- Income obtained from charges for DWM must be calculated so as to not exceed the reasonable cost to Council of providing those services.

The effect of these requirements is that Council cannot subsidise DWM services.

Council's Domestic Waste Management service is provided on the following basis:

A. Single Residential Dwellings/Base Service

- A weekly waste collection service from a container provided by Council.
- A fortnightly vegetation collection service from a container provided by Council.
- A fortnightly recycling collection service for paper products from a container provided by Council.
- A fortnightly recycling collection service for glass and plastic containers from a container provided by Council.
- A by appointment kerb-side clean up of a maximum 3.0 cubic metres bulky materials.

B. Flats and Home Units

- A twice weekly collection service per unit occupancy using 55 litre waste containers or a single weekly collection service per unit occupancy using 120 litre waste container.
- A weekly recycling collection service for paper products and beverage containers from a container provided by Council.
- A by appointment bulky waste collection service with a maximum volume of 3.00 cubic metres.

- A fortnightly green waste service paid by the Body Corporate each year as a separate fee.
- A by appointment whitegoods collection on a fee for service, subject to availability.

C. General

Rehabilitation of former landfill sites and maintenance of sites to meet environmental guidelines and statutory responsibilities.

Charges for 2006/2007 are:

Category	Charge	Properties	Estimated Yield
Base service with green waste service	\$250.00	28,801	\$7,200,250
Base service without green waste service	\$190.00	344	\$65,360
Flat, Home Unit	\$230.00	4,288	\$986,240
Provision additional green waste bin, per container per year	\$80.00	750	\$60,000
240 litre waste container with green waste	\$350.00	2,300	\$805,000
Provision additional 120 litre waste container, per container per year	\$120.00	68	\$8,160
Vacant Land	\$100.00	345	\$34,500
240 Litre Wast Container without Green Waste	\$270.00	24	\$6,480
240 Litre Waste, Flat Home Unit	\$350.00	3	\$1,050
Total Yield			\$9,167,040

REVENUE POLICY

Rates Statement

Ordinary Rate

The land within the Ku-ring-gai area is divided into two categories, Residential and Business.

Rate Levy

Council has adopted a Differential Rate with a General Residential Rate and a General Business Rate. Council has elected not to levy a base charge. Business and Residential Categories can be defined as follows:

Residential

Each parcel of land valued as one assessment whose dominant use is for residential accommodation (other than as a hotel, motel, guesthouse, boarding house or nursing home or any other form of residential accommodation whose dominant use is for business or profit).

Business

Each parcel of land valued as one assessment whose dominant use is for business, commerce or associated with business for profit, whether profitable or not.

Special Rate - Infrastructure Levy

The infrastructure levy is used to upgrade Council's road network. The Minister for Local Government approved a special rate for five years from 2002 to 2006.

Council has resolved to make application to the Minister for Local Government for the continuation of its Infrastructure Levy from 2007 until 2013. The levy (if approved) will be levied on each parcel of land categorised Residential or Business. Eligible pensioners will receive a full rebate on this levy.

Council's original application in 2002 was for an increase of 5%. The levy has then been increased in subsequent years by the pegging increase announced by the Minister. If approved, the infrastructure levy is expected to yield \$1,914,000 in 2006/07 and the rate in the dollar will be \$0.00008940.

A full copy of the Draft Infrastructure Levy Application is available at:

- Council Chambers
- Council's website (www.kmc.nsw.gov.au)
- Gordon Library

Special Rate – Environmental Levy

The Minister for Local Government approved a special rate for seven years from 2006. The Environmental Levy allows for the implementation and continuation of a range of environmental programs. These have been identified in the 2006/10 Management Plan and are consistent with a number of key regional strategies including the Catchment Prints for Sydney Harbour and the Lower Hawkesbury/Nepean, the Hornsby Ku-ringgai District Fire Management Plan and the Metropolitan Water Plan.

Rate Pegging

Under Section 506 of The Local Government Act, each year the Minister for Local Government determines the maximum amount by which Councils can increase their notional rates income. The increase announced by the Minister for 2006/2007 is 3.6%. This increase has been included in calculating Council's rate revenue for the 2006/2007 financial year.

	Rate peg increase of 3.6%					
Rate Type	Category	Rate in \$	Min Amount \$	Yield \$		
General	Residential	0.0016804	379	\$35,492,687		
General	Business	0.00439086	379	\$2,392,009		
Special	Environmental	0.00009142	-	\$1,957,352		

Rate peg increase of 3.6% with variation						
Rate Type	Category	Rate in \$	Min Amount \$	Yield \$		
General	Residential	0.0016804	379	\$35,492,687		
General	Business	0.00439086	379	\$2,392,009		
Special	Environmental	0.00009142	-	\$1,957,352		
Special	Infrastructure	0.00008940	-	\$1,914,088		

Payment of Rates

Ratepayers may pay their rates in four instalments being: 31 August, 30 November, 28 February and 31 May each year. Council is required to forward notices one month in advance. Council's payment options include:

- A telephone payment service.
- Direct debit.
- Payments at Australia Post.
- ▶ BPAY View, electronic billing via Council's website.
- Credit Card, cheque, money order, or cash payments at Council Chambers.

Interest is charged on each instalment not paid by the due date. The applicable interest rate is set each year by the Minister for Local Government. The rate for 2006/07 is anticipated to be 9%.

Eligible pensioners receive a statutory reduction of 50% of the combined rates and domestic waste management charge to a maximum of \$250.00 and a full rebate on Council's environmental and infrastructure levy (if approved). Those pensioners who are uncertain of their status should contact Council's Pensions Officer for assistance and advice.

Non-Domestic Waste Management Charges

Charge

Council's annual non-domestic waste management charges include:

- Street sweeping
- Roadside litter removal
- Footpath sweeping
- An availability charge

This charge relates to business land per business occupancy within a building or in the case of a single business occupying the whole of the building with more than one storey, the rate will be applied per storey of the building.

A concessional charge will apply to Aged Care premises equal to 50% of the non-domestic waste charge for each self care unit occupying the property and/or 25% of the non-domestic waste charge for each serviced apartment room.

In 2006/2007 this charge will be \$195.00 per unit occupancy.

Restricted Assets

Council has resolved that restricted assets (reserves) can only be utilised for the acquisition of assets or in providing major capital works or refurbishment where Council has determined that the use of such funds is appropriate.

Such funds will not be used in meeting Council's normal operational requirements.

This excludes those Restricted Assets governed by legislation, for example Domestic Waste Management and Section 94 Contributions.

Council has reviewed the restricted assets policy and resolved that reserves be used for the following purposes:

	Reserve	<u>Use</u>
>	Bond Reserve	To facilitate the refund of bonds held by Council.
>	Bus Shelter Income Reserve	To fund the future replacement and refurbishment of Council's infrastructure assets or other projects as determined by Council.
>	Contingency Reserve	To make allowance for unforeseen, unplanned non-discretionary costs that may arise during the financial period, that are not included in Council's budget.
>	Drainage Reserve	To fund the future replacement and refurbishment of Council's drainage network.
>	Election Reserve	To amortise the cost of holding a Council Election over the four year term of the Council.
>	Employee Leave Entitlements	To fund 15% of the total employee leave entitlements liability. This is in addition to amounts budgeted annually to cover expected commitments in the current financial year.
>	Footpath Reserve	To fund the future replacement and refurbishment of Council's footpath network.
>	Garbage Reserve	To fund major equipment purchases such as street sweepers.
>	Golf Course	To fund capital works and improvements at Council's Golf Courses.
>	Infrastructure Restoration	To fund the future replacement and refurbishment of Council's road infrastructure network.
>	Insurance reserve	To fund unplanned increases in the cost of Council's insurances.
>	IT Reserve	To fund the upgrade and replacement of Council's Corporate IT systems.
>	Kindergarten Reserve	To fund Child Care Services.
>	Library Reserve	To fund the refurbishment of Council's libraries.
>	Natural Environment Reserve	To fund projects relating to Ku-ring-gai's Natural Environment.
>	Parking Funds	To fund capital projects relating to the provision of car parking facilities.

Ku-ring-gai Council Management Plan 2006 -2010

	Reserve	<u>Use</u>
>	Parks Reserve	To fund the future replacement and refurbishment of Council's parks.
>	Plant Replacement Reserve	To fund the replacement of Council's Passenger & Operational Fleet (other than Domestic Waste & Garbage vehicles).
>	Playground reserve	To fund the future replacement and refurbishment of Council's playgrounds.
>	Revolving Energy Fund	Funds set aside to fund future energy initiatives to further reduce electricity consumption within Council.
>	Sportsfield Improvement Reserve	To fund the future replacement and refurbishment of Council's sportsfields.
>	Superannuation Reserve	Funds set aside in the event that Council's superannuation holiday ends.
>	Swimming Pool Reserve	To fund the future replacement and refurbishment of Council's swimming pool.
>	Tree Planting Reserve	To fund future tree planting works.
>	New facilities Reserve	To fund investment in property assets including replacement/structural alterations to existing buildings or the construction of new buildings. Additionally, to purchase associated land or land deemed to be environmentally sensitive.
>	St Ives Showground	To fund environmental remediation at St Ives Showground.

Section 94 Contributions

Council has adopted Section 94 contribution plans in respect of the following:

Residential Development

Council's current Section 94 Plan applying to residential development came into effect on 30 June 2004 Council. This plan applies to all forms of new residential development including single dwelling houses, residential flat buildings, units, villas, townhouses, dual occupancies, land subdivisions for residential purposes and development under State Environmental Planning Policy (Seniors Living).

The primary purpose of this plan is to enable Council to require a contribution towards the provision, extension or augmentation of:

- Community Facilities.
- Recreation facilities and Open Space.
- Traffic, pedestrian and cycleway facilities.
- Public domain improvements.
- Administration.

That will, or are likely to be, required as a consequence of residential development in the area.

Commercial/Retail Development

Council currently levies Section 94 contributions on new commercial and retail development for the provision of childcare facilities. It also levies for the provision of Car Parking in:

- Pymble (Alma Street)
- Wahroonga
- West Lindfield Business Centre
- Gordon

Council must use any contributions received, together with investment income from those contributions, for the purpose for which the contribution was made.

Full details are available in the relevant plan, which is subject to review and annual assessment in relation to formulae, works schedules and costings.

Copies of Council's Section 94 Plans are available for inspection at Council Chambers and at each of Council's Libraries.

Discounts to Qualifying Community Groups

Council has adopted a policy, which allows for a discount to be provided in certain circumstances. The policy provides for reduction in fees for those community groups that qualify, namely:

- Incorporated associations and/or non-profit making community organisations
- An organisation whose aims and objectives provide benefits to the community
- A school or church
- A registered charity
- A rental rebate is available to community groups which meet the eligibility criteria and who lease a Council owned property

Works on Private Land

Traditionally, Council has not performed work on private land. In the event that such work is carried out, the fee for such work will be charged on the basis of full cost recovery to Council.

PRICING POLICY - GOODS & SERVICES

Council's Policy

Council's pricing policy is detailed below. The Schedule of Fees and Charges (Appendix A) also details the principles employed by Council in determining each fee and charge.

	MOTIVE	CODE	PRICING PRINCIPLE
1.	Community Service Obligations	CSO	Fees may be discounted to a level below the cost of a service where the production or consumption of the service generates external benefits to the community (as well as creating a community service obligation). However, the cost of the discount will not exceed the estimated benefit.
2.	Natural Monopoly	NM	Where Council has a monopoly over the production of a good or service, prices should be set at a level to fully recover costs unless there are explicit community service obligations or equity obligations.
3.	Statutory Fees	SF	Certain goods and services provided by Council emanate from a requirement contained in legislation and, in some circumstances, the fees for these goods or services are set by that legislation.
4.	Regulatory Fees	RF	Certain goods and services provided by Council emanate from a requirement contained in legislation but Council may set its own fee. In such cases, fees should be set at a level to fully recover costs unless they are accepted community service obligations or equity obligations.
5.	Entrepreneurial Activities	EA	Where Council produces a good or service as a commercial pursuit, prices should be set at a level to fully recover costs and risk.

STATEMENT OF PROPOSED BORROWINGS

Council may only borrow funds in accordance with legislative restrictions on borrowing limits, and terms and conditions as determined by the Department of Local Government. Council makes a submission and seeks approval for borrowing limits on an annual basis.

Council considers that the maintenance of existing infrastructure assets should be funded from operating revenue and that loan funds are only to be utilised for the following purposes:

- Infrastructure refurbishment programs.
- To purchase or build a major new asset, where full funding costs can be recovered over the life of the asset.
- To buy an asset or establish a service which will decrease costs of service delivery or generate income and is justifiable in economic terms.
- In an emergency.

Once approval of Council's general borrowing limit is advised by the Department of Local Government, submissions will be invited from financial institutions to provide the required borrowings.

Council complies with the provisions of Section 623 of the Local Government Act (1993) and clause 23 of the Financial Management Regulations, in that any funds borrowed by Council will be secured by a charge over Council's General Fund income.

Council will need a moderate borrowing program to continue to commit funding to asset refurbishment.

Accordingly, the proposed new borrowings, principal repayments and net repayments proposed over the term of the plan are:

Financial Year	Proposed Borrowings	Principal Repayments	Net Repayments
2006/2007	\$1,000,000	\$1,706,500	\$706,500
2007/2008	\$1,000,000	\$1,856,685	\$856,685
2008/2009	\$1,000,000	\$1,877,305	\$877,305
2009/2010	\$1,000,000	\$1,778,800	\$778,800
TOTAL	\$4,000,000	\$7,219,290	\$3,219,290

Over the term of this Management Plan, Council will reduce "net debt" by \$3,219,290.

NATIONAL COMPETITION POLICY

The intent of the National Competition Policy is to apply competitive neutrality principles to business activities conducted by Councils. The principle of competitive neutrality is based on the concept of the 'level playing field' and essentially means that Council should operate without net competitive advantage over other businesses as a result of its public ownership. The 'level playing field' enhances competition and promotes greater efficiency and lower costs to government and the community.

Council is required to incorporate the costs of administrative overheads including depreciation charges, imputed taxation costs, and a notional return on capital for its Category 1 and Category 2 businesses.

Category 1 businesses are defined as those which have gross operating income exceeding \$2 million, while Category 2 businesses have gross operating incomes of less than \$2 million.

In accordance with this policy Council has identified the following business activities.

Category 1

At this stage Council has no Category 1 businesses.

Category 2

(a) Ku-ring-gai Art Centre (f) T

(f) Thomas Carlyle Children's Centre

(b) Tennis Courts

(g) Gordon Golf Course

(c) Nursery

(h) Turramurra Golf Course

(d) Swimming Pool

(i) Commercial Leasing

(e) Trade Waste

The above businesses are identified in Council's Annual Financial Statements and a separate Special Purpose Financial Report is prepared to disclose their results. This report is presented to Council in October each year.

REPLACEMENT AND SALE OF ASSETS

Replacement of Assets

\$650,000 has been provided in the 2006/2007 budget for operational plant replacement and \$350,000 for passenger fleet replacement.

Plant will be replaced during 2006/2007 taking into account the following turnover periods:

Plant Type	Turnover Period
Fleet Passenger Vehicles	2 year/35,000 km
Light Commercials	3 years/60,000 km
Trucks < 4 tonne	5 years
Trucks > 4 tonne	7–8 years
Buses	5 years
Tractors/Mowers	5 years
Road Sweepers/Compactors	7 years
Backhoes/Rollers	8–10 years

Sale of Assets

Council's vehicles shall be disposed of in one of three ways:

- 1. Public Auction
- 2. Public Tender
- 3. Other means (eg trade-in) as approved by the General Manager.

In the current market, sale by public auction is the most cost-effective method of disposal.

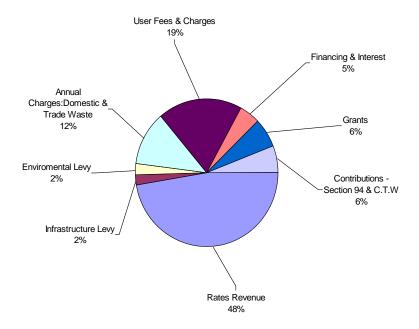
4 YEAR FINANCIAL FORECAST

STATEMENT OF FUNDING		LONG TI	ERM FINANCIAI	_ PLAN	
FINANCIAL FORECAST	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
Cash In					
Rates	36,554,000	37,889,000	39,215,100	40,391,616	41,603,358
Infrastructure Levy	1,767,000	1,914,000	1,981,000	2,040,384	2,101,642
Environmental Levy	1,760,000	1,958,000	2,026,500	2,087,300	2,149,900
Annual Charges:Domestic & Trade	,,	,,	,	,,	, -,
Waste	9,501,200	9,607,000	9,895,200	10,192,100	10,497,800
User Fees & Charges	15,139,600	15,526,400	16,069,800	16,632,300	17,464,400
Interest Income	1,005,000	2,763,500	2,732,988	3,191,062	3,656,536
Recurrent Grants	4,501,700	4,608,400	4,746,700	4,889,100	5,035,700
Contributions - Section 94 & C.T.W	4,700,000	4,725,600	9,451,100	9,451,100	9,451,100
Capital Grants	565,000	565,000	565,000	565,000	565,000
New Loans	1,400,000	1,000,000	1,000,000	1,000,000	1,000,000
Asset Sales	17,000,000	0	0	0	0
Total Cash In	93,893,500	80,556,900	87,683,388	90,439,962	93,525,437
Cash Out					
Employee Costs	27,993,200	29,143,000	30,844,700	31,838,200	32,864,400
Operating Expenses	9,956,900	10,364,100	10,508,300	11,009,500	11,088,600
Materials and Contracts	16,475,700	16,377,100	16,745,300	17,205,800	17,678,900
Statutory Levies	2,242,000	2,392,700	2,436,800	2,495,500	2,558,900
Pensioner Rebate	1,098,400	997,000	1,007,000	1,017,000	1,027,200
Capital Acquisitions	647,700	644,300	662,000	680,200	698,900
Interest Expense	698,000	724,700	693,600	675,700	583,200
Principal Repayments	1,538,500	1,706,500	1,856,700	1,877,300	1,778,900
Total Cash Out	60,650,400	62,349,400	64,754,400	66,799,200	68,279,000
Headline Budget Surplus/(Deficit)	33,243,100	18,207,500	22,928,988	23,640,762	25,246,436
Funds To Restricted Assets	25,787,300	10,048,400	14,907,086	15,632,174	16,331,560
Funds To Depreciation Reserves	1,130,000	1,161,100	1,193,000	1,225,800	1,259,500
Operating Net Surplus/(Deficit)	6,325,800	6,998,000	6,828,901	6,782,788	7,655,376
Projects (excluding S94)	11,522,300	21,847,300	10,942,300	10,885,900	11,283,600
Section 94 Funded Projects	0	3,327,300	4,237,300	4,929,800	5,189,500
Total Projects	11,522,300	25,174,600	15,179,600	15,815,700	16,473,100
Funded By					
General Fund	1,398,800	2,126,000	1,821,401	1,655,105	2,403,834
New Loans	1,400,000	1,000,000	1,000,000	1,000,000	1,000,000
Infrastructure Levy	1,767,000	1,914,000	1,981,000	2,040,384	2,101,642
Environmental Levy	1,760,000	1,958,000	2,026,500	2,087,300	2,149,900
Sub Total (Operating Surplus)	6,325,800	6,998,000	6,828,901	6,782,788	7,655,376
Surplus Carried Forward	0	0	0	0	0
Section 94 Plan	30,000	30,800	31,700	32,500	33,400
Section 94 Pre Plan	0	0	0	0	0
Section 94 2004 Plan	0	3,327,300	4,237,300	4,929,800	5,189,500
Section 94 Future Plans	0	0	0	0	0
Other Restricted Assets	5,166,500	15,070,400	4,105,400	4,352,600	4,394,000
Net Surplus/(Deficit)	0	251,900	23,702	281,990	799,177

LONG TERM FINANCIAL PLANNING

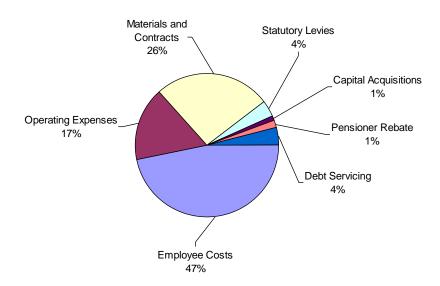
Revenue Sources 2006/2007

Revenue Sources 2006/07



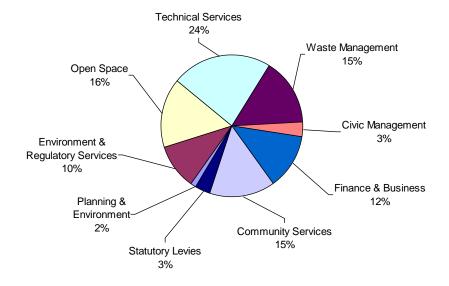
Allocation of Expenditure 2006/2007

Allocation of Expenditure 2006/07



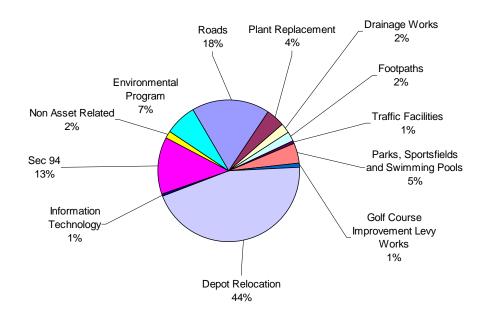
Departmental Expenditure Allocations 2006/2007

Departmental Expenditure Allocations 2006/07



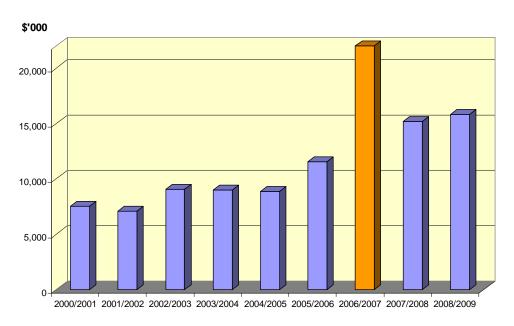
Projects by Asset Type 2006/2007

Projects by Asset Type 2006/07



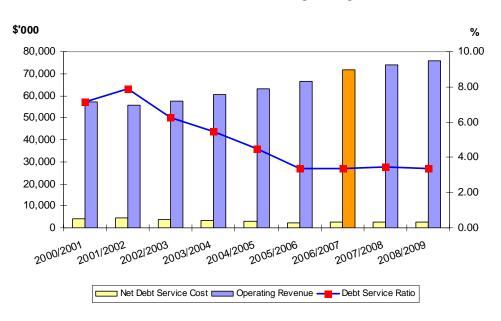
Total Projects

Total Projects

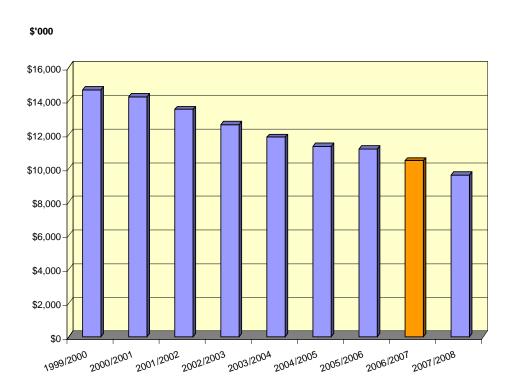


How Council's debt is being managed

Hows Council's Debt is being Managed



Total Loan Liability



OPERATING BUDGET SUMMARIES

Council Summary

	Ye	Year 2006/2007 Year 200			ar 2005/2006	i
	Revenue	Expense	Net Exp	Revenue	Expense	Net
	\$'000	\$'000	\$'000	\$'000	\$'000	Exp \$'000
Operating		,	•	,	•	•
Civic Management	0	2,525	2,525	51	2,420	2,369
Community Services	3,736	11,110	7,373	3,726	10,446	6,720
Development & Regulation	4,758	7,503	2,745	4,664	7,167	2,503
Finance & Business Development	54,460	11,402	-43,058	50,925	11,183	-39,742
Open Space	3,265	11,611	8,346	3,208	10,860	7,652
Planning & Environment	369	1,120	750	380	1,453	1,073
Technical Services	6,811	16,829	10,018	6,141	16,034	9,893
Waste Management	11,508	11,213	-295	11,227	11,729	501
Net Expenditure / (Revenue)	84,907	73,313	(11,594)	80,321	71,290	(9,031)
Expense						
Employee Costs		29,143			27,993	
Operating Expenses		10,364			9,957	
Materials & Contract		16,377			16,476	
Statutory Levies		2,393			2,242	
Pensioner Rebate		997			1,098	
Interest Expense		724			698	
Depreciation		6,755			6,786	
Internal Transactions		5,915			5,393	
Total Operating Expense		72,668			70,642	
Capitalised Expense						
Balance Sheet		644			648	
Total Capitalised Expense		644			648	
·						
Total Expense		73,313			71,290	
Revenue						
Rates	37,889			36,554		
Infrastructure Levy	1,914			1,767		
Environmental Levy	1,958			1,760		
Annual Charges	9,607			9,501		
User Fees & Charges	15,526			15,140		
Interest Income	2,763			1,005		
Grants Recurrent	4,608			4,502		
Contributions	4,726			4,700		
Internal Transactions	5,915			5,393		
Total Revenue	84,907			80,321		
Total Operating Result	84,907	73,313	(11,594)	80,321	71,290	(9,031)
	3.,001	. 5,5.5	(, 55 .)	20,021	,===	(2,00.)

OPERATING BUDGET SUMMARIES

Council Summary (Cont'd)

Headline Budget Surplus/ (Deficit)	80,557	62,349	18,208	93,894	60,651	33,243
Asset Sales	0			17,000		
Depreciation		(6,755)			(6,785)	
Principal Repayments		1,706			1,538	
Internal services	(5,915)	(5,915)		(5,392)	(5,392)	
New Loans	1,000			1,400		
Capital Grants	565			565		
As per 4 year Financial Forecast						

Civic Management

	Year 2006/2007			Yea	Year 2005/2006	
	Revenue	Expense	Net Exp	Revenue	Expense	Net Exp
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Activities						
Councillor Support		519	519		484	484
Executive Support		819	819		779	779
Human Resource Management		1,187	1,187	51	1,156	1,105
Total Operating Activities		2,525	2,525	51	2,419	2,368
Resources:						
- Expense						
Employee Costs		1,668			1,656	
Operating Expenses		681			594	
Materials & Contract		26			29	
Depreciation		1			1	
Internal Transactions		149			142	
Capitalised Expense						
Balance Sheet						
Revenue						
User Fees & Charges				51		
Total Result		2,525	2,525	51	2,422	2,368

Community Services

	Year 2006/2007		Year 2005/2006			
	Revenue	Expense	Net Exp	Revenue	Expense	Net Exp
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Activities						
Community Development	2,029	3,139	1,110	1,934	2,951	1,017
Community Facilities Unit	652	1,308	656	727	1,298	571
Corp Communications	0	269	269	0	331	331
Cultural Services	730	1,056	326	769	974	204
Customer Services	25	947	922	29	901	872
Library Services	301	3,961	3,661	267	3,661	3,394
Mgnt Sup Comm Servs	0	431	431	0	331	331
Total Operating Activities	3,736	11,110	7,373	3,726	10,446	6,720
Resources:						
Expense						
Employee Costs		6,089			5,743	
Operating Expenses		2,022			1,980	
Materials & Contract		615			514	
Depreciation		1,121			1,086	
Internal Transactions		754			640	
Capitalised Expense						
Balance Sheet		510			483	
Revenue						
User Fees & Charges	2,895			2,876		
Grants Recurrent	842			850		
Internal Transactions	0			0		
Total Result	3,736	11,110	7,373	3,726	10,446	6,720

Development & Regulation

	Ye	Year 2006/2007		Yea	ar 2005/2006	
	Revenue	Expense	Net Exp	Revenue	Expense	Net Exp
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Activities						
Building Control	832	357	(475)	655	346	(309)
Compliance & Enviro	235	749	514	296	644	348
Administrative Servs	188	1,039	851	254	946	693
Development Control	2,125	4,114	1,989	2,145	4,077	1,932
Regulatory Services	943	937	(5)	883	866	(17)
Specialist Support	435	305	(130)	431	287	(145)
Total Operating Activities	4,758	7,503	2,745	4,664	7,167	2,503
Resources:						
Expense						
Employee Costs		4,712			4,530	
Operating Expenses		1,953			2,064	
Materials & Contract		300			186	
Depreciation		2			2	
Internal Transactions		510			384	
Capitalised Expense						
Balance Sheet		26				
Revenue						
User Fees & Charges Internal Transactions	4,758			4,664		
Total Result	4,758	7,503	2,745	4,664	7,167	2,503

Finance & Business

	Ye	Year 2006/2007 Year 2005/2		ar 2005/200	06	
	Revenue	Expense	Net Exp	Revenue	Expense	Net Exp
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Activities						
Business Development	0	0	0	0	209	209
Council Services	1	194	192	1	198	197
Corporate Accounts	53,297	4,310	(48,987)	49,812	4,156	(45,656)
Financial Management	140	1,218	1,078	136	951	815
Information Tech	0	1,976	1,976	0	1,895	1,895
Insurance & Risk	52	918	866	0	894	894
Mgnt Sup Fin & Bus	0	271	271	0	244	244
Print Room	229	177	(52)	223	198	(25)
Property Services	740	1,443	703	753	1,590	838
Records	0	510	510	0	496	496
Supply	1	386	385	0	352	352
Total Operating Activities	54,460	11,402	(43,058)	50,925	11,183	(39,742)
Resources:						
Expense						
Employee Costs		2,906			2,775	
Operating Expenses		2,664			2,434	
Materials & Contract		778			845	
Statutory Levies		2,393			2,242	
Pensioner Rebate		812			905	
Interest Expense		724			698	
Depreciation		461			633	
Internal Transactions		566			494	
Capitalised Expense						
Balance Sheet		100			157	
Revenue						
Rates	37,889			36,554		
Infrastructure Levy	1,914			1,767		
Environmental Levy	1,958			1,760		
User Fees & Charges	995			949		
Interest Income	2,763			957		
Grants Recurrent	2,996			2,949		
Contributions	4,726			4,700		
Internal Transactions	1,219			1,288		
Total Result	54,460	11,402	(43,058)	50,925	11,183	(39,742)

Open Space

	Ye	ar 2006/200°		Y	ear 2005/20	06
	Revenue	Expense	Net Exp.	Revenue	Expense	Net Exp.
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Activities						
Bush & Nat Resources	50	2,383	2,334	50	1,993	1,942
Tree & Landscape Assess	110	585	475	110	559	449
Mgnt Sup Open Space	0	391	391	0	359	359
Plant Nursery	164	243	79	150	240	90
Parks	55	1,986	1,932	54	1,925	1,872
Sport & Recreation	2,887	4,590	1,704	2,843	4,516	1,672
Trees	0	1,432	1,432	0	1,268	1,268
Total Operating Activities	3,265	11,611	8,346	3,208	10,860	7,652
Resources:						
Expense		6 070			6 244	
Employee Costs		6,878			6,311	
Operating Expenses Materials & Contract		954			874	
		1,840 371			1,778	
Depreciation Internal Transactions					342	
internal transactions		1,560			1,547	
Capitalised Expense						
Balance Sheet		8			8	
Revenue						
User Fees & Charges	3,227			3,149		
Internal Transactions	38			59		
Total Result	3,265	11,611	8,346	3,208	10,860	7,652

Planning & Environment

	Ye	ar 2006/200		Year 2005/2006			
	Revenue	Revenue Expense Net Exp		Revenue	Expense	Net Exp	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating Activities							
Environmental Policy	0	0	0	0	286	286	
Land Information	288	268	(20)	291	218	(73)	
Mgnt Sup Planning	0	354	354	0	389	389	
Urban Planning	81	498	416	89	560	471	
Total Operating Activities	369	1,120	750	380	1,453	1,073	
Resources:							
Expense							
Employee Costs		938			1,268		
Operating Expenses		68			83		
Materials & Contract		11			15		
Internal Transactions		102			87		
Capitalised Expense							
Balance Sheet							
Revenue							
User Fees & Charges	355			369			
Internal Transactions	14			11			
Total Result	369	1.120	750	380	1.453	1.073	

Technical Services

	Yea	ar 2006/200	-	Year 2005/2006			
	Revenue	Expense	Net Exp	Revenue	Expense	Net Exp	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating Activities							
Depot Support Services	0	364	364	0	412	412	
Fleet Operations	3,669	2,815	(853)	2,762	2,697	(65)	
Maint & Construction	1,588	7,294	5,706	1,558	6,928	5,370	
Mgnt Sup Tech Services	253	1,881	1,628	251	1,630	1,378	
Street Sweep &Litter	0	1,438	1,438	0	1,356	1,356	
Trade Services	1,181	1,710	529	1,462	1,731	269	
Traffic & Projects	121	1,328	1,208	108	1,280	1,171	
Total Operating Activities	6,811	16,829	10,018	6,141	16,034	9,893	
Resources:							
Expense							
Employee Costs		5,684			5,454		
Operating Expenses		1,938			1,831		
Materials & Contract		3,165			3,052		
Depreciation		4,780			4,690		
Internal Transactions		1,262			1,007		
Capitalised Expense Balance Sheet							
Revenue							
User Fees & Charges	1,690			1,623			
Grants Recurrent	597			594			
Internal Transactions	4,525			3,924			
Total Result	6,811	16,829	10,018	6,141	16,034	9,893	

Waste Management

	Yea	ar 2006/200	7	Year 2005/2006			
	Revenue	Expense	Net Exp	Revenue	Expense	Net Exp	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating Activities							
Domestic Waste	9,848	10,088	240	9,716	10,677	961	
Trade Waste	1,660	1,125	(535)	1,512	1,052	(460)	
Total Operating Activities	11,508	11,213	(295)	11,227	11,729	501	
Resources:							
Expense							
Employee Costs		269			255		
Operating Expenses		84		97			
Materials & Contract		9,642		10,058			
Pensioner Rebate		185			194		
Depreciation		19			33		
Internal Transactions		1,014			1,092		
Capitalised Expense Balance Sheet							
Revenue							
Annual Charges	9,607			9,501			
User Fees & Charges	1,607			1,459			
Interest Income	0			48			
Grants Recurrent	174			108			
Internal Transactions	120			112			
Total Result	11,508	11,213	(295)	11,227	11,729	501	

PROJECTS FOR 2006/2007

DEPOT RELOCATION					
Project Name Depot Relocation Total	Expenditure Type Capital	Total Cost \$11,300,000 \$11,300,000	New Facilities Reserve \$11,300,000 \$11,300,000		
ENVIRONMENTAL					
PROGRAM					
Project Name Environmental	Expenditure Type	Total Cost	Environ- mental Levy		
Program	Operational	\$1,823,400	\$1,823,400		
Total		\$1,823,400	\$1,823,400		
DRAINAGE					
Project Name	Expenditure Type	Total Cost	Drainage Reserve	Works of Direct Community Benefit	
Drainage Works	Capital	\$312,800	\$205,500	\$107,300	
Catchment Analysis Catchment	Operational	\$102,700		\$102,700	
Management	Operational	\$154,100		\$154,100	
Total		\$569,600	\$205,500	\$364,100	

Ku-ring-gai Council Management Plan 2006 -2010

FLEET AND PLANT				
REPLACEMENT				
Project	Expenditure	Total	Operating	Plant
Name	Туре	Cost	Surplus	Replacement
	••		•	Reserve
0 ()	0 '4 1	# 700 000	#7 00 000	
Operational Fleet	Capital	\$700,000	\$700,000	
Passenger Fleet	Capital	\$350,000	\$0	\$350,000
Total		\$1,050,000	\$700,000	\$350,000
			·	
FOOTPATHS				
10011 ATTIS				
Drainet	Evman ditura	Tatal	Cootnoth	Works of
Project	Expenditure	Total	Footpath	
Name	Туре	Cost	Reserve	Direct
				Community
				Benefit
Business Centres				
Improvement				
Program	Capital	\$190,100		\$190,100
_	-	\$388,600	\$205,500	\$183,100
Footpath Works	Capital			
Total		\$578,700	\$205,500	\$373,200
GOLF COURSES				
Project	Expenditure	Total	Golf (Course
Name	Туре	Cost	Improver	nent Levy
Golf Course	• •		•	•
Improvements	Capital	\$256,900	\$256,900	
Total	'	\$256,900	\$256,900	
10141		Ψ200,000	Ψ200,300	

INFORMATION TECHNOLOGY						
Project Name	Expenditure Type	Total Cost	Operating Surplus			
IT System	Conital	\$102,800	\$102,800			
Replacement	Capital	\$40,000	\$40,000			
Web Page Upgrade Total	Capital	\$40,000 \$1 42,800	\$40,000 \$142,800			
. • • • • • • • • • • • • • • • • • • •		ψ <u>=</u> ,σσσ	VIII			
NON ASSET RELATED						
Project Name	Expenditure Type	Total Cost	Operating Surplus	S94		
Planning Projects	Operational	\$256,900	\$256,900			
Tree Planting	Operational	\$123,300	\$123,300			
Total	- p - r - r - r - r - r - r - r - r - r	\$380,200	\$380,200			
SECTION 94						
Project Name	Expenditure Type	Total Cost	Operating Surplus	S94		
Sec 94 Plan	Capital	\$3,327,300		\$3,327,300		
Total	Ο αριιαι	\$3,327,300 \$3,327,300		\$3,327,300 \$3,327,300		
i Viui		ψ0,021,000		ψ5,521,500		
PARKS, SPORTSFIEL	.D AND					
SWIMMING POOLS						

Ku-ring-gai Council Management Plan 2006 -2010

Project Name	Expenditure Type	Total Cost	Works of Direct Community Benefit	Sportsfield Reserve				
Swimming Pool								
Refurbishment Tennis Court	Capital	\$300,000	\$300,000					
Refurbishment	Capital	\$158,600	\$158,600					
Park Development Sportsfield	Capital	\$205,500	\$205,500					
Refurbishment Playground	Capital	\$328,800	\$118,200	\$210,600				
Refurbishment	Capital	\$154,100	\$154,100					
Total		\$1,147,000	\$936,400	\$210,600				
ROADS								
Project Name	Expenditure Type	Total Cost	Operating Surplus	Capital Grants	New Loans	Infra- structure Levy	Infrastructure Restoration Reserve	Works of Direct Community Benefit
Infrastructure Levy								Bellent
Works	Capital	\$1,914,000	*	^	•	\$1,914,000		.
Road Refurbishment Total	Capital	\$2,613,600 \$4,447,600	\$491,600 \$491,600	\$565,000 \$565,000	\$1,000,000 \$1,000,000	\$1,914,000	\$320,000 \$320,000	\$157,000 \$157,000
TRAFFIC FACILITIES								
Project Name	Expenditure Type	Total Cost	Works of Direct Community Benefit					
Traffic Facilities Total	Capital	\$151,100 \$151,100	\$151,100 \$151,100					

Summary by Asset Type 2006/2007

Description	Capital \$	Operational	Total \$
Roads	4,447,600		4,447,600
Fleet & Plant Replacement	1,050,000		1,050,000
Drainage Works	312,800	256,800	569,600
Footpaths	578,700		578,700
Traffic Facilities	151,100		151,100
Parks, Sportsfields & Swimming Pools	1,147,000		1,147,000
Golf Course Improvement Works	256,900		256,900
Depot Relocation	11,300,000		11,300,000
Environmental Program		1,823,400	1,823,400
Non Asset Related		380,200	3,707,500
S94	3,327,300		
Information Technology	142,800		142,800
GRAND TOTAL	\$22,714,200	\$2,460,400	\$25,174,600

Ku-ring-gai Council Management Plan 2006 -2010

Summary by Expenditure Type 2006/2007

	Total Cost	Operating Surplus	Capital Grants	New Loans	Infra- Structure Levy	Environ- mental Levy	Sportsfield Reserve	S94	Footpath Reserve	Golf Course Improve- ment Levy	Infra- structure Restoration Reserve	Plant Replace- ment Reserve	Drainage Reserve	New Facilities Reserve	Works of Direct Community Benefit
Roads	\$4,447,600	\$491,600	\$565,000	\$1,000,000	\$1,914,000						\$320,000				\$157,000
Fleet & Plant Replacement	\$1,050,000	\$700,000										\$350,000			
Drainage Works	\$569,600												\$205,500		\$364,100
Footpaths	\$578,700								\$205,500						\$373,200
Traffic Facilities	\$151,100														\$151,100
Parks, Sportsfields & Swimming Pools	\$1,147,000						\$210,600								\$936,400
Golf Course Improvement Works	\$256,900									\$256,900					
Depot Relocation	\$11,300,000													\$11,300,000	
Environ- mental Program	\$1,823,400					\$1,823,400									
Non Asset Related	\$380,200	\$380,200													
S94	\$3,327,300							\$3,327,300							
Information Technology	\$142,800	\$142,800													
Total Cost	\$25,174,600	\$1,714,600	\$565,000	\$1,000,000	\$1,914,000	\$1,823,400	\$210,600	\$3,327,300	\$205,500	\$256,900	\$320,000	\$350,000	\$205,500	\$11,300,000	\$1,981,800

Ku-ring-gai Council

Management Plan 2006-2010 Appendix B

PUBLIC USE

DRAFT

Fees & Charges 2006-2007

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Ku-ring-gai Council

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PRICING POLICY

COUNCIL'S POLICY

Council's pricing policy is detailed below.

	MOTIVE	PRICING PRINCIPLE
CSO	Community Service Obligations	Fees may be discounted to a level below the cost of a service where the production or consumption of the service generates external benefits to the community (as well as creating a community service obligation). However, the cost of the discount will not exceed the estimated benefit.
NM	Natural Monopoly	Where Council has a monopoly over the production of a good or service, prices should be set at a level to fully recover costs unless there are explicit community service obligations or equity obligations.
SF	Statutory Fees	Certain goods and services provided by Council emanate from a requirement contained in legislation and, in some circumstances, the fees for these goods or services are set by that legislation.
RF	Regulatory Fees	Certain goods and services provided by Council emanate from a requirement contained in legislation but Council may set its own fee. In such cases, fees should be set at a level to fully recover costs unless they are accepted community service obligations or equity obligations.
EA	Entrepreneurial Activities	Where Council produces a good or service as a commercial pursuit, prices should be set at a level to fully recover costs and risk.

CUSTOMER SERVICE

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
ANIMAL CONTROL DEVICES			
Dog Control Device (Abiostop) Hire per week	\$45.00	\$46.60	CSO
Bond on hire of Dog Control Device	\$200.00	\$200.00	cso
Dog Control Device (Abiostop)	\$255.00	\$280.00	CSO
Battery	\$15.00	\$15.50	CSO
Citronella refill	\$27.50	\$30.00	CSO
BANNERS			
Commercial Casual Hire per day	\$40.00	\$41.00	CSO
Commercial - permanent hire (2 months)	\$130.00	\$134.50	CSO
WORMS			
Worm Farms	\$63.00	\$65.00	CSO
HEALTH & SAFETY			
Thermometers for food handling establishments	\$12.00	\$12.50	CSO
PHOTOCOPIES			
A4 black and white photocopies	\$0.65	\$0.60	CSO
A3 black and white photocopies	\$1.30	\$1.35	CSO
A4 colour photocopies	\$2.30	\$2.50	CSO
A3 colour photocopies	\$3.20	\$3.50	CSO
PUBLICATIONS FOR SALE			
Relevant publications charged at standard photocopying rates per page listed above. Such publications include DCP's, LEP's, Plans of Management and other policies of Council.	As per photocopy charges above	As per photocopy charges above	CSO
Pool Safety Posters	\$20.00	\$21.00	CSO
WASTE RELATED ITEMS			
Compost Bins	\$35.00	\$36.00	CSO

FINANCE AND GOVERNANCE

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
ADMINISTRATION			
Freedom of Information			
Access to records by natural person about their personal affairs - after first 20 hours of work, per hour	\$30.00	\$30.00	SF
All other requests for access to records, per hour	\$30.00	\$30.00	SF
Internal Review	\$40.00	\$40.00	SF
Annual Report			
Annual Report under Section 428 of the Local Government Act 1993	\$31.80	\$33.00	NM
Council Minutes			
Annual Subscription	\$341.00	\$350.00	NM
Copies of reports per page	\$0.60	\$0.60	NM
In excess of 1 month of meeting date	\$18.00	\$18.50	NM
Section 12			
Any document available under Section 12 of the Local Government Act 1993 - per page (or at an individual document cost whichever is the lesser to cover costs)	\$0.60	\$0.60	NM
Tape Recording			
Tape Records of Council/Committee Meetings (per hour or part thereof, plus cost of tape)	\$41.00	\$42.00	NM
Cheque Dishonour			
Administration Charge	\$25.00	\$25.00	EA
PROPERTY			
Applications			
Property Easement/Right Of Way (non-refundable)	\$600.00	\$620.00	EA
For purchase of land (non-refundable)	\$750.00	\$775.00	EA
Section 54 Local Government Act			
Certificate for Classification of Council Land	\$30.00	\$35.00	SF
Bonds/Leasing	1	1	
Security Bond for Leased Residential Property	Equivalent to 4 weeks rent	Equivalent to 4 weeks rent	EA
Consultancy	•		
Administration/Attendance – Charge per hour	\$85.00	\$88.00	EA

FINANCE & GOVERNANCE					
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy		
Tulkiyan					
Historic House Open days – Families	\$15.50	\$16.00	EA		
Historic House Open days – Adults	\$8.50	\$8.50	EA		
Historic House Open days – Children (accompanied by an adult)	\$1.50	\$1.50	EA		
Historic House Open days – Seniors & Pensioner card holders		\$5.50	EA		
Historic House Garden Visits only		\$5.00	EA		
Fete Stalls – per stallholder		\$15.00	EA		
Wade Lane					
Car parking - Wade Lane, per month	\$95.00	\$95.00	EA		
PUBLICATIONS FOR SALE					
Copy of Management Plan charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO		
Sale of Tender documents charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO		
RATES					
Clerk Certificate: 603	\$50.00	\$50.00	SF		
Interest on Overdue Rates charged	9%	9%	SF		

PLANNING & ENVIRONMENT

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
CERTIFICATES			
Planning Certificate Section 149(2)	\$40.00	\$40.00	SF
Planning Certificate Section 149(2) & (5)	\$100.00	\$100.00	SF
Planning Certificate urgency fee	\$50.00	\$50.00	EA
PHOTOCOPYING			
Laminating service per metre (external)	\$20.00	\$20.00	EA
A2, A1, A0, large format - plans as supplied, per copy	\$9.10	\$9.50	EA
Copy of DCP'S/LEP'S (draft or adopted) charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
A0 size black/white plot from GIS	\$91.00	\$95.00	EA
A0 size colour plot from GIS	\$200.00	\$210.00	EA
A1 size black/white plot from GIS	\$60.00	\$62.00	EA
A1 size colour plot from GIS	\$100.00	\$105.00	EA
A2 size black/white plot from GIS.	\$31.00	\$32.00	EA
A2 size colour plot from GIS.	\$60.00	\$62.00	EA
A3 size black/white copy from GIS	\$6.40	\$6.50	EA
A3 size colour laser copy from GIS	\$13.60	\$14.00	EA
A4 size black/white laser copy from GIS	\$4.50	\$5.00	EA
A4 size colour laser copy from GIS	\$7.30	\$7.50	EA
KMAP Street DirectoryA4 size	\$22.70	\$23.00	NM
Ku-ring-gai Planning Scheme Map (laminated)	\$118.00	\$120.00	EA
Ku-ring-gai Planning Scheme Ordinance	\$54.50	\$55.00	NM
Copy of Contributions Plan charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	\$65.00	cso
Travis McEwen Group Report per copy	\$68.20	\$70.00	NM
Base Line Studies 1- 4 (sold separately) charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	NM
Ku-ring-gai Residential Development Strategy Reports & Studies charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	EA

PLANNING & ENVIRO	NMENT		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
AMENDMENT TO KU-RING-GAI PLAN ORDINANCE	INING SCI	HEME	
Advertising (to be paid for by the applicant as an additional fee, regardless of the size of the application)	\$3,100	\$3,200.00	NM
Planning Documents on "CD"	\$22.70	\$25.00	NM
Amendments to Ku-ring-gai Planning Scheme Ordinance or application for reclassification of Public Land.	\$16,364.00	\$17,000.00	NM
Large Institutional Sites and other sites over 1ha.	\$34,545.00	\$35,000.00	NM
Minor amendments to a LEP including KPSO or an LEP for the purposes of adding or removing a heritage item, changing the wording of a clause, adding or removing a use to a zoning table that does not require complex assessment or changing development standards that apply to land	\$7,500 plus advertising costs	\$7,500 plus advertising costs	NM
Minor rezoning application (total site area less than 1ha) or major amendment to KSPO or an LEP	\$20,000	\$25,000.00	NM
Major rezoning application for applications involving institutional sites and sites over 1 ha in area	\$45,000	\$50,000.00	NM
Amendment of existing DCP	\$10,000 plus advertising costs	\$15,000 plus advertising costs	NM
Preparation of new DCP or site specific LEP	\$10,000 to \$50,000 (quote available on request)	\$15,000 to \$60,000 (quote available on request)	NM
PLANS OF MANAGEMENT			
Copies of Plans of Management (draft or adopted) charged at standard photocopy rates -per page	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
State of environment report (CD version only available)	\$27.30	\$30.00	CSO

TECHNICAL SERVICES

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
INFRASTRUCTURE			
Alignment Level			
Re-consideration fee per property	\$140.00	145.00	NM
Additional fee for sites requiring survey design for crossing design - per property	\$380.00	\$393.00	NM
Provision of vehicular crossing design levels - per property	\$190.00	\$195.00	NM
Provision of boundary alignment levels with DA approval - per property	\$140.00	\$145.00	NM
Footpaths			
Note: Footpath surfaces per square metre (20% discount for a square metre or one lineal metre.	areas > 10sqm).	Minimum charg	ge - one
Asphalt or bitumen footpath	\$175.00	\$181.00	CSO
Concrete 130mm thick footpath and vehicular crossings	\$360.00	\$373.00	CSO
Grass verges	\$100.00	\$103.00	CSO
Flagging - sandstone	\$265.00	\$274.00	CSO
Brick or concrete pavers	\$280.00	\$290.00	CSO
Gravel footpaths	\$120.00	\$124.00	CSO
Concrete 100mm thick (precast or slabs)	\$245.00	\$254.00	CSO
Note: Schedule of changes for restoration of main, secondary gutters maintained by Ku-ring-gai Council.	and other road	s, footpaths, ker	bs and
Gutter Crossing Construction			
Dish crossings constructed in conjunction with kerb and gutter works where no approved constructed crossing previously existed – per metre	\$145.00	\$150.00	EA
1.0m extension of existing piped crossing	\$535.00	\$554.00	EA
2.4 metre extension of existing piped crossing	\$1,000.00	\$1,035.00	EA
Standard 3.7 metre wide concrete layback gutter crossing	\$1,250.00	\$1,294.00	EA
4.5 metre wide precast concrete gutter bridge	\$1,250.00	\$1294.00	EA
4.8 metre wide x 300mm diameter pipe crossing	\$1,400.00	\$1,450.00	EA
Additional layback gutter crossing (per additional metre)	\$330.00	\$341.00	EA
Construct asphalt surface between road pavement and layback or pipe crossing (per square metre)	\$60.00	\$62.00	EA
Construct 100mm thick fine crushed rock pavement across footway (per square metre)	\$535.00	\$553.00	EA
Excavation in rock (per cubic metre)	\$510.00	\$528.00	EA
Excavation in other than rock (per cubic metre)	\$200.00	\$207.00	EA
Extension of existing layback crossing (per metre)	\$535.00	\$554.00	EA
Kerb & Guttering			
Note: Kerb and Gutter per linear metre (20% discount for are square metre or one lineal metre.	as > 10sqm). M	inimum charge -	- one
Kerb and gutter frontage per metre	\$70.00	\$72.00	EA

TECHNICAL SERV	ICES		
TECHNICAL SERV		For the	Batatana
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Kerb and gutter where frontage and sideline form a curve, per metre	\$50.00	\$52.00	EA
Kerb and gutter rear line per metre	\$35.00	\$36.00	EA
Kerb and gutter sideline per metre	\$35.00	\$36.00	EA
Kerb and/or gutter restoration (regional)	\$210.00	\$217.00	CSO
Hole in kerb (per opening)	\$100.00	\$103.00	CSO
Kerb and/or gutter - restoration (local)	\$210.00	\$217.00	CSO
Saw cutting	\$35.00	\$36.00	CSO
Saw cutting (roadside)	\$35.00	\$36.00	CSO
Additional administrative charge to apply to restoration orders with inadequate or incorrect information	\$135.00	\$140.00	cso
Note: Schedule of charges for restoration of main, secondary gutters maintained by Ku-ring-gai Council.	/ and other roads	s, footpaths, ken	bs and
Piping Requests and Approval for			
Drainage Easements			
Application requiring determination by Council - fee for processing report	\$730.00	\$755.00	cso
Hydraulic, hydrologic calculations and reports, per hour	\$150.00	\$155.00	CSO
Note: Requests for piping of watercourses, adjustments to C Engineering Inspection Fees (Environmental & Regulatory Se	ouncil easement ervices).	s, pipes, etc. R	efer to
Records Searching	T	T	T
Conduct a search of records and extract information (per half hour)	\$85.00	\$88.00	CSO
Roads			
Note: Road surfaces per square metre (20% discount for are square metre or one linear metre.	eas > 10sq m). M	linimum charge	– one
Gravel and all other classes of unsealed pavement or shoulder	\$125.00	\$129.00	CSO
Natural earth	\$100.00	\$103.00	CSO
Asphaltic concrete and all other bitumen surfaces	\$300.00	\$309.00	cso
Cement/Concrete	\$525.00	\$543.00	CSO
Asphaltic concrete with cement/concrete base	\$525.00	\$543.00	CSO
Road Opening Permit	\$25.00	\$26.00	EA
Road/footpath Barriers delivery fee	new	\$50.00	EA
Road/footpath barriers per day hire	new	\$2.00	EA
Note: Schedule of charges for restoration of main, secondary gutters maintained by Ku-ring-gai.	and other roads	s, footpaths, ken	bs and
Special Events			
Application fee – processing Traffic Management Plan and report to Ku-ring-gai Traffic Committee	\$626.00	\$650.00	cso
Advertising (at cost +10%) - minimum	\$546.00	\$598.00	
	ı	l	l

TECHNICAL SERVI	CES		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Traffic Control			
Appraisal or reappraisal of Traffic Control Plans for work/activity on public roads	\$172.00	\$180.00	CSO
SRA use of Local Road during rail closure per day, minimum. Actual cost of damage if above fee.	\$685.00	\$719.00	CSO
SRA Road Closure Inspection Fee per closure	\$210.00	\$220.00	CSO
Road Occupancy			
Occupy roadway during work for crane or other vehicle (per vehicle per day or part – subject to approved TMP/TCP, if required)	\$160.00	\$170.00	CSO
Works Zones			
Works Zone per metre per week (Min 6m, 13 weeks). Fee includes processing through Ku-ring-gai Traffic Committee	\$42.00	\$44.00	EA
Lines at Driveways			
Provision of perpendicular pavement lines at driveways	\$405.00	\$405.00	CSO
Parking Restriction Signs		<u> </u>	
Provision of signs, if approved (per sign/stem installed or altered)	\$225.00	\$230.00	CSO
Application fee – processing, incl reporting to Ku-ring-gai Traffic Committee	\$626.00	\$650.00	CSO
PUBLICATIONS FOR SALE			
Aquatic Ecosystem Assessment Guidelines charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
Stormwater Management Manual charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
Printed extracts from Stormwater Management Manual charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	cso
Stormwater Management Policy charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	cso
Complete set of specifications and standards for all Council's road and drainage works charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO

TECHNICAL SERVICES				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
Specifications for design of Road Construction Plans charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO	
General Conditions for Engagement of Consultant charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO	
Copies or extracts from specifications - A4 paper charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	photocopy charges listed on page 2	CSO	
Copies or extracts from specifications - A3 paper charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	photocopy charges listed on page 2	CSO	

WASTE

Collection

The following commercial waste collection fees include:

- 1. Provision of container and repairs
- 2. Disposal costs
- 3. Waste collection at nominated fee schedule
- 4. Recycling collection at nominated fee schedule

All nominated fees are per bin, per service.

Note: Service Fees associated with commercial waste management services may be subjected to quotation in a commercially competitive environment and the nominated fees for services below may vary according to the request service level of the customer, type of waste, disposal costs, specific collection site, customer or waste requirements requested by the Director Technical Services.

1.5 cubic metre Standard	\$30.00	\$30.00	EA
3.0 cubic metre Standard	\$44.00	\$44.00	EA
1.5 cubic metre Heavy	\$39.00	\$39.00	EA
3.0 cubic metre Heavy	\$47.00	\$47.00	EA
240/340 litre Standard	\$7.00	\$7.00	EA
240/340 litre Heavy	\$8.50	\$8.50	EA
240 litre Recycling	\$4.00	\$4.00	EA
Loose cardboard per cubic metre.	\$4.00	\$4.00	EA
360 litre green waste fortnightly per bin, per year	new	\$85.00	EA
Dumper waste other than booked collection	new	\$500.00 plus disposal costs	EA
Community Event Services			
Street sweeping for events or emergency response per hr min 2 hrs	new	\$90.00	EA
Footpath cleaning for events or emergency response per hr min 2 hrs	new	\$95.00	EA

TECHNICAL SERVI	CES		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Minimum amount per event (includes delivery & return of bins). (\$ 4.00 per bin to be charged in addition to base rate)	\$160.00	\$160.00	EA
Waste/recycling collection outside of normal operating hours	new	\$500 plus \$4 per bin	EA
Domestic Waste Management Charges			
Domestic waste management charges, annual	Refer to Management Plan 2005- 2009 for Fees	Refer to Management Plan 2005- 2009 for Fees	EA
White Goods Collection	\$45.00	\$45.00	EA

OPEN SPACE

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
ACCESS OVER OPEN SPACE			
Access over open space (as per Council's Policy)	\$1 to \$3,000	\$1 to \$3,000	CSO
Advertising Fee	\$500.00	\$500.00	CSO
Neighbour Notification Fee	\$60.00	\$60.00	CSO
Access over open space bond (as per Council's Policy)	Up to \$40,000	Up to \$40,000	CSO
Property easement/right of way application – non refundable	new	\$600.00	CSO
GOLF COURSES			
Gordon Golf Course			
Green Fees - Weekend & Public Holidays 18 holes	\$27.00	\$27.00	EA
Green Fees - Weekday (Monday to Friday) - 18 holes	\$21.00	\$21.00	EA
Green Fees - Twilight up to 2 hours prior to sunset - 18 holes	\$16.00	\$16.00	EA
Green Fees - Weekday "Charity Event" Concession	\$13.00	\$13.00	EA
Green Fees – Concession - Weekday only 9 holes (includes school students, Pensioners, specials - proof required)	new	\$12.00	EA
Green Fees - Concession Weekday only - 18 holes (includes school students, Pensioners, specials - proof required)	\$14.00	\$14.50	EA
Green Fees - Concession – Weekend – 9 or 18 holes (includes school students, Pensioners, specials - proof required)	\$17.00	\$17.00	EA
Green Fees - Tertiary Student - Weekday only – 9 or 18 holes (current Student ID must be shown)	\$16.00	\$16.00	EA
Green Fees – Weekday (Monday to Friday) - 9 holes	\$16.00	\$16.00	EA
Green Fees – Weekend & Public Holidays – 9 holes	\$19.00	\$19.50	EA
Green Fees - Family rate (2 adults & 2 children) – 18 holes (additional children \$13.00 per child)	\$57.00	\$57.00	EA
Green Fees - Family rate (2 adults & 2 children) – 9 holes (additional children \$13.00 per child)	\$47.00	\$47.00	EA
Caddy/Spectator fee 9 or 18 holes	\$6.50	\$6.50	EA
North Turramurra Golf Course	T	 	
Green Fees - Weekend & Public Holidays - 18 holes	\$27.00	\$27.00	EA
Green Fees - Weekday (Monday to Friday) - 18 holes	\$21.00	\$21.00	EA
Green Fees - Twilight up to 2 hours prior to sunset - 18 holes	\$16.00	\$16.00	EA
Green Fees - Weekday "Charity Event" Concession	\$13.00	\$13.00	EA

OPEN SPACE	=		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Green Fees - Concession- Weekday only 9 holes (includes school students, Pensioners, specials - proof required)	new	\$12.00	EA
Green Fees - Concession Weekday only - 18 holes (includes school students, Pensioners, specials - proof required)	\$14.00	\$14.50	EA
Green Fees - Concession – Weekend – 9 or 18 holes (includes school students, Pensioners, specials - proof required)	\$17.00	\$17.00	EA
Green Fees - senior student - Weekday only – 9 or 18 holes (current Student ID must be shown)	\$16.00	\$16.00	EA
Green Fees – Weekday (Monday to Friday) - 9 holes	\$16.00	\$16.00	EA
Green Fees – Weekend & Public Holidays – 9 holes	\$19.00	\$19.50	EA
Green Fees - Family rate (2 adults & 2 children) – 18 holes (additional children \$13.00 per child)	\$57.00	\$57.00	EA
Green Fees - Family rate (2 adults & 2 children) – 9 holes (additional children \$13.00 per child)	\$47.00	\$47.00	EA
Caddy/Spectator fee 9 or 18 holes	\$6.50	\$6.50	EA
LANDSCAPING			
Landscaping Bonds			
Non-residential, alterations & additions	Min \$1,000 Max.\$10,000 (if over \$10,000, requires a report to Council)	Min \$1,000 Max.\$10,000 (if over \$10,000, requires a report to Council)	NM
New dwellings	Min.\$2,000 - Max.\$10,000 (over \$10,000, requires a report to Council)	Min.\$2,000 - Max.\$10,000 (over \$10,000, requires a report to Council)	NM
Tree Protection Bond			
Tree protection bond	Min \$500.00 - Max \$50,000.00	Min \$500.00 - Max \$50,000.00	CSO
NURSERY			
Sales - Retail			
Tube stock 1-100mm pot	\$3.00	\$3.50	EA
140mm pots	\$8.95	\$8.95	EA
200mm pots	\$17.50	\$17.50	EA
200mm pot rare/threatened/difficult species including Telopea, Epacris, Actinotus, Persoonia, and others	\$22.00	\$25.00	EA
200mm "rocket pot"	\$25.00	\$25.00	EA
250mm pots	\$34.95	\$34.95	EA

OPEN SPACE				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
300mm pots	\$59.95	\$59.95	EA	
Potting mix 30L	\$11.50	\$11.50	EA	
Tube stock – other	\$5.00	\$5.00	EA	
Bamboo Stakes	\$0.20	\$0.20	EA	
Plastic Sleeves	\$0.40	\$0.40	EA	
Sales - Wholesale				
Wholesale sale prices are not included in this document as the	ey are commerc	ial in confidence		
Workshop Seminars				
Maximum 25 people (flat rate, duration up to 3 hours)	\$260.00	\$270.00	EA	
Maximum 25 people (flat rate, duration up to 6 hours)	\$520.00	\$540.00	EA	
Secondary/Tertiary students up to 3 hours (per person)	\$6.50	\$6.50	EA	
Secondary/Tertiary students up to 6 hours (per person)	\$10.00	\$10.00	EA	
Delivery Fee				
Within Ku-ring-gai Local Government Area	Free	Free	EA	
Outside Ku-ring-gai LGA up to 10 km	\$10.00	\$10.00	EA	
Outside Ku-ring-gai LGA up to 20 km	\$20.00	\$20.00	EA	
Outside Ku-ring-gai LGA up to 30 km	\$30.00	\$30.00	EA	
Seed Collection				
Seed collection for contract growing – (per person per hour)	\$45.00	\$45.00	EA	
OPEN SPACE HIRE				
General Charges (including St Ives Sho	wground)			
Booking fee	\$6.00	\$6.50	CSO	
Bond for key issue (per casual booking)	\$50.00	\$50.00	CSO	
Bond for key issue (per season)	\$200.00	\$200.00	CSO	
Ground restoration bond - 100-500 people	\$500.00	\$500.00	CSO	
Ground restoration bond - over 500 people	\$1,000.00	\$1,000.00	CSO	
Litter bond - 100-500 people	\$150.00	\$150.00	CSO	
Litter bond - over 500 people	\$300.00	\$300.00	CSO	
Public Liability Insurance - 0 to 25 people	\$11.00	\$12.00	CSO	
Public Liability Insurance - 26 to 50 people	\$16.50	\$17.00	CSO	
Public Liability Insurance - 51 to 100 people	\$27.50	\$28.50	CSO	
Public Liability Insurance - 101 to 200 people	\$55.00	\$57.00	CSO	
Additional grass cutting - at cost of additional service	"At Cost"	"At Cost"	CSO	
Litter fee (per day)	"At Cost"	"At Cost"	CSO	
Toilet cleaning fee (per day)	"At Cost"	"At Cost"	CSO	
Equipment storage fee (per season/hire period)	\$165.50	\$172.00	CSO	

Set up rate (per day)	OPEN SPACE			
Electricity supply, full day, per power point	Fee Details			
Electricity supply, half day, per power point	Set up rate (per day)	\$100.00	\$105.00	CSO
Children's Animal Farm \$\$50.00 \$\$2.00 CSO School Holiday Programs \$\$27.00 plus \$28.00 CSO School Holiday Programs (additional costs for expert providers) \$27.00 plus \$28.00 p	Electricity supply, full day, per power point	\$44.00	\$45.50	CSO
School Holiday Programs \$27.00 \$28.00 CSO School Holiday Programs (additional costs for expert providers) \$27.00 plus costs \$28.00 plus costs \$27.00 plus costs \$28.00 plus co	Electricity supply, half day, per power point	\$22.00	\$23.00	CSO
School Holiday Programs (additional costs for expert providers) CSO CSO Temporary structure, Jumping Castle - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, Jumping Castle - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Temporary structure, marquee small - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee small - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee small - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Note: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in hire - general in addition to the Public Garden Hire fees. Parking (only when grounds used specifically for parking) S1,250.00 S20.00 Car parking fee - 50 to 100 cars (per day) S1,250.00 S238.00 S20.00 S	Children's Animal Farm	\$50.00	\$52.00	CSO
Temporary structure, Jumping Castle - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, Jumping Castle - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Temporary structure, marquee small - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee small - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs weighted only) Temporary structure, marquee small - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Commercial/Corporate Bookings per day or part thereof (no pegs weighted only) Temporary structure, marquee large - Commercial/Corporate Bookings per day or part thereof (no pegs weighted only) Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs weighted only) Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Stote: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in hire – general in addition to the Public Garden Hire fees. Parking (only when grounds used specifically for parking) States of the Public Garden Hire fees. Parking fee - 50 to 100 cars (per day) States of the Public Garden Hire fees. Parking fee - 201 to 300 cars (per day) States of the Public Garden Hire fees. Car parking fee - 201 to 300 cars (per day) States of the Public Garden Hire fees. Car parking fee - 201 to 300 cars (per day) States of the Public Garden Hire fees. Car pa	School Holiday Programs	\$27.00	\$28.00	CSO
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Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee medium - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Commercial/Corporate Bookings per day or part thereof (no pegs, weighted only) Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Note: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in hire – general in addition to the Public Garden Hire fees. Parking (only when grounds used specifically for parking) Car Parking (incl St Ives Showground) Car parking fee - 50 to 100 cars (per day) Sano Sano Sano Sano CSO Car parking fee - 201 to 300 cars (per day) Sano Sano Sano Sano CSO Car parking fee - 401 to 500 cars (per day) Sano Sano Sano CSO Car parking fee - events over 500 cars (per day) Sano Sano Sano CSO Car parking fee - commercial pavilion hire (per day) Sano Sano Sano CSO Car parking fee - commercial pavilion hire (per day) Sano Sano Sano CSO Car parking fee - commercial pavilion hire (per day) Sano Sano CSO Caround Hire (26-50 people) half day Sano Sano Sano CSO Cso Ground Hire (26-50 people) half day	Commercial/Corporate Bookings per day or part thereof (no	\$100.00	\$105.00	CSO
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Commercial/Corporate Bookings per day or part thereof (no pegs weighted only) Temporary structure, marquee large - Community Groups, Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Note: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in hire – general in addition to the Public Garden Hire fees. Parking (only when grounds used specifically for parking) Car Parking (incl St Ives Showground) Car parking fee - 50 to 100 cars (per day) Car parking fee - 101 to 200 cars (per day) Car parking fee - 201 to 300 cars (per day) Car parking fee - 301 to 400 cars (per day) Car parking fee - 401 to 500 cars (per day) Car parking fee - 401 to 500 cars (per day) Car parking fee - events over 500 cars (per day) Car parking fee - commercial pavilion hire (per day) Sasou Ground Hire (0- 25 people) half day Sasou Sas	Groups, Family Events, Registered Charities per day or part	\$100.00	\$105.00	CSO
Family Events, Registered Charities per day or part thereof (no pegs, weighted only) Note: These fees exclude fees for temporary structures. Where temporary structures are to be used they will be charged at the fees set out in hire – general in addition to the Public Garden Hire fees. Parking (only when grounds used specifically for parking) Car Parking (incl St Ives Showground) Car parking fee - 50 to 100 cars (per day) Car parking fee - 101 to 200 cars (per day) Car parking fee - 201 to 300 cars (per day) Car parking fee - 301 to 400 cars (per day) Car parking fee - 401 to 500 cars (per day) Car parking fee - 401 to 500 cars (per day) Car parking fee - 401 to 500 cars (per day) Car parking fee - 401 to 500 cars (per day) Car parking fee - events over 500 cars (per day) Car parking fee - events over 500 cars (per day) Car parking fee - commercial pavilion hire (per day) Sasou Ground Hire (0- 25 people) half day Sasou Saso	Commercial/Corporate Bookings per day or part thereof (no	\$300.00	\$310.00	CSO
will be charged at the fees set out in hire – general in addition to the Public Garden Hire fees. Parking (only when grounds used specifically for parking) \$1,250.00 \$1,295.00 CSO Car Parking (incl St Ives Showground) Car parking fee - 50 to 100 cars (per day) \$115.00 \$119.00 CSO Car parking fee - 101 to 200 cars (per day) \$230.00 \$238.00 CSO Car parking fee - 201 to 300 cars (per day) \$455.00 \$471.00 CSO Car parking fee - 301 to 400 cars (per day) \$680.00 \$704.00 CSO Car parking fee - 401 to 500 cars (per day) \$1,090.00 \$1,128.00 CSO Car parking fee - events over 500 cars (per day) \$1,190.00 \$1,232.00 CSO Car parking fee - commercial pavilion hire (per day) \$25.00 \$26.00 CSO Ground Hire (0- 25 people) half day \$35.00 \$37.00 CSO Ground Hire (26-50 people) half day \$53.00 \$55.00 CSO	Family Events, Registered Charities per day or part thereof	\$150.00	\$155.00	CSO
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Car parking fee - 50 to 100 cars (per day) \$115.00 \$119.00 CSO Car parking fee - 101 to 200 cars (per day) \$230.00 \$238.00 CSO Car parking fee - 201 to 300 cars (per day) \$455.00 \$471.00 CSO Car parking fee - 301 to 400 cars (per day) \$680.00 \$704.00 CSO Car parking fee - 401 to 500 cars (per day) \$1,090.00 \$1,128.00 CSO Car parking fee - events over 500 cars (per day) \$1,190.00 \$1,232.00 CSO Car parking fee - commercial pavilion hire (per day) \$25.00 \$26.00 CSO Ground Hire (0- 25 people) half day \$35.00 \$37.00 CSO Ground Hire (26-50 people) half day \$53.00 \$55.00 CSO	Car Parking (incl St Ives Showground)			
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Car parking fee - 201 to 300 cars (per day) \$455.00 \$471.00 CSO Car parking fee - 301 to 400 cars (per day) \$680.00 \$704.00 CSO Car parking fee - 401 to 500 cars (per day) \$1,090.00 \$1,128.00 CSO Car parking fee - events over 500 cars (per day) \$1,190.00 \$1,232.00 CSO Car parking fee - commercial pavilion hire (per day) \$25.00 \$26.00 CSO Ground Hire (0- 25 people) half day \$35.00 \$37.00 CSO Ground Hire (26-50 people) half day \$53.00 \$55.00 CSO				
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Ground Hire (26-50 people) half day \$53.00 \$55.00 CSO				
		+	\$140.00	

OPEN SPACI	E		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Ground Hire (101-150 people) half day	\$165.00	\$171.00	CSO
Ground Hire (151-200 people) half day	\$220.00	\$228.00	CSO
Ground Hire (201-500 people) half day	\$445.00	\$461.00	CSO
Ground Hire (over 501 people) half day	\$1,390.00	\$1,440.00	CSO
Swain Garden meeting room (per hour)	\$13.50	\$14.00	CSO
PUBLICATIONS FOR SALE			
Plans of Management (including Draft Plans) charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	cso
Resource information documents charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
Open Space Guidelines charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
Open Space Policies charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
Open Space Standards charged at standard photocopy rates (per page)	As per photocopy charges listed on page 2	As per photocopy charges listed on page 2	CSO
SPORTSGROUNDS	•		
General Fees & Special Event Hire			
Additional line markings (for all sports)	"At Cost"	"At Cost"	CSO
Personal training non exclusive use - Low intensity, per week (maximum 15 hours).	\$25.00	\$26.00	CSO
Personal training non exclusive use - Low intensity, per week (maximum 8 hours).	\$15.00	\$15.50	CSO
Casual Club House hire - Community per hour.	\$16.00	\$16.50	CSO
Casual Club House hire - Commercial per hour.	\$21.00	\$22.00	CSO
Sportsground Floodlighting			
Note: Following fees are per hour/per location.			
Acron	\$5.50	\$6.00	CSO
Auluba No. 1 & No. 2	\$5.50	\$6.00	CSO

Bannockburn	\$6.50	\$7.00	CSO			
OPEN SPACE						
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy			
Barra Brui	\$6.50	\$7.00	CSO			
Cliff No. 1 oval	\$6.50	\$7.00	CSO			
Cliff No. 2 oval	\$5.50	\$6.00	CSO			
Comenarra	\$5.50	\$6.00	CSO			
Hassell Park	\$6.50	\$7.00	CSO			
Howson	New	\$7.00	CSO			
Lindfield (No 1)	\$5.50	\$6.00	CSO			
Lindfield (No.2)	\$5.50	\$6.00	CSO			
Lofberg (Oval)	\$5.50	\$6.00	CSO			
Lofberg (Netball Courts)	\$6.50	\$7.00	CSO			
Norman Griffith	\$6.50	\$7.00	CSO			
Primula	\$5.50	\$6.00	CSO			
Queen Elizabeth	New	\$7.00	CSO			
Roseville Chase	\$6.50	\$7.00	CSO			
Samuel King (North Turramurra)	\$6.50	\$7.00	CSO			
St Ives Village Green	\$5.50	\$6.00	CSO			
St Ives Village Green (Netball Courts)	\$5.50	\$6.00	CSO			
Turramurra	\$5.50	\$6.00	CSO			
Warrimoo	\$5.50	\$6.00	CSO			
Wellington	\$6.50	\$7.00	CSO			
William Cowan	\$6.50	\$7.00	CSO			
Casual Sports Hire						
Aero Club half day	\$98.00	\$101.50	CSO			
Archery half day	\$98.00	\$101.50	CSO			
Athletics half day	\$98.00	\$101.50	CSO			
Australian Rules half day	\$98.00	\$101.50	CSO			
Baseball/Softball per diamond half day	\$50.00	\$52.00	CSO			
Cricket Artificial wicket half day	\$98.00	\$101.50	CSO			
Cricket Turf wicket full day only	\$560.00	\$580.00	CSO			
Dog Clubs half day	\$98.00	\$101.50	CSO			
Hockey half day	\$98.00	\$101.50	CSO			
Netball Courts (per court) half day	\$21.00	\$22.00	CSO			
Rugby (per field) half day	\$98.00	\$101.50	CSO			
Skateboard facility community demonstrations per hour	\$70.00	\$72.50	CSO			
Skateboard facility commercial demonstrations per hour	\$140.00	\$145.00	CSO			
Skateboard facility community use (schools, etc) half day	\$280.00	\$290.00	CSO			
Skateboard facility commercial use half day	\$560.00	\$580.00	CSO			
Soccer (per field) half day	\$98.00	\$101.50	CSO			
Training – Australian Rules, Ruby League, Rugby Union, Soccer, Touch, Cricket, Athletics, any other activities (per	\$16.50	\$17.00	CSO			

hour, may be on a share basis)			
OPEN SPACE	=		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
School Sport (Weekday 9am to 4pm)			
Note: Bookings after 4pm may be on a share basis with other	r organisations		
Athletics Carnival/Gala days: (per day) – Including markings at locations advised by Sport & Recreation includes additional waste service & toilet cleaning fee	\$210.00	\$218.50	CSO
Athletics Carnival/Gala Day (per day) no markings. Includes additional waste service & toilet cleaning fee	\$120.00	\$125.00	CSO
Netball (per court) Weekday 9am-4pm per hour	\$4.75	\$5.00	CSO
Rugby League, Rugby Union, Soccer, Touch Football, Cricket, Baseball, Softball, Athletics Archery and Australian rules per field	\$7.25	\$7.50	CSO
Seasonal Hire			
Note: Seasonal Hire is Summer 16/09/06-11/03/07, Winter 3	1/03/07-26/08/07	7 unless otherwis	se stated
Aero Club half day per half year (Annual hire July- December)	\$220.00	\$228.00	CSO
Archery half day per half year (Annual hire July-December)	\$220.00	\$228.00	CSO
Athletics half day	\$1,300.00	\$1,345.50	CSO
Baseball/Softball per diamond half day	\$265.00	\$274.00	CSO
Cricket - Artificial Wicket (per Saturday Season) half day	\$307.00	\$318.00	CSO
Cricket - Artificial Wicket half day (season - 15 Sundays)	\$220.00	\$228.00	CSO
Cricket Artificial Wicket additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers of artificial wickets only (per day)	\$55.00	\$57.00	CSO
Cricket - Turf wicket full day (per Saturday Season)	\$3,750.00	\$3,882.00	CSO
Cricket - Turf wicket full day (season - 15 Sundays)	\$2,555.00	\$2,645.00	CSO
Cricket Turf Wicket additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers of Turf Wickets only (per day)	\$150.00	\$155.50	CSO
Dog Clubs half day per half year (Annual Hire July- December)	\$220.00	\$228.00	CSO
Netball Courts per court half day	\$235.00	\$244.00	CSO
Netball Courts Night Competition per court per hour (excludes lighting fee)	\$4.75	\$5.00	CSO
Note: Seasonal maximum 22 weeks as advised by the Ku-rin	g-gai Netball As	sociation.	
Winter Sports Seasonal hire per field half day (per Saturday Season)	\$535.00	\$554.00	CSO
Winter Sports Seasonal hire per field half day (15 Sundays)	\$368.00	\$381.00	CSO
Winter Sports additional days outside season dates if available. Maximum of 4 can be booked by seasonal hirers (per day/per field).	\$60.00	\$62.50	CSO
Winter Sport Season Hire (maximum 22 dates) per field, per night excludes lighting	\$535.00	\$554.00	CSO

OPEN SPACE				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
SPORTSGROUNDS - TRAINING				
Training for Seasonal Hirers Only				
Note: Following fees per hour, per location – weekdays only, organisations.	share agreemer	nt permitted betw	reen	
Cricket Artificial practice nets (per wicket strip)	\$5.25	\$5.50	CSO	
Netball per court	\$4.75	\$5.00	CSO	
Field Hire	\$7.25	\$7.50	CSO	
TENNIS COURTS				
Promotional Specials (acrylic courts casual) per hour	\$6.50	\$7.00	EA	
Promotional Specials (synthetic grass courts casual) per hour	\$8.50	\$9.00	EA	
Storage Fee (per 6 months)	\$125.00	\$172.00	EA	
Penalty Charge - unauthorised use of Council's courts	\$110.00	\$110.00	RF	
Penalty Charge - unauthorised coach's use of Council's courts	\$400.00	\$400.00	RF	
Acrylic Court				
Note: Monday-Friday 8am-5pm EST & 8am-8pm Daylight Sa	vings (per court	/per hour).		
Tennis Court Charges – Clubs & Schools (1-9 weeks)	\$6.50	\$6.75	EA	
Tennis Court Charges - Public, casual (1-9 weeks)	\$12.00	\$12.50	EA	
Tennis Court Charges - Public, permanent (10-22 weeks)	\$8.50	\$8.80	EA	
Tennis Court Charges - Professional Coaches - casual (1-9 weeks)	\$13.50	\$14.00	EA	
Tennis Court Charges - Professional Coaches, permanent (10+ weeks)	\$10.00	\$10.35	EA	
Note: Weekend – 8am-5pm EST & 8am-8pm Daylight Saving	s (per court/per	hour).		
Tennis Court Charges – Clubs & Schools Saturday Morning (1-9 weeks)	\$8.50	\$8.80	EA	
Tennis Court Charges – Clubs & Schools Saturday Morning permanent (10 + weeks)	\$7.50	\$8.00	EA	
Tennis Court Charges - Public casual (1-9 weeks)	\$14.00	\$14.50	EA	
Tennis Court Charges - Public permanent (10–22 weeks)	\$11.00	\$11.40	EA	
Tennis Court Charges - Professional Coaches, casual (1-9 weeks)	\$15.50	\$16.00	EA	
Tennis Court Charges - Professional Coaches, permanent (10+ weeks)	\$12.00	\$12.40	EA	
Tennis Court Charges – Holiday coaching clinics & comps	new	\$10.35	EA	
Synthetic Grass Court				
Note: Monday-Friday 8am-5pm EST & 8am-8pm Daylight Sa	vings (per court/	/per hour)		
Tennis Court Charges – Clubs & school students (10+ weeks)	\$8.50	\$8.80	EA	

OPEN SPACE				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
Tennis Court Charges – Public, casual (12-22 weeks)	\$14.50	\$15.00	EA	
Tennis Court Charges – Public, permanent (10-22 weeks)	\$10.50	\$10.85	EA	
Tennis Court Charges - Professional Coaches, casual (1-9 weeks)	\$16.00	\$16.50	EA	
Tennis Court Charges - Professional Coaches, permanent (10 + weeks)	\$11.00	\$11.40	EA	
Note: Weekend – 8am-5pm EST & 8am-8pm Daylight Saving	IS			
Tennis Court Charges Clubs & School Saturday Morning (1-9 weeks).	\$11.00	\$11.40	EA	
Tennis Court Charges - Clubs & School Saturday Morning permanent 10+ weeks	\$9.50	\$10.00	EA	
Tennis Court Charges casual (1-11 weeks)	\$16.50	\$17.00	EA	
Tennis Court Charges permanent (12-22 weeks)	\$13.50	\$14.00	EA	
Tennis Court Charges - Professional Coaches, casual (1-9 weeks)	\$18.00	\$18.65	EA	
Tennis Court Charges - Professional Coaches, permanent (10+ weeks)	\$14.00	\$14.50	EA	
Tennis Court Charges – Holiday coaching Clinics & Comps	new	\$11.40	EA	
Floodlit Courts				
Note: Monday-Sunday 5pm-10pm EST & 8pm-10pm Daylight	t Savings (St Ive	s Village Green	5pm-9pm).	
Floodlit courts - public, casual per hour acrylic (1-9 weeks)	\$18.00	\$18.65	EA	
Floodlit courts - public, permanent per hour acrylic (10-22 weeks)	\$14.00	\$14.50	EA	
Floodlit courts - Coaches casual per hour acrylic (1-9 weeks)	\$19.50	\$20.20	EA	
Floodlit courts - Coaches permanent (10+ weeks) per hour acrylic	\$15.50	\$16.00	EA	
Floodlit Courts – public, casual per hour synthetic grass (1-9 weeks)	\$21.00	\$21.75	EA	
Floodlit Courts – public, permanent (10wks) per hour synthetic grass (10-22 weeks)	\$16.00	\$16.50	EA	
Floodlit Courts – casual, Coaches per hour synthetic grass (1-9 weeks)	\$22.50	\$23.30	EA	
Floodlit Courts – permanent, Coaches (10+ wks) per hour synthetic grass	\$18.50	\$19.20	EA	
ST IVES SHOWGROUND				
Caravan site - no power (per day)	\$20.00	\$21.00	CSO	
Caravan site - with power (per day)	\$30.00	\$31.00	CSO	
Tent - no power (per day)	\$10.00	\$11.00	CSO	
Tent - with power (per day)	\$15.00	\$16.00	CSO	
Night Training (per hour per field)	\$7.25	\$7.50	CSO	
Floodlights (per hour)	\$21.00	\$22.00	CSO	

OPEN SPACE							
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy				
Northside Agricultural & Horticultural Society Shows							
Litter bond	\$2,000.00	\$2,000.00	CSO				
Ground restoration bond	\$4,000.00	\$4,000.00	CSO				
Society days (per day)	\$995.00	\$1,030.00	CSO				
Set up day	\$500.00	\$517.50	cso				
Showground Areas							
Note: Prices do not include General Hire fees, these will be capplicable.	harged in addition	on to area hire fe	ees where				
Picnic Areas							
Picnic table (per day) - Area 6 only	\$25.00	\$26.00	CSO				
Main Arena track – per hour	\$30.00	\$31.50	CSO				
Cross Country Athletics Event (0-500 people) includes Main Arena, excludes pavilions Includes additional waste service & toilet cleaning	\$210.00	\$219.00	cso				
Cross Country Athletics Event (501-1000 people) includes Main Arena, excludes pavilions Includes additional waste service & toilet cleaning	\$460.00	\$476.00	cso				
Cross Country Athletics Event (over 1000 people) includes Main Arena, excludes pavilions Includes additional waste service & toilet cleaning	\$550.00	\$570.00	CSO				
Soccer - casual hire per field, per half day Includes additional waste service & toilet cleaning	\$98.00	\$101.50	CSO				
Soccer - Seasonal hire per field per half day (maximum 22 dates)	\$535.00	\$554.00	CSO				
Model Flying area (per half day)	\$115.00	\$119.00	CSO				
Mini Wheels Off Road Track (per half day). Note Conditions of hire apply	\$115.00	\$119.00	CSO				
Dog Ring No 1 (per day)	\$63.00	\$65.50	CSO				
Dog Ring No 6 (per day)	\$31.50	\$33.00	CSO				
Dog Ring No 7 (per day)	\$31.50	\$33.00	CSO				
Dog Ring floodlights per hour	\$4.50	\$5.00	CSO				
The Princess Anne Equestrian Area (per day)	\$225.00	\$233.00	CSO				
Equestrian Activities Including hire of Main Arena, horse and tie stalls, and control tower, but not including the hire of any picnic area used in conjunction with the equestrian activity (per day)	\$450.00	\$466.00	CSO				
Jim Watson Arena & control tower (per day) - not including the picnic area	\$450.00	\$466.00	CSO				
Major Event (commercial) - excludes Pavilion and permanent hire areas	\$2,900.00	\$3,002.00	CSO				
Major Events (non-profit) - excludes Pavilion and permanent hire areas	\$1,100.00	\$1,138.50	cso				

OPEN SPACE					
Fee Details	Fee 2005/		e for /2007	Pricing Policy	
Pavilion & Building Hire	·				
Note: Pavilion Hire includes use of internal pow	er and fittings.				
Community Hirers are: schools, community gro family events. Commercial Hirers are organisate training or instruction by private companies.					
Bond for Pavilion and Building Hire	\$300.00	\$300.00		CSO	
Dog Huts (per day)	\$40.00	\$42.00		CSO	
Dog Hut B (per hour)	\$5.50	\$6.00		CSO	
Rotary Kiosk - Community (per day)	\$105.00	\$110.00		CSO	
Rotary Kiosk - Commercial (per day)	\$125.00	\$130.00		CSO	
Rotary Kiosk (per hour)	\$8.75	\$9.00		CSO	
Craft Pavilion					
Community (per day)	\$105.00	\$110.00		CSO	
Commercial (per day)	\$125.00	\$130.00		CSO	
Community or Commercial (per hour)	\$8.75	\$9.00		CSO	
Jim Powell Pavilion			•		
Community (per hour)	\$16.50	\$17.00		CSO	
Commercial (per hour)	\$25.50	\$26.50		CSO	
Louise Lennon Pavilion		1	•		
Community (per hour)	\$28.00	\$29.00		CSO	
Commercial (per hour)	\$45.00	\$46.50		CSO	
Additional time after 12 midnight-1am (latest)	\$160.00	\$166.00		CSO	
Exhibition/Commercial sale rate (per day for two days or more)	\$400.00	\$415.00		CSO	
Douglas Pickering Pavilion			•		
Community (per hour)	\$34.50	\$36.00		CSO	
Commercial (per hour)	\$50.00	\$52.00		CSO	
Additional time after 12 midnight-1am (latest)	\$200.00	\$207.00		CSO	
Exhibition/Commercial sale rate (per day for two days or more)	\$500.00	\$518.00		CSO	
SWIMMING POOL					
User fees (in accordance with associated operation	ting lease)				
TREE MANAGEMENT	g,				
Basic Application Fee under the Tree Preservation Order (includes one tree)	\$75.00	\$78.00		CSO	
Assessment Fee for each and every tree in excess of one	\$11.00	\$12.00		CSO	
Tree Review Application (for each tree)	\$50.00	\$53.00		CSO	
Tree Pruning	\$36.00	\$38.00		CSO	
Applications by pensioners - general (card must be produced)	\$35.00	\$37.00		CSO	

OPEN SPACE							
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy				
Applications by pensioners - tree pruning (card must be produced)	\$15.00	\$16.00	CSO				
Applications by pensioners - review of application (card must be produced)	\$35.00	\$37.00	CSO				
WILDFLOWER GARDEN							
Admission Fees							
Public Liability insurance – ref. Open Space Hire – General Charges							
Groups/Schools (per student) not participating in bushland education activities	\$3.00	\$3.00	CSO				
Special Events Family (2 adults & up to 3 children, 5 years and older)	\$7.00	\$0.00 to \$10.00	CSO				
Special Events Adults (18 years & over)	\$3.00	\$0.00 to \$5.00	CSO				
Special Events Children (5 to 17 years)	\$2.00	\$0.00 to 4.00	CSO				
Special Events Infants (0 to 4 years)	No Charge	No Charge	CSO				
Special Events Pensioners/Disabled Persons (on production of Pension/Identification Card)	\$2.00	\$0.00 to \$4.00	CSO				
Bus/Coach - group concessions	\$25.00	\$0.00	CSO				
Visitor Centre Usage Fee	\$0.00	\$25.00	CSO				
Bushland Education							
Spotlight/Breakfast - Adult participants	\$8.50 to \$15.00	\$8.50 to \$15.00	CSO				
Spotlight/Breakfast - Child participants	\$7.50 to \$10.00	\$8.50 to \$15.00	CSO				
People in Parks – Child	\$5.50 to \$8.00	\$5.50 to \$8.00	cso				
People in Parks – Adult	\$4.00 to \$8.00	\$4.00 to \$8.00	cso				
Nature for the very young (2 years to 5 years)	\$3.50 to \$5.50	\$3.50 to \$5.50	CSO				
Adult students – half day per person	\$7.00	\$7.00	CSO				
Adult students – full day per person	\$10.00	\$10.00	CSO				
Secondary students – half day (Year 7–12) per person	\$7.00	\$7.00	cso				
Secondary students – full day (Year 7-12) per person	\$10.00	\$10.00	CSO				
Primary students – half day (K-Year 6) per person	\$5.50	\$5.50	cso				
Primary students – full day (K-Year 6) per person	\$7.50	\$7.50	CSO				

OPEN SPACE				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
Playgroup/Pre School - Child participant	\$3.50	\$3.50	CSO	
Playgroup/Pre School - Adult participant	\$4.50	\$4.50	CSO	
Natural Environmental walking track Maps	\$18.00	\$18.00	CSO	
Step into the Bush - per participant	\$5.50	\$5.50	CSO	
Community Group Activities - Child participant	\$7.50 to \$15.00	\$7.50 to \$15.00	CSO	
Community Group Activities - Adult participant	\$4.00 to \$10.00	\$4.00 to \$10.00	CSO	
Community Education - Child participant	\$8.00 to \$15.00	\$8.00 to \$15.00	CSO	
Community Education - Adult participant	\$15.00 to \$30.00	\$17.00 to \$30.00	cso	
Bush Birthday Parties per child	\$10.00	\$12.00	CSO	
Bush Birthday Parties per adult	\$3.00	No Charge	CSO	
Bush Birthday Parties - Cancellation fee	\$25.00	\$25.00	CSO	
School Holiday Program – Daily Fee	\$27.00	\$27.00	CSO	
Visitor Centre Hire				
Day Bookings (10am-4pm)				
Booking Fee	\$5.50	\$6.50	CSO	
Security bond/deposit	\$275.00	\$275.00	CSO	
Weekday general bookings per hour (minimum 3 hrs)	\$55.00	\$55.00	CSO	
Weekday Environmental Education Groups: First 3 hours no charge Thereafter per hour	\$55.00	\$55.00	cso	
Weekend Daytime general bookings per hour (minimum 3 hrs)	\$70.00	\$70.00	cso	
Weekend Environmental Education Groups First 3 hours (flat rate) Thereafter per hour		\$25.00 \$55.00	cso	
Evening Bookings (4pm – midnight).				
Security bond/deposit	\$350.00	\$350.00	CSO	
General bookings per hour (minimum 2 hrs)	\$100.00	\$100.00	CSO	
Environmental Education Groups: First 3 hours per hour Thereafter per hour	\$35.00 \$100.00	\$35.00 \$100.00	cso	
Late Night Extension (midnight – 8am)		<u> </u>		
General bookings per hour (maximum 3hrs)	\$170.00	\$170.00	CSO	
Environmental Education Groups per hour (maximum 3hrs)	\$50.00	\$150.00	cso	

OPEN SPACE						
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy			
Dampier's Clearing booking (10am-4pm)	\$50.00	\$50.00	CSO			
Booking fee .	\$5.50	\$5.50	CSO			
OPEN SPACE BUSHLAND - SPECIAL EVENTS ON DESIGNATED WALKING TRACKS & SERVICE TRAILS						
Commercial Activities						
Gate key bond (only in conjunction with authorised booking)	\$200.00	\$200.00	CSO			
Supervision Fee If and as specified by authorising officer						
Standard Hours per hour, weekday	\$55.00	\$55.00	CSO			
After Hours per hour, weekday	\$71.50	\$71.50	CSO			
Weekends & Public Holidays		\$110	CSO			
Environmental Fee						
(Per km of track or trail minimum 1 km)						
Walking/running/orienteering						
1 - 20 persons per hour	\$25.00	\$25.00	CSO			
21 - 40 persons per hour	\$40.00	\$40.00	CSO			
41 - 60 persons per hour	\$60.00	\$60.00	CSO			
61 - 80 persons per hour	\$85.00	\$85.00	CSO			
81+ persons per hour	\$120.00	\$120.00	CSO			
Mountain Biking and Horse Riding (designated service trails only)						
1 - 20 persons per hour	\$40.00	\$40.00	CSO			
21 - 40 persons per hour	\$75.00	\$75.00	CSO			
41 - 60 persons per hour	\$100.00	\$100.00	CSO			
61 - 80 persons per hour	\$120.00	\$120.00	CSO			
81+ persons per hour	\$150.00	\$150.00	CSO			

COMMUNITY SERVICES

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
ART CENTRE			
Term Programs			
Children's Art Classes.	\$105.00 to \$160.00	\$117.00 - \$160.00	EA
Teenage Art Classes	\$126.00 to \$200.00	\$117.00 to \$200.00	EA
School vacation Classes	\$25.00 to \$130.00	\$25.00 to \$150.00	EA
Adult Art Classes	\$158.00 to \$280.00	\$155.00 to \$280.00	EA
Late Enrolment Fee (after 3 weeks)	\$21.00	\$15.00	EA
Note: 5% discount for full semester enrolment for one course pension	e in one semeste	r. 15% discount	on full
Exhibition Space			
Art Centre & Community Services Facilities - Gallery hire	\$95.00 to \$120.00	1 artist \$100pw 2 artists \$140pw 3 artists \$180pw 4 artists \$200pw Larger groups pay institutional rate of \$240pw	EA
CHILDCARE			
Thomas Carlyle Children's Centre			
Administration fee for parents, per enrolment	\$45.00	\$45.00	CSO
Waiting list fee, per application each child	\$18.00	\$18.00	CSO
Long Day Care fee (per day) each child	\$61.00	\$65.00	CSO
Note: Parents arriving to collect their child/children after 6pm hour. If the child has not been collected by 6.15pm the parent per minute until such time that the child is collected.			
Occasional Care			
Occasional Care (per hour) Minimum 4 hours and maximum 6 hours charged	\$7.50	\$8.00	CSO
Family Day Care	_		
Administration fee for parents, per enrolment	\$100.00	\$105.00	CSO

COMMUNITY SERVICES					
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy		
Family Day Care Carer Levy (per carer p/w). The fee is a contribution made by carers towards the operation of the scheme.	\$5.25	\$5.50	CSO		
Attendance pad charge	\$23.00	\$25.00	CSO		
FILMING					
Fees are assessed upon the nature of each application, le location and road type. Fee waiver may apply for project projects related to charitable activities, documentaries will Ku-ring-gai, emerging producers and/or directors who has are conditional upon Ku-ring-gai receiving the appropriate	s of demonstrathich are specific ve made no mo	ole community to the cultura re than two filr	benefit, I heritage of		
Note: Each application is assessed upon level of impact base of trucks and crew, filming duration	ed on some of the	e following crite	ria: number		
Lodgement fee for 1 to 2 days filming (non-refundable)	\$100.00	\$100.00	EA		
Lodgement fee for over 2 days filming (non-refundable)	\$200.00	\$200.00	EA		
Fees					
Filming Fees - first 8 hours (or part thereof) Minimal impact	\$100.00	\$100.00	EA		
Low impact	\$200.00	\$200.00	EA		
Medium impact	\$400.00	\$400.00	EA		
High impact	\$600.00	\$600.00	EA		
Late fee (less than 3 days' notice) 100% of lodgement fee, 30% loading approval					
Additional fees and charges					
Intermittent road closure and/or external infrastructure					
Low impact	\$200.00	\$200.00	EA		
Medium impact	\$600.00	\$600.00	EA		
High impact	\$1,000.00	\$1,000.00	EA		
Very high impact	\$1,400.00	\$1,400.00	EA		
Overnight unit parking Assessed by the level of impact upon location, ie number of trucks and road type					
Low impact & up to 4 trucks	\$100.00	\$100.00	EA		
Medium impact & 5-10 trucks	\$200.00	\$200.00	EA		
High impact &11 or more trucks	\$400.00	\$400.00	EA		
Council Property, Gardens, Parks, Rese Bushland/Commercial	erves and				
Low impact	\$100.00	\$100.00	EA		
Medium impact	\$200.00	\$200.00	EA		
High Impact	\$290.00	\$290.00	EA		

COMMUNITY SERVICES					
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy		
Council Property, Gardens, Parks, Reserves and Bushland/Non-Commercial					
Low impact	\$100.00	\$100.00	EA		
Medium	\$138.00	\$138.00	EA		
High impact	\$275.00	\$275.00	EA		
Additional Council services charges					
Note: A bond may be required in certain situations.					
Additional waste management (per site)	\$165.00	\$165.00	EA		
Extraordinary site monitoring fee	\$150.00	\$150.00	EA		
COMMUNITY BUS		Ι			
Community Bus per km, available Thursday, evenings, weekends	\$0.70	\$0.80	CSO		
HALLS – CATEGORY A	1	l			
Note: Discounts are available for Meeting Rooms and Halls. Meeting Rooms, page 41 for details.) No discounts available		Available on Ha	lls and		
Peak/Off Peak Times. Off Peak times: Sunday 7am to Fr Times: Friday 5pm to close and Saturday 5pm to close.	iday 5pm and S	aturday 7am-5բ	om. Peak		
Casual Hire					
Peak time hire of a Category A hall charged at an hourly rate, or part thereof*	\$90.00*	\$90.00*	CSO		
Off peak time hire of a Category A hall charged at an hourly rate, or part thereof*	\$45.00*	\$47.00*	CSO		
Permanent Hire					
Peak hour hire of a Category A hall on a permanent basis charged at an hourly rate, or part thereof.*	\$90.00*	\$90.00*	CSO		
Off peak hour hire of a Category A hall on a permanent basis charged at an hourly rate, or part thereof.*	\$31.00*	\$32.00*	CSO		
Sale, Exhibition or Conference					
Hire - minimum hire 6 hours*	\$675.00 *	\$675.00*	CSO		
Hire per hour after first 6 hours*	\$90.00*	\$90.00*	CSO		
Overnight charge	\$175.00	\$175.00	CSO		
*Refer to fixed costs for other charges payable with this fee.					
PA System Hire					
·		\$30.00			
PA System hire per booking	\$30.00		CSO		

COMMUNITY SERVICES			
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Piano Hire			
Piano Hire per booking	\$20.00	\$20.00	CSO
HALLS – CATEGORY B			
Note: Discounts are available for Meeting Rooms and Halls. Meeting Rooms, page 41 for details.) No discounts available		Available on Ha	lls and
Casual Hire			
Peak time hire charged at an hourly rate or part thereof*	\$70.00*	\$70.00*	CSO
Off peak time hire charged at an hourly rate or part thereof*	\$35.00*	\$36.00*	CSO
Permanent Hire			
Peak time hire of a Category B hall on a permanent basis charged at an hourly rate*	\$70.00*	\$70.00*	CSO
Off peak time hire of a Category B hall on a permanent basis charged at an hourly rate*	\$25.00*	\$26.00*	CSO
Sale, Exhibition or Conference			
Minimum hire 6 hours*	\$450.00*	\$450.00*	CSO
Hire for sales, exhibitions or conferences. Per hour after first 6 hours*	\$65.00*	\$65.00*	CSO
Overnight charge for hire for sales, exhibitions or conferences	\$122.00	\$122.00*	CSO
Note: *Refer to fixed costs for other charges payable with this	s fee.		
MEETING ROOMS			
Note: Discounts are available for Meeting Rooms and Halls. Meeting Rooms, page 41 for details.) No discounts available		Available on Ha	lls and
Category A Rooms			
Hire of room on casual basis per hour, or part thereof	\$35.00	\$36.00	CSO
Hire of room on permanent basis per hour, or part thereof	\$23.00	\$24.00	CSO
Category B Rooms			
Hire of room on casual basis per hour, or part thereof	\$25.00	\$26.00	CSO
Hire of room on permanent basis per hour, or part thereof	\$20.00	\$21.00	CSO
Seniors Centres			
Lindfield Seniors Centre	\$1.00 to \$90.00	\$1.00 to \$90.00	CSO
Lindfield Seniors Resource Centre	\$1.00 to \$90.00	\$1.00 to \$90.00	CSO
Turramurra Seniors Centre	\$1.00 to \$90.00	\$1.00 to \$90.00	CSO

COMMUNITY SERVICES					
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy		
Fixed Costs (Halls and Meeting Roon	Fixed Costs (Halls and Meeting Rooms)				
Note: No discounts available on fixed costs.					
Booking Fee non refundable	\$5.00	\$5.00	CSO		
Public liability	\$55.00	\$60.00	CSO		
Security bond	\$315.00	\$320.00	CSO		
Close hall and clean per service	\$255.00	\$260.00	CSO		
Call out fee per hour (minimum 4 hours)	\$65.00	\$70.00	CSO		
Penalty labour (minimum 2 hours) appropriate hire cost per hour	\$60.00	\$60.00	CSO		

COMMUNITY SERVICES			
Category	Discount		
Discounts available on Halls and Meeting Rooms			
Note: No discounts available on fixed costs.			
Council Activities include: School Holiday, Leisure Program, Seniors Program, Youth Services, Receptions, Presentations, Committee Meetings and Staff Training	100%		
Government Statutory/Regulatory Services include: Citizenship, Immunisation	100%		
Blood Bank	100%		
State Emergency Services (SES)	100%		
Merrymakers (East Lindfield Hall)	100%		
Ku-ring-gai Neighbourhood Centre (St Ives Library Meeting Room)	100%		
St Ives Early Childhood Centre (St Ives Library Meeting Room)	100%		
Organisations which qualify for the Arts/Cultural Incentive Scheme, eg performances, shows, rehearsals and exhibitions	70%		
Individuals for the purposes of rehearsals, music practice, art and cultural activities, education, recreational and leisure activities (off peak periods only) hall/meeting room hire	50%		
Community Groups (not for profit) – Sales/Exhibitions, Conferences for the first 6 hours only	65% discount on hall hire, then the discount of 50% applies to the hourly rate for each hour thereafter		
Community Groups (not for profit) – overnight charge – Sales/Exhibitions, Conferences	65%		
Families – for functions, celebrations and parties (off peak hours only)	50%		
Community Organisations (not for profit) involved in activities to promote health and wellbeing, the arts, culture, education, recreation and leisure	50%		
Registered Charities	50%		
Schools	50%		
Churches and church groups	50%		
Community Groups (not for profit) – overnight charge	50%		
Individuals – discount on hire of PA system	50%		
Family functions, celebrations and parties (peak hours only)	25%		

COMMUNITY SERVICES				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
LIBRARY				
Library booking fee - per booking	\$1.00	\$1.00	CSO	
Community Information (CI) Customised Reports	\$6.50	\$6.50	CSO	
Audio visual carry bags	\$3.00	\$3.00	EA	
Library carry bags (calico)	\$2.00	\$2.00	EA	
Negative Charge (volume depends on number of photos ordered for which a negative is not already available)	\$6.90	\$6.90	EA	
Photographer's fee plus \$2.40 per print up to 21.5cm x 16.5 cm	\$2.40	\$2.40	EA	
Photographer's fee plus \$6.30 per print 25cm x 20cm and larger	\$6.30	\$6.30	EA	
Processing Charge plus full cost of item for damaged/lost/not returned items	\$15.00	\$15.00	EA	
Replacement borrower cards - lost cards	\$6.00	\$6.00	EA	
Cassette box - fee levied when item lost	\$2.20	\$2.20	EA	
Cassette/Video/CD inserts fee levied when item lost	\$6.00	\$6.00	EA	
CD Box - fee levied when item lost	\$0.50	\$0.50	EA	
Double CD box - fee levied when item lost	\$1.40	\$1.40	EA	
Double video box and A4 book - fee levied when item lost	\$15.00	\$15.00	EA	
Single video box	\$2.00	\$2.00	EA	
Video box & A5 book fee levied when item lost	\$9.00	\$9.00	EA	
Request for item not in Library's collection	\$5.50	\$5.50	CSO	
Research Fee - conduct a search of Council and/or Land Title records and/or local history resources and extract information - per hour	\$120.00	\$120.00	EA	
Adults – Reservations	\$1.30	\$1.30	CSO	
School Children – Reservations	\$0.60	\$0.60	CSO	
Diskette	\$1.00	\$1.00	EA	
Technology access fee per hour	\$2.00	\$2.00	CSO	
E-mail access fee per half hour	\$3.00	\$3.00	CSO	
PHOTOCOPYING				
Black and white per page (self service) microfiche & microfilm reader/printer	\$0.50	\$0.50	CSO	
Approved Community Groups A4	\$0.10	\$0.10	EA	
A4 black & white per page (self service)	\$0.20	\$0.20	EA	
A3 black & white per page (self service)	\$0.45	\$0.45	EA	

COMMUNITY SERVICES					
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy		
A4 colour (self service) - available at Gordon & St Ives only	\$3.40	\$3.40	EA		
A3 colour (self service) - available at Gordon & St Ives only	\$4.50	\$4.50	EA		
Articles obtained from another library (per article) up to 50 pages	\$13.20	\$13.20	EA		
Articles obtained from another library (per article) every additional 50 pages	\$3.30	\$3.30	EA		
PROGRAMS					
Community Services Programs/Activities	\$3.00 to \$250.00	\$20.00 to \$250.00	CSO		
School Holiday Programs		\$28.00- \$40.00			
Children's & Youth Services Programs		\$3.00- \$100.00			
Events merchandising		\$1.00- \$50.00			
Centenary of Local Government					
Publications and merchandising		\$20.00- \$200.00	EA		
Consultancy					
Consultancy fee/research (per hour)	\$121.00 to \$180.00	\$128.00 to \$189.00	EA		

DEVELOPMENT AND REGULATION

Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
PHOTOCOPYING			
A4 black & white	\$0.70	As per photocopy charges listed on page 2	CSO
A3 black& white	\$1.40	As per photocopy charges listed on page 2	CSO
A2 printing of plans, black & white (per page)	\$34.00	\$35.00	EA
A2 printing of plans, colour (per page)	\$66.00	\$68.00	EA
A1 printing of plans, black & white (per page)	\$66.00	\$68.00	EA
A1 printing of plans colour (per page)	\$110.00	\$114.00	EA
DEVELOPMENT ASSESSMENT Complying Development S85			
Up to \$50,000	\$150.00	\$150.00	SF
From \$50,001 to \$100,000	\$250.00	\$250.00	SF
Complying development over \$100,000	\$350.00	\$350.00	SF
Fee for modification	\$70.00	\$70.00	SF
Pre-Development Application Consultation (additional fees may apply if consultation exceeds 1 h			
Residential alterations and additions, ancillary structure, pools, tennis court, garage etc including signage and advertising structure	\$200.00 (where a Heritage, Landscaping or Engineering Officer is requested to attend, an additional \$55.00 per officer is payable)	\$205.00 (where a Heritage, Landscaping or Engineering Officer is requested to attend, an additional \$56.00 per officer is payable)	NM
New dwelling house	\$350.00 (where a Heritage, Landscaping or Engineering Officer is requested to attend, an additional \$55.00 per officer is payable)	\$360.00 (where a Heritage, Landscaping or Engineering Officer is requested to attend, an additional \$56.00 per officer is payable)	NM

DEVELOPMENT & REGULATION			
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Dual occupancy	\$500.00 (where a Heritage, Landscaping or Engineering Officer is requested to attend, an additional \$55.00 per officer is payable)	\$515.00 (where a Heritage, Landscaping or Engineering Officer is requested to attend, an additional \$56.00 per officer is payable)	NM
Seniors living development and residential flat building mixed development and new retail commercial development	\$1,100.00 (additional fee of \$660.00 where Urban Design Consultant requested)	\$1,130.00 (additional fee of \$670.00 where Urban Design Consultant requested)	NM
Alterations to schools, churches, nursing homes, hospitals	\$350.00	\$360.00	NM
Alterations and additions to retail commercial development	\$500.00	\$520.00	NM
Subdivision to create 2 lots	\$400.00	\$415.00	NM
Subdivision to create in excess of 2 lots	\$750.00	\$775.00	NM
Development Application Fees Note: Includes NSW Government Plan First charge of .64 c application with a value of \$50,000 or over. Development not involving the erection of a building, carrying out of work, subdivision of land or the demolition	ents in every \$1	,000 for develop \$220.00	oment SF
of a building or work	*		0.5
Dwelling house \$100,000 or less	\$364.00	\$364.00	SF
DA fees up to \$5,000	\$110.00	\$110.00	SF
Between \$5,001 & \$50,000	\$170, plus an additional \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost	\$170, plus an additional \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost	SF

DEVELOPMENT & REGULATION				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
Between \$50,001 & \$250,000	\$352, plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000	\$352, plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000	SF	
Between \$250,001 & \$500,000	\$1,160, plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	\$1,160, plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	SF	
Between \$500,001 & \$1,000,000	\$1,745, plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	\$1,745, plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	SF	
Between \$1,000,001 & \$10,000,000	\$2,615, plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	\$2,615, plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	SF	
\$10,000,001 & over	\$15,875, plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	\$15,875, plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	SF	
Advertising structure	\$215.00 plus \$70.00 for each additional advertisement structure or the DA fee calculated above, whichever is the greater	\$215.00 plus \$70.00 for each additional advertisement structure or the DA fee calculated above, whichever is the greater	SF	

DEVELOPMENT & REGULATION			
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Subdivision (other than strata) involving the opening of a public road	\$500.00 plus \$50.00 for each additional lot created	\$500.00 plus \$50.00 for each additional lot created	SF
Subdivision (other than strata) not involving the opening of a public road	\$250.00 plus \$40.00 for each additional lot created	\$250.00 plus \$40.00 for each additional lot created	SF
Strata subdivision	\$250.00 plus \$50.00 for each additional lot created	\$250.00 plus \$50.00 for each additional lot created	SF
Section 96			
Section 96(1) modification to rectify minor error, incorrect description or calculation	\$55.00	\$55.00	SF
Section 96(1A) modification involving minimal environmental impact	\$500 or 50% of the original DA fee whichever is the lesser	\$500 or 50% of the original DA fee whichever is the lesser	SF
Section 96(2) or 96AA(1) modifications of development consent:			
a) if the original DA fee is less than \$100.00	50% of DA fee	50% of DA fee	SF
b) if the original DA fee is over \$100.00		50% of DA fee	SF
i. DA does not involve the erection of a building, the carrying out of a work, or the demolition of a work or building	50% of DA fee	50% of DA fee	SF
ii. DA involves the erection of a dwelling house costing \$100,000 or less	\$150.00	\$150.00	SF
iii. All other development applications		\$150.00	SF
- Up to \$5,000	\$55.00	\$55.00	SF
- \$5,001 to \$250,000	\$85 plus an additional \$1.50 for each \$1,000 (or part thereof) of the estimated cost	\$85 plus an additional \$1.50 for each \$1,000 (or part thereof) of the estimated cost	SF
- \$250,001 to \$500,000	\$500 plus an additional \$0.85 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$250,000	\$500 plus an additional \$0.85 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$250,000	SF

DEVELOPMENT & REGULATION			
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
- \$500,001 to \$1,000,000	\$712 plus an additional \$0.50 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$500,000	\$712 plus an additional \$0.50 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$500,000	SF
- \$1,000,001 to \$10,000,000	\$987 plus an additional \$0.40 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$1,000,000	\$987 plus an additional \$0.40 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$1,000,000	SF
- More than \$10,000,000	\$4,737 plus an additional \$0.27 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$10,000,000	\$4,737 plus an additional \$0.27 for each \$1,000 (or part thereof) by which the estimate cost exceeds \$10,000,000	SF
Section 82A Review			
a) In the case of a request with respect to a development application that does not involve the erection of a building, the carrying out of work or the demolition of a work or building	50% of the fee for the development application	50% of the fee for the development application	SF
b) In the case of a request with respect to a development application that involves the erection of a dwelling house with an estimated cost of construction of \$100,000 or less	\$150	\$150	SF
c) In the case of a request with respect to any other development application:			
Development with a value up to 5,000	\$55.00	\$55.00	SF
Development with a value between \$5,001 to \$250,000	\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of estimated costs	\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of estimated costs	SF
Development with a value between \$250,001 and \$500,000	\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	SF

DEVELOPMENT & REGULATION			
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Development with a value between \$500,001 and \$1,000,000	\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	SF
Development with a value between \$1,000,001 and \$10,000,000	\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	SF
Development with a value more than \$10,000,000	\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	SF
Additional Application Fees	•		
Development that requires concurrence under the Act or an environmental planning instrument	\$250.00 concurrence fee per concurrence authority, plus \$110.00 processing fee per concurrence authority	\$250.00 concurrence fee per concurrence authority, plus \$110.00 processing fee per concurrence authority	SF
Additional fee for integrated development	\$250.00 per approval body plus \$110.00 processing fee per integrated referral	\$250.00 per approval body plus \$110.00 processing fee per integrated referral	SF

DEVELOPMENT & REGULATION				
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy	
Additional fee for designated development	\$715.00 plus DA fees	\$715.00 plus DA fees	SF	
Referral to urban design panel - residential flat building 4 units or more (incl. administration fee)	\$700.00 (incl. \$100 admin fee)	\$704.00 (incl. \$104 admin fee)	SF	
Amended Development Application/Seprior to determination	ection 96/S	Section 82A	, lodged	
Administration	10% of DA fee	10% of DA fee	NM	
Extension of Development Consents				
Application to extend consent period for a development consent (application must be submitted before consent expires)	\$220.00	\$230.00	NM	
Development - Notification				
Notification for development applications, Section 96, Section 82A and amended plans lodged before determination	\$90.00	\$95.00	NM	
Development - Advertising		<u> </u>		
Development application advertising fees for Advertised Development	\$830.00	\$830.00	SF	
Development application advertising fees for Designated Development	\$1,665.00	\$1,665.00	SF	
Development application advertising fees for Prohibited Development	\$830.00	\$830.00	SF	
Advertisement of Section 96(2) applications	\$500.00	\$500.00	SF	
Development application advertising for heritage listed single residence or child care centre	\$500.00	\$500.00	SF	
Development application advertising for development for which an environmental planning instrument requires notice to be given otherwise than as referred to	\$830.00	\$830.00	SF	
Archiving/scanning fee (DA, Section 9 applications)	6(2) & Sec	tion 82		
Residential alterations and additions, ancillary structure, pool, tennis court, garage etc, including signage and advertising structure	\$50.00	\$52.50	NM	
New dwelling house	\$100.00	\$105.00	NM	
Dual occupancy	\$200.00	\$210.00	NM	
Residential flat buildings and seniors living development	\$500.00	\$525.00	NM	
Alterations to school, church, nursing home, hospital	\$150.00	\$157.50	NM	
Retail/commercial development	\$500.00	\$525.00	NM	

DEVELOPMENT & REGULATION			
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Retail/commercial development change of use and internal fit out and minor additions	\$50.00	\$52.50	NM
Subdivision	\$150.00	\$157.50	NM
DEVELOPMENT ENGINEERING			
Section 88G certificate			
Section 88G certificate (Conveyancing)	\$10.00	\$10.00	SF
Section 88G certificate (Conveyancing) express service	\$50.00	\$50.00	SF
Subdivision certificates - Torrens, stra	ta and con	npany title	
Endorsement of any final plan of subdivision (linen plan release)	\$300.00 plus \$50 each lot (other than strata) created and \$40 for each strata lot created	\$310.00 plus \$52.50 each lot (other than strata) created and \$41.50 for each strata lot created	NM
Lodgement of amended plan of subdivision	\$110.00	\$114.00	NM
Note: subject to 10% GST when relating to contestable wo	rks.		
Legal documents			
Endorsement of legal documents related to development including Section 88E, positive covenant, and restriction on use.	\$110.00 plus \$440 where Council seal is required	\$114.00 plus \$450 where Council seal is required	NM
Endorsement for release or variation of easement, covenant, restriction, etc	\$110.00 plus \$440 where Council seal is required	\$114.00 plus \$450 where Council seal is required	NM
Endorsement of Section 88B instruments	\$200.00	\$210.00	NM
Lodgement of amended 88B instrument	\$55.00	\$58.00	NM
Infrastructure restoration	•	<u> </u>	
For residential development activity - minor building activity up to \$10,000	Nil	Nil	NM
For residential development activity - \$10,001 to \$20,000	\$65.00	\$67.00	NM
For residential development activity - over \$20,001	\$65.00 plus 0.15% of building value.	\$67.00 plus 0.15% of building value.	NM
Commercial demolitions	\$770.00	\$800.00	NM
Residential demolitions	\$275.00	\$290.00	NM
All commercial development activities	\$65.00 plus 0.25% of building value.	\$67.00 plus 0.25% of building value.	NM

DEVELOPMENT & RE	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Miscellaneous engineering assessmer	nts		
Flood/stormwater study (per hour - minimum 1 hour)	\$110.00	\$114.00	EA
Onsite stormwater detention plan (reassessment fee)	\$110.00	\$114.00	EA
Traffic and construction management plan (CC's) assessment fee	\$110.00 per hour or part thereof (minium of 1 hour)	\$114.00 per hour or part thereof (minium of 1 hour)	EA
Plan assessment & inspection			
Engineering plan assessment and works inspection (external to site) footpaths per metre (minimum \$85)	\$11.00	\$11.50	NM
Engineering assessment and works inspection (on-site) special structures (per structure)	\$165.00	\$170.00	EA
Engineering plan assessment and works inspection - detention structures and special facilities 50 m2 of storage	\$165.00	\$170.00	EA
Engineering plan assessment and works inspection (works external to site) - drainage pipelines per metre (minimum \$85.00)	\$22.00	\$22.50	EA
Engineering plan assessment and works inspection - interallotment drainage per metre (minimum \$85.00)	\$22.00	\$22.50	EA
Engineering plan assessment and works inspection - part road construction per metre (minimum \$85.00), ie road shoulder/kerb and gutter	\$22.00	\$22.50	EA
Engineering plan assessment and works inspection - drainage structures (ie; pits etc.) each	\$94.00	\$98.00	EA
Engineering plan assessment and works inspection - new road construction per metre (minimum \$550.00)	\$55.00	\$58.00	EA
Engineering plan assessment and works inspection - submission of engineering plans per A1 plan sheet (re- submission 20% extra)	\$190.00	\$197.00	EA
Engineering plan assessment and works inspection - common driveways per metre (minimum \$85.00)	\$9.00	\$10.00	EA
Inspection where works incomplete or unsatisfactory	\$160.00	\$165.00	EA
Note: Engineering plan and works inspection fees for road development.	vorks or drainag	e associated with	1
BUILDING			
Hoarding application- non refundable	\$91.00	\$95.00	NM
Temporary occupation of footpath by overhead protective type B hoarding during building operations, per metre, per week	\$27.00	\$28.00	NM
Temporary occupation of footpath by fence or type A hoarding during building operations, per metre, per week	\$18.00	\$19.00	NM
Inspection			
Inspection/compliance certificate (critical phase inspections) per inspection	\$176.00	\$180.00	NM
Re-inspection (per inspection)	\$176.00	\$180.00	NM

DEVELOPMENT & RE	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Additional requested inspections (staged construction) - per inspection	\$176.00	\$180.00	NM
Certificates – notices S735A			
Certificate Section 735A Local Government Act, outstanding notice, order, notifications	\$63.00	\$65.00	SF
Certificate as to outstanding notice or order, (EPA Act)	\$60.00	\$62.00	SF
Private certifiers			
Registration of documents/certificates - submitted by accredited certifier (IPRT) - Note: Fees are charged per document	\$30.00	\$31.00	SF
Serve an order initiated by an accredited certifier	\$235.00	\$240.00	NM
Appointment of Council as principal ce	rtifying aut	thority	
Less than \$12,000	\$100	\$100	RF
\$12,001 to \$30,000	\$200	\$200	RF
\$30,001 to \$100,000	\$300	\$300	RF
\$100,001 to 500,000	\$500	\$500	RF
\$500,001 to \$1,000,000	\$750	\$750	RF
Over \$1,000,000	\$750 plus \$0.50 per \$1,000 or part thereof over \$1,000,000	\$750 plus \$0.50 per \$1,000 or part thereof over \$1,000,000	RF

Note:

- 1. The fees outlined above cover Council being appointed as PCA and include issuing of an Occupation Certificate on completion of the works for single residential development only.
- 2. Fees do not cover inspections.

- 3. Multi unit development and large commercial development occupation certification fees will be required to be paid as per Council's Schedule of Fees.
- 4. If Council is appointed to replace a private accredited certifier on a partially completed project, then the full fee is payable to compensate for having to familiarise with the status of the project.

Occupation certificates			
Single residential development and commercial less than 200 sq metres	\$100.00	\$100.00	RF
Residential flat building/own houses/dual occupancy	\$100.00 per occupancy	\$100.00 per occupancy	RF
Commercial building over 200sq metres	\$400.00	\$400.00	RF
Building certificate – Section 149B(2)			
Copy of certificate	\$10.00	\$10.00	SF
Class 1 or X building	\$210.00	\$210.00	SF
Certified copy of certificate	\$40.00	\$40.00	SF

DEVELOPMENT & RE	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Other classes - not exceeding 200 square metres, exceeding 200 square metres but not exceeding 2,000 square metres - plus additional 42 cents per square metre for each square metre over 200	\$210.00	\$210.00	SF
Additional inspections - per inspection	\$75.00	\$75.00	SF
In any case, where the application relates to a part of a building and that part consists of an external wall only or does not otherwise have a floor area	\$210.00	\$210.00	SF
Exceeding 2,000 square metres - plus additional 6.3 cents per square metre over 2,000	\$966.00	\$966.00	SF
Swimming pools			
Certificate of compliance	\$50.00	\$50.00	SF
Application for exemption	\$50.00	\$50.00	SF
CONSTRUCTION CERTIFICATES Construction certificates \$109C			
Fee based on estimated cost of works: Less than \$5,000	\$150.00	\$155.00	EA
From \$5,001 -10,000	\$150.00	\$260.00	EA
From \$10,001-\$30,000	\$500.00	\$525.00	EA
From \$30,001 – \$100,000	\$750.00	\$780.00	EA
From \$100,001 – \$200,000	\$1,200.00	\$1,245.00	EA
From \$200,001 – \$500,000	\$1,700.00	\$1,750.00	EA
From \$500,001 - \$1,000,000	\$2,500.00	\$2,600.00	EA
Over \$1,000,000	\$2,500 plus \$1.44 per \$1,000 or part thereof over \$1,000,000	\$2,600 plus \$1.45per \$1,000 or part thereof over \$1,000,000	EA
Development – plans & specifications			
Certification of additional copies of documents - certified copy of documents	\$40.00	\$41.00	NM
Certification of additional copies of plans – per sheet	\$20.00	\$20.50	NM
COMPLIANCE AND REGULATION			
Advertising signs			
Advertising signs inspection (3 years)	\$135.00	\$140.00	NM
Companion animals	I	1	
Cats			
Lifetime registration – desexed	\$35.00	\$40.00	SF

DEVELOPMENT & RE	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Lifetime registration - not desexed	\$100.00	\$150.00	SF
Lifetime - registration of animal owned by pensioner	\$15.00	\$15.00	SF
Lifetime - registration of animal owned by breeder	\$35.00	\$40.00	SF
Dogs			
Lifetime registration – desexed	\$35.00	\$35.00	SF
Lifetime registration - not desexed	\$100.00	\$100.00	SF
Lifetime registration of animal owned by pensioner	\$15.00	\$15.00	SF
Lifetime registration of animal owned by breeder	\$35.00	\$35.00	SF
Animal Control			
Note: Animal impounding (payable to Council's service pro	vider)		
Impounding release (dogs)	\$67.50	\$68.00	NM
Dog maintenance for subsequent days or part thereof	\$27.50	\$28.00	NM
Dog surrender	\$49.50	\$50.50	NM
Cat impounding and release	\$55.00	\$57.00	NM
Cat maintenance for subsequent days or part thereof	\$20.00	\$21.00	NM
Cat surrender fee	\$27.50	\$29.00	NM
Fines Statute			
Charges set by NSW government agencies	Various charges apply	Various charges apply	
Food Premises Registration	1		
NSW Department of Health – per premise	\$50	\$50	SF
Impounding			
Illuminated advertising signs (includes unilluminated real estate signs)	\$227.00	\$227.00	RF
Impounded advertising signage (plus any additional costs incurred by Council)	\$136.00	\$136.00	RF
A-Frame signs	\$90.00	\$90.00	RF
Banners - community organisations	\$45.00	\$45.00	RF
Banners - commercial organisations	\$90.00	\$90.00	RF
General Articles.	\$68.00	\$68.00	RF
Regulated Premises Inspection			
Hairdressers, barber shops and beauty salons plus \$100 per hour after the first hour (per inspection)	\$110.00	\$110.00	RF
Food premises plus \$100 per hour after the first hour (per inspection)	\$110.00	\$110.00	RF
Boarding houses plus \$100 per hour after the first hour	\$110.00	\$110.00	RF

DEVELOPMENT & RE	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Skin penetration (Public Health Act and brothels)	\$110.00	\$110.00	RF
School canteens (per inspection)	\$80.00	\$80.00	RF
Non-profit community group food outlet (per inspection)	\$30.00	\$30.00	RF
Regulated systems	\$130.00	\$130.00	RF
Compliance Inspection (general)			
Noise level reading	\$110.00	\$110.00	EA
Noise level reading – after hours	\$165.00	\$165.00	EA
Section 68 Local Government Act appl	ications		
Install a manufactured home, moveable dwelling or associated structure on land	\$400.00	\$400.00	RF
Install a temporary structure on land	\$75.00	\$75.00	RF
Use a building or temporary structure as a place of public entertainment or permit its use as a place of public entertainment:			
Premises owned &/or operated by incorporated not for profit group	\$50.00	\$50.00	RF
Licensed capacity 1 – 250 people	\$385.00	\$385.00	RF
Licensed capacity 251 – 500 people	\$495.00	\$495.00	RF
Licensed capacity over 500 people	\$525.00	\$525.00	RF
Survey per property plus \$100 per hour after the first hour	\$110.00	\$110.00	RF
Tent bond	\$550.00	\$550.00	RF
Permission to erect a tent of any size for public entertainment, where a charge is made for admission	\$110.00	\$110.00	RF
Carry our stormwater drainage work or install waste treatment plant	\$165.00	\$165.00	RF
Place waste containers in a public place (SKIP BINS):			
Application- non refundable	\$100.00	\$100.00	RF
Skip bin 0 – 6 cubic metres (per week or part thereof)	\$80.00	\$80.00	RF
Skip bin 6 – 10 cubic metres (per week or part thereof)	\$100.00	\$100.00	RF
Skip bin 10 cubic metres and above (per week or part thereof)	\$150.00	\$150.00	RF
Engage in a trade or Business on Community Land (outdoor dining & display of goods on footpath):			
Application (non refundable)	\$250.00	\$250.00	RF

DEVELOPMENT & REG	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Plus rental per square metre per annum of occupied space – this is to be paid on a pro-rata basis for period 1 July-39 June	\$100 per sq metre per annum	\$100 per sq metre per annum	RF
Direct or procure a theatrical, musical or other entertainment for the public on community land	\$75	\$75	RF
Play a musical instrument or sing for fee or reward on community land (busking):			
Application -non refundable (includes 1 month busking if approved)	\$20	\$20	RF
Per additional month	\$20	\$20	RF
Annual	\$130	\$130	RF
Operate a loudspeaker or sound amplifying device on community land	\$50	\$50	RF
Deliver a public address or hold a religious service or public meeting on community land	\$100	\$100	RF
Swing or hoist goods across or over any part of a public road (cranes):			
Application (non refundable)	\$100	\$100	RF
Permit to stand plant - per day	\$80	\$80	RF
Expose or allow to be exposed any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang the article beneath an awning over the road (display goods on footpath, & storage of building materials on footpath):			
Display goods on footpath:			
Application (non refundable)	\$250	\$250	RF
Plus rental per square metre per annum of occupied space - this is to be paid on a pro-rata basis for period 1 July – 30 June	\$100 per sq metre per annum	\$100 per sq metre per annum	RF
Store building materials on footpath:			
Application (non refundable)	\$50	\$50	RF
Plus rental per square metre per week, or part thereof - minimum charge of 5 square metres per week	\$14 per sq metre	\$14 per sq metre	RF
Install a domestic oil or solid fuel heater	\$75	\$75	RF
Install or operate amusement devices	\$75	\$75	RF
Use a standing vehicle or any article for the purpose of selling any article in a public place (mobile food vendors & temporary food stalls) per day	\$25	\$25	RF
Annual - to be paid on a pro-rata basis for the period 1 July-30 June	\$110	\$110	RF
Operate an undertaker's business or mortuary	\$220	\$220	SF
Review of determination	\$180	\$180	RF
Modified application	\$80	\$80	RF
Request for extension of time	\$80	\$80	RF

DEVELOPMENT & RE	GULATION		
Fee Details	Fee for 2005/2006	Fee for 2006/2007	Pricing Policy
Parking			
Culworth Avenue Car Park - per day	\$4.00	\$4.00	RF
Noxious Weeds			
Noxious Weeds Act 1993 Certificate (Section 64)	\$63.00	\$63.00	RF

S02815 12 April 2006

ALGWA (NSW) WOMEN'S CONFERENCE 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to nominate delegates to the

Australian Local Government Women's Association (NSW) Annual Conference.

BACKGROUND: Correspondence has been received from hosts of

this year's event, Warrumbungle Shire Council,

calling for nominations to attend the

Conference.

COMMENTS: A Program for the Conference is attached to the

report.

RECOMMENDATION: That Council determine its delegates to the

Australian Local Government Women's

Association Conference 2006.

S02815 12 April 2006

PURPOSE OF REPORT

For Council to nominate delegates to the Australian Local Government Women's Association (NSW) Annual Conference.

BACKGROUND

Correspondence has been received from hosts of this year's event, Warrumbungle Shire Council, calling for nominations to attend the Conference. The Conference will be held in Coonabarabran from Thursday, 4 May to Sunday, 7 May, 2006.

COMMENTS

A Program for the Conference is attached to the report.

FINANCIAL CONSIDERATIONS

The cost of attending the Conference is \$495.00 per delegate. Sufficient funds exist within this year's Budget to meet the costs of attendance at this Conference.

RECOMMENDATION

That Council determine its delegates to the Australian Local Government Women's Association Conference 2006.

Geoff O'Rourke Senior Governance Officer John McKee

General Manager

Attachments: Program - ALGWA (NSW) 2006 Conference - Part 593691

ALGWA (NSW) 2006 CONFERENCE

Women in Leadership Reaching for the Stars

FOR FURTHER INFORMA TION CONTACT:

Coonabarabran Visitor
Information Centre
Ph (02) 6842 1441
Fax (02) 6842 2766
Freecall 1800 242 881
Email
coonavic@hwy.com.au
www.coonabarabran.com



4th - 7th May 2006 Coonabarabran



Australian Local Government Women's Association (NSW)

President's Message

Welcome to this years Australian Local Government Women's Association (NSW) conference in Coonabarabran. Our theme for the conference is 'Reaching for the Stars'. How appropriate is setting a standard of excellence and extending ourselves to reach out and shining brightly, shining not just for others but for ourselves.

My good friend once gave me a gift to be opened before I spoke at a conference. The card said "Aim for the moon even if you miss you will land amongst the stars". Delegates you have landed amongst the stars in Local Government. You should take this opportunity to not only learn by actively participating in the conference program so as to learn why some people shine bright as a star and also sharing your secrets to success.

At this conference we will see a line up of excellent speakers, including Robbie Sefton, a former Australian Rural Woman of the Year. We are also fortunate to have Senator Judith Troeth as the keynote speaker.

This conference will also provide an opportunity for delegates to share their stories and their successes, as well as providing inspiration and direction for others to take up the challenge and be a star.

I thank you for your support during my term as President and look forward to catching up with old friends and making new friends while we learn to reach for the stars.

Cr Darriea Turley

President



Australian Local Government Women's Association NSW Conference Coonabarabran 4 - 7 May 2006

On behalf of Warrumbungle Council, I have great pleasure in extending an invitation to you and other interested representatives from your Council to attend the 2006 ALGWA (NSW) Annual Conference to be held in Coonabarabran from Thursday 4th to Sunday 7th May 2006.

Proud to be given this opportunity and in the spirit of the Astronomy Capital of Australia, the theme for this years event is - **Women in Leadership Reaching** for the Stars - opening doors, providing opportunities for women, encouraging women to participate in local government, boards and further education.

The Conference program has a very practical focus. Presentations have been sought from key people involved in local government, community and business to address the many challenges you as leaders of a community are faced with on a daily basis.

The Conference program and registration forms are contained in the enclosed brochure and we urge you to register early. Registration forms will also be available on the ALGWA (NSW) and Warrumbungle Shire websites.

On behalf of the Councillors and myself I look forward to welcoming you to the Warrumbungle Shire. We hope that your visit to Coonabarabran will be a fulfilling and enlightening experience. I trust the following brochure will provide you with essential information and inspiration to attend our conference.

Peter Shinton Mayor Warrumbungle Shire Council

Program

Thursday 4 May

4pm Registration - Coonabarabran Shire Hall

5.30 – 7.30pm Mayoral Reception - Coonabarabran Shire Hall

Dinner Delegates to make own arrangements (see eating out guide)

Friday 5 May

8.00am Registration continues

Opening of Nominations for ALGWA (NSW) Executive Committee

9.00am Welcome and Keynote Address Senator Judith Troeth - Women's Representation - A Commonwealth Perspective

Robbie Sefton – How external influences such as the media impact on

Women in Decision Making Roles – Case Studies

10.15am Morning Tea

10.45am Workchoice – Implications for Local Government – Ben Cruise, Lee Smith 12pm Lunch

1pm Forum – Secrets of Success – This talented and inspiring panel enlightens delegates with their secrets to success in a range of areas

2.30pm Hot Spots – Current and topical issues discussed, delegates ideas welcome 3pm Afternoon Tea

3.30pm Workshops – Session A

7pm Informal Dinner time - Warrumbungle Mountain Motel (coach transfers available)

Guest Speaker - John Shobbrook - The Moon Hoax

Saturday 6 May

8.00am Yoga/Meditation - Explore new skills to develop our physical, emotional balance (no special clothing required)

8.15am Voting for ALGWA (NSW) Executive Committee Commences

Voting for the 2008 Conference Commences

8.30am Hot Spots – Current and topical issues discussed, delegates ideas welcome 9.00am Workshops – Session B

10.15 Morning Tea

10.45am Workshops – Session C

12pm Lunch

1.00pm Presentation on Fine Tuning the Balance for Women in Local Government 3.00 AGM – Continuous Afternoon Tea

7-15pm Gala Dinner – Coonabarabran Shire Hall

Sunday 7 May

8.30am Breakfast and Summary of Conference Outcomes

Guest Speaker Fred Watson - Selling the light pollution message, plus other highlights of his trade such as dust-devils on Mars and stars orbiting black holes!

10.00am ALGWA (NSW) Executive Meeting

WORKSHOPS — 3 sessions A,B,C — please note preferences on registration form

- 1 Star Strategies for Success and Wealth Creation
- 2 Tips and Traps -Taxation advice
- 3 Superannuation Working for you
- 4 Risk Management Strategies
- 5 Where Local Government is going with Planning

Our Speakers

Keynote Speaker – Senator Judith Troeth is chairing the Australian Government's National Inquiry into Rural Regional Women's Representation on behalf of the Hon. Warren Truss, Minister for Regional Services

Robbie Sefton – is a Director of Sefton & Associates – a rural based national communications consultancy that specialises in developing behavioural change campaigns for large corporate and government organisations that need to reach rural and regional Australia.

John Shobbrook - a former police officer, Air Force officer and college observatory director in Australia and the United States, now resides in Coonabarabran where he works at Siding Spring Observatory and operates an

Ben Cruise – Legal Officer - United Services Union

Lee Smith - Senior Industrial Officer LGSA

internet-controlled telescope used world-wide.

Cathy Duncan – Director of the Aboriginal Employment Strategy based in Moree, NSW – Cathy dedicates herself to generating positive changes in her community through education, training and employment.

Amanda Horsburgh — One of Australia's top young entrepreneurs and business owners. Recipient of the Advance Australia Award for Community Service, winner of the 2000 Queensland Acumen in business Strategy Competition. Amanda has founded and been a director of 3 Public Unlisted companies and has owned businesses in retail, wholesale, manufacturing, information, finance and property.

Julie Griffiths – Director of Women's Issues, Child Care and Youth, United Services Union. Julie was instrumental in the local government paid maternity leave and pay equity cases run by the USU. She has worked closely with local government in looking at work and family provision for local government employees to balance their work and family lives.

Professor Fred Watson - Astronomer-in-Charge of the Anglo Australian Observatory at Coonabarabran. He is the author of "Stargazer - the life and times of the telescope", and is a well-known contributor to ABC radio.

Additional Information

COONABARABRAN is situated on the junction of the Newell and Oxley Highways and is very accessible driving from within NSW.

Air services are provided by Airlink, REX and QANTAS to Dubbo Airport. Car hire service is an alternative for those delegates wishing to fly and subject to demand, an ALGWA Conference bus service may be organised for delegates choosing to fly to Dubbo. We will advise you of this option once registrations are received. (Please indicate your interest on the registration form)

ACCOMMODATION a variety of options are available (please find guide attached) with 11 motels in town, a number of B&B's, self contained and hotel style accommodation to suit every budget or preference.

Our full time Visitor Information Centre provides an excellent information service, and will assist you to select your accommodation preference. An exciting partners program can be organised to visit a fantastic array of the regions attractions including Skywatch Observatory, the award winning Warrumbungles Glasshouse, a winery or two, Pilliga Pottery and of course the majestic Warrumbungle National Park.

VENUE the conference will be held at the Coonabarabran Shire Hall situated within the main street of Coonabarabran and within easy walking distance of most motels. Workshops may be conducted at alternative venues, but all are situated within walking distance to the main venue.

Childcare will be provided at a minimum cost to delegates. You will need to identify on the registration form if childcare is required and the conference secretariat will contact you direct.

How to Register

Simply complete the attached registration form (one per person) and fax or post it to the address provided.

The registration form is also available from the conference website at www.warrumbungle.gov.nsw.au and www.algwa.org.au

Acknowledgement of Registration - all registrations will be confirmed in writing upon receipt of completed registration form with full payment. Registrations received without payment cannot be processed until payment is received. The attached registration form is an approved Tax Invoice by the Australian Tax Office.

Cancellation Policy - If cancelling your registration on or before 5.00 pm Friday 21 April 2006 you are entitled to a full refund of all monies paid, less \$80 administration fee. After date no refunds are available however substitute delegates may attend. All cancellations made must be in writing to the conference secretariat via fax or email.

Accommodation is the responsibility of the delegate.

Privacy Policy - Warrumbungle Shire Council is hosting the 2006 ALGWA State Conference on behalf of ALGWA (NSW Branch) and is bound by and committed to supporting the principles set out in the Privacy & Personal Information Protection Act 1998. Warrumbungle Shire Council will collect and store information you provide in this registration form, for the purposes of enabling us to register your attendance at the Conference, to assist with administrative and planning purposes and for future planning and development of conferences and other events, to facilitate your requirements in relation to the Conference and to allow the compilation and analysis of statistics.

The information that you provide in the Registration form and information provided at any other time during the Conference, including without limitation any feedback obtained during the Conference, may be used by

Warrumbungle Shire Council and ALGWA to offer, provide and continue to improve its Conferences and other services.

Warrumbungle Shire Council and ALGWA may disclose some of the information that is collected in the Registration Form such as your name, organisation and its location and your email address to conference sponsors and exhibitors for marketing purposes (unless you advise us in writing).

Warrumbungle Shire Council and ALGWA will not otherwise, without your consent, use or disclose your personal information for any purpose unless it would reasonably be expected that such purpose is related to the offer, provision and improvement of conferences & services or where such purpose is permitted or required by law.

Australian Local Government Women's Association NSW

Conference - Coonabarabran 4 - 7 May 2006

REGISTRATION FORM - Tax Invoice



Please complete one form for each delegate

warrumbungle

SHIRE COUNCIL

Delegate Details

Name	Title
Organisation	
Postal Address	Postcode
Phone Fax	Mobile
Email	
Special Requirements	s
Please indicate if you have any special dietary require	ements or access needs
Childcare	
Please indicate if you require further information abo	out childcare 🏻 🗆
Registration Details – (prices quoted are per	person and include GST)
Registration \$495 □ ALGWA Members \$460 □ E	arly Bird (to 30.3.06) \$480□
Day Rate \$200 □ Dinner only Friday \$70 □ Dinner Partners program 2 Tours 2 Dinners (subject to number 2 Tours only (subject to numbers) \$115 □ Transport	•
Please indicate your interest in bus transport from Du Workshops	ubbo Airport □
(please number sessions in order of preference for session A, B & C)	
Star Strategies for Success and Wealth Creation	AD BD CD
Tips and Traps – A guide to taxation	A D BD CD
Superannuation Working for You	A D BD CD
Risk Management Strategies	A D BD CD
Where Local Government is going with Planning	A B C
Please return a copy of your registration with	h cheque payment to

ALGWA Conference Coonabarabran Warrumbungle Shire Council

PO Box 191 Coonabarabran NSW 2357 Conference enquiries: Jennie Hunt

Phone: (02) 6842 2016 Fax: (02) 6842 2766 Email: edcoona@hwy.com,au

S02116 29 March 2006

KU-RING-GAI ACCESS ADVISORY COMMITTEE - MINUTES OF 23 FEBRUARY 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the Minutes of the Ku-ring-gai

Access Advisory Committee of 23 February 2006.

BACKGROUND:

The Ku-ring-gai Access Advisory Committee provides a

forum between Ku-ring-gai Council, the community representatives and service providers on access issues in the Ku-ring-gai area. The committee meets every two

months.

COMMENTS: General access issues were discussed during the meeting

with a number of actions flowing from the Ku-ring-gai

Access Advisory Committee meeting.

RECOMMENDATION: That the Minutes of the Ku-ring-gai Access Advisory

Committee of 23 February 2006 be received and noted.

S02116 29 March 2006

PURPOSE OF REPORT

To provide Council with the Minutes of the Ku-ring-gai Access Advisory Committee of 23 February 2006.

BACKGROUND

The Ku-ring-gai Access Advisory Committee provides a forum between Ku-ring-gai Council, the community representatives and service providers on access issues in the Ku-ring-gai area. The committee meets every two months.

COMMENTS

General access issues were discussed during the meeting with a number of actions flowing from the Ku-ring-gai Access Advisory Committee meeting.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Not applicable.

S02116 29 March 2006

RECOMMENDATION

That the Minutes from the Ku-ring-gai Access Advisory Committee of 23 February 2006 be received and noted.

Martin Butcher Community Development Officer Aged & Disability Services Janice Bevan Director Community Services

Attachment: Minutes of Access Advisory Committee Meeting held 23 February 2006 -

596888

KU-RING-GAI ACCESS ADVISORY COMMITTEE

Thursday 23 February 2006 2:30 pm Ante Room, Level 3, 818 Pacific Hwy, Gordon

Minutes

Present

Ivan Cribb

Joyce Cribb

Arthur Gillott

Kate Boyd

Loch Townsend

Alan Faulkner

Lyn Kerslake

Beverly Schultz

Tom Cooper

Carol Harper

Martin Butcher

Apologies

Peter Bennett

Heike Fabig

Eileen Lyons

Peter Chapple

Steven Head

Greg Piconi

Danny Houseas

Janice Bevan

Resignation

Last December Graeme Innes resigned from Council and all Committees to take up the position as Commonwealth Human Rights Commissioner with the Human Rights and Equal Opportunity Commission. Council will appoint a new Deputy Chair of this Committee in due course. This will probably be after the by-election in March.

In the absence of Cr Michael Lane, Martin Butcher will take on the role of Chair for this meeting.

1. Confirmation of Minutes 15 December 2005

Amendments to the Minutes

Martin advised that the bio for Kate Boyd was to be amended to state that Kate's disability was a result of traumatic brain injury and that Kate has been an active member of the Access Committee since day one.

Lyn Kerslake also made comment that her title should read, Team Leader Children's Services not Manager.

Confirmation of the minutes, with amendments, of the last meeting was proposed by Ivan Cribb and seconded by Lyn Kerslake.

2. Business Arising

Arthur Gillott requested we send a letter of congratulations to Graeme Innes on his new appointment.

Ian and Joyce Cribb advised they would pass on the Committees congratulations verbally at a meeting they were attending with him.

3. Technical Services – Progress Report

Access to Entrance of Council Chambers

Greg Piconi has instructed Access Australia to complete the Development Application on Council's behalf for the ramp design option 3, which includes the glass panel with the kerbing. This was in line with the Access Committees advice at the last meting.

Martin Butcher advised there was some concern by members at the last meeting that the proposed ramp would protrude beyond the front building line and onto the footpath. An inspection of the area disclosed this was not the case as there is a garden in front of the building.

4. Open Space – Progress Report Bicentennial Park Stage 2

Carol Harper advised Stage 2 of the project is now complete. Martin Butcher asked if the ramp to the stage had been moved. Carol advised no, as it would extend into the amphitheatre if located on the other side.

Loch Townsend asked if additional disabled spaces could be provided. Carol would check with Tech Services, but doubtful. There are currently 3 allocated spaces - 2 at Golden Grove and 1 at the amenities building. Furthermore, there is also 1 space up at the West Pymble Community Hall. This is in excess of the number required in this area as a ratio of the total number of spaces provided in the park.

Carol confirmed that the materials used in the accessible toilet at Golden Grove will all meet the Australian standards in regards to the questions about the strength in opening and closing the toilet doors.

Martin raised question whether an MLAK key could be introduced for accessible toilet facilities so these would not be indiscriminately used or vandalised. Concern raised of persons not familiar with key system would be disadvantaged. It was advised that a resolution of Council prevents any toilet in Ku-ring-gai to be locked.

5. Development & Regulatory Services - Tom Cooper

Question was asked if we require lifts in 2 storey developments. If it is a new building, yes. The applicant may seek dispensation dependant upon the use of the first floor or on the grounds of the level of expenditure based on the floor space available for use. The determination of the dispensation is dependant upon the person assessing the application as to what they believe to be reasonable.

The same can be said for refurbishment of an existing building. The cost of the lift could far out way the benefit of income given the office space of 50-80sqm. Loch advised some reasonable priced lifts on market.

Question was raised could we inform people lodging applications requiring lifts of contractors. Council cannot recommend contractors, but can refer to various agencies who deal with these people and who can provide advice regarding this matter. Martin offered to

provide a list of agencies that can be contacted. Could that be circulated as part of the minutes? Martin will circulate.

6. Local Information Network of Community Services - LINCS Database

Ku-ring-gai Library is a member of LINCS network. The 40,000+ services listed on the Local Information Network of Community Services database are updated by councils (1 ACT, 42 NSW, 11 WA) and 7 disability information services. You can search it on each member's website or the main www.datadiction.com.au/lincs/default.htm by selecting the closest suburb and using key words (like intellectual disability, equipment, transport, adults). To access the database of the third disability organisation look on Council's website www.kmc.nsw.gov.au/go/library or phone the Community Information Librarian on 9424 0873.

7. Warringah Disability Information Service

This service focuses on disability services in the Northern Sydney region, plus lists regional, state and national organisations of use to residents in the Northern Sydney region. www.warringah.nsw.gov.au/disab.htm

8. Independent Living Centre NSW (ILC)

Phone: 1300 885 886 (info line) **Fax:** 02 9890 0966

1 Fennell St, Parramatta 2150 display map

Web: www.ilcnsw.asn.au

Provides free information, advice, and comprehensive display (no sale or hire) of commercially available equipment and products, building design and access requirements for NSW people with disabilities. Call or make an appointment for advice or equipment. User can try products at the centre before purchase. Also has a list of second hand wheelchairs and equipment, and a guide to kitchen and bathroom planning. Also has Medico Legal Consultancy and ILC Access for people with disabilities.

9. Northern Sydney Commonwealth Carelink Centre

Phone: 1800 052 222 **Fax:** 9884 7399

Suite 101, 5-7 Bryson St, Chatswood 2067 display map

Mail: PO Box 359, Artarmon 1570 Email: carelink@nsforum.org.au

Web: www.commCarelink.health.gov.au

Provides information on services for the frail, aged, and people with disabilities, and their carers, GPs, and service providers in the Northern Sydney region. The range of services includes, how to contact them, eligibility and referral requirements, any costs in receiving these services.

Australian Government funded.

10. Community Services Report - Martin Butcher

Martin's current focus has been on preparing for Seniors Week which will be held during April. Once Seniors Week is completed, a greater emphasis will be placed on DDA Action Plan priority areas.

Missed Business Project

Funds will be allocated in the 2006-07 financial year to print the guide.

11. Correspondence In:

- a. Insite Aged Care Industry Newsletter February/March
- b. Insite Aged Care Industry Newsletter December/January
- c. Hornsby Ku-ring-gai Association for Mental Health Inc.
- d. Sport Shorts Dept. Sport and Recreation

596888

- e. ACORD: Spinal Cord Injuries Australia Summer 2005
- f. TAD Journal Summer 2005

12. Correspondence Out:

Nil

13. General Business.

a. Gordon Railway Station upgrade

Loch Townsend requested an audit on Gordon Station now the access upgrade is completed. Martin to liaise with Loch to arrange time.

b. Turramurra Railway Station Upgrade

Question can representations be made to Rail Corp as to when the Turramurra Station project will start. Martin to pursue this matter and report back at the next Access Committee meeting.

c. Access on footpaths around West Pymble

Loch Townsend raised concern to get from his home to West Pymble Bowling Club for a meeting he realised there were no disabled ramps in Dunoon Avenue, he had to negotiate a driveway in reverse. The driveway was questionable. The traffic lights at Kiparra and Ryde Road does not have a ramp onto Ryde Road, Loch needs to go into Kiparra and come back to cross Ryde Road. The kerb ramp on the western side is offset from the lights as well.

d. State Welfare Disaster Plan

Alan Faulkner requested that information on the DISPLAN for North Turramurra be provided to the residents due to only one road out of North Turramurra. There was much discussion that a base plan would be in place but is modified on the day subject to the emergency and where it stems from. Martin to organise for next meeting to have a guest speaker to address meeting to provide a background to DISPLAN.

e. Accessible Parking Space at St Ives Shopping Village

Arthur Gillott advised that accessible parking facilities at St Ives Village Shopping Centre had been relocated and re-sign posted, but the signs on the bitumen remain in the old spaces. Could they be painted over to remove confusion? Martin to investigate and report back.

f. Footpath at Horace Street St Ives

Kate Boyd raised her concern as to the state of the footpath in Horace Street St Ives. She has difficulties negotiating the footpath in its current condition. Could Greg Piconi or representative of Technical Services respond whether any maintenance work is proposed in Horace Street, St Ives in the current Maintenance Program.

Meeting adjourned 4.15pm

Date of next meeting Thursday 20 April 2006

OPTUS MOBILE PTY LTD - PROPOSED LEASE & LICENCE OF WARRIMOO OVAL - TELECOMMUNICATIONS INSTALLATION

EXECUTIVE SUMMARY

PURPOSE OF REPORT: For Council to grant a lease and licence to Optus

Mobile Pty Ltd to access Warrimoo Oval St Ives for the purpose of a "low impact telecommunications

structure" in accordance with the

Telecommunications Act 1997 and the Local

Government Act 1993.

BACKGROUND: On 15 November 2005, Optus Mobile Pty Ltd

formally notified Council pursuant to the

Telecommunications Act 1997 (Commonwealth) and the Code of its intent to install and operate a mobile telecommunications installation at Warrimoo Oval,

St Ives.

COMMENTS: Optus will require a licence to access the light pole to

erect and maintain their antennas, and a lease for the area associated with the equipment shelter. Officers have negotiated an arrangement associated with compensation, landscaping and site remediation

works for consideration by Council.

RECOMMENDATION: That Council grant a lease and licence to Optus

Mobile Pty Ltd over a portion of Warrimoo Oval for the installation of a low impact telecommunication facility and undertake Public Notification as

prescribed by Section 47 of Local Government Act

1993.

S02297 29 March 2006

PURPOSE OF REPORT

For Council to grant a lease and licence to Optus Mobile Pty Ltd to access Warrimoo Oval St Ives for the purpose of a "low impact telecommunications structure" in accordance with the Telecommunications Act 1997 and the Local Government Act 1993.

BACKGROUND

On 15 November 2005, Optus Mobile Pty Ltd formally notified Council pursuant to the Telecommunications Act 1997 (Commonwealth) and the Code, of its intent to install and operate a mobile telecommunications installation at Warrimoo Oval, St Ives.

Council officers have negotiated with representatives of Optus and established terms and conditions acceptable to both parties (subject to Council approval) for lease and licence compensation amounts as well as tenure, landscaping and site remediation costs.

Should Council elect not to receive compensation by way of the licence/lease, it will not deter Optus to proceed with this installation and could likely encourage them to install additional low impact facilities in our Local Government Area without having to consider the appropriate licence/lease compensation or to allow for landscaping and site rehabilitation within their own cost base.

The Telecommunication Act 1997 (Commonwealth), authorises licensed telecommunications carriers to carry out certain activities and undertake maintenance activities (Low Impact Facilities) upon lands without the need for specific approval of the land owner.

In May 2005, representatives from Downer Engineering acting on behalf of Optus Mobile Pty Ltd, advised Council of their intentions to exercise rights afforded to them under the Telecommunications Act 1997, to enter Council's land and install and operate a low impact telecommunication installation at Warrimoo Oval, St Ives.

Given that an existing Hutchisons low impact installation is sited at the oval, officers commenced negotiations to ensure the siting of the proposed Optus low impact installation minimised adverse affect on users, residents and minimised visual and environmental impacts.

Additionally, officers liaised with Optus representatives to establish an effective process for notification and consultation as required by the Code, and commenced negotiations for terms of compensation in return for a lease and licence.

On 15 November 2005, Optus Mobile Pty Ltd formally notified Council pursuant to the Telecommunications Act 1997 (Commonwealth) and the Code of its intent to install and operate a mobile telecommunications installation at Warrimoo Oval St Ives.

On 14 December 2005, and in accordance with Clause 5.5.10 of the ACIF Code, Optus' representative submitted to Council a report on the community consultation (**Attachment 1**,

S02297 29 March 2006

Consultation Report dated 14 December 2005, Warrimoo Oval) advising that Optus would be proceeding with the installation.

The Optus proposal comprises of three panel antennas and a parabolic antenna mounted on an existing light pole, along with a new equipment shelter at the base of the monopole. Please note that the antennas will be sited with the existing Hutchison installation and the equipment shelter will be sited adjacent to the existing Hutchison facility.

On 7 April 2006, and in accordance with the Telecommunications Act 1997 and the Telecommunications Code of Practice 1997, Optus served a Land Access Notice upon Council to commence construction at the site on 28 April 2006 (Attachment 2, Notice of Activities, Part 1).

COMMENTS

Given the significant privileges afforded under the Telecommunication Act 1997, there is little that Council can do to prevent the installation of facilities deemed "Low Impact" on Council owned or managed lands providing that Carriers comply with the provisions of the Act and in particular with the Australian Communications Industry Forum (ACIF) Deployment of Mobile Phone Network Infrastructure Code.

In regard to this facility, Optus through their representatives have followed the process as set out by the Act and Code.

As part of the negotiations Optus will require a licence to access the light pole to erect and maintain their antennas, and a lease for the area associated with the equipment shelter. Council officers have negotiated an arrangement associated with compensation (licence/lease), landscaping and site remediation works (**Attachment 3**, Confidential Heads of Agreement of Draft Leases, Warrimoo Oval, St Ives [S0565]).

Optus has entered into a joint venture arrangement for the deployment of 3G voice mobile services in the local area. This arrangement will enable both carriers to provide new network services by sharing one mobile base station infrastructure. Due to this arrangement Optus has requested that the lease include a subletting clause to permit access to Vodafone's equipment in the base station. The subletting clause has been developed in conjunction with Councils' Solicitors Abbott Tout and ensures that Optus does not benefit from any profiteering due to the proposed Vodafone or future sublets. A copy of correspondence from Optus confirming the proposed financial arrangement with Vodafone is attached (Attachment 4, Confidential Letter from Optus dated 28 February 2006)

If Council elects not to receive compensation by way of licence/lease, it will not deter Optus to proceed with this installation and could likely encourage them to install additional low impact facilities in our Local Government Area without having to consider the appropriate licence/lease compensation or to allow for landscaping and site rehabilitation within their own cost base.

Warrimoo Oval is Community Classified land under the Local Government Act 1993, and is governed by Council's Sports Grounds Generic Plan of Management (POM). This POM expressly authorises the leasing/licensing of the Oval subject to a resolution of Council.

S02297 29 March 2006

CONSULTATION

Officers have requested extensive consultation for this proposal, of which the Carrier has complied. Notification of all residences and community sensitive locations within a 300 metre radius of the proposed installation were identified for inclusion in the Carrier's consultation plan.

Additionally, officers have undertaken onsite inspections with the Carriers to assess likely impacts on oval users, residents and the broader community, and detailed assessment of all plans and technical drawings to assess siting of antennas and equipment shelters and to gauge the impacts on the community in relation to access and environmental issues.

The proposed licence/lease is subject to further Public Notification a prescribed by Section 47 Local Government Act 1993.

The proposed lease and licence will be prepared by Councils' solicitors Abbott Tout, which will be consistent with the terms and conditions of existing telecommunications leasing documentation. Abbott Tout have prepared the draft subletting and draft assignment clause to ensure that Council's interests are protected and confirmed compliance of the requirements of the Local Government Act 1993.

FINANCIAL CONSIDERATIONS

(Attachment 3, Confidential Heads of Agreement of Draft Leases, Warrimoo Oval, St Ives [S0565]).

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Councils' Open Space, Technical Services and Finance and Business Departments have been involved in discussions and negotiations in assessing and determining the impacts on the site.

Councils' Open Space and Finance and Business Departments have liaised to develop the terms of the Heads of Agreement, and in preparation of this report.

SUMMARY

On 15 November 2005, Optus Mobile Pty Ltd formally notified Council pursuant to the Telecommunications Act 1997 (Commonwealth) and the Code of its intent to install and operate a mobile telecommunications installation at Warrimoo Oval St Ives.

Council officers have negotiated with representatives of Optus and established terms & conditions acceptable to both parties (subject to Council approval) for lease and licence compensation amounts as well as tenure, landscaping and site remediation costs.

Should Council elect not to receive compensation by way of the licence/lease, it will not deter Optus to proceed with this installation and could likely encourage them to install additional low

S02297 29 March 2006

impact facilities in our Local Government Area without having to consider the appropriate licence/lease compensation or to allow for landscaping and site rehabilitation within their own cost base.

RECOMMENDATION

- A. That Council grant a lease and licence to Optus Mobile Pty Ltd over a portion of Warrimoo Oval for the installation of a low impact telecommunication facility.
- B. That Council undertake Public Notification as prescribed by Section 47 of the Local Government Act 1993.
- C. That Council authorise the Mayor and General Manager to sign all documentation associated with the lease and licence.
- D. That the Council Seal be affixed to the lease and licence..

Deborah Silva John Clark

Commercial Services Coordinator Acting Director Finance & Business

Amanda Colbey Steven Head

Manager Parks, Sports & Recreation Director Open Space & Planning

Attachments: 1. Consultation Report dated 14 December 2005 - Warrimoo Oval - 565428

- 2. Notice of Activities (Land Access Notice) 600632
- 3. Confidential Heads of Agreement of Draft Leases, Warrimoo Oval, St Ives (S0565)
- 4. Confidential Letter from Optus dated 28 February 2006



14 December 2005

Connell Wagner Pty Ltd ABN 54 005 139 873 116 Military Road (PO Box 538) Neutral Bay NSW 2089 Australia Telephone: +61 2 9465 5599 Facsimile: +61 2 9465 5598 Email: cwsyd@conwag.com www.conwag.com

Deborah Silva Ku-ring-gai Council Locked Bag 1056 Pymble NSW 2073

Dear Ms Silva.

Re: Report on Community Consultation in relation to a Proposed Optus Mobile Phone Base Station at Warrimoo Oval, Warrimoo Avenue, St Ives Chase, NSW

Further to our previous letter of notification and consultation dated 15 November in relation to the proposed mobile telecommunications facility, Optus now writes to you in accordance with the requirements of Clause 5.5.10 of the ACIF Code.

Optus is required to comply with the provisions of the Code for the Deployment of Mobile Phone Network Infrastructure ("the Code"). One of the requirements of the Code is to provide the Council with a Consultation Report about the responses received from those notified and the results of any other consultation conducted under the plan.

The Code requires Optus to include in the report:

- (a) A summary of comments received during the consultation process
- (b) Optus' consideration of these comments
- (c) A statement about Optus' intended actions regarding the proposed work

The consultation and notification process has now been completed and a copy of the consultation report is included with this letter.

One submission was received from the public, which Optus has addressed. As such, Optus will be proceeding with the site.

If you would like any further information, please contact Lucia Coletta at Connell Wagner on (02) 9465 5678, fax: (02) 9465 5598, e-mail: lucia.coletta@dccws.com, or by post to Connell Wagner, PO Box 538 Neutral Bay NSW 2089.

Yours sincerely

Lucia Coletta Planner

Connell Wagner

Attachments
Consultation Report

Consultation Report ACIF Industry Code C564:2004 for Deployment of Mobile Phone Network Infrastructure

Report to Council on responses received during consultation and notification

14 December 2005

 Warrimoo Oval, Warrimoo Avenue, St Ives Chase, NSW
Optus

Summary of Comments Received

A total of 1 comment were received in relation to the proposal, these are summarised along with our responses to them in the attached table.

Carrier's Consideration of Comments

Trees will be planted around the equipment shelter in order to protect the visual amenity of the area. This will be undertaken by the Council as per their discussions with Optus.

Intended action regarding proposed work

As a result of this consultation and feedback received, Optus will be undertaking any actions that have been described in the carrier response column of the attached table.

Alterations to the plans include notations about planting around the shelter. This is also shown in the drawings. Please find attached the new drawings.

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65/F5.5.10 - CONSULTATION REPORT TO COUNCIL.DOC
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FILE CYDOCUME~1/COLETTAL/LOCALS~1/TEMP/NOTESF1E565/F5.5.10

Equipment Shetter	1	Optus looked at the proposal to move the equipment shelter to the south of
Concern that the equipment shelter, being placed to the north of		the existing equipment shelter. This would have resulted in the need to
the equipment shelter will ruin the amenity of the the park area		remove a mature tree in order to erect the shelter.
between the shelter and the car park. It was suggested that		Trees and shrubs will be planted around the proposed equipment shelter in
moving the equipment shelter to the south of the site would avoid		order to reduce the visual impact of the structure. This will be undertaken by
this problem.		the Council as per their discussions with Optus.

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Yes' OPTUS

OPTUS SITE - S0565

ST IVES CHASE

WARRIMOO OVAL

WARRIMOO AVENUE

ST IVES CHASE N.S.W. 2075

Connell Wagner

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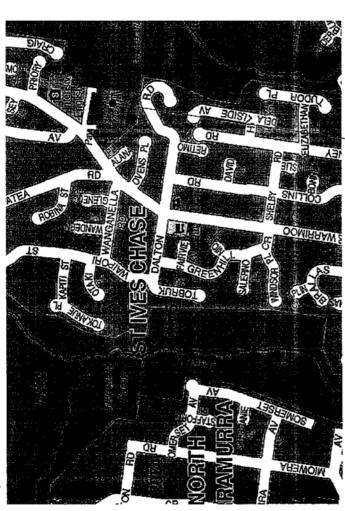
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OPTUS SITE S0566

OCALITY MAP

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Grid Reference:

55 B3

SITE INFORMATION

SITE ADORESS

HUTCHISON BASE STATION WARRIMOD OVAL

WARRIMOO AVENUE ST IVES CHASE NSW 2075

GENERAL THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS SET OUT IN THE STANDARD CONSTRUCTION NOTES APPENDED, INCLUDING LIAISON REGARDING PROPERTY ACCESS AND SITE SPECIFICATION NOTES SET OUT BELOW.

ANTENNA ACCESS

ACCESS VIA 'CHERRY PICKER' ONLY.

EQUIPMENT

- PHASE 7.5 (3.0m X 2.5m) INSITU BRICK SHELTER WITH PITCHED ROOF TO MATCH EXISTING HUTCHISON
- PROVIDE RECESSED CABLE ENTRY GLAND PLATE.
- PROVIDE RAINWATER COLLECTION TANK (APPROX. 2000LITRE CAPACITY, COLORBOND) TO BE INSTALLED IN THE SPACE BETWEEN THE TWO SHELTERS.

<u>SITE & EQUIPMENT ACCESS</u> ACCESS VIA EXISTING ACCESS ROAD OFF WARRIMOO AVENUE.

EXISTING SERVICES THE CONFRACTOR SHALL IDENTIFY AND CONFIRM THE LOCATION OF ALL RELEVANT EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.

UNIESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE SIGNAGE AS REQUIRED PER THE "GSM NETWORK AUSTRALIA DESIGN AND CONSTRUCTION MANUAL".

<u>SITE HAZARDS</u> THERE ARE OTHER CARRIER OPERATING ANTENNAS IN THE WORKING AREA.

HIS SITE SHALL BE LINKED TO THE NETWORK VIA #300 PARABOLIC ANTENNA TO ST IVES SHOWGROUND (S5591). NETWORK LINK

FEEDER CABLES (APPROX. 30m) STRAP MOUNTED TO EXISTING LIGHT COLUMN AT 2.5m CENTRES. FEEDER CABLE

ANTENNAS, CABLE LADDERS & MOUNTS TO BE UNPAINTED.

EXISTING LIGHTING COLUMN STRUCTURAL CAPACITY THE EXISTING POLE HAS BEEN CHECKED FOR STRUCTURAL CAPACITY AND FOR SERVICEABILITY. <u>ELECTRICAL, SUPPLY</u> POWER TO BE TAKEN FROM UG DISTRIBUTION BOARD TO OPTUS DISTRIBUTION PANEL.

Landscaping Tree planting to shield new shelter to be performed by council

NOKIA 'yes'	MOBILE NETWORI AUSTRALIA SITE No: S0565
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Connell Wayner Pty Ltd ABH S4 005 138 873 Telephane +61.2 945 5899 116 Million May Road (10 Bar 538) Keutral Bay Fasamis +61.2 9465 5598 Million Sauth Wales 2009 Jury deli

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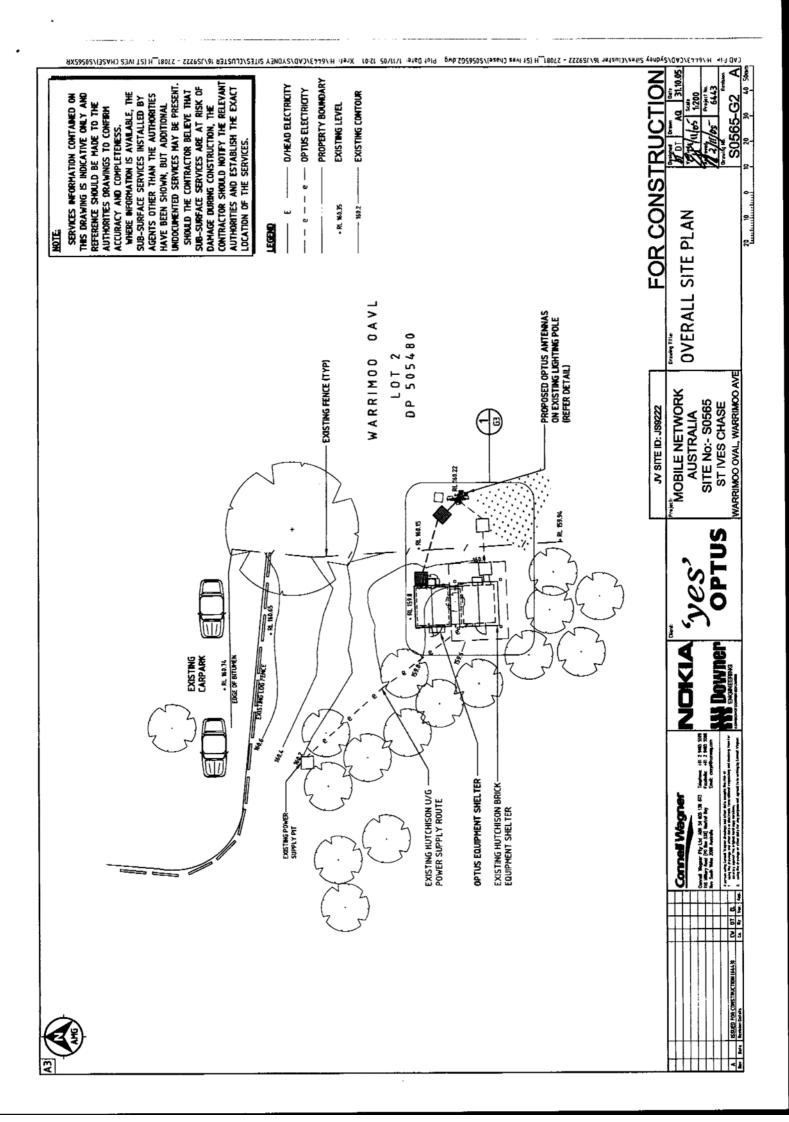
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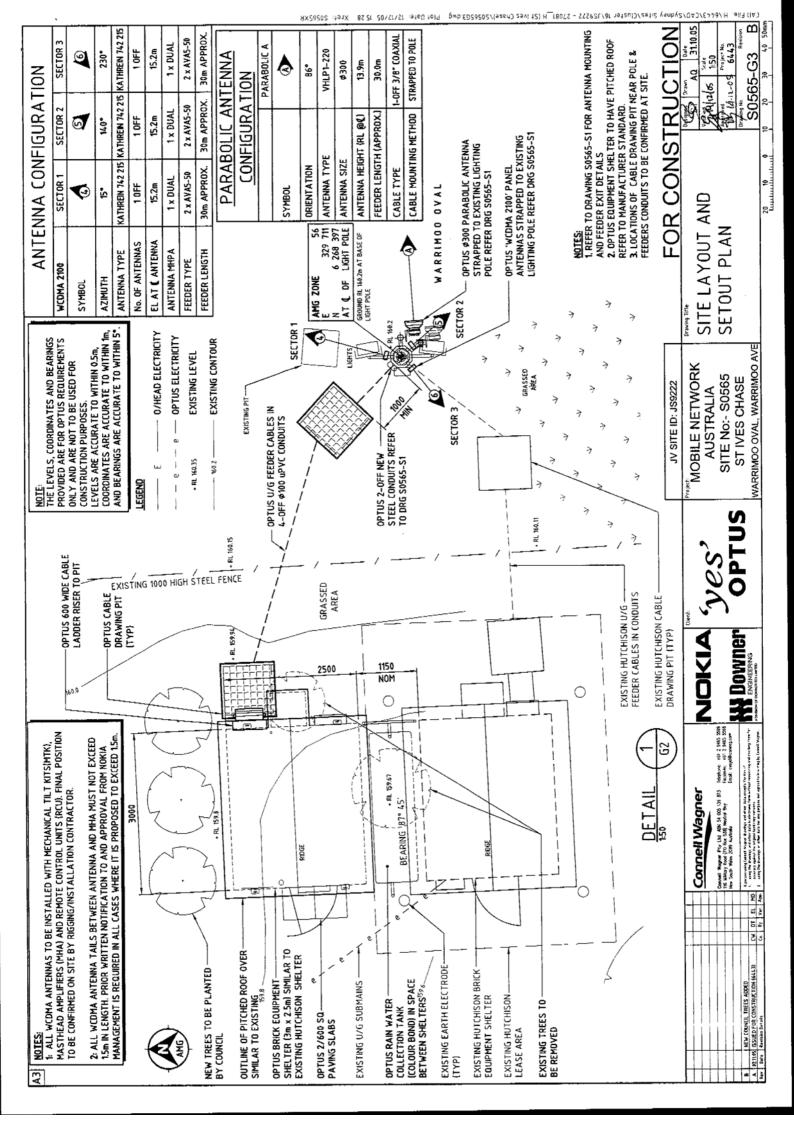
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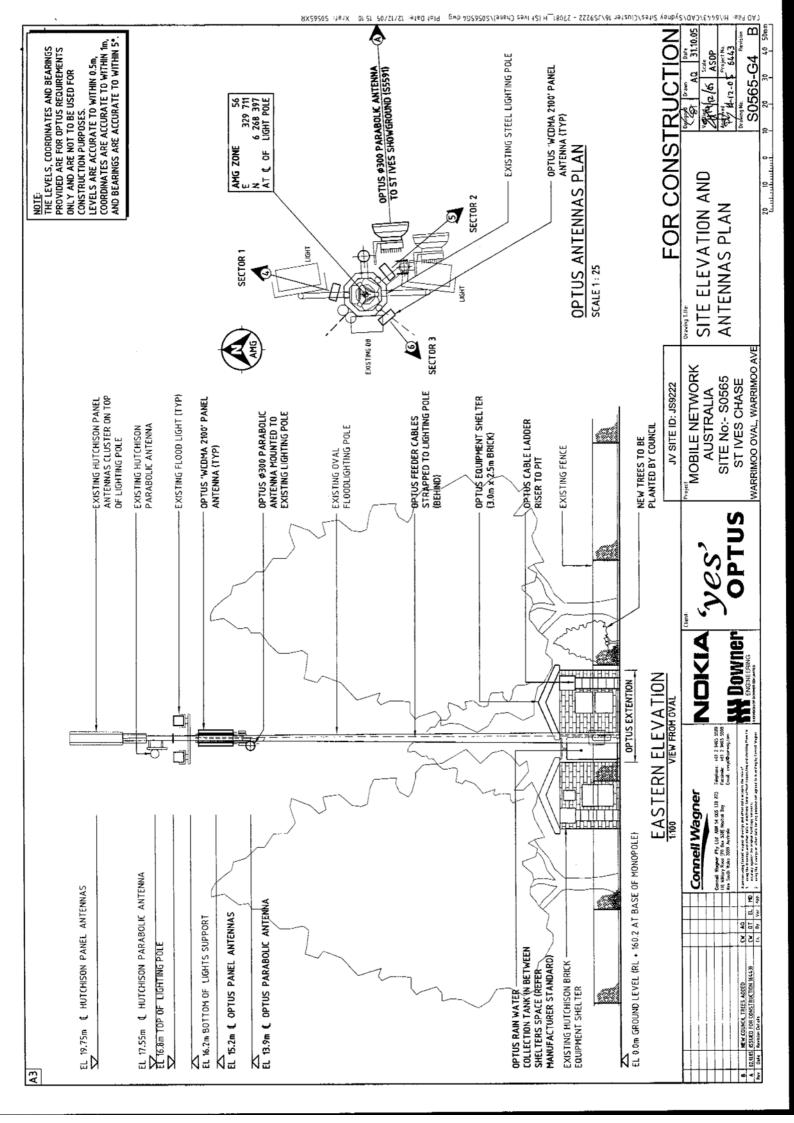
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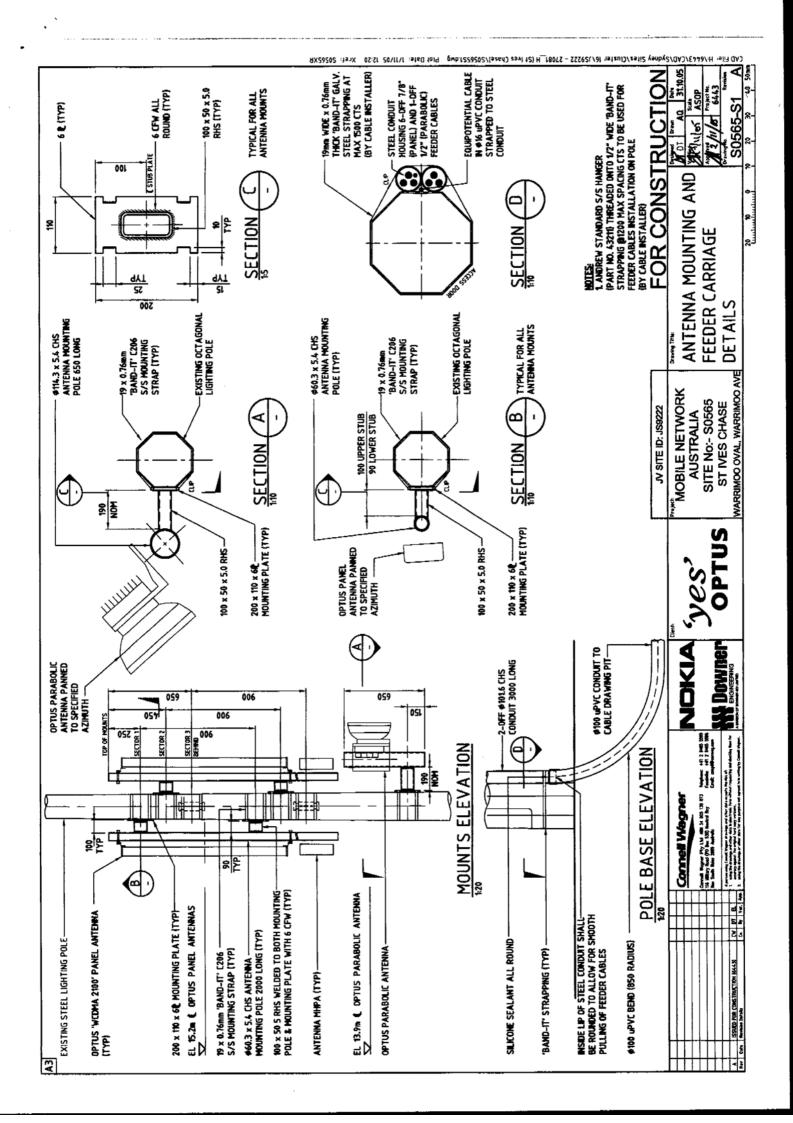
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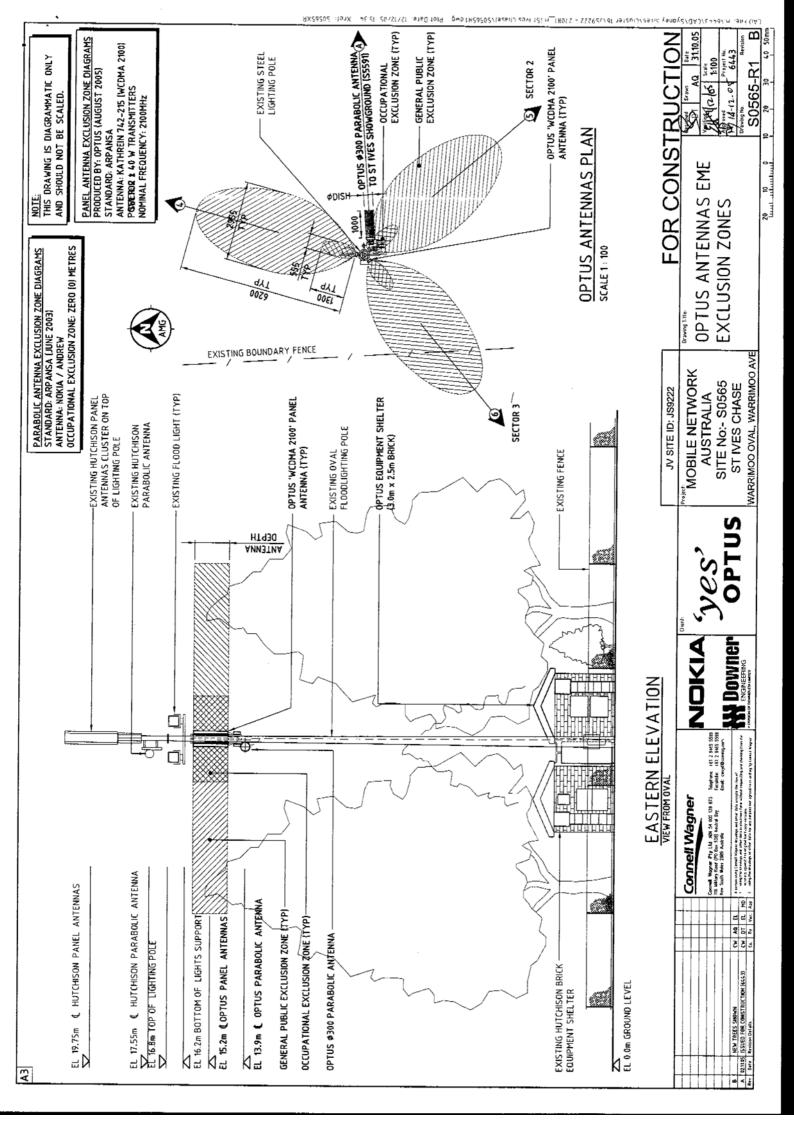
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S0565 7 April 2006



The General Manager

Ku-ring-gai Council Level 4 818 Pacfic Highway Gordon NSW 2072

Attention: Ms Deborah Silva, Commercial Services Co-ordinator

Dear Sir

Optus Mobile Pty Limited site at Lot 2 in DP 505480, Warrimoo Oval, Warrimoo Avenue, St Ives (The Site).

Further to the rights outlined in the attached notice and as discussed with yourself we wish to inform Ku-ring-gai Council, that Optus Mobile Pty Ltd ABN 65 054 365 696 intend to act upon their powers granted under the <u>Telecommunications Act 1997</u> at the fore mentioned site for Installation of the facility to provide 3G coverage for Optus and Vodafone under a joint agreement.

Details of the proposal to install telecommunications equipment at the fore mentioned site are outlined in the attached documents.

All work will be conducted in an orderly manner with as little disturbance as possible to the public and surrounding area.

Optus are proposing to commence works on or after 28 April 2006, and expect to have all works completed within 6 weeks of the commencing date.

Should you have any queries or concerns please feel free to contact Mary Seaman on the number listed below.

Regards

Mary Seaman

Optus Project Manager

Kaine



NOTICE OF ACTIVITIES

Part 1 - This Notice

- 1. The *Telecommunications Act 1997* (**Act**) provides carriers with powers to access land for the purposes of inspection, installation and maintenance of telecommunications facilities. This Notice is given in accordance with clause 17 of Schedule 3 to the Act and relates to land at Warrimoo Oval, Warrimoo Road, St Ives, also known as Lot 2 in DP505480 at St Ives, Parish of Gordon, County of Cumberland.
- Vodafone Australia Limited [ACN 056 161 043] (Vodafone) and Optus Mobile Pty Limited [ACN 054 365 696] (Optus) are telecommunications carriers licensed under the Act.
- 3. Vodafone Network Pty Limited [ACN 081 918 461] (VNPL) operates the Vodafone mobile telecommunications network and is contracted by Vodafone to carry out certain activities in connection with the installation, maintenance and operation of facilities which form part of the Vodafone network. Optus operates the Optus mobile telecommunications network.
- Optus and VNPL have made arrangements to share infrastructure necessary for the supply of carriage services to the customers of their respective networks. As a consequence of those arrangements, both Optus and VNPL will operate equipment at the Land.
- 5. Implementation of the arrangement requires the carrying out of activities detailed in Part 2 of this Notice (**Activities**) at the Land commencing on the date referred to below.
- 6. Part 3 of this Notice sets out other matters which are relevant to carrying out Activities at the Land.
- 7. The Act and the *Telecommunications Code of Practice 1997* (**Code**) require that you be informed, as an owner or occupant of the Land, of certain specific matters concerning the Activities as set out at Part 4 of this Notice.
- 8. Plans depicting the facilities and the location of the Activities (**Plan**) are attached at Part 5 of this Notice.
- 9. This notice is given on 7 April 2006

Part 2 - The Activities

Purpose of the Activities:

The purpose of the Activities is to facilitate the sharing of infrastructure by VNPL and Optus to permit each to provide carriage services to the customers of their respective mobile telecommunications networks.

Location of the Activities:

On and about the land, the proposal involves the installation of 3 new WCDMA 2100 antennas on new antenna mounts at a height of 15.2m on the existing lightpole and the installation of 1 new 300mm diameter parabolic antenna at a height of 13.9m.

A new brick equipment shelter will be installed at ground level.

Cabling will be installed between the equipment shelter and the antennas, and will run underground in new conduits between the shelter and the pole and then run externally up the lightpole to the height of the antennas. Access pits will be installed for access to the underground cabling.

A new underground power supply will be taken from a new Optus meter panel to be installed adjacent to the existing Hutchison meter panel on the toilet block near the carpark.

Access to the site is via the Oval Carpark which is accessed by Warrimoo Road. The facility will generally be built in accordance with the attached "For Construction" diagrams.

When it will commence:

On or after 28 April 2006

It should be noted that the Activities may commence without taking physical access to the Land. It is intended that such physical access be taken in consultation with relevant owners and occupiers of the Land to ensure that any disruption to the Land and its existing uses is minimised. Prior to taking physical access for undertaking the works comprised in the Activities, a representative of the works contractor will contact you (or if you are not in occupation of the Land, the occupant(s) that are likely to be affected by the activities) to seek to co-ordinate times at which physical access will be taken. If reasonable arrangements for access cannot be made with you and any occupant, it will be necessary to determine the manner of taking access which best minimises any disruption to the Land.

The duration of the Activities:

The Activities will continue for a period of approximately 6 weeks. Once the Activities are completed, the facilities will be operated until further notice to you.

Part 3 - Other Relevant Matters

Details of the Activities and whether they will involve material disturbance to the Land:

The Activities will consist of:

Transport of all tools and small items to the designated level by way of the existing step-peg access ladder or from within an Elevated Work Platform (EWP) positioned within the car park area.

A new brick equipment shelter to be installed at ground level, immediately adjacent to the existing Hutchison equipment shelter.

New antenna mounts will be installed on the existing lightpole at a height of 15.2m and 13.9m.

New underground conduits and access pits will be installed to accommodate new feeder cabling between the equipment shelter and lightpole.

Cabling from the ground level to the antenna height will be strapped externally to the existing lightpole.

A new underground power supply will be taken from a new Optus meter panel adjacent to the existing Hutchison meter panel on the toilet block near the carpark.

Trenching is to commence with immediate backfilling of material once conduits are bedded.

Rehabilitation of grassed area to take place when all works are completed.

New panel antenna to be installed at a height of 15.2m on the existing lighpole. A new parabolic antenna to be installed at a height of 13.9m.

New mounts are to be assembled and erected.

All Persons will partake in a toolbox meeting prior to commencing any works. Any and all safety requirements will be discussed, any shortfalls will be remedied.

System will be installed and correctly orientated.

All equipment will be conveyed to the shelter area and vehicles will be removed to the designated parking area.

All equipment will be conveyed to the elevated work areas, using the on-site EWP.

Barricades will be erected where there is any

possibility of third party intrusion in to the works vicinity. All safety signage will be made visible.

Traffic control measures will be implemented during the above process, restricting pedestrian and automative intrusion.

At the completion of the works, the works area will be cleaned and left in a tidy state. No items will be left unsecured or cause a safety concern to a third party.

All persons will conduct themselves in a professional manner.

If there will be any material disturbance, how any damage, detriment or inconvenience is to be minimised:

There will be some disturbance to the surface around the Warrimoo Oval, Warrimoo Avenue, St Ives NSW 2075, which will be rectified as soon as practicable after the work. Apart from this it is not anticipated that any further material disturbance to the Land will occur during the carrying out of the Activity and subsequent operation of the facilities.

To the extent that any material disturbance may occur as a result of the Activities, it will be most apparent during the construction period. All reasonable steps will be taken to ensure that the activities cause as little detriment or inconvenience, and do as little damage to the Land as is practicable. To minimise any inconvenience or disturbance you may perceive, such measures as to construction timing and access timing etc will be taken as you may reasonably require.

Last date for making objections:

You may object to the matters set out in this notice. More particulars of the manner of objection are set out in Part 4 below. If your written objection is received at the address given below **not later than 5 business days** before the date specified in this Notice for the commencement of the Activities, the activities will not proceed until the objection is resolved in the manner set out under Chapter 4 of the Code.

Address for giving of objections:

Objections to the Activities may be forwarded in writing to:
Mary Seaman
C/O Nokia Australia
Locked Bag 3000

Part 4 - Statutory Notification

Artarman NSW 1570

Statement as to compensation:

If a person suffers financial loss or damage in relation to property because of anything done by a carrier in engaging in the Activities, compensation may be payable under Clause 42 of Schedule 3 to the Act. Right of objection to the Activities being carried out:

Chapter 4 of the Code sets out procedures for you to object to the carrying out of the Activities.

Under the Code, your objection must be given in writing and you must set out the reasons for your objection to the Activities. Those reasons must relate to one or more of the following matters:

- (a) using the Land to engage in the Activities;
- (b) the location of a facility on the Land;
- (c) the date when it is proposed to start the Activities, engage in them or stop them;
- (d) the likely effect of the Activities on the Land;
- (e) The manner in which it is proposed to minimise detriment and inconvenience and do as little damage as practicable to the Land.

The Code sets out an objection procedure which includes consultation with you about your objection. If you make an objection all reasonable efforts will be made to consult with you about your objection within 5 business days. Reasonable efforts to resolve the objection by agreement will be made within 20 business days after receipt of your objection.

If the objection is not resolved by agreement or withdrawn by the end of that period you will receive a final response to your objection explaining any proposed change to the activities or, if no change is proposed, why the activities as originally notified will go ahead.

Within 5 business days of receiving that response you may by notice in writing to the address set out in Part 3 above require the referral of your objection to the Telecommunications Industry Ombudsman.

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OPTUS 'yes'

OPTUS SITE - S0565

ST IVES CHASE

WARRIMOO OVAL

WARRIMOO AVENUE

ST IVES CHASE N.S.W. 2075

Connell Wagner

Telephone: +61 2 9465 5599 Facsimile: +61 2 9465 5598 Email: cwsyd @ conwag.com

Connell Wagner Pry Ltd ABN 54 005 139 873 116 Military Road (PO Box 538) Neutral Bay New South Wales 2089 Australia

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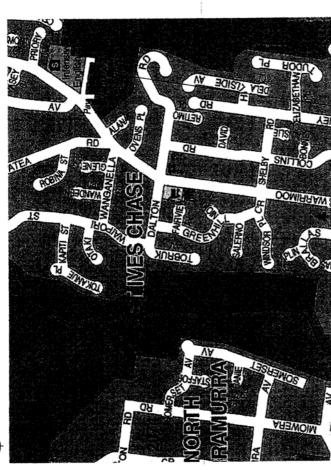
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JV SITE ID: JS9222

S0565-00





OPTUS SITE S0566

OCALITY MAP

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2004 City Link (UBD) 16th Edition

(Sydney)

25 83 Grid Reference:

SITE INFORMATION

SITE ADDRESS

HUTCHISON BASE STATION ST IVES CHASE NSW 2075 WARRIMOD AVENUE WARRIMOD DVAL

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS SET OUT IN THE STANDARD CONSTRUCTION NOTES APPENDED, INCLUDING LIAISON REGARDING PROPERTY ACCESS AND SITE SPECIFICATION NOTES SET OUT BELOW. GENERAL

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ANTENNA ACCESS

ACCESS VIA 'CHERRY PICKER' ONLY

EQUIPMENT

PHASE 7.5 (3.0m X 2.5m) INSITU BRICK SHELTER WITH PITCHED ROOF TO MATCH EXISTING HUTCHISON SHELTER

PROVIDE RECESSED CABLE ENTRY GLAND PLATE.

PROVIDE RAINWATER COLLECTION TANK (APPROX. 2000LITRE CAPACITY, COLORBOND) TO BE INSTALLED IN THE SPACE BETWEEN THE TWO SHELTERS

<u>S**ITE & EQUIPMENT ACCESS**</u> ACCESS VIA EXISTING ACCESS ROAD OFF WARRIMOO AVENUE

EXISTING SERVICES THE CONTRACTOR SHALL IDENTIFY AND CONFIRM THE LOCATION OF ALL RELEVANT EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE SIGNAGE AS REQUIRED PER THE "GSM NETWORK

AUSTRALIA DESIGN AND CONSTRUCTION MANUAL'

THERE ARE OTHER CARRIER OPERATING ANTENNAS IN THE WORKING AREA

SITE HAZARDS

HIS SITE SHALL BE LINKED TO THE NETWORK VIA #300 PARABOLIC ANTENNA TO ST IVES SHOWGROUND (S5591). NETWORK LINK

FEEDER CABLES (APPROX. 30m) STRAP MOUNTED TO EXISTING LIGHT COLUMN AT 2.5m CENTRES FEEDER CABLE

PAINTING

ANTENNAS, CABLE LADDERS & MOUNTS TO BE UNPAINTED

EXISTING LIGHTING COLUMN STRUCTURAL CAPACITY

HE EXISTING POLE HAS BEEN CHECKED FOR STRUCTURAL CAPACITY AND FOR SERVICEABILITY.

LANDSCAPING

REE PLANTING TO SHIELD NEW SHELTER TO BE PERFORMED BY COUNCIL

ELECTRICAL SUPPLY

- EXISTING DISTRIBUTION BOARD LOCATED ON THE PUBLIC TOILETS ADJACENT EXISTING CAR PARK. CONSUMERS MAINS AND METERING SUPPLY SHALL BE TAKEN FROM THE UNMETERED SIDE OF THE INCOMING MAINS, AND A NEW METER PANEL, POLYPHASE METER AND 63 AMP FUSES INSTALLED ADJACENT 1. MAINS SUPPLY - A THREE-PHASE, 415/240 VOLT SUPPLY IS AVAILABLE FROM THE LINE SIDE OF THE
- PVC/PVC COPPER CONDUCTOR IN CONDUIT AND UNDERGROUND TO THE NEW OPTUS SHELTER. UNDERGROUND SUB MAINS – FROM A 63 AMP BREAKER, THE ELECTRICAL CONTRACTOR WILL RUN A 4 X 16MM + EARTH, SUPPLY SHALL BE RUN PARALLEL TO EXISTING HUTCHISON SUPPLY, AND AS INDICATED ON DRAWING EXISTING METER PANELS 50565-62.
 - VANDAL-PROOF AND WEATHER-PROOF METAL ENCLOSURE, CONTAINING A 63AMP ISOLATER EXTERNALLY OPTUS DISTRIBUTION PANEL - THE CONTRACTOR SHALL SUPPLY AND INSTALL A PAD-LOCKABLE, TO THE SHELTER (WHERE NOT ALREADY SUPPLIED WITH SHELTER)

FOR CONSTRU SITE SPECIFICATIONS

MOBILE NETWORK

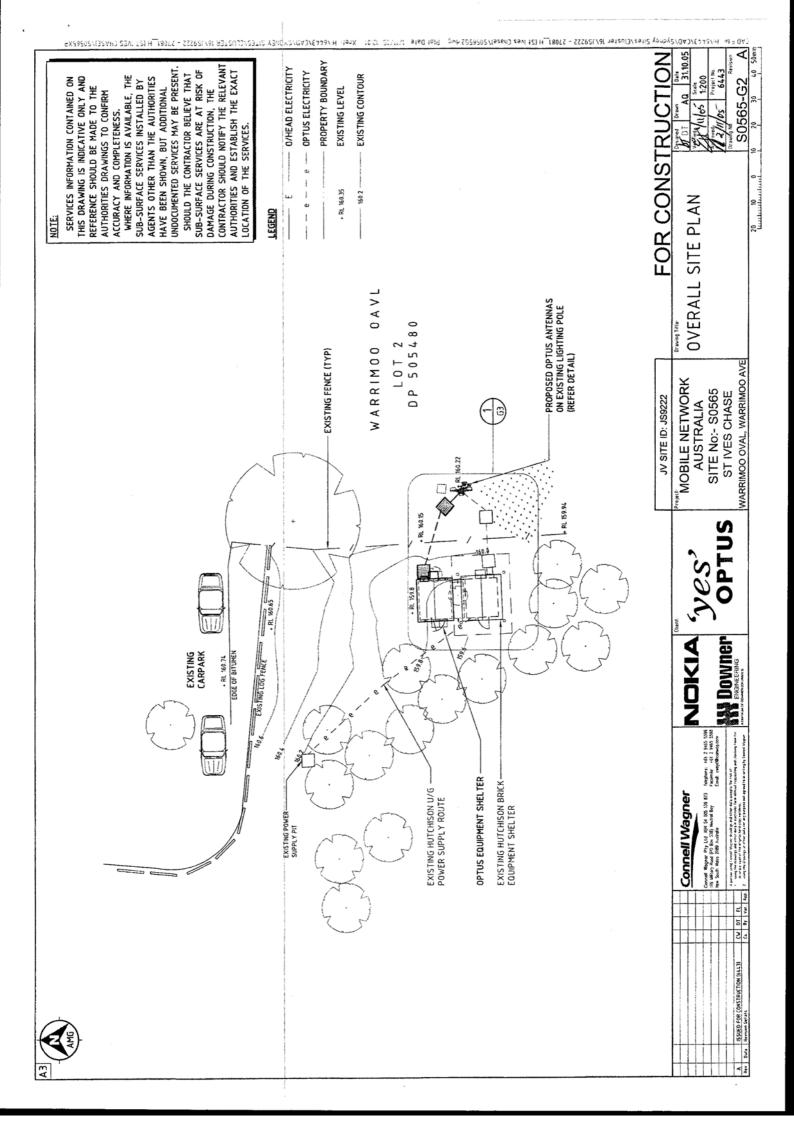
AUSTRALIA

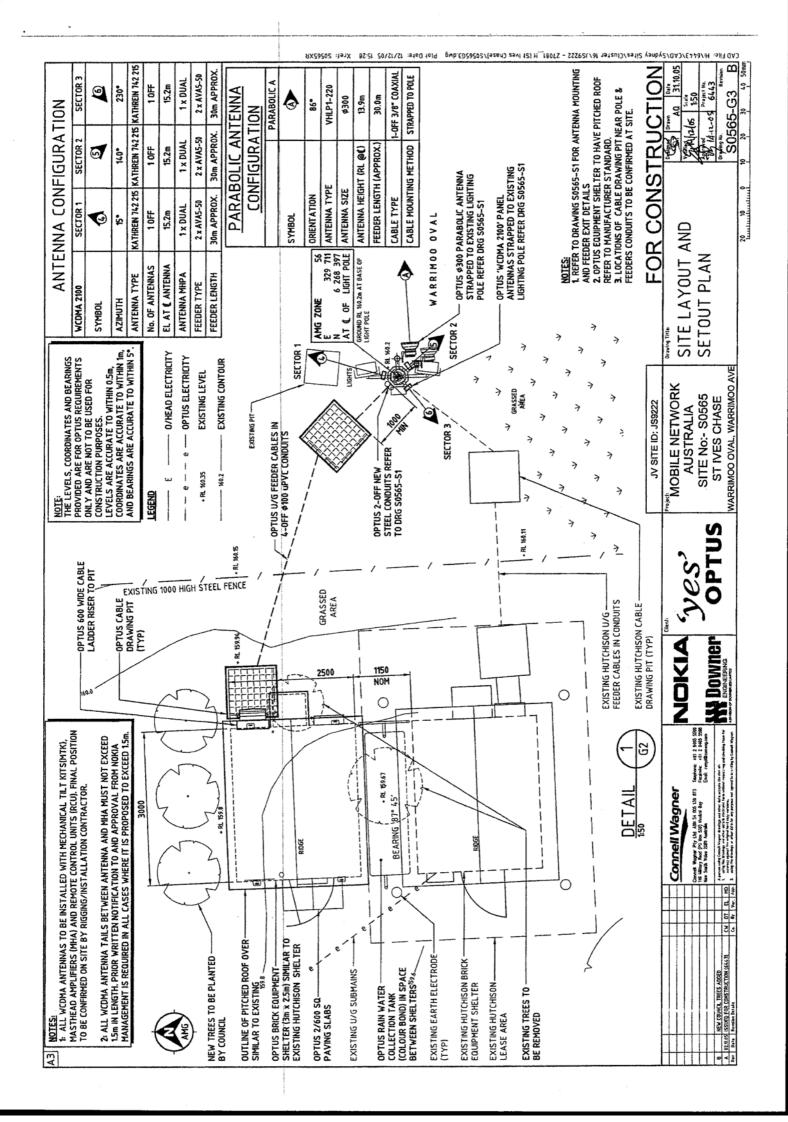
JV SITE ID: JS9222

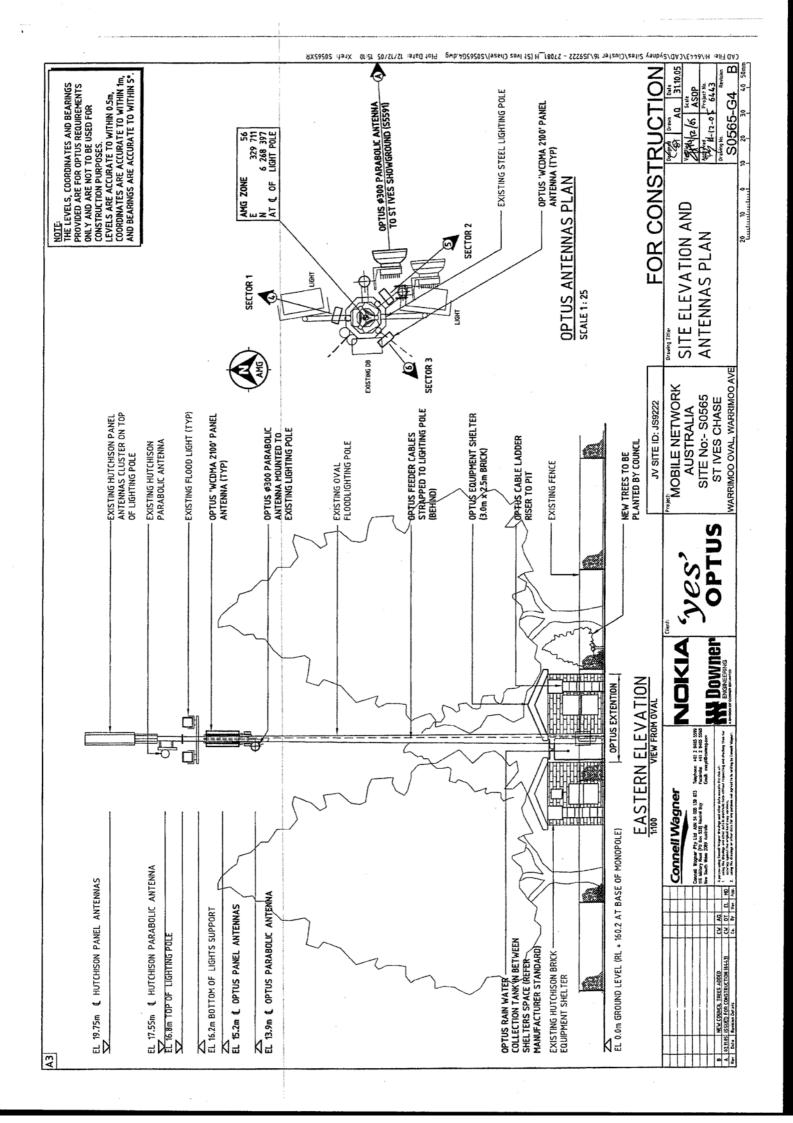
SITE No:- S0565 ST IVES CHASE

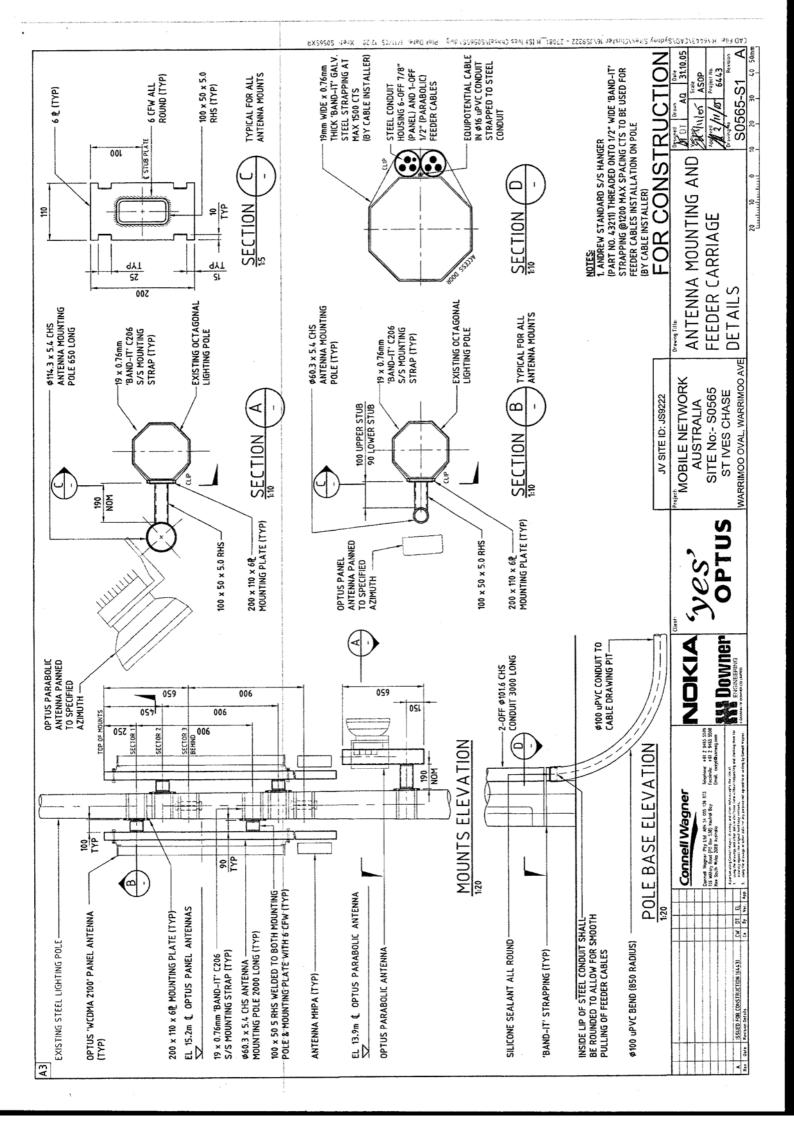
28.10.05 S0565-G1 ΑQ 18:16/3/66

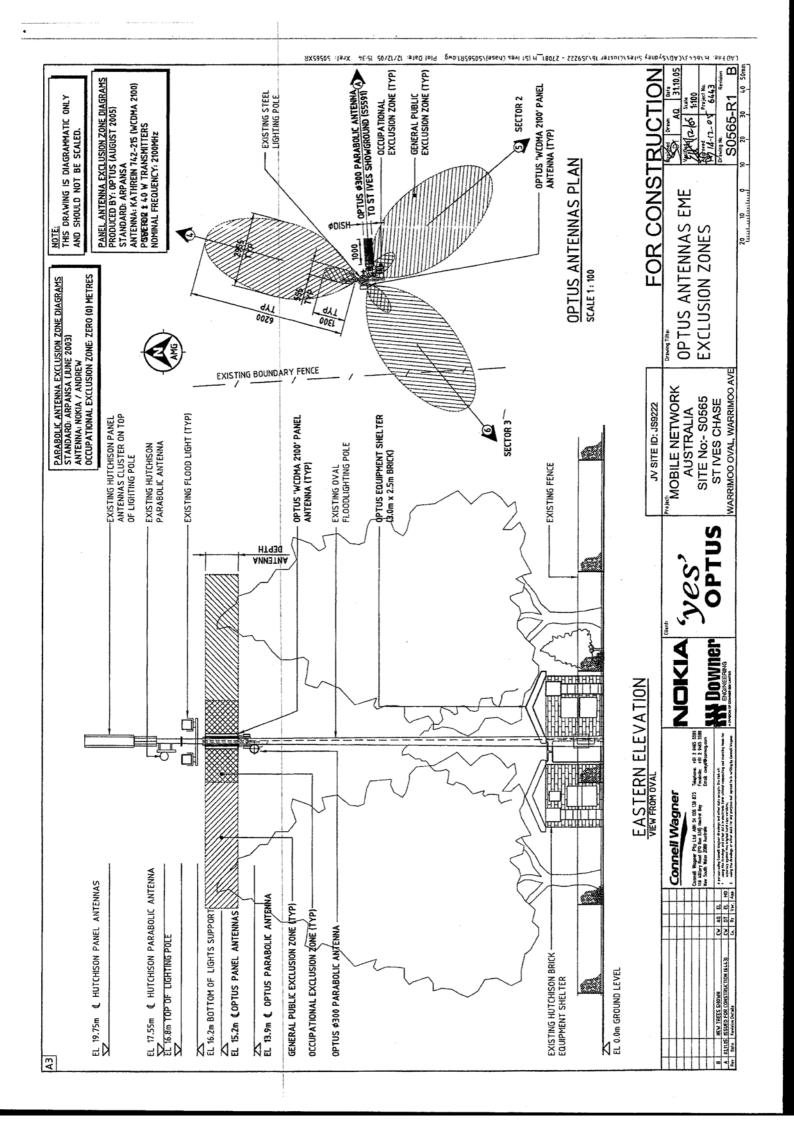
WARRIMOO OVAL, WARRIMOO AVE











S04581 29 March 2006

KU-RING-GAI HISTORY WEEK PHOTOGRAPHIC COMPETITION AND EXHIBITION 2006

EXECUTIVE SUMMARY

PURPOSE OF REPORT: For Council to consider including \$13,000 for

the Ku-ring-gai History Week Photographic Competition and Exhibition at the March

Quarterly 2006 Budget Review.

BACKGROUND:

The Ku-ring-gai History Week Photographic

Competition and Exhibition 2006 is a

community event that will be the central activity of Council's festivities during the NSW History

Week celebrations in September 2006.

COMMENTS: The project aims to encourage Ku-ring-gai

residents to discover the art of photography by capturing the elements of their community that are special and of great significance to them. The competition and subsequent public

exhibition will document, celebrate and explore the unique natural, built, social, Aboriginal and cultural heritage of Ku-ring-gai and reveal the

much loved facets of life in the area.

RECOMMENDATION: That \$13,000 be identified for the Ku-ring-gai

History Week Photographic Competition in the March 2006 Budget Review from funds within

Planning Projects budget.

S04581 29 March 2006

PURPOSE OF REPORT

For Council to consider including \$13,000 for the Ku-ring-gai History Week Photographic Competition and Exhibition at the March Quarterly 2006 Budget Review.

BACKGROUND

At the Heritage Advisory Committee Meeting on 29 November 2005, the Committee endorsed a photographic competition to be held in History Week 2006 to celebrate the history and heritage of Ku-ring-gai. The Ku-ring-gai History Week Photographic Competition and Exhibition 2006 is a community event will be the central activity of Council's festivities during the NSW History Week celebrations in September 2006.

COMMENTS

The project aims to encourage Ku-ring-gai residents to discover the art of photography by capturing the elements of their community that are special and of great significance to them. The competition and subsequent public exhibition will document, celebrate and explore the unique natural, built, social, Aboriginal and cultural heritage of Ku-ring-gai and reveal the much loved facets of life in the area.

The competition is open to both Ku-ring-gai and non-Ku-ring-gai residents. The photographs submitted as part of the competition will become the property of Ku-ring-gai Council and will form part of an important archive or record of Ku-ring-gai's heritage as seen through the eyes of the community in 2006.

To publicly exhibit the photographic works and promote the heritage of Ku-ring-gai an exhibition is proposed to take place during History Week 2006 (16-24 September 2006).

A considerable amount of research has been undertaken into existing photographic competitions and exhibitions while discussion have taken place with Council's Communications department to determine the proposed budget. Council's Heritage Advisory Committee supports the Photographic Competition and Exhibition as a celebration of Ku-ring-gai's heritage.

CONSULTATION

Review of the proposal and budget for this project was undertaken at a meeting of the Finance Committee on 20 March 2006. Extensive consultation will be part of the project to generate interest and entries for the photo competition.

FINANCIAL CONSIDERATIONS

Funds are sought to operate the project. This matter has been discussed at the Finance Committee. Originally an application for Grant Funding of \$30,000 was made to the Gordon Darling

S04581 29 March 2006

Foundation – this application was unsuccessful. Sponsorship has also been sought from relevant businesses. A revised proposal has been estimated to cost \$13,000.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This matter has been discussed with officers from Corporate Communications.

SUMMARY

The Ku-ring-gai History Week Photographic Competition and Exhibition 2006 is a community event that will be the central activity of Council's festivities during the NSW History Week celebrations in September 2006 and funds are sought to have this project implemented.

RECOMMENDATION

- A. That \$13,000 be included for the Ku-ring-gai History Week Photographic Competition and Exhibition 2006 in the March Quarterly 2006 Budget Review.
- B. Funds to be identified from Planning Department Capital Works funds (account number 100211, Planning Projects).

Louise O'Flynn Heritage Planner Antony Fabbro **Manager Urban Planning** Steven Head

Director Open Space &

Planning

DRAFT LOCAL ENVIRONMENTAL PLAN NO 208 - CONSIDERATION OF SUBMISSIONS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider submissions made in respect of the

exhibition of Draft Local Environmental Plan No 208 (Draft LEP 208) and for Council to resolve the manner in which to finalise the Draft

Plan.

BACKGROUND: Council on 18 October 2005 resolved to prepare

a Draft Local Environmental Plan for the rezoning of 34 Billyard Avenue, Wahroonga to 2(c). Draft LEP 208 has been prepared and exhibited in accordance with statutory requirements. Consultation with other authorities under Section 62 of the

Environmental Planning and Assessment Act

was undertaken prior to exhibition.

COMMENTS: Council undertook public exhibition of Draft

LEP 208 for the period 20 January 2006 to 24

February 2006. Council received no

submissions in response to this public exhibition

of the Plan.

RECOMMENDATION: That Council resolve to adopt the final format of

Draft Local Environmental Plan No 208 for forwarding to the Department of Planning and request that a Section 69 report be prepared, or delegation be authorised to permit Council to prepare a Section 69 report for submission to the

Minister.

S04482 29 March 2006

PURPOSE OF REPORT

To consider submissions made in respect of the exhibition of Draft Local Environmental Plan No 208 (Draft LEP 208) and for Council to resolve the manner in which to finalise the Draft Plan.

BACKGROUND

- The premises have been a convent of the Sisters of the Missionary Sisters of the Society of Mary (SMSM) since 1950. With no new Sisters entering the order the numbers have diminished significantly. SMSM now wishes to divest itself of 34 Billyard Avenue and relocate the aged Sisters to more suitable accommodation.
- 2. The current application for rezoning was proposed to facilitate the replacement of the obsolete Special Uses 5(a) "Convent" zoning. Rezoning to 2(c) was proposed to facilitate its appropriate future use and sale for residential purposes.
- 3. Council on 18 October 2005 resolved to prepare Draft LEP 208 for the rezoning of the land. The Draft Plan was prepared (**Attachment A**) and exhibited for 5 weeks between 20 January 2006 and 24 February 2006. Consultation was undertaken with relevant authorities under Section 62 provisions of the Environmental Planning and Assessment Act.

COMMENTS

Draft LEP 208 proposes to rezone the land to 2(c) which is consistent with the zoning of lands surrounding the site. This will rationalise the zoning by removing the now obsolete 5(a) "Convent" zone and replacing it with the 2(c) zone which prevails in the area. The heritage premises which were originally constructed as a residence will be able to revert to use as a dwelling-house.

CONSULTATION

Consultation under Section 62

Prior to the exhibition of Draft LEP 208 Council consulted with relevant authorities under Section 62 of the Act, as listed in **Attachment B**.

In response Council has received submissions as follows:

NSW Heritage Office

The heritage office has raised no objection to the Draft Plan. It recognises the rezoning as not affecting the existing heritage listing of the site (**Attachment C**).

S04482 29 March 2006

NSW Rural Fire Service

No objection is raised by the Service (**Attachment D**).

Public Submissions

In accordance with statutory requirements Council advertised the Draft LEP in the local press and notified adjoining and adjacent owners and occupiers. No submissions have been received by Council in response to the exhibition of the Draft Plan. The 21 adjoining / adjacent owners and occupiers previously notified have again been notified by letter of Council's consideration of the Draft LEP at Council's meeting on 20 April 2006. **Attachment E** identifies their location.

FINANCIAL CONSIDERATIONS

Work undertaken of the rezoning and Draft LEP relates to use of staff resources and costs of advertising.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

There has been no specific consultation with other departments since the preparation of the Draft Plan having regard for its limited scope. It relates to one allotment and rationalises its zoning to match that of the surrounds.

SUMMARY

- 1. Draft LEP No 208 has been publicly exhibited in accordance with statutory requirements and no submissions were received.
- 2. No objections have been raised to the Draft Plan from the two (2) authorities who responded to the Section 62 notification. Council is currently awaiting Parliamentary Counsel confirmation that the Plan may be legally made.
- 3. The Draft Plan will rationalise the zoning of the land to be consistent with the 2(c) surrounds. This will prevent the sterilisation of the site and permit its sale and future residential use.
- 4. To progress the matter Council will need to forward the Draft Plan to the Department of Planning and request that delegation be granted to permit Council to prepare a Section 69 Report to the Minister, to request the making of the Plan.
- 5. It is recommended that Council adopt Draft LEP 208 and forward it to the Department of Planning.

S04482 29 March 2006

RECOMMENDATION

- A. That Council adopt Draft Local Environmental Plan No 208 as exhibited, subject to any minor drafting that may be legally required by Parliamentary Counsel.
- B. That Draft Local Environmental Plan No 208 as adopted together with the Council Planning report detailing submissions, be forwarded to the Department of Planning in accordance with Section 68(4) of the Environmental Planning and Assessment Act 1979.
- C. That Council request the Department of Planning to prepare a Section 69 Report to the Minister requesting the making of the Plan if Council is not granted delegation to prepare the Report itself.
- D. That the applicant and owner be advised of Council's resolution.

Rod Starr Antony Fabbro Steven Head

Senior Urban Planner Manager Urban Planning Director Open Space and

Planning

Attachments: Attachment A - Draft Local Environmental Plan No 208 - 555665

Attachment B - Section 62 consultation group - 556091 Attachment C - NSW Heritage Office letter - 572323 Attachment D - NSW Rural Fire Service letter - 570227

Attachment E - Area notified by letter - 601103

Draft Ku-ring-gai Local Environmental Plan No 208

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is Ku-ring-gai Local Environmental Plan No 208.

2 Aims of plan

This plan aims to rezone certain land to Zone No 2(c) under the *Ku-ring-gai Planning Scheme Ordinance* (the Ordinance).

3 Land to which plan applies

This plan applies to land at 34 Billyard Avenue, Wahroonga, as shown coloured light scarlet and lettered "2(c)" on the map marked "Ku-ring-gai Local Environmental Plan No 208" deposited in the office of Ku-ring-gai Council.

4 Amendment of Ku-ring-gai Planning Scheme Ordinance

The *Ku-ring-gai Planning Scheme Ordinance* is amended as set out in Schedule 1.

Schedule 1 Amendments

[1] Clause 4 Interpretation

Insert in appropriate order in the definition of **Scheme map** in clause 4(1):

Ku-ring-gai Local Environmental Plan No 208.

NAME	ADDRESS1	ADDRESS2	ADDRESS3	SUBURB
National Parks and Wildlife Service		PO Box 1967		HURSTVILLE NSW 2220
Department of Transport (NSW)	GPO Box 1620			SYDNEY NSW 2001
Roads & Traffic Authority	Manager Transport Planning	PO Box 558		BLACKTOWN NSW 2148
State Transit Authority	219-241 Cleveland Street			STRAWBERRY HILLS NSW 2010
NSW Heritage Office	Locked Bag 5020			PARRAMATTA NSW 2124
Sydney Water	Planning Branch	16 th Floor	115-123 Bathurst St	SYDNEY NSW 2000
Energy Australia	GPO Box 4009			SYDNEY NSW 2000
Department of Land and Water Conservation	PO Box 3720			PARRAMATTA NSW 2124
Board of Fire Commissioners	227 Elizabeth Street			SYDNEY NSW 2000
Sydney Catchment Management Authority	PO Box 323			PENRITH NSW 2750
Department of Housing	21-31 Moore Street			LIVERPOOL NSW 2170
Environment Australia	GPO Box 787			CANBERRA ACT 2600
Department of State & Regional Services	PO Box N818	Grosvenor Place		SYDNEY NSW 2000
National Trust of Australia	GPO Box 518			SYDNEY NSW 2001
Mr Barry O'Farrell	Member for Ku-ring-gai	772 Pacific Highway		GORDON NSW 2072
Dr Brendan Nelson	Member for Bradfield	Suite 8	12-16 Tryon Road	GORDON NSW 2072
Rural Fire Service		Locked Mail Bag 17		GRANVILLE NSW 2142
Department of Education & Training	GPO Box 33			SYDNEY NSW 2001
Department of Health	Locked Bag 961			NORTH SYDNEY NSW 2059
Department of Aging & Disability	Level 31	83 Clarence Street		SYDNEY NSW 2000



3 Marist Place Parramatta NSW 2150 Locked Bag 5020 Parramatta NSW 2124 DX 8225 PARRAMATTA Telephone: 61 2 9873 8500 Facsimile: 61 2 9873 8599 heritageoffice@heritage.nsw.gov.au www.heritage.nsw.gov.au

Contact: Gary Pringle Telephone: 02-98738564 pringlg@heritage.nsw.gov.au File: H98/00259/001

Our Ref: HRL37704 Your Ref: S04482

The General Manager Ku-ring-gai Council 818 Pacific Highway GORDON 2072



Dear Sir

DRAFT KU-RING-GAI LOCAL ENVIRONMENTAL PLAN No. 208 34 BILLYARD AVE WAHROONGA - S.62 CONSULTATION Attention: Rod Starr

Thank you for your letter of 22 November 2005 referring the above mentioned draft Local Environmental Plan (LEP) to the NSW Heritage Office for comment. The draft Plan has been reviewed and the following advice is provided under section 63 of the Environmental Planning and Assessment Act.

It is noted that the draft LEP intends to rezone the land to which the plan applies from Special Uses 5(a) "Convent" to Residential 2(c). The site is listed as a heritage item under the Ordinance which is unaffected by the draft plan. It is also understood that the site is presently used as a convent and that the existing building has potential for adaptive reuse as a dwelling house which was the purpose for which it was originally built.

Section 84(1) of the NSW Heritage Act requires that any local environmental plan that will apply to land on which an item of environmental heritage is situated must contain provisions to facilitate the conservation of the building, work, relic, place or precinct. As the draft plan does not affect the existing listing of the land, the provisions of section 84(1) of the Heritage Act are considered to be satisfied and the Heritage Office has no objection to the provisions of the plan.

There is no need to return the draft LEP to the Heritage Office for comment unless the plan is further amended as a result of submissions received during the public exhibition period.

For further contact in relation to this matter please phone Gary Pringle on (02) 98738564.

Yours faithfully

REECE MCDØUGALL

Director

All communications to be addressed to:

Head Office NSW Rural Fire Service Locked Mail Bag 17 Granville NSW 2142

Telephone: (02) 8741 5555

Head Office NSW Rural Fire Service 15 Carter Street Homebush Bay NSW 2127

Facsimile: (02) 8741 5550



The General Manager Ku-ring-gai Council 818 Pacific Highway **GORDON NSW 2072**

Your Ref: S04482

Our Ref: LEP/0072

A05/1999 DS

Attention: Rob Starr

21 December 2005

Dear Sir / Madam,

Re: Ku-ring-gai Draft Local Environmental Plan No 208 – 34 Billyard Avenue, Wahroonga

I refer to your letter dated 22 November 2005 seeking our advice in accordance with Section 62 of the Environmental Planning & Assessment Act 1979 for the above Local Environmental Plan (LEP) and apologise for the delay in responding.

The NSW Rural Fire Service (RFS) notes that the subject sit is not identified as bush fire prone on the Ku-ring-gai Bush Fire Prone Land Map.

Based on the above and an assessment of the plans and documentation received the RFS raises no concerns or special considerations in relation to bushfire matters for the LEP.

For any enquiries regarding this correspondence please contact Danielle Simpson.

Yours faithfully

gud Shav

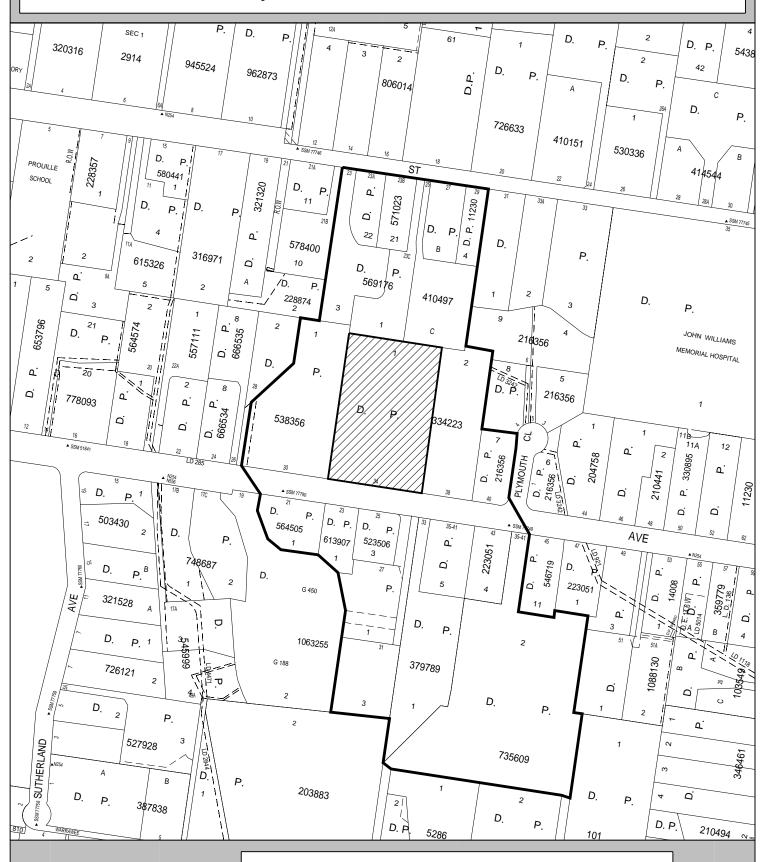
Manager, Development Control Services



LOCATION SKETCH

Attachment E

34 Billyard Avenue, WAHROONGA





Scale: 1:2500

11-04-2006



SUBJECT LAND



CIRCULATED AREA



DEVELOPMENT CONTROL PLAN NO 28 - ADVERTISING SIGNS - DRAFT AMENDMENTS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report to Council on the public exhibition

and consultation of Draft Amendments to Development Control Plan No 28 - Advertising

Signs (DCP28) and to present a final

amendment to Council for consideration for

adoption.

BACKGROUND: On 7 February 2006 Council resolved to place

on public exhibition draft amendments to DCP28. The draft amendments were placed on public exhibition from 17 February to 17 March

2006.

COMMENTS: During the exhibition period no written

submissions were received. There has been a

minor amendment to the draft controls

addressing issues raised during the exhibition and consultation period. The nature of the amendment does not require re-exhibition prior

to Council adoption.

RECOMMENDATION: That Council adopt the draft amendments to

Development Control Plan No 28 - Advertising

Signs as attached to this report.

S02367 5 April 2006

PURPOSE OF REPORT

To report to Council on the public exhibition and consultation of Draft Amendments to Development Control Plan No 28 - Advertising Signs (DCP28) and to present a final amendment to Council for consideration for adoption.

BACKGROUND

On 23 August 2005 Council resolved to adopt a new policy on outdoor dining and footpath trading. In order to ensure consistency between Council's documents it was necessary to review DCP28.

Proposed changes to the DCP include a new section in DCP28 which contains controls for advertising on outdoor dining furniture and footpath trading equipment. Several definitions have also been added, including: "furnishing", "business identification" and "third party advertising". In addition, the document has also been amended to improve format, clarity, internal consistency and overall useability as it has not been reviewed since its original adoption in 1996.

On 7 February 2006 Council resolved:

- A. That Council exhibits draft Development Control Plan No 28 Advertising Signs for a period of 28 days in accordance with the provisions of the EP&A Act.
- B. That a report be brought to Council following the exhibition.

The draft amendments were exhibited from 17 February to 17 March 2006.

COMMENTS

During the exhibition period, no written submissions were received. However, there has been a minor amendment to the draft controls addressing a particular issue raised by Development Assessment staff during the exhibition and consultation period. The issue and proposed solution are considered below.

Issue: Externally Illuminated Temporary Real Estate Signs

Council's Development Assessment staff raised concerns over the difficulty in assessing
development applications that deal with very large advertising structures, in particular with
temporary real estate signs. At present, the DCP stipulates a maximum area for internally
illuminated signs, but not for externally illuminated signs (i.e. floodlights attached to
signboards).

Discussion:

This mater was not identified by staff during the initial review of the document. Necessary provisions must be imposed for externally illuminated temporary real estate signs, to ensure

Item 7 S02367 5 April 2006

certainty and consistency in the application of the DCP Controls so as to avoid excessively oversize and unappealing signs.

Recommended solution:

It is proposed that the same provisions for internally illuminated temporary real estate signs be applied to externally illuminated temporary real estate signs. Therefore Clause (d) of Section 10.1 – Real Estate Signs now reads:

- d) The size of internally or <u>externally</u> illuminated signboards is not to exceed:
 - 1.15 m² where residential premises are being advertised for sale (other than sale by auction) or rent:
 - ii. 2.25 m² where residential premises are being advertised for sale by auction;
 - iii. 4.5 m² where commercial and industrial premises are being advertised.

Note: Illuminated signs must be fitted with automatic timing devices to ensure a maximum illumination period of four hours from dusk.

As there were no submissions received or any other matters raised during the exhibition period it is recommended that Council adopt the draft amendments to DCP 28 as exhibited.

CONSULTATION

The draft amendments to DCP28 were placed on public exhibition from 17 February until 17 March 2006. The Chambers of Commerce in Lindfield, St Ives, Turramurra and Wahroonga were notified about the exhibition and invited to comment. Information was also displayed at Council's Customer Service area, libraries and website.

No written submissions were received as a result of the exhibition.

FINANCIAL CONSIDERATIONS

Council costs have primarily related to staff time required for the preparation and review of the Draft DCP as well as the costs of advertising and exhibiting the document. These costs have been met with the planning budget of the Planning Department.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Development Assessment Officers from Development and Regulation were notified about the exhibition. The only issue raised by staff has been addressed in the amended DCP and in this report.

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SUMMARY

The Draft DCP was exhibited from Friday 17 February to Friday 17 March 2006.

A minor amendment is proposed in response to Council staff concerns about provisions for limiting the size of externally illuminated temporary real estate signs. This minor amendment clarifies this issue.

RECOMMENDATION

- That Council adopt the amended Development Control Plan No 28 Advertising A. Signs as included in **Attachment A** to this report.
- B. That Development Control Plan No 28 take effect upon notice of its adoption by Council appearing in the local newspaper.
- C. That the relevant Chambers of Commerce be notified of Council's decision.

Craige Wyse Antony Fabbro Steven Head

Senior Urban Planner **Manager Urban Planning Director Open Space &**

Planning

Attachments: Development Control Plan No 28, as amended - 595365

Ku-ring-gai Council

Development Control Plan No. 28

Advertising Signs

Adopted by Council: XX Xxxxxxx 2006

Effective: XX Xxxxxxx 2006

595365

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Introduction

1.1 Name of this DCP

This plan is known as "Development Control Plan No 28 – Display and Erection of Advertisements and Advertising Structures".

1.2 Commencement Date

This Development Control Plan (DCP) was adopted by	Council resolution or
2006 and came into effect on	2006.

1.3 Land to which this Plan applies

This plan applies to all land within the Local Government Area of Ku-ring-gai including land under the care, control or management of State or Federal Government Bodies.

1.4 Objectives

- a) Preservation and enhancement of the predominantly residential character of the Ku-ringgai area.
- b) An appropriate balance between the established streetscape character and the commercial need to advertise goods and services.
- Advertisements and advertising structures that are compatible with the architectural style
 of the built environment.
- d) Advertisements and advertising structures that do not disrupt vehicular or pedestrian traffic flow.

1.5 Relationship to other planning instruments

This DCP is created under Council's principle environmental planning instrument, the *Ku-ring-gai Planning Scheme Ordinance* (KPSO).

1.6 Advertising signs that require approval

All proposals for advertising and advertising structures must be submitted to Council for assessment as a development application unless the advertising / advertising structure is **exempt** or **complying development** under the KPSO.

Note 1: Some advertising signs may also require building approval under Section 68 of Chapter 7 of The Local Government Act 1993.

Note 2: Applications granted consent by Council do not exempt the applicant from compliance with other statutory requirements.

1.7 Making an application

Development applications should be prepared in accordance with Council's Development Application (DA) Guide. All applications for advertising and /or advertising structures should contain the following information:

i. Precise location of the proposed signage.

- ii. Type, nature and size of the sign.
- iii. Purpose of advertising.
- iv. If relevant, qualifications of the organisation being advertising as a local charitable or community service organisation.
- v. If temporary or part-time, the time(s) and date(s) of their erection.

1.8 Definitions

Above-awning sign means a sign attached to the upper side of an awning (other than the fascia or return end).

Advertising panel means any advertising structure other than those defined in this DCP which is not illuminated, including a hoarding, bulletin board or billboard.

Business identification sign means a sign or a logo that identifies the nature of the business carried out by the person or business, at the premises or place at which the sign or the logo is displayed, but does not include third-party advertising.

Floodlit means illumination by an external source of artificial light.

Flush wall sign means a sign other than a hoarding that is attached to the wall of a building which does not project horizontally more than 50mm from the wall.

Furnishing means furniture, appliances and other movable articles in an outdoor dining area, but excludes planter boxes, utensils, dining sets and the like.

Illuminated sign means any sign that is internally illuminated.

Pole or pylon sign means a sign that is erected on a pole or pylon independent of any building or other structure.

Projecting wall sign means a sign that is attached to the wall of a building (other than the transom of a doorway or display window), that projects more than 50mm from the wall to which it is attached and that has a width greater than its height.

Roof sign means any sign displayed above the on the roof or parapet of a building.

Third party advertising means any advertising other than that which identifies the business undertaken at the subject premises.

Top hamper sign means a sign that is attached to the transom of a doorway or display window of a building.

Under-awning sign means a sign that is attached to underside of an awning (other than the fascia or return end).

2 General Controls

- a) The advertising sign must comply with all relevant provisions of:
 - State Environmental Planning Policy No. 64 Advertising and Signage;
 - the Environmental Planning and Assessment Act 1979;
 - the Ku-ring-gai Planning Scheme Ordinance; and
 - the Local Government Act 1993.
- b) The advertising must be of a design that is in sympathy with the character of the building to which they are affixed.

- c) The proposed advertising must not be the dominant visual element on the subject building, group or buildings or streetscape.
- d) Advertising affixed to heritage items or located within heritage conservation areas must complement and enhance the visual quality of the building and streetscape.

3 Advertising Structures

Note: The following advertising styles are considered to be inappropriate and are discouraged by Ku-ring-gai Council:

- flashing signs, moving signs, balloon signs or the like
- signs advertising an activity or trade other than that associated with the building to which the sign is attached
- sandwich boards
- hoarding signs, painted bulletins, stickers, or advertisements in the nature of posters other than those described in this DCP
- any advertisement that would, in the opinion of Council be unsightly, objectionable, or injurious to the amenity of any streetscape, landscape, foreshore, public reserve or public place
- painted window or wall signs above awning height
- the painting of buildings in corporate colours
- signs on stationary vehicles used principally for the purpose of advertising
- fluorescent colours
- all signage in residential areas not specified in this DCP

3.1 Under-awning signs

Not more than one under-awning sign may be erected per business / shop and under-awning signs:

- a) must not exceed 2.5 metres in length and must not project beyond the edge of the awning, except in the case of an awning wholly within the boundaries of the allotment occupied by the building;
- b) must not exceed 0.3 metres in depth;
- c) must be not less than 2.6 metres from existing ground level at any point.
- must be erected at right angles to the property boundary of the building to which the awning is attached;
- e) must be located within 3.0 metres of the centre of the building façade;

3.2 Above-awning signs

Above-awning signs may only be erected where they are compatible with the building style and locality, and where:

- a) they are parallel to the fascia or return end of the awning;
- b) they do not project beyond the edge of the awning;
- c) if lettering is of a skeleton style, they
 - do not exceed 0.9 metres in height, and
 - have a base that is affixed directly to the awning and that is not more than 0.2 metres in height; and
- d) if lettering is of a solid style, they

- have a maximum advertising area of 2.2m²
- have a maximum height of 1.5 metres, and
- the base of the lettering is not more than 2.4 m above the roof of the awning.

3.3 Top hamper signs

Top hamper signs

- a) must not extend more than 3.7m above the ground; and
- b) must not project more than 150mm beyond the face of the shop front and/or the building alignment.

3.4 Pole and pylon signs

Pole and pylon signs:

- a) must not project over any road;
- b) must not be less than 2.6 metres from existing ground level at any point;
- c) must have a maximum advertising area of not more than 4m2 on any single face; and
- d) must not be more than 6m above the existing ground level at any point.

3.5 Flush Wall Signs

Flush wall signs:

- a) must not project above the top of the wall to which they are attached;
- b) must not extend above awning height; and
- c) must be of a size and shape that relate to the architectural design of the building to which they are attached.

3.6 Projecting Wall Signs (Vertical)

Where the height of a projecting wall sign is greater than its width, the projecting wall sign:

a) must project from the wall to which it is attached in accordance with the following scale:

b)

Height of advertising sign base	maximum allowable projection
2.6 – 3.7 metres above ground level	0.5 metres
3.7 – 4.6 metres above ground level	0.75 metres
> 4.6 metres above ground level	1.0 metres

- c) must not project above the top of the wall to which it is attached;
- d) must be at least 2.6 metres above the ground; and
- e) must not extend closer than 0.6 metres to the vertical projection of any kerb alignment.

3.7 Projecting Wall Signs (Horizontal)

Where the height of a projecting wall sign is less than its width, the projecting wall sign:

- a) must be erected at right angles to the wall of the building to which it is attached;
- b) must be at least 2.6 metres above the ground level at every point.
- c) must project from the wall to which it is attached in accordance with the following scale:

Height of advertising sign base	maximum allowable projection	
2.6 – 3.7 metres above ground level	0.5 metres	
> 3.7 metres above ground level	0.75 metres	

- d) must not extend closer than 0.6 metres to the vertical projection of any kerb alignment.
- e) must have a projection not greater than 3.0 metres.

3.8 Roof signs

Applications for roof signs will be considered on merit.

3.9 Advertising Panels

- a) Newsagents' headline advertising in the form of placards, posters of headlines and the like etc must be in frames fixed to the facade of the subject premises.
- b) All ancillary advertising for charitable functions and Christmas and New Year decorations and the like, shall be subject to Council approval prior to display.

3.10 Floodlit Signs

a) Floodlit signs which project over public roads must not be illuminated by a lighting medium which is less than 2.6 metres above the ground.

3.11 Illuminated Signs

- a) Where illuminated signs are located within 61.0 metres of a traffic control signal, the advertising sign must not have lighting coloured red, amber, green or blue unless:
 - permission has been granted by the Roads and Traffic Authority, and
 - the sign is not less than 9.0 metres above road level.
- b) Illuminated signs located within 122 metres of a traffic control signal where by reason of a grade or curve the signs would be in line with a driver's vision of the signal or where, within this distance, the signs could be interpreted on approach as traffic control signals may only be erected with permission from the Roads and Traffic Authority.

4 Controls for advertising in business centres

4.1 General

- a) Signs must be designed with regard to the history and period of the buildings to which they are affixed.
- b) Above-awning signs must of a design that is appropriate to the building style and surrounding townscape elements.

4.2 Shop front signs

a) All shop front signs must be located at or below the level of the awning.

4.3 Fascia signs

 a) Fascia signs must be professionally produced painted, screen printed or other flush wall signs.

4.4 Upper-fascia and above-awning signs

- a) Upper fascia and above-awning signs must be lettering on windows only with a maximum letter height of 300mm.
- b) Panels attached to the upper fascia or above the awning must not exceed more than 25% of the upper fascia / above-awning wall area.
- c) The signs must not be illuminated.

5 High Rise/Corporate Centres

- Signage on high rise and corporate centres must be corporate logos only on the frontage of the building.
- b) The area of the signs shall not exceed 25% of the solid wall area of the face upon which they are displayed of the top-most level.
 - Note: The solid wall area excludes glazed areas.
- c) Illuminated signs located in residential areas must be fitted with automatic timing devices to ensure that they may be set to minimise disturbance to residents.

6 Service Stations

- a) Pole, emblem and price signs must not be greater than 6.0 metres in height as measured from ground level.
- b) All signs must be wholly contained within the allotment.
- c) The total area of all signage on the property must not exceed 1m² per 3m of the primary road frontage.
- d) Canopy fascia signs must contain trade name details and corporate identification only.
- e) Subsidiary signs must be of a number, size and style that are compatible with the size of the operation as determined by Council.
- f) Illuminated and floodlit signs may only operate during approved trading times.

7 Advertising on Outdoor Dining Furniture or Footpath Trading Activities

Advertising associated with outdoor dining furniture or footpath trading activities must comply with the following controls:

- a) Advertising on furnishings other than business identification must not exceed third party advertising of one business other than the primary business at the premises.
- b) If business identification is used on planter boxes, the advertisement must be fully incorporated into the design of the planter boxes.

Display stands used in footpath trading areas must not contain third party advertising.
 Note: Business identification is permitted on display stands.

8 Home occupation identification signs

Signs erected to identify home occupation businesses do not require consent from Council if they comply with Council's exempt development provisions.

9 Residential Identification Signs

Residential identification signs do not require development consent from Council if they comply with Council's exempt development provisions.

10Temporary Signs

10.1 Real Estate Signs

- a) Not more than one real estate sign per real estate agency may be erected on any frontage of any premises.
- The real estate signage must advertise only the premises and/or land to be sold or leased.
- c) All signs are to be removed within fourteen (14) days of sale or auction of the property.
- d) The size of internally or externally illuminated signboards is not to exceed:
 - i. 1.15 m² where residential premises are being advertised for sale (other than sale by auction) or rent;
 - ii. 2.25 m² where residential premises are being advertised for sale by auction;
 - iii. 4.5 m² where commercial and industrial premises are being advertised.

Note: Illuminated signs must be fitted with automatic timing devices to ensure a maximum illumination period of four hours from dusk.

Note: All Real Estate advertising signs not complying with this plan may be:

- impounded by Council.
- held by Council for seven (7) days after the advertiser or agent has been notified in writing Council has impounded the sign.
- be made available to the advertiser or agent upon payment of all costs associated with the impounding with a minimum fee of \$50.00 per sign being payable.

Signs not recovered within the seven (7) day period may be disposed of at Council's discretion. Where the advertiser or agent fails to recover signage Council may still seek to recoup any cost incurred.

10.2 Sporting and Special Events Signs

Signs for sporting and special events such as cultural and entertainment activities will be considered by Council on individual merit. Council recognises these activities as an important element in community use of commercial precincts and special consideration will be given to permit departures from provisions of this plan provided that such departures do not significantly impact on the locality.

- a) Signage must be displayed for a period not greater than fourteen (14) days prior to the event and must be removed on the day following the event.
- b) Not more than two (2) organisations' advertising may be displayed at any one (1) set of approved banner poles.
- c) The advertising must be that of recognised local organisations or organisations of a charitable or community service nature.

Note: All unauthorised advertising will be impounded by Council.

10.3 Other Advertising

- d) Council may grant consent to other advertising structures not described in this Plan provided that they are temporary advertising only.
- e) Temporary signs to which Council grants consent under this section may not be erected for a period of more than two (2) months.

11 Maintenance

- f) A sign shall not be altered in any way (except for removal) after approval, unless permission in writing for such alteration is obtained beforehand from Council.
- g) All signs shall be maintained to the satisfaction of Council at all times.

Item 8

S02084 & S03730 10 April 2006

DEVELOPMENT CONTROL PLAN NO 38 - RESIDENTIAL DESIGN MANUAL & DEVELOPMENT CONTROL PLAN NO 55 - MULTI-UNIT DEVELOPMENT - AMENDMENTS

EXECUTIVE SUMMARY

PURPOSE OF REPORT: To report to Council on the public exhibition and consultation

of amendments to Development Control Plan No 38 -

Residential Design Manual (DCP38), Development Control Plan No 55 - Multi-Unit Development (DCP55) and to present the final amended DCPs to Council for consideration and adoption prior to State Government changes to planning

legislation taking effect after 30 April 2006.

BACKGROUND: On 28 February 2006 Council resolved to place on public

exhibition the minor draft amendments to DCP38 and DCP55. The minor draft amendments were placed on public exhibition

from 3 March 2006 until 31 March 2006.

COMMENTS: During the exhibition period no written submissions were

received for the draft amendments to DCP38 and one written submission was received for the draft amendments to DCP55. Minor changes are recommended to the exhibited amendments to DCP38. The nature of the changes does not require re-

exhibition prior to Council adoption.

RECOMMENDATION: That Council adopt the amendments to Development Control

Plan No 38 - Residential Design Manual and Development Control Plan No 55 - Multi-Unit Development as attached to

this report.

Item 8

S02084 & S03730 10 April 2006

PURPOSE OF REPORT

To report to Council on the public exhibition and consultation of amendments to Development Control Plan No 38 - Residential Design Manual (DCP38), Development Control Plan No 55 - Multi-Unit Development (DCP55) and to present the final amended DCPs to Council for consideration and adoption prior to State Government changes to planning legislation taking efect after 30 April 2006.

BACKGROUND

Council is currently reviewing both DCP38 and DCP55 under previous Council resolutions.

The proposed draft amendments to DCP38 are to clarify the requirements for car parking and access and to ensure consistency with Council's other DCPs including water and waste management.

For DCP55, the draft amendments are proposed in order to ensure consistency with the Department of Planning's Building Sustainability Index (BASIX) and amendments to the provisions in relation to building materials and finishes.

On 28 February 2006 Council resolved:

- A. That draft DCP 55 and draft DCP 38 be exhibited with minor amendments as outlined in the report.
- B. That DCP 55 be amended to have Design Controls for the use of PVC similar to the clauses under the proposed Ku-ring-gai (Town Centres) DCP.
- C. That a report be brought back to Council following exhibition of the draft DCPs.

Due to State Government changes to legislation, after 30 April 2006, it will not be possible to adopt separate DCPs for dwelling-houses and multi-unit development. While the development of a comprehensive DCP is to be considered this year, it is necessary that a small number of issues be addressed and resolved as a matter of urgency.

COMMENTS

DCP 38

During the exhibition period, no written submissions were received for the draft amendments to DCP38. Following consultation with Council's Development Assessment staff, some of the contents have been restructured to provide better clarity. A few minor issues and changes are considered in more detail below.

Issue: References and Appendices

Discussion:

Some of the references and appendices are still referring to various sections that will be deleted as a result of the proposed amendments and also to documents that have been superseded. In addition, some of the Council's documents are recommended for inclusion in the references section as they have been referred to in the DCP. Therefore, necessary additions/corrections are required.

Recommendation:

It is recommended that the following be corrected:

- Include Council's Riparian Policy in Section 2.2.
- Delete the word "Draft" in "Draft DCP47" under Section 2.2.
- Delete the reference to Council's Fire Management Policy in Section 2.2 as it is superseded by the Planning for Bushfire legislation.
- Change some of the internal references for Section 5.3.1 to the relevant sections of Council's DA Guide.
- In Section 5.2.7, delete the reference to Section 5.6.3.
- Delete the reference to DCP40 in Section 6.3.1.
- Include Council's DA Guide in Section 8 References.

Issue: Section 5.2.19 Protection against Termites

Discussion:

This section was proposed to be deleted as part of the draft amendments because it contains "controls" relating to issues that cannot be considered in preparing or assessing a development application. However, Council's Development Assessment staff raised concerns that if the section was taken out of the DCP, it would be difficult for them in future as they regularly impose non-chemical termite treatment as a condition of approval for development applications.

Recommendation:

It is recommended that Section 5.2.19 Protection against Termites to be retained as it is in the existing DCP.

Issue: Section 5.5.3 Design of Carports and Garages

Discussion:

The proposed Clause 3 under the "General requirements" states that:

• *Not more than two car spaces may be visible from any street frontage.*

The above-mentioned Clause appears to be repetitive to paragraph 2 in Section 5.5.1 and should not be included.

The proposed Clause 5 under "General requirements" states that:

• If the parking space is roofed, the structure must be integrated with the design of the dwelling.

Assessment staff have raised some concerns regarding integration of parking structures, as forced integration often leads to the garage section becoming more dominant – e.g. where a large roof connects it to the dwelling, where a bedroom is placed over garage resulting in two storey form at the front of the dwelling, or where a double garage door becomes the dominant element of the front façade. It is recommended to use the word "complement" instead of "integrate" in the proposed Clause.

This section has also been restructured to provide more clarity to staff and general applicants.

Recommendation:

It is recommended that the proposed Clause 3 – *Not more than two car spaces may be visible from any street frontage* under "General requirements" should not be included in this section as it is already included in section 5.5.1.

It is also recommended that the proposed Clause 5 – If the parking space is roofed, the structure must be integrated with the design of the dwelling under "General requirements" should be reworded to the following:

• If the parking space is roofed, the structure must <u>complement</u> the design of the dwelling. Note: Scale, form, materials and design will be considered in assessing this control.

Issue: Section 5.5.6 Driveways

Discussion:

After consultation with Council's Development Engineering staff, the existing second sentence of the second paragraph from Section 5.5.6 which it states:

• The driveway crossing the footpath reserve from the front boundary to the street gutter should have a width of 3.5 metres.

should be made redundant since it contradicts to the existing Council code on construction of gutter crossings and footpath crossings in which it states that "the minimum width of any access crossing at the kerb line shall be 3.7 metres".

In addition, one of the proposed additional Clauses resolved from last Council's resolution was that:

• The crossing width for any driveway, as measured at the front site boundary, must not exceed 3.5 metres.

It is intended that this clause replace the existing second paragraph from Section 5.5.6.

Recommendation:

It is recommended that the existing second paragraph from Section 5.5.6 be replaced with the following:

• The crossing width for any driveway, as measured at the front site boundary, must not exceed 3.5 metres.

DCP 55

During the exhibition period, one (1) written submission was received for the draft amendments to DCP 55.

The only written submission received was from the Plastics Industry Pipe Association of Australia Limited (PIPA). It objects and requests the removal of the proposed Clause C-3 of Section 4.8.2 – Building materials and finishes. The proposed Clause states that:

C-3 The use of alternatives to PVC piping is encouraged including Colorbond (above ground only), HDPE and terracotta/earthenware.

The revised Clause seeks to amend the existing Clause which excludes all PVC applications in proposed developments due to identified environmental and health risks associated with the production, use and disposal of PVC. The existing Clause has resulted in strong objections being raised by the Vinyl Council of Australia, which have highlighted the Clauses unreasonableness. Copies of previous submissions from the Vinyl Council as well as the PIPA submission are included as **Attachment B** to this report.

The proposed amended Clause focuses on minimising the use of PVC piping only, as this is the most significant application of PVC in construction.

PIPA acknowledges that Council has modified its initial proposed position of excluding outright any PVC product including pipe. However, PIPA believes this amended approach was not soundly based on the results from scientific and environmental researches and the proposed Clause will therefore jeopardise the Australian plastic pipe industry. Several issues raised from PIPA are considered below.

Issue: Recyclability of PVC

Discussion:

PIPA states that PVC pipe is completely recyclable and all post industrial PVC pipe waste is recycled within the existing plants, so no post industrial/production PVC pipe enters the waste stream. It was also noted that significant quantity of PVC piping is now produced from recycled materials, reducing the demand for production of virgin PVC. In addition, PIPA also states that any provision to restrict the use of PVC piping related products could risk the ability to recycle PVC.

Issue: Durability of PVC

Discussion:

PIPA in their submission emphasises the durability of PVC, by stating PVC pressure and drainage pipe has a life expectancy rating of in excess of 100 years determined by the Water Services Association of Australia (WSAA). In addition, PIPA states that vitreous clay (VC) pipe systems such as terracotta/earthenware are the primary cause to excess of 10000 sewer pipe blockages annually experienced by Sydney Water due to tree root infestation.

Issue: The use of alternative plastics for piping

Discussion:

PIPA acknowledges that Polyethylene (PE) is an acceptable material for the purpose of sewerage and drainage pipes. However, it says that the installation of PE requires specialised welding equipment and skills, but the vast majority of plumbing contractors possess neither the skills nor equipment necessary to install such systems. The lack of suitable fittings will create conflict with the Plumbing Code and potentially prevent the installations from meeting AS3500 requirements. PIPA basically emphasises there is no other comprehensive drain, waste and vent pipe system available.

Recommendation:

A meeting was conducted with the representatives from the Plastics Industry Pipe Association of Australia Limited (PIPA) during which it was identified that PVC pipe is being recycled and PIPA has formally entered a commercial arrangement with Collex to extract waste plastics pipes from construction and demolition waste from development sites across the Sydney metropolitan area. This process will rely on individual agreements between Collex and the developers. Further investigations need to be undertaken as to how Council can ensure that individual developments compulsory recycle their PVC pipes waste from construction and demolition. These investigations will need to consider this matter could be addressed in Council's current Waste Management DCP (DCP 40) and/or implementing appropriate condition as development consent.

However, due to State Government changes to legislation after 30 April 2006 in relation to the adoption of DCP, with the time constraints, it is not possible to undertake an extensive review of DCP 40 before the deadline. Therefore, it is recommended that there will be no change to the proposed Clause in Section 4.8.2 Building materials and finishes. In addition, it is also recommended a further review into PVC recycling and the use of recycled PVC pipes during construction and demolition phase be addressed in the development of Council's comprehensive DCP, scheduled to commence this year.

CONSULTATION

The draft amendments to DCP38 and DCP55 were placed on public exhibition from 3 March 2006 until 31 March 2006. The exhibition included a notification in the North Shore Times and information on the proposed amendments made available on Council's website and at the Customer Service Centre and Gordon Library.

No written submissions were received for the draft amendments to DCP38, whereas one (1) written submission was received for the draft amendments to DCP55 as a result of the exhibition.

A meeting was held with the representatives from the Plastics Industry Pipe Association of Australia Limited (PIPA) on Tuesday 4 April 2006 to provide an opportunity for PIPA to discuss the issues raised in their submission.

FINANCIAL CONSIDERATIONS

Council costs have primarily related to staff time required for the preparation and review of the Draft DCPs as well as the costs of advertising and exhibiting the document. These costs have been met with the planning budget of the Department of Planning and Environment.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Relevant staff from the Development and Regulation, Technical Services, Community Services and Open Space Departments have been involved in on-going reviews of DCP38 and DCP55. Matters raised by Development Assessment Officers in relation to the proposed amendments to DCP38 have been addressed in the amended DCP and in this report.

SUMMARY

Draft DCP38 and Draft DCP55 were both exhibited from Friday 3 March 2006 to Friday 31 March 2006.

Minor changes are recommended to the exhibited amendments to DCP38 in response to Council staff concerns during consultation. The nature of the changes do not require re-exhibition prior to Council adoption.

An objection has been received from the Plastics Industry Pipe Association of Australia Limited (PIPA) to the proposed change to the clause in DCP55 in relation to use of PVC piping as a building material. However, further investigations will need to be conducted into PVC recycling and the used of recycled PVC pipes during construction and demolition phrase when Council commences the development of a comprehensive DCP later this year. Therefore, no changes are recommended to the exhibited amendments to DCP55.

RECOMMENDATION

- A. That Council adopt Development Control Plan No 38 Residential Design Manual (DCP38) as included in **Attachment A** to this report.
- B. That Council resolve to amend Development Control Plan No 55 Multi-Unit Housing (DCP55) as follows:
 - i. Rename Section 4.8 to "Building Sustainability".

- ii. Delete the paragraphs entitled "The Application of BASIX" in relation to SEPP65 Design Principle in Section 4.8.
- iii. Delete Section 4.8.1 "Design for climate and energy conservation".
- iv. Delete Section 4.8.4 "Water Cycle and water sensitive urban design".
- v. Delete reference to PVC in Clause C-2 of Section 4.8.2.
- vi. Insert the following clause in Section 4.8.2:
 - C-3 The use of alternatives to PVC piping is encouraged including Colorbond (above ground only), HDPE and terracotta/ earthenware.
- C. That both Development Control Plan No 38 and Development Control Plan No 55 take effect upon notice of their adoption by Council appearing in the local newspaper.
- D. That those people who made a submission on the Draft Development Control Plans be advised of Council's decision and thanked for their submission.

Craige Wyse Antony Fabbro Steven Head

Senior Urban Planner Manager Urban Planning Director Open Space & Planning

Attachments: Attachment A - Development Control Plan No 38, as amended - circulated

separately.

Attachment B - Submissions from Plastic Industry Pipe Association &

Vinyl Council Australia - 594987, 471126 & 568344

The Ku-ring-gai Residential Design Manual DCP38



Adopted 20 November 2001

Effective 4 February 2002

Amendment 1 effective April 2006

1. INTRODUCTION

- Policy context.
- Aims of the DCP.
- The role of the DCP with respect to other instruments and policies.
- How to use this DCP.

1.1 Policy context

Harmony between built and natural features is a recurring theme of the public interest expressed about Ku-ring-gai's environment. There has been community concern with the large, dominating "out of character" building forms that resulted from the original DCP38 and it has proved necessary to introduce tighter prescriptive controls to deal with this problem and seek to encourage development which is more compatible with Ku-ring-gai's unique residential character and environment.

Ku-ring-gai, with its high rainfall, steep terrain and ridge tops, capped with rich shale soils, has evolved a special tall tree character, which most of its residents wish to retain. In recent years much of the tall tree canopy has been lost unnecessarily due to unsympathetic development and one of the purposes of this DCP is to ensure that a balanced emphasis is placed on landscaping to reverse this trend. New tree planting, together with existing trees, are to be integrated into new developments, so that the built form does not dominate the landscape and houses are set within a treed environment and retain a tree canopy background to the horizon.

Council recognises that in allowing for redevelopment it has a responsibility to ensure that the visual and environmental quality and residential amenity of the Municipality is maintained and enhanced. To achieve this an integrated approach to site planning, design and policy implementation is required.

This DCP:

- Establishes the fundamental roles of site analysis and statement of environmental effects in the overall design process to ensure proposals are designed and sited to reflect the site conditions and environmental constraints, while also respecting the neighbourhood character and amenity of adjoining properties.
- Contains assessment criteria made up of both prescriptive and performance standards to guide design.
- Focuses on outcomes in order to be responsive to the visual character and future vision for Ku-ring-gai, which is a heritage municipality within national parks.













Ecologically Sustainable Development (ESD)

Ecologically sustainable development is that which uses, conserves and enhances the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased. (Source: National Strategy for Ecologically Sustainable Development, 1992). ESD is essentially about creating a system which is self sustaining in the long term. There are three principles that can assist in achieving ESD:

- The precautionary principle: if there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.
- Inter-generational equity: the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations; and
- The conservation of biological diversity and ecological integrity.

Council is committed to the principles of ecologically sustainable development and these should be clearly demonstrated throughout all phases of the development process including:

- Identification of a suitable site
- Site analysis
- Site Planning
- Project design
- Development assessment
- Site preparation
- Construction, landscaping and treatment of surface and subterranean water flows
- Ongoing maintenance

Ku-ring-gai Environmental Constraints

- 1. Ku-ring-gai's environmental constraints include:
- 2. Areas of high erosion potential (eg high rainfall, sensitive soils, steep terrain).
- 3. Extensive areas of native bushland and national parks (eg impacts of urban run-off, introduced weed species, bushfires).

- 4. The need for preservation and enhancement of tree cover (eg biodiversity, transpiration, amenity).
- 5. Bushfire hazard.
- 6. Numerous and fragile watercourses.
- 7. Sensitive sites (eg steep terrain, rocky outcrops and remnant bushland).
- 8. Endangered ecological communities (eg Blue Gum High Forest).

1.2 Aims of the DCP

The aims of this DCP are to:

- 1. Encourage development which does not dominate, but harmonises with and contributes to the treed landscape and is sympathetic to the street and locality in which it is proposed.
- 2. Ensure that with each development sufficient landscaping is provided to contribute to the conservation and replenishment of the tree canopy of Ku-ringgai, including locally occurring native tree species suited to the site.
- 3. Conserve and protect the natural, built and cultural heritage significance of Kuring-gai, including heritage items and conservation areas, and encourage development which respects that significance.
- 4. Conserve and protect endangered species (flora and fauna), the natural topography, and other geographical and environmental features of Ku-ring-gai.
- 5. Achieve ecologically sustainable development.
- 6. Ensure appropriate provision is made for drainage in order to minimise impact on neighbours, watercourses, trees and other elements of the built and natural environment.
- 7. Protect and minimise the impact of development on adjoining properties and the natural environment.
- 8. Encourage housing of the highest possible architectural, environmental and amenity standards.
- 9. Manage residential development in a way that recognises the reasonable needs of innovative design and contemporary lifestyles.
- 10. Achieve without compromising the retention of significant trees, energy efficient design and where possible, solar access.
- 11. Clarify the requirements relating to development so that there are more certain outcomes for both the applicants and the community.

1.3 How does the DCP relate to other instruments and policies?

This DCP complements the statutory requirements in Ku-ring-gai's deemed environmental planning instrument, known as the Ku-ring-gai Planning Scheme Ordinance 1971 (as amended) by providing detailed provisions to be considered when assessing applications for single lot detached residential development. It should be read in conjunction with all other relevant DCPs and Council policies referred to in Section 2.3 and other State Environmental Planning Policies and Regional Environmental Plans (such as SEPP19 Bushland in Urban Areas, SEPP55 Contaminated Lands etc.)

The most up to date information concerning Council DCPs and policies is available on Council's website at www.kmc.nsw.gov.au.

This DCP applies to all land within Ku-ring-gai on which a dwelling house may be erected, but relates only to a detached dwelling and associated development on a single lot. It has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and its Regulations.

2. DECISION MAKING PROCESS

2.1 When is approval required?

The Environmental Planning and Assessment Act 1979 (as amended) provides Councils with the authority to require in certain cases, a development application to be lodged and determined prior to any development occurring. Reference should be made to DCP 46 – Exempt and Complying Development to determine whether an application is indeed required.

2.2 Other Approvals

In addition to development consent, the following activities may require separate approval from Council or other Authorities:

- Demolition (if not already included in your application);
- tree removal;
- placement of building materials;
- placement of waste container or trailer;
- hoardings;
- signs; and
- Integrated Development

Applicants are advised to contact Council if the proposed development includes any of the above.

2.3 Matters to be considered

The matters to be considered for all forms of development are becoming more complex and often involve a wide range of issues. Council must take into account the community's views with regard to proposed development and has a responsibility to balance competing interests for the benefit of the community.

Where applicable the following will be considered:

- The aims and objectives of the Environmental Planning and Assessment Act 1979;
- Section 79C, Environmental Planning and Assessment Act, 1979;
- In the case of integrated development, the requirements of other legislation relevant to the application (see other legislation referred to in the glossary definition for Integrated Development);
- Relevant State Environmental Planning Policies and Regional Environmental Plans.
- Ku-ring-gai Planning Scheme Ordinance 1971:
 - i. Aims and objectives of Schedule 9;
 - The development standards of the Ordinance;
- Council Development Control Plans, including but not limited to: DCP 40 Construction and Demolition Waste Management
 - DCP 43 Car Parking for Developments in Ku-ring-gai Council Area DCP 47 Water Management Plan
- Council policies, codes and guidelines, including but not limited to: Council's Riparian Policy 2004
 Visual Character Study (Refer to Appendix A)

- Landscape Management Policy 1996
- Submissions received from the public and referral authorities.

2.4 Variations to Standards

- a. A variation to any development standard of the Ku-ring-gai Planning Scheme Ordinance (the "planning instrument") necessitates the submission of an SEPP 1 Objection signed by the applicant outlining why compliance with a particular development standard is unreasonable or unnecessary. eg. Buildings over a cliff line where it is not possible to have a stepped construction without a small section of the building exceeding 8 metres in height.
- Standards specified in this DCP may in some circumstances be considered inappropriate for various reasons. In such cases written reasons for a departure from the DCP standard should be submitted.
 eg. It might be submitted that the variation of a building line is warranted to permit retention of a tree behind a new dwelling.

2.5 Community Involvement

Public participation and community consultation are an essential part of the planning and development process. To allow community involvement in the development process, Ku-ring-gai Council has adopted a Notification Policy for development applications which provides details on:

- Who will be directly notified by mail of a development proposal;
- Applications which will not be notified;
- The form and content of notification.

A copy of the Notification Policy is available from Council.

Neighbouring residents, since they are most likely to be affected by a development, should be consulted early in the project as part of the design stage. Early consultation and discussion can lead to better acceptance of a proposal.

Where neighbours have a concern they should lodge a submission with Council, particularly if the development is deficient with regard to any of the assessment criteria outlined in Chapter 4 (Site Planning and Environmental Constraints) and Chapter 5 (Design Elements). These assessment criteria include the effect of the proposed development on neighbour amenity (such as overshadowing, building bulk and privacy issues) and streetscape. For larger and more controversial developments where streetscape issues are significant, residents in the street and immediate locality may wish to lodge submissions. Those considering making a submission may first wish to discuss the matter with a Council Development Control Officer (DCO).

All submissions made in response to a development proposal should state the name and address of the person making the submission. If the submission is an objection, the grounds for objection must be clearly stated and reasons given. Council is obliged to consider all submissions received but must balance the reasonable rights of competing interests in reaching a determination.

3. SITE PLANNING AND ENVIRONMENTAL CONSTRAINTS

3.1 Environmental Constraints

OBJECTIVES

- a) To conserve Ku-ring-gai's landscape and habitat and ensure that the natural environment is not dominated by the
- b) built form.
- c) To protect and conserve Ku-ring-gai's natural, built and cultural heritage.
- d) To discourage fragmentation of the established landscape character as a result of increased development pressures and to encourage development that reinforces Ku-ring-gai's distinctive treed canopy character.
- e) To respect the natural topography.
- f) To maintain bio-diversity within Ku-ring-gai
- g) by retaining remanent native vegetation and wildlife habitats.
- h) To protect and improve the endangered Blue Gum High Forest, Duffy's Forest and Sydney Turpentine Ironbark Forest ecological communities and threatened species under the Threatened Species Conservation Act 1985.
- i) To protect and improve the ecological environment within and along Ku-ringgai's watercourses.
- j) To design for the high rainfall and steep catchment areas of much of Ku-ringgai in accordance with the principles of ecologically sustainable development (ESD).
- k) To manage stormwater drainage and
- I) run-off problems.
- m) To protect and enhance neighbourhood
- n) and visual character.

3.1.1 Tree Preservation

The proposed development should be designed and located so as to retain and minimise disturbance to as many existing trees on the site as possible.

Note: A Tree Preservation Order applies to the Local Government Area of Kuring-gai. This prohibits the ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree having a height greater than 5 metres or a branch spread exceeding 4 metres except with the written consent of Council or unless the tree is exempt from the Order. Contravention of the Order. Substantial penalties under Section 126 of the Environmental Planning and Assessment Act 1979.

DESIGN REQUIREMENTS

This shall be achieved by:

- Positioning dwellings, driveways, pools, tennis courts and other structures outside the canopy spread of existing significant trees;
- Avoiding cut and fill beneath the canopy spread of existing trees;
- Avoiding adverse changes to the water table.

When retaining trees the root system, canopy spread, size, age and condition (health) of the tree needs to be considered. Proposed works beneath the canopy spread of trees should be avoided.

Council may require a Tree Protection Bond on significant trees.

3.1.2 Bushland

Bushland areas must be protected and preserved in recognition of their:

- Value as part of the natural heritage;
- Habitat value;
- Aesthetic value; and
- Value as a recreational, educational and scientific environmental resource.

Council views Bushland in Urban Areas as an extremely important element of the character of Ku-ring-gai.

This shall be achieved by:

- minimising disturbance to bushland areas;
- preventing run-off from the proposed development to adjoining bushland, and
- weed management.

NOTE: The provisions of State Environmental Planning Policy 19 (SEPP19), "bushland in urban areas" of the EPA Act as amended have certain requirements that both Council and Applicants must have regard to in the development application.

3.1.3 Bio-diversity

To conserve biodiversity the proposed development should:

protect and enhance remnant native vegetation and the wildlife, which relies upon it for food and shelter.

Identify and consider threatened species, populations, ecological communities and their habitats.

Recognise the potential and value of preserving local seed banks in the soil in-situ.

This shall be achieved by:

- creating a buffer zone between development and remnant habitat to conserve landscape and habitat;
- preserving local seed banks in the soil and avoid the introduction of foreign soils.

NOTE: If threatened species, population, ecological community or associated habitat is likely to be affected by a development then an 8-part Test (under Section 5A of the NSW Environmental Planning and Assessment Act 1979) will be required to be completed by a Consultant (in accordance with Division 2, Part 6 of the NSW Threatened Species

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	Conservation Act 1995).
	Appendix E lists the threatened species known to exist in Ku-ring-gai at the time of publication. However, listed threatened species and communities change over time and this list should not be considered definitive.
3.1.4 Bushfire Hazard	
On sites prone to bushfire or located adjacent to bushland, dwellings shall be sited to minimise potential bushfire hazard. Soft landscaping must ensure that	This shall be achieved by locating the proposed dwelling to ensure an appropriate fuel reduced outer zone and fuel free inner zone. The size of these zones is determined by the level of bushfire hazard, slope, aspect, building construction and design.
species to be planted act to minimise	
bushfire hazard.	Plantings on such sites shall be predominantly
Development is to comply with the Planning NSW document "Planning for Bushfire Protection December 2001".	native and indigenous. A dense shrub layer should be avoided.
Bushine Protection December 2001.	(Refer to the Planning NSW document entitled "Planning for Bushfire Protection December 2001").
3.1.5 Existing Screen Planting	
Development proposals shall preserve existing screen planting except weed species.	 This shall be achieved by: positioning dwellings, driveways, pools, tennis courts and other structures outside the canopy spread of existing screen planting, and avoiding cut and fill beneath the canopy spread of existing screen planting.
3.1.6 Natural Landscape	
Development proposals shall not unreasonably intrude or otherwise impact upon the natural features in the landscape, particularly on ridge-tops, rock formations, water courses, sloping sites, vegetation or bushland either located on-site or on adjoining property.	 This shall be achieved by: preserving existing natural features; designing to reflect the slope of the land. It is desirable to leave steeply sloping parts of the site in their natural state. Considering the height, colour and roof pitch of the proposal to ensure the proposal does not dominate the surrounding area.
3.1.7 Human Comfort Elements Development proposals shall consider	Council may require poice attenuation
Development proposals shall consider the human comfort elements such as scale, wind, noise, temperature, solar access and shade.	Council may require noise attenuation measures on sites adjoining busy roads or railway lines.

3.1.8 Heritage Items and Conservation Areas

The proposal should conserve the natural, built and cultural heritage significance of the place.

Applicants should be aware that as a result of various heritage studies, Council is identifying additional urban conservation areas.

In submitting Development Applications for heritage items, sites located in the vicinity of heritage items, or sites located in conservation areas, the consideration or awareness of particular heritage documentation or statutory provisions may be necessary. These include:-

- Heritage Conservation in Ku-ringgai: Guidelines for Development (Ku-ring-gai Council)
- Statement of Heritage Impact: Guidelines to Applicants (Ku-ringgai Council).
- Visual Character (Appendix A of DCP 38).
- Heritage matters dealt with in the Ku-ring-gai Planning Scheme Ordinance including the following clauses:
 - 61D Development of Heritage Items.
 - 61E Development in the vicinity of heritage items.
 - 61F Heritage advertisements and notifications.
 - 61G Conservation areas (Note: at the time of preparation of DCP 38 one conservation area existed in Frances Street Lindfield and others were in preparation).
 - 61H Conservation incentives relating to heritage items.
 Schedule 7 – Heritage Items.
- NSW Heritage Manual (Heritage Office and Department of Urban Affairs and Planning).
- Statement of Heritage Impact (Heritage Office and Department of Urban Affairs and Planning).
- National Trust's identified Ku-ringgai urban conservation areas.

DESIGN REQUIREMENTS

Development, such as alterations and additions or new fencing, should retain the heritage significance of heritage items and their settings and the heritage significance of conservation areas or heritage items on an adjoining property.

Development should respect the principles contained in The Australia ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter).

In conservation areas characterised by single storey dwellings, second storey additions, should be contained within the existing roof line.

Note: A development application will be required for all applications relating to or possibly impacting upon heritage items or where development is located within a Conservation Area. A Statement of Heritage Impact may be included as part of the statement of environmental effects with the application.

For heritage items a Statement of Heritage Impact would be included as part of the Statement of Environmental Effects with the application.

Heritage assessment impact statements where required must be carried out by Heritage Consultant recognised by the Heritage Council of NSW unless of a minor nature.

Reference should be made to:

Heritage in Ku-ring-gai: Guidelines for development;

Statements of Heritage Impact (Heritage Office/DUAP publication)

Note: Applicants should refer to Council's Heritage and Conservation guidelines and discuss their proposals prior to lodgement with Council's Heritage and Urban Environment Advisor.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
Burra Charter.	

4. DESIGN ELEMENTS

The following design elements provide guidance on a wide range of matters and Council's requirements that need to be considered and provided for in the early stage of the design and development process.

Each of the six design elements has three components:

- a set of objectives;
- assessment criteria; and
- design requirements and illustrations.

The "objectives" specified for each design element represent the outcomes that Council wishes to achieve.

The "assessment criteria" represent a means of assessing whether the desired outcomes will be achieved. The assessment criteria contained in this DCP provide both prescriptive and performance based requirements. Council will consider how well each of these criteria (where relevant) have been addressed by the applicant or designer when determining an application under this plan.

The "design requirements" have been included in certain areas, prescribing the minimum standards by which Council will evaluate the application.

The "design illustrations" are to show possible ways of achieving the outcomes. While these solutions may satisfy the assessment criteria, other solutions can also be adopted. The aim is to enable designers to develop a variety of appropriate design responses.

4.1 Streetscape

OBJECTIVES

- a) To ensure that the development is sensitive to the landscape setting, environmental conditions and established character of the street and locality.
- b) To ensure that the appearance of new development is of a high visual quality, enhances the streetscape and complements good quality surrounding development.
- c) To conserve the natural, built and cultural significance of streetscapes of heritage value.

4.1.1 Visual Character

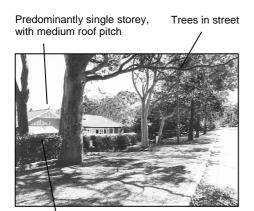
Development should conserve and enhance the visual character of the street with particular reference to the integrating of:

- Architectural themes;
- Building scale and setbacks;
- Landscape themes; and
- Fencing styles.

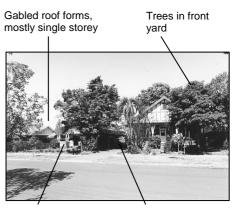
DESIGN REQUIREMENTS

The Visual Character Study (refer Appendix A) should be used to determine the components of visual character in a particular area. The prominent characteristics of the neighbourhood should then be identified and considered as part of the site analysis. It is important to ensure that the tree dominated streetscape and character of Ku-ring-gai is reinforced by the design, and that the appearance of the dwelling relates to this character in scale and layout.

Note: Visual character or streetscape is created by many features including: lot sizes, fencing, kerbs, setbacks, spatial separation. access arrangements, street tree planting, tall tree canopy backdrop to the horizon, native vegetation and private gardens, as well the architecture of individual residences and buildings. A key element in maintaining visual character is the degree of visibility of on-site development when viewed from the street, public reserves and adjacent properties.



Hedges or open front fencing

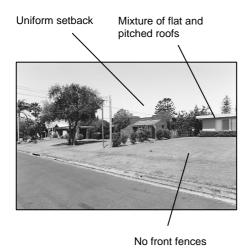


Open front fences

Low front

Garages set back from street alignment

Trees in



front yard fences 2 storey development Uniform building

Predominantly

setback

Landscaped footpath

4.1.2 Public Domain and Communal Spaces

Development should provide a positive contribution to the public domain and all areas shared by the community.

DESIGN REQUIREMENTS

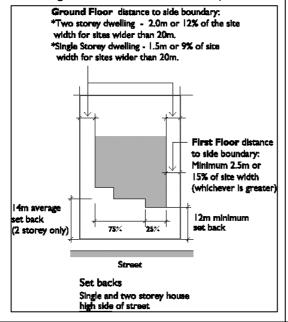
This shall be achieved by ensuring that development:

- is of an appropriate scale retaining consistency with the surrounds when viewed from the street public domain or adjoining development and not exceeding two storeys;
- minimises overshadowing and;
- integrates built form and soft landscaping (gardens and trees) within the tree canopy that links the public and private domain throughout Ku-ring-gai.

4.1.3 Building Setbacks

Development should be appropriately located on site to:

- maintain streetscape character;
- ensure the amenity of neighbouring properties is maintained or enhanced:
- allow for the provision of landscaping and provide room for additional tree plantings to grow to maturity;
- facilitate solar access;
- protect significant vegetation;
- facilitate efficient use of the site;
 and
- minimise bushfire hazard by preserving a "fuel free" zone (where development is adjacent to high bushfire hazard areas).



Building Line (Front Setback)

In Urban Conservation Areas the predominant setback pattern of the existing streetscape shall prevail.

Development must be appropriately located on the site having regard to the existing setback of adjoining properties, the setback pattern of the street block within which the proposal is situated and Council's minimum and average setback requirements.

Where the predominant setback pattern of the existing streetscape reflects setbacks which exceed the required minimum, the greater setback suggested by the street character will apply.

The required minimum and average setbacks are set out in the following tables:

For Two Storey:		
Street	Minimum	Average
Low side	9 metres	11 metres
High side	12 metres	14 metres

For Single Storey:	
Street Location	Minimum
Low side	9 metres
High side	12 metres

DESIGN REQUIREMENTS

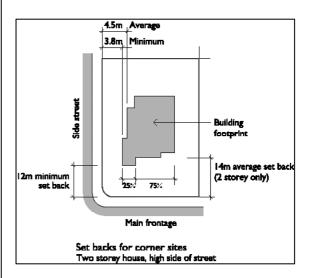
Where gradients averaged over the front setback exceed 20 degrees on the low side, reduced setbacks may be considered.

Buildings must be setback so that at least 75% of the front elevation of the building is setback not less than the specified average setbacks and the balance of the building frontage (not more than 25%) may be located up to the minimum setback.

Corner Sites

The minimum and average setbacks to the secondary street frontage on corner sites are set out in the following table:

	Minimum	Average
Setback (m)	3.8	4.5



At least 50% of the secondary front elevation of the building must be setback not less than the specified average setbacks and the balance of building secondary frontage (not more than 50%) may be located up to the minimum setback.

Setbacks to side and rear boundaries shall be in accordance with the minimum setbacks applying to dwellings which are not on corner lots as set out below.

Side setbacks should allow for significant landscaping between buildings, particularly for two storey structures to soften the visual appearance when viewed from the street and from the neighbouring property. Two storey houses would need to accommodate some shrubs to a height of 6m, while for single storey houses shrubs to 3m would be sufficient.

Setbacks will need to be of sufficient width to accommodate a pathway and at least 600mm of landscaping width for single storey developments. A greater landscaping width of at least 1.1 metres is required for the 6 metre shrub heights of 2 storey development. Where sites are of greater widths (over 20 metres) larger side setbacks should be progressively provided.

DESIGN REQUIREMENTS

Side Setbacks

The minimum ground floor distance to a side boundary will be:

Site Width	Single Storey Setback	Two Storey Setback
Less than 20m	1.5m	2.0m
20m or more	9% of site width	12% of site width

First Floor

The first floor of any dwelling shall be setback a minimum of 2.5 metres or 15% of the site width, whichever is the greater.

Rear Setbacks

For sites with depth greater than 48 metres the minimum rear setbacks shall be 12 metres. Where sites have a depth of less than 48 metres then the minimum rear setback shall be 25% of the average site depth.

4.1.4 Battle-axe Blocks

In the normal subdivision pattern of Ku-ring-gai buildings are in alignment, with public open spaces addressing the street and private open spaces in the rear. On battle-axe blocks dwellings are often sited adjacent to neighbours' rear yards and private open space. To ameliorate the potential conflict, additional side setbacks may be required.

Dwellings on battle-axe blocks should be sited so as not to detract from the amenity of private open spaces and living areas on neighbouring properties. This should be achieved by:

- For rectangular blocks (excluding the access handle) setbacks from the long boundaries will be a minimum distance to a side boundary of 15% of the site width or 3 metres, whichever is the greater.
- Setbacks from the remaining specified boundaries will be as given under rear setbacks for standard allotments.
- For irregular blocks or particularly narrow blocks, or in special cases,(eg the dwelling is single storey) Council may vary these figures, provided it can be shown the assessment criteria and objectives have been met.

4.1.5 Front Fences

As noted in design element 5.1.1 Visual Character, front fences or their absence, are a critical aspect in determining the appearance of a street. Therefore, front fences if present in the street, should be designed and located so as to:

- Maintain the streetscape character;
- Be consistent with the established pattern of fences;
- Allow private gardens to merge with their neighbours and support the landscape

This should be achieved by:

- restricting visually solid forms (such as masonry, lapped and capped timber brushwood) to 900mm in height;
- restricting the height of visually transparent fences (such as metal grille or timber picket) to 1.2 metres.

High solid fences in excess of 1.2 metres will only be permitted in areas where they are compatible with the streetscape and the visual character statement. All such fences shall be

character of the area:

- Ensure an adequate amount of useable private open space; and
- Be historically appropriate and retain the heritage significance of heritage items and their settings and the heritage significance of conservation areas.

Side and rear fences

In many areas of Ku-ring-gai side fences forward of the front building line are unobtrusive and allow for continuity of landscape vista between adjoining properties. Where this character predominates it must be respected in new developments.

Side fences on corner allotments should be designed and located so as to:

- maintain the streetscape character;
- be consistent with the established pattern of fences;
- ensure an adequate amount of usable private open space; and
- retain the heritage significance of heritage items and their settings, and the heritage significance of conservation areas.

Note: Side (between the building line and the rear boundary) and rear boundary fences with a maximum height of 1.8 metres are permissible without approval provided they satisfy the requirements of Council's DCP 46 – Exempt and Complying Development.

DESIGN REQUIREMENTS

set back at least 1.0 metre with provision of low maintenance screen planting in the setback area.

Note: Refer to the Visual Character Study to determine the typical treatment of fences in the relevant character category.

Note: Refer also to design element 4.4

Front fencing is not encouraged in areas where it does not form part of the overall streetscape. In such areas, the front boundary can be defined by low hob walls, by garden beds or planting.

Side fences forward of the front building line should be compatible with the established front fencing in the street.

Note: Refer to design element 4.4 and the provisions of the Dividing Fences Act. 1991.

Hedges

Hedges near boundaries must not create an amenity loss to adjoining properties by either blocking significant district, bushland or water views of neighbouring properties or unreasonably shading neighbours' private open space or living areas in winter.

Fences adjoining bushland

Fences adjoining bushland should protect the bushland from domestic animals and blend harmoniously with the bushland setting.

This should be achieved by ensuring appropriate species planted near boundaries do not grow to excessive height and can be readily maintained at a height below 2 metres unless taller hedges are a feature of the locality and there are no adverse impacts on solar access or views.

4.1.6 Visually Prominent Sites

Development on visually prominent sites should recognise the unique responsibility to ensure that the visual, scenic and environmental qualities of the locality are maintained.

Visually prominent sites from the definition in this document includes ridge top locations, escarpments, environmentally sensitive sites on sloping land, elevated corner allotments and any site that has the potential to dominate and degrade visual amenity.

DESIGN REQUIREMENTS

This should be achieved by:

- carefully integrating development into the existing landscape through the site planning process and avoiding tall and bulky structures;
- choosing external colours and finishes that are sensitive to the site and locality;
- retaining significant landscape and vegetation elements;
- considering views to the site as well as those from the site; and
- softening visual impact by extensive landscaping including larger trees and shrubs.

Colours of materials used in sites adjoining or in close proximity to bushland areas and conservation areas must be in harmony with the built and natural landscape elements of the area.

4.2 Building Form

OBJECTIVES

- a. To ensure that the bulk, scale and height of the proposed works do not dominate the natural landscape, existing streetscape, nor adversely impact on the tree canopy vista.
- b. To ensure that building bulk, height, location and footprint provide for sufficient soft landscape area for planting and retention of large canopy trees.
- c. To allow adequate daylight, sunlight and ventilation to living areas and private open spaces of new and neighbouring dwellings.
- d. To protect reasonable neighbour amenity including visual and acoustic privacy particularly in regard to living areas and private open space.
- e. To encourage the sharing of views, whilst not restricting the reasonable development potential of a site.
- f. To encourage well designed, attractive and site responsive buildings.
- g. To achieve consistency with the principles of ecologically sustainable development.

ASSESSMENT CRITERIA DESIGN REQUIREMENTS 4.2.1 Floor Space Ratio (FSR) Floor Space Ratio is the total floor space area The floor space ratio includes any garage of the building expressed as a ratio to the site area in excess of 31 square metres and area. In this Development Control Plan floor all storage areas. space is taken as the area of each floor within The floor space ratio also includes any the outer face of the external enclosing walls, terraces, balcony, decks, porches, open including voids. Some floor space credits are verandahs or the like above ground floor available for a limited area of garage space and level. ancillary structures. Note: Council will allow a floor space credit of

The FSR control relates to dwellings in excess of one storey in height and has the intention to:

- Ensure the scale of such new development is not excessive and relates well to the local context and streetscape;
- Limit the bulk of such new dwellings so that they do not dominate the treed landscape of Ku-ring-gai and there is sufficient space on the site for the provision of an adequate number of medium to large trees;
- To minimise the impact of such development on significant views from and solar access to adjoining residential properties.

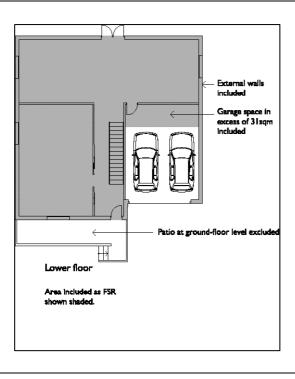
DESIGN REQUIREMENTS

up to 15 square metres for these above ground level features where they make a positive contribution to the design.

The maximum FSR will be in accordance with the table at the end of this section.

For irregularly shaped or long narrow blocks where length to width ratio exceeds 4, or corner lots, Council may reduce the applicable FSR.

The maximum FSR permissible is subject to site constraints and the design objectives of this DCP and so may not be achievable in all situations.



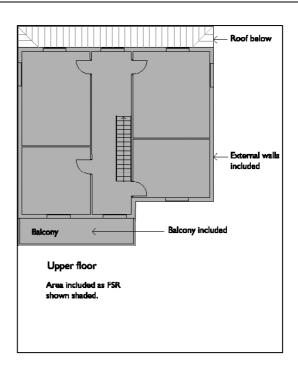
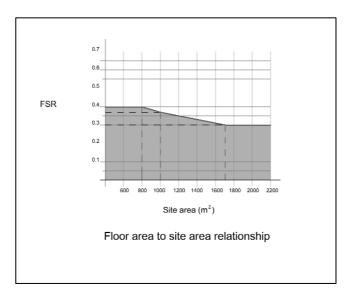


Table of FSR for a Single Dwelling		
Site Area (m2)	Maximum Permissible Gross Floor Area (m2)	Floor Space Ratio Range
Up to 800	0.4 x (site area)	0.4:1
801 – 1000	120 + (0.25 x site area)	0.4:1 - 0.37:1
1001 – 1700	170 + (0.20 x site area)	0.37:1 - 0.30:1
Over 1700	0.3 x (site area)	0.30:1
Note: The FSR's permissible in this table are subject to the site constraints		



4.2.2 Height of Building

A dwelling must not exceed two storeys in height. Council may consider an additional floor on sloping sites where the height is not evident from public areas or adjoining properties and excavation is not excessive.

The intention of this standard is to:

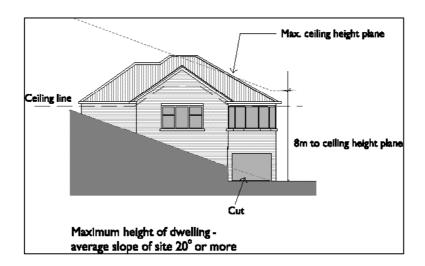
- Limit the height of dwellings so that they do not dominate the treed landscape of Ku-ring-gai;
- Limit the extent of overshadowing and visual and aural intrusion on the private space of neighbouring properties;
- Ensure significant views from neighbouring dwellings are not unduly compromised;
- Maintain the integrity of existing streetscapes.

The maximum height of a dwelling shall be:

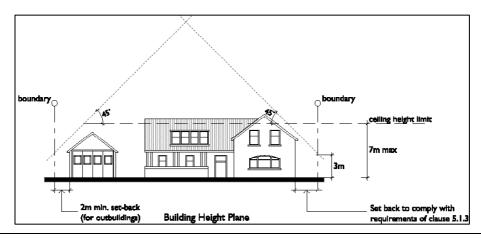
- 2 storeys in height (including any garage, basement or the like)
- 8 metres for sites where the slope, averaged over the ground level change along the building foundation from front to rear or from side to side, is more than 20 degrees or;
- 7 metres for slopes less than 20 degrees.

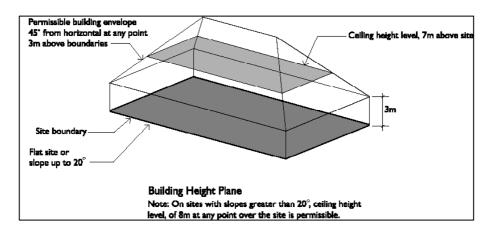
The following matters must be considered with regard to the potential impact on neighbouring properties:

- opportunities to minimise overshadowing and overlooking of living and private open space areas;
- opportunities to minimise adverse impacts on any significant bushland or water views;
- relationship with the streetscape.









4.2.3 Relationships with Adjoining Dwellings

Development should avoid the creation of an overbearing effect upon adjoining development in order to:

- Maintain the relative scale relationship between buildings;
- Ensure that daylight to habitable rooms in adjacent dwellings is not significantly reduced;
- Ensure that sunlight to the private open spaces of the subject property and adjacent properties is not significantly reduced;
- Encourage increased setback with increased height.

This may be achieved by:

- Ensuring appropriate side setbacks and landscaping are incorporated in the design.
- Compliance with the building height plane (as illustrated).

4.2.4 First Floor

The first floor of dwellings should be well integrated into the design of the development to avoid overbearing bulk/scale relationship with neighbouring properties. This is particularly important on sloping sites.

This should be achieved by:

- "stepped back" upper levels in order to avoid bulky vertical wall surfaces; or by
- erecting the first floor within the existing/proposed roof space.

First floor area must not exceed 40% of total floor space as defined in 4.2.1.



4.2.5 Attic Rooms

Use of attic rooms within the roof space for habitable purposes are encouraged in lieu of a second storey, particularly in neighbourhoods that are predominantly single storey dwellings. Attic rooms should not:

- increase the bulk of the building;
- cause undue overshadowing of adjacent properties and open spaces;
- cause loss of significant views from adjacent properties; or
- be excessive in scale and bulk relative to the rest of the building.

The form and placement of any windows must respect the privacy of neighbouring properties.

The resultant floor space will be used in calculating the total floor space.

4.2.6 Roof Line

The roof of the building should be designed so that:

- it does not unduly increase the bulk of the building.
- in areas of heritage value it reinforces the existing streetscape character and the elements that contribute to this character.
- it does not cause undue overshadowing of adjacent properties and open spaces.

(Refer to 4.2.11 Solar Access)

This should be achieved by:

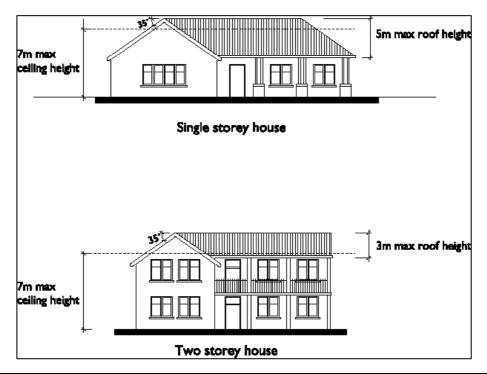
- the careful selection of materials, colour and pitch;
- use of low-angled pitched roofs providing that they are compatible with existing development and the existing streetscape character; or
- inclusion of habitable rooms within the roof space.

For single storey development or where the first floor is fully contained in the roof space the maximum roof height shall be 5 metres and for all other dwellings the maximum roof height will be 3 metres.

The maximum roof pitch permitted is 35°:

 roofs with a steeper pitch than 35° shall be considered as external walls.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	Unless otherwise consistent with the form of development within the immediate locality, gables and dormers should:
	 be positioned a minimum of 200mm below the main roof ridge height; not occupy any more than 40% of the face of any gable wall and not occupy more than 20% of the face of any roof or slope for a dormer or gable window; not extend beyond the external wall of the dwelling.



4.2.7 Built-Upon Area

Development should maintain a reasonable proportion of the site as soft landscaping to ensure that predominant landscape character of the locality is maintained or enhanced. Requirements for soft landscaping are specified in Section 4.3.3.

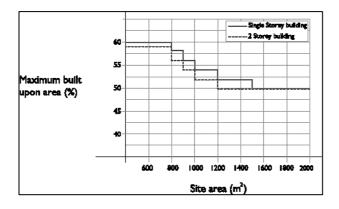
The built upon area should be reduced where stormwater cannot be directed to the street or a drainage easement.

Note: 'Built upon area' means the area of a site containing any built structure (whether covered or uncovered), any building, carport, terrace, pergola, hard-surface recreation area, swimming pool, tennis court, driveway, parking area, or any like structure but excluding minor

The maximum permissible Built-Upon Area (BUA) shall comply with the table set out at the end of this section.

Where stormwater cannot be discharged to Councils drainage system and is disposed of on site, a reduced built upon area applies.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
landscape features.	
Council will not approve an application where reasonable provision has not been made for built elements such as pathways normally associated with a residential property. Council will also include elevated pathways as structures and built upon areas.	



	Maximum Bui	t Upon Area %
Site Area m2	Single Storey	2 Storey
Less than 800	60	58
800 – 899	58	56
900 – 999	56	54
1000 – 1199	54	52
1200 – 1500	52	50
Greater than 1500	50	50

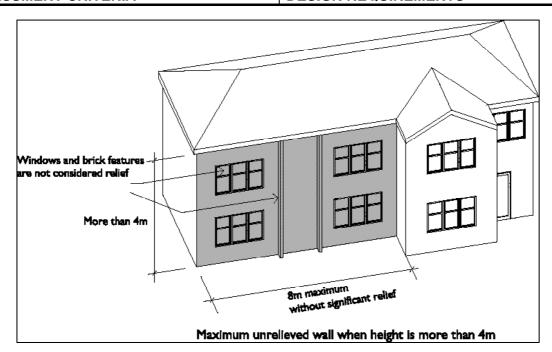
4.2.8 Design

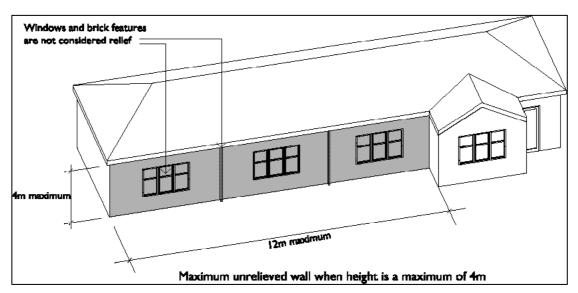
New development should incorporate architectural relief and modulation of facades to avoid a bulky appearance.

This must be achieved by the following:

- No unrelieved walls in excess of 12 metres;
- Where walls exceed 4 metres in height, no unrelieved walls in excess of 8 metres are permitted;
- Substantial articulation of wall recesses;
- The use of articulated walls to provide enough space for tall shrub plantings;
- Incorporating variations in elevations to provide visual interest to buildings;
- The use of horizontal elements such as verandahs, pergolas or suitable planting schemes;
- Integrating soft landscaping and natural site features with building design.

DESIGN REQUIREMENTS





4.2.9 Additions and Alterations

There should be architectural unity (in the design of alterations/additions) with existing dwellings.

This should be achieved by matching external finishes of building work to the existing. Where appropriate, roof pitches should be extended and/or replicated.

For major additions applicants should consider utilising the services of an architect so as to optimise the design outcome.

4.2.10 New Dwellings

Architectural design must be compatible with the neighbourhood character where a defined character is evident and respect the Dwelling design should be in accordance with the principles and standards of good design as detailed in this Development Control Plan.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
streetscape and natural features of the site.	Applicants are encouraged to use the services of an architect to optimise design outcomes.
Note: In the case of conservation areas see also Section 3.1.8.	
 4.2.11 Solar Access The design and siting of new development will: Maintain a reasonable level of solar access to habitable rooms, solar collectors and open space of adjoining development; Minimise overshadowing of public reserve and bushland; Provide a reasonable level of solar access to habitable areas and recreational open space by considering building siting and orientation; Control the desired amount of solar access to habitable rooms and recreational open spaces with the placement of windows and; Provide sun protection with the use of sun shading devices and by the placement of appropriate canopy trees. 	This should be achieved by: Careful siting and orientation of buildings; Use of setbacks which increase with building heights; The careful placement of deciduous or tall high canopy trees. A building should be designed and sited to maintain solar access to adjoining properties of at least 4 hours between 9am and 3pm on 22 June to north facing windows and all living areas (family rooms, rumpus, lounge and kitchen) and the principal open space recreational areas such as swimming pools and patios. Dwelling design and orientation should also provide a similar level of solar access as detailed above, to the proposed dwelling. Where shadows cast by existing trees and buildings preclude satisfying the above requirements, sunlight during winter solstice should not be reduced by more than 20%. Professionally prepared Shadow Diagrams must accompany all applications for new dwellings exceeding one storey. The shadow diagrams must include: True north; Levels to Australian Height Datum (AHD) at the corners of the buildings; Ridge and ground levels; Location of adjacent buildings affected by shadow and principal open space areas; The shadow cast by existing and proposed development at 9am, noon and 3pm on 22 June; and Where overshadowing is critical, elevation shadow diagrams may be required.
4.2.12 External Noise Sources Development should be designed so as to minimise the impact of external noise sources (eg busy roads, neighbour's swimming	This should be achieved by: The careful siting, orientation and design of a dwelling;

pool) on both internal and external space likely to be used by occupants.

When designing and siting active living areas (eg bbq areas, swimming pools, games rooms etc) regard to potential noise impacts on sensitive areas (eg bedrooms) of adjoining properties should be considered.

DESIGN REQUIREMENTS

- Set back 14 metres to main and arterial roads unless the design incorporates noise attenuation measures addressed by an acoustic report to demonstrate internal compliance with 40dba.
- Compliance with Environmental Protection Authority/Roads and Traffic Authority/State Rail Authority noise standards where a site fronts a busy road or railway.

4.2.13 Slope

The building form must have regard to the slope of the land to ensure appropriate proportions and height in relation to adjoining land.

An appropriate form of construction (eg piers) which minimises disturbance of land to steep slopes should be used. Preference should be given to light-weight construction on such slopes.

Excessive cut and fill should be avoided.

This must be achieved by:

- Considering the slope of the land and adjoining development as part of the site analysis;
- Ensuring designs have regard for the site conditions:
- Incorporating the slope into the design, for example through split levels.

Note: Sites with a slope in excess of 15% may require certification from a geotechnical engineer as to the stability of the slope and the suitability of the proposed design for that slope.

4.2.14 Cut and Fill

The extent of excavation (cut) and fill must be minimised so as not to impact on existing trees required by Council to be retained, or significantly alter the natural landscape or watertable.

This must be achieved by:

- accommodating the development within the natural slope of the land;
- accommodating the development outside the canopy spread of existing trees, where possible. Council may consider suspended floor systems where it is not possible to accommodate the development totally outside the canopy spread of existing trees;
- not exceeding 900mm in cut and fill relative to natural ground level, with a maximum level difference of cut and fill across the building area of 1,800mm and 900mm at any one point relative to natural ground level;
- avoiding cut or fill within minimum side setbacks from boundary lines as specified in 4.1.3.

Note:

If cut or fill is proposed, the site analysis (existing development) and site analysis (proposed development) must justify by means of documentation the reasons for the preferred option.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	 Depending on the species and size of the tree, excavation may destabilise the tree. Fill over the root zone is undesirable because it prevents the movement of moisture and oxygen to the roots, which will have a detrimental effect on the tree. Development, such as driveways, is to be positioned so as to minimise works within the canopy spread of existing trees. Where possible stockpile mulch and topsoil, derived from excavation works on-site for later reuse in landscaping.
4.2.15 External Finishes The colour and surface finish of external building materials should minimise the overall visual impact of new development and be sympathetic to the surrounding locality and blend with the natural environment. Colours on sites adjoining or in close proximity to bushland areas and conservation areas must be in harmony with the built and natural landscape elements of the area.	 This must be achieved by the use of low reflective finishes, especially on ridgetop and escarpment locations and other visually prominent locations. Designs are not to contain large surfaces of predominantly primary colours and white where these would dominate the streetscape or other vista. in sites adjoining or in close proximity to bushland areas colours and colour tones should be in keeping with the natural earth tones. Note: Plans submitted to Council should be annotated with the proposed colour scheme. Reference to colours should be made in accordance with Australian Standard 2700-1996 Colour standards for general purposes to ensure consistency.
4.2.16 Corner Properties The design of dwellings on a corner property must present an attractive façade to each frontage and address the corner. These properties are generally visually prominent and proposed development must have regard for the prominence of the particular site.	This should be achieved by wrap-around house design, landscaping elements, feature windows, or other treatments to wall surfaces and staggered height of buildings. Refer also to Sections 4.1.3 and 4.1.6. Extensive blank or unarticulated walls to street frontages will not be accepted.
4.2.17 Construction for Bushfire Hazard On sites prone to bushfire hazard or where located adjacent to bushland, dwelling house design must adopt measures to minimise potential hazard.	This may be achieved through a combination of locational and design factors as detailed below: A number of specific techniques can be incorporated into a dwelling to limit the hot

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	products of combustion such as burning debris
	entering buildings, for example:
	 fixed windows screened with external non-corrosive metal wire screens or fitted with toughened, laminated or safety glass; opening windows and doors screened with external non-corrosive metal wire screens; subfloor areas enclosed and sealed with subfloor ventilators fitted with non-corrosive screens; chimneys fitted with a non-corrosive metal screen having a maximum cross-sectional mesh area of 0.25mm2; eaves enclosed with the fascia sealed; non-combustible roof cladding such as metal sheet or tile; use of only fire resistant materials in skylights; fully sarked roof with an approved flame retardant material; leaf proof guttering or designs without gutters. Council may require inclusion of water tanks and associated sprinkler systems and pumps
	in areas of high risk.
	Refer to:
	 Australian Standard AS 3959 Construction of buildings in bushfire prone areas; and Building in bushfire prone areas, by G Ramsay (CSIRO) and D Dawkins (Standards Australia) 1993.
4.2.18 Protection against Termites Structures must be designed with physical, rather than chemical, termite control measures.	 This must be achieved by: Appropriate materials and construction design; physical barriers; suspended floor systems. Note: Council requires whole of structure protection. Chemicals which are harmful to the environment are not permitted.
4.2.19 Air quality The proposal should provide a positive contribution towards the improvement of global,	This should be achieved by adopting passive energy principles in site layout and building

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
regional and local air quality. Avoid the need for fuel burning heating and reducing energy consumption by using low energy cost materials.	 design, in order to: minimise the use of artificial lighting, heating and cooling; avoid the use of inefficient open fires; and locating flues and chimneys so as to avoid smoke and odour nuisance to adjoining properties. Note: Any solid fuel heating appliance must comply with the requirements of the Clean Air (Domestic Solid Fuel Heaters) Regulation 1997.
4.2.20 Building Materials Consideration should be given to the life-cycle of products used (that is, the cradle-to-grave impacts across the design life of structures). Design should include Ecologically Sustainable Principles.	Council encourages the use of raw materials which will have a minimal impact on the natural environment during their growth, extraction, use and disposal. For example: • avoid treated timbers for internal use; • use plantation rather than old growth timbers.

4.3 Open Space and Landscape

OBJECTIVES

- a. To maintain or enhance the predominant tree dominated landscape quality of Ku-ring-gai by retaining and replanting trees.
- b. To replenish the tree canopy of Ku-ring-gai
- c. To enhance the viability of bio-diversity within Ku-ring-gai by having a proportion of planting in new development that provides biolinkages between bushland reserves and by retaining remnant vegetation and wildlife habitats.
- d. To provide quality private and public open space areas for the amenity and enjoyment
- a. of residents.
- e. To retain and enhance significant shrubs and ground covers.
- f. To encourage replanting of locally occurring native plant species from locally collected seed.
- g. To protect and improve the ecological environment within and along Ku-ring-gai's watercourses.
- h. To achieve consistency with the principles of ecologically sustainable development eg dealing with the high rainfall and steep catchment areas of much of Ku-ring-gai.
- i. To facilitate the transpiration of groundwater to the atmosphere by planting suitable canopy trees.
- j. To achieve effective management of stormwater drainage and run-off.

4.3.1 Landscape Requirements

As mentioned in Section 2J of Council's DA Guide, plans for landscape, drainage and building design are the three outcomes derived from the site analysis. Due to mutual influences, these plans must evolve in parallel and potential conflicts must be resolved. It is important to recognise

that depending on the area, landscape requirements may preclude certain building designs. Also, in certain heritage precincts particular garden forms may play an important role in defining the local streetscape. The end product of this parallel process will be complementary building and landscape plans which will provide for good living amenity, enhance the visual landscape character of Ku-ring-gai and the local streetscape and contribute to the sustainability of the significant biodiversity of the region.

When is a LANDSCAPE CONCEPT PLAN required?

A Landscape Concept Plan prepared by a professionally qualified and experienced Landscape Architect or Landscape Designer, will be required to be submitted for all new dwellings, substantial additions and alterations, pools, tennis courts, and other larger structures or where a garden of heritage or landscape value is compromised. A landscape concept plan describes the design intent of a landscape proposal and indicates how landscape impacts of a development are to be addressed. Refer to Section 4E of Council's DA Guide for details.

When is a LANDSCAPE PLAN and SPECIFICATION required?

A detailed Landscape Plan and Specification (landscape construction notes) prepared by a professionally qualified and experienced Landscape Architect or Landscape Designer, will be required to be submitted to Council prior to issue of the Construction Certificate for all new dwellings, substantial alterations, additions and structures or where a garden of heritage or landscape value is compromised. The Landscape Plan and Specification (construction notes) must be of sufficient detail and content to be issued for construction purposes. The landscape design must be consistent with the Landscape Concept Plan submitted with the Development Application and approved by Council.

Refer to Appendix B for 'Guidelines in preparing Landscape Documentation' and for a typical example of a Landscape Plan.

When is a SCREEN PLANTING PLAN and SPECIFICATION required?

A detailed Screen Planting Plan and Specification (landscape construction notes) prepared by a professionally qualified and experienced Landscape Architect or Landscape Designer, will generally be required to be submitted to Council for alterations and additions, pools, tennis courts and other structures. Refer to Appendix B for 'Guidelines in preparing Landscape Documentation'.

When is a TREE PLANTING PLAN required?

A Tree Planting Plan and Specification prepared by a professionally qualified and experienced Landscape Architect, Landscape Designer, Arborist or Horticulturalist may be required to be submitted to Council where canopy trees are required to be planted. Refer to Appendix B for 'Guidelines in preparing Landscape Documentation'.

When is an ARBORIST REPORT required?

An Arborist Report prepared by a qualified and experienced Arborist will be required to be submitted to Council where the site has significant trees or remnant bushland or as specified by Council. Refer to Section 2C of Council's DA Guide for further details.

Who can implement the approved LANDSCAPE WORKS?

Where major landscape works are proposed, eg for a new dwelling, they should be undertaken by qualified and experienced Landscape Contractors who are eligible for membership of the NSW Landscape Contractors Association. The works are to be implemented in accordance with the Council approved landscape documentation.

4.3.2 Tree and Landscape Bonds

Tree Protection Bond

A Tree Protection Bond may be required to ensure significant trees are maintained in the same condition as found prior to commencement of site development work. The bond is refundable after the completion of tree and landscape work.

Landscape Establishment Bond (New Dwellings)

A Landscape Establishment Bond may be required to ensure that the landscaping is installed and maintained in accordance with the approved Landscape Plan, Screen Planting Plan or other landscape conditions. The bond is refundable after the completion of landscaping.

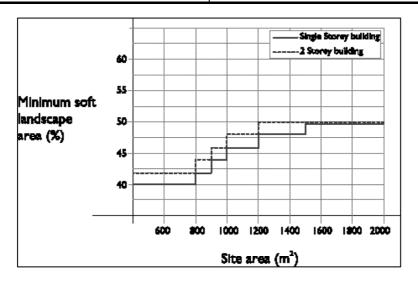
Landscape Establishment Bond (Ancillary Development And Additions and Alterations)

Ancillary development eg tennis courts, pools etc. and additions and alterations may attract a Landscape Establishment Bond to ensure that the landscaping is installed and maintained in accordance with the approved Landscape Plan, Screen Planting Plan or Tree Planting Plan to ensure landscaping is installed and is refundable after completion of landscape work.

ASSESSMENT CRITERIA DESIGN REQUIREMENTS 4.3.3 Soft Landscaping Area The area of the site which is not built upon shall The minimum soft landscape area of the site be maximised to: shall comply with the table set out at the end of Provide soft landscaping this section: Provide sufficient soft landscaping area to Provision should be made for paved areas and accommodate the required number of pathways at an early stage of the design trees for the site (refer to section 4.3.5) process (these will not be classed as soft landscaped area). Provide optimal of open space; Avoid the creation of drainage and run-off Refer also to Council's Stormwater problems: Management Policy. allow for screen planting between buildings.

	Minimum Soft Lan	dscape Area %
Site Area (m2)	Single Storey	Two Storey
Less than 800	40	42
800 – 899	42	44
900 – 999	44	46
1000 – 1199	46	48
1200 – 1500	48	50
Greater than 1500	50	50

DESIGN REQUIREMENTS



4.3.4 Landscape Character

Landscaping proposals shall enhance the landscape character of the area.

Landscape proposals should:

- Enhance the visual character of development when viewed from adjacent streets, parks and neighbouring properties by providing suitable landscaping so that the built form does not dominate.
- Provide on maturity a contribution to Kuring-gai's tree canopy.
- Retain and protect existing significant trees, shrubs and gardens.

This must be achieved by:

- planting medium to large canopy trees;
- minimising excavation (cut) and fill;
- providing space of sufficient dimensions to a landscape structure including canopy trees, shrub plantings and ground covers;
- Planting non-invasive plant species;
- Planting species to conserve biodiversity;
- Including screen planting, taller shrubs and small trees;
- Weed management.

Note: Refer to the visual character categories described in Appendix A. Landscape designs should reflect the prevailing landscape character of the area and should relate to the existing streetscape in terms of scale and planting style.

4.3.5 Tree Preservation

Landscape proposals should be integrated with existing trees.

Trees will be valued and conserved as an integral feature of the area and their dominate role in the landscape will be protected and enhanced.

This should be achieved by:

- Avoiding alterations to existing ground levels,
- Planting compatible species, and
- Confining building works where appropriate to pre-existing building footprints.

See also section 3.1.1.

4.3.6 Tree Replenishment

Landscaping proposals shall contribute to the replenishment of trees so as to maintain and restore the treed character of Ku-ring-gai. Many areas are characterised by large canopy trees.

Lots with the following sizes shall support a minimum number of trees capable of attaining a minimum height of 13 metres on shale and transitional soils and 10 metres on sandstone

When siting trees, consideration should be given to:

- Solar access to dwellings, pools and private open spaces located on the site and on adjoining properties;
- Proximity to dwellings, pools, tennis courts, fences, pavements and other structures located on the site and on adjoining properties;
- Stormwater run-off, the water table and existing services.

DESIGN REQUIREMENTS

derived soils:

- Less than 850m23 trees
- 850 1,000m2 5 trees
- 1,001 1,500m2 7 trees
- over 1,500 m2 10 trees or as directed

Council may in special circumstances consider reduction of this standard to retain significant trees.

Refer to Appendix C for a list of trees which are known to attain

a height of 13 metres in Ku-ring-gai.

A proportion of the trees shall consist of locally occurring native species. (refer to section 5.3.9 Biodiversity)

Note: Council may require street tree planting in accordance with Ku-ring-gai's Street Tree Management Plan (refer to Council's Open Space Services for details in this regard).

4.3.7 Landscaping - Cut and Fill

The extent of excavation (cut) and fill for landscaping shall be minimised so as not to impact on existing trees to be retained, or significantly alter the natural landscape or watertable.

Note: Landscaped open space areas that are built upon (eg. swimming pools, decks, paved court yards, pathways) are not included in the calculation of the soft landscape area. See definitions of Soft Landscape Area and Built Upon Area.

This must be achieved by:

- accommodating the landscape works within the natural slope of the land;
- avoiding cut or fill beneath the canopy spread of existing trees;
- not exceeding 500mm in cut or fill relative to natural ground level,
- avoiding cut or fill within 2 metres of boundary lines.

Note:

- If cut or fill is proposed, the development analysis and Statement of Environmental Effects must justify by means of documentation the reasons for the preferred option.
- Depending on the species and size of the tree, excavation may destabilise the tree.
 Placing fill over the root zone of a tree prevents the movement of moisture and oxygen to the roots, which will have a detrimental effect on the tree.

4.3.8 Useable Open Space

Landscape development proposals should provide functional outdoor recreation spaces as part of the overall design.

This may be achieved by ensuring landscape areas:

- are useable and relate well to indoor living areas;
- have a character that is consistent with or

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	 enhances the landscape character of the area; are located in consideration of noise, temperature, shade and screening; are not dominated by adjoining development (in terms of overshadowing and overlooking); provide at least one area of private useable open space which has a minimum depth of 5 metres and a minimum area of 50 sq metres. On steep sites Council may consider a reduction in the 5 metre minimum depth requirement; contribute to energy efficiency; contain at least one north facing area providing adequate solar access. (Refer to 4.2.11)
4.3.9 Biodiversity Proposed landscaping works shall protect and enhance native vegetation to conserve and promote biodiversity. Note: Applicants are encouraged to purchase locally occurring native plant species. Advice can be sought from Council's Community Nursery or from Council's Department of Open Space. Nursery Address: 430 Mona Vale Rd, St. Ives. Ph: 9424 0825 Fax: 9449 9259	 This must be achieved by: minimising disturbance to existing vegetation on the site and adjoining bushland; planting the site with an appropriate selection of non-invasive plant species, including native and locally occurring trees, grasses and ground covers; where a property boundary is greater than 300 metres from bushland at least 25% of the overall number of trees and shrubs shall be locally occurring native species; where a property boundary is between 300 metres and 100 metres from bushland at least 50% of the overall number of trees and shrubs shall be locally occurring native species; where a property boundary is within 100 metres from bushland at least 80% of the overall number of trees and shrubs shall be locally occurring native species; planting locally occurring riparian native plant species adjacent to watercourses; weed management including removal of noxious weeds, urban and environmental weeds and nuisance plants as per statutory requirements (refer to Council's Weed Management Policy).
4.3.10 Screen Planting The landscaping proposal shall provide sufficient planting to development so as to ensure that the built form does not dominate	This can be achieved by: selecting species with an appropriate range of height and foliage density. Refer

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
views from adjacent streets, parks and neighbouring properties.	to Appendix D for suggested screen planting species for a variety of heights; allowing for adequate planting bed widths for establishing screen planting where required; and allowing in front yards partial views to and from the dwelling and beyond.
4.3.11 Bushfire Hazard In areas subject to bushfire careful selection of plant species is necessary to minimise bushfire risk.	On sites prone to bushfire hazard, landscape design and planting shall incorporate measures to minimise potential hazard ie planting endemic species, minimising planting of shrub undergrowth. Refer to Council's brochure Landscape and Planting guidelines for fire prone areas of Kuring-gai. Refer also to Section 3.1.4.
4.3.12 Weeds Weed species detrimentally affect Ku-ring-gai's natural environment and should be identified and removed.	All noxious and urban environmental weeds or nuisance plants are required to be removed from residential properties in a manner which does not damage or remove other vegetation and in accordance with the specified control category. Refer to Council's Weed Management Policy and the Noxious Weeds Act 1993 for details of weed classification and control requirements.

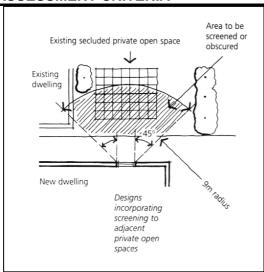
4.4 Privacy and Security

OBJECTIVES

To ensure the siting and design of buildings provides reasonable visual and acoustic privacy for residents and their neighbours in their dwellings and private open space.

To ensure the rights of owners to privacy are balanced with the public benefit of maintaining streetscape character and the predominantly garden and tree dominated landscape character of Ku-ring-gai.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
4.4.1 Visual Privacy Private open spaces and living rooms of the proposed dwelling and adjacent dwellings should be protected from direct or unreasonable overlooking.	This must be achieved by: use of distance or slope; appropriate dwelling layout.
	In conjunction with the above, applicants should consider:

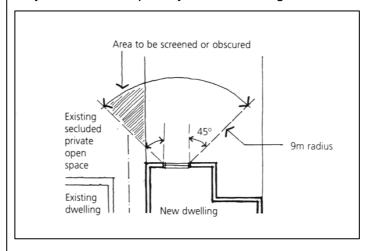


The windows of one dwelling (particularly windows to living areas) should not be located opposite the windows of another dwelling unless direct views are restricted.

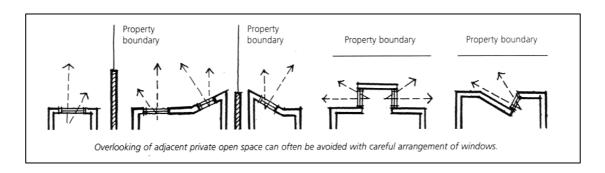
DESIGN REQUIREMENTS

- Careful siting of windows and use of obscure glass or highlight windows where necessary;
- Screen Planting;
- Screening devices such as fences, window screens and courtyard walls.

First floor decks, balconies and roof top terraces are not permitted where they overlook or have the potential to directly overlook habitable rooms or private open space. Council may require privacy screens on upper level balconies and decks which may have adverse privacy effects on neighbours.



This must be achieved by for example offsetting windows, providing highlight or opaque windows, or screen planting.



4.4.2 Acoustic privacy

The transmission of noise between adjoining properties should be minimised. Dwellings abutting major roads and other noise generating land uses should be designed and sited to minimise noise impacts.

This may be achieved by locating the following away from bedroom windows of adjacent dwellings:

- active recreation areas (eg swimming pools, spas, tennis courts, BBQ areas);
- driveways and car ports;
- services such as garbage collection areas, pumps and air conditioners.

At all times Council will take into account the visual character and streetscape of an area when considering the appropriateness of any noise barrier treatments.

DESIGN REQUIREMENTS

This should be achieved by:

- locating bedrooms and other noise sensitive rooms away from the road;
- using thick glass panes or double glazing to windows fronting the road;
- using solid core doors and appropriate seals to vents and other openings;
- mounding within the landscape; and
- solid wall construction.

High fences, provided they are appropriately setback, may be appropriate on some roads for acoustic privacy if they are compatible with the streetscape and satisfy the assessment criteria in design element 4.1.5.

Refer also to design element 4.2.12.

4.4.3 Safety and Security

Front fencing, if present in the street, and screening should enable outlook from dwellings to the street for safety and surveillance and should be generally low and visually permeable.

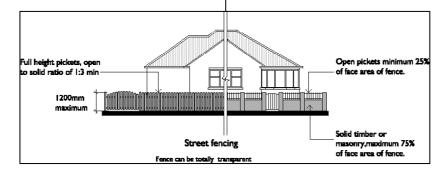
This should be achieved by restricting the height of front fences to a maximum of:

- 900mm if of solid construction; or
- 1.2 metres if transparent. (A transparent fence has an open to solid ratio of not less than 1:3)

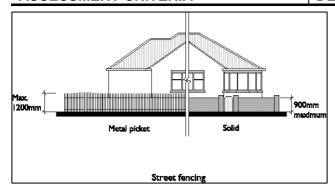
Posts or piers may be permitted to exceed this height.

High hedges along the entire front boundary are not encouraged, although shrub plantings are desirable.

Refer also to design element 4.1.5.



DESIGN REQUIREMENTS





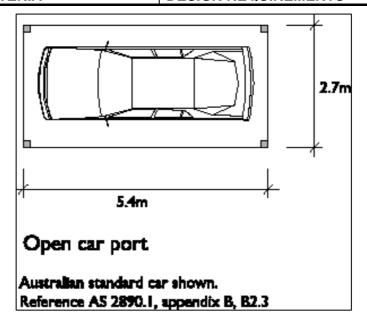
4.5 Access and Parking

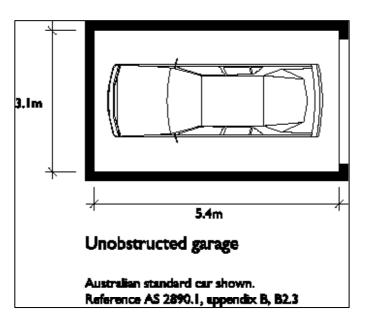
OBJECTIVES

- a. To encourage the integrated design of vehicle access and functional car parking facilities to minimise adverse visual and environmental impacts on the streetscape.
- b. To minimise stormwater run off from driveway surfaces.
- c. To minimise the extent of hard surfaces forward of the building line.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
4.5.1 Number of car spaces The number of on-site parking spaces provided should be in accordance with Council's code,	Council's Car Parking Code requires the provision of 2 spaces behind the building line for a single occupancy dwelling.
Provision of more than 2 car spaces is discouraged in locations where there is availability of public transport.	Where more than 2 car spaces are proposed, triple (or greater width) garage openings within the front elevation are not permitted.
4.5.2 Size of Car Spaces Car spaces need to be of sufficient size to accommodate a standard vehicle.	 The size of parking spaces/structures must reflect: functional requirements; the amount of space available (for example having regard to the location of existing buildings or trees); and bulk/scale relationship with existing development on-site and adjacent. Council's Car Parking Code specifies the appropriate dimensions of a residential parking space to be: Open car port 2.7 x 5.4 m Unobstructed garage 3.1 x 5.4 m Note: The area of garages in excess of 31 sq metres is included in floor space calculations. See Section 4.2.1.

DESIGN REQUIREMENTS





4.5.3 Design of Carports and Garages

The design of carport and garage structures should be sympathetic to existing development on-site and consider adjacent building as well as proximity to drainage systems.

Carport and garage structures should not dominate the site or the streetscape.

- The parking space, whether covered or uncovered, must be located at or behind:
 - the required front setback specified in this DCP, or
 - the building line defined by the existing dwelling where the dwelling is being retained, whichever is the lesser.
- However, Council will consider a reduced setback for parking spaces on steeply sloping sites.
- Where owing to limited side setback space

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	 (less than 3.6 metres) or topographical constraints it is not possible to locate the parking space behind the minimum permissible setback or the building line: the structure must be open sided; the structure must be located at the maximum possible distance from the front property boundary; and the design of the structure must be of a scale and form that is compatible with the streetscape character.
	 Note: Tandem parking in the side setback may be required. The width of the carport / garage visible from the street must not be greater than 6m, as measured between exterior walls, or more than 40% of the site frontage, whichever is the lesser. The parking space must be designed in accordance with AS2890.1:2004 or any standard that replaces it. If the parking space is roofed, the structure must compliment the design of the dwelling. Note: scale, form and design will be considered in assessing this control. Where the dwelling is a listed item of local or State heritage or in a conservation area any carport / garage must be a separate building to the dwelling.
4.5.4 Location of Parking Structures The location of carports or garages needs to consider existing trees, structures on adjacent sites, streetscape, visual character and heritage issues.	 All new driveways and services shall be located so as to enable preservation of existing site or street trees to which Council's Tree Preservation Order applies; where a site has frontage to more than one road and/or service land, access must be obtained from: the road or service lane that is lower on the road hierarchy, and/or the road or service lane that carries the lower volume of traffic. Note: Road hierarchy and traffic volumes will be determined by Council at its discretion. if the garage / carport is to be located at the rear property boundary, it must be set back at least 2 metres from the rear property boundary; driveways must not be located directly opposite high-use accessways;

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	driveways must not be located within 6m of an intersection.
Vehicular movement to and from the site should be designed to reduce potential conflict with street traffic and pedestrians and optimise safety. Access arrangements should retain the heritage significance of heritage items and their settings and the heritage significance of conservation areas. Stormwater detention tanks are not to impede vehicular access.	 Wherever possible, driveways must be located so that driver and pedestrian sight lines are clear. The driveway must be designed so that vehicles may exit the property in a forward direction where: the access is located on a major roadway (as defined in Appendix 1 [as in Child Care Centres DCP]); or the property is a battleaxe allotment; or sight lines are restricted (such as at curves or crests). Where turning areas are provided, they must be designed to permit on-site turning in not more than a single reversing movement.
A.5.6 Driveways Driveways should be functional, safe and designed to minimise hard surface run off from the site, not be visually intrusive to the existing streetscape and have minimal impact on existing trees. Driveway levels should be applied for and approved at the time of issue of the Construction Certificate, if not provided by Council with the Development Consent.	Not more than one driveway may be established on any property with a front width of less than 20 metres. Not more than two driveways may be established on any property. The crossing width for any driveway, as measured at the front site boundary, must not exceed 3.5 metres. If the driveway is located in an urban conservation area, the driveway must consist of two strips with turf between them (rather than a wide concrete strip). The desirable maximum gradient for a driveway is 20%. In extreme circumstances gradients up to 25% may be considered. Driveways and driveway crossings should be located and constructed so as to avoid disturbance (including altered soil level) to the root zones beneath the canopy of trees protected by Council's Tree Preservation Order. Council may require a narrower width where trees may be adversely affected. A width in excess of 3.5 metres is not permitted unless site conditions require car parking

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	Where long driveways are proposed consideration should be given to curving the entrance to the street.
	Driveways have potential to significantly increase run off. Council encourages construction of porous driveways and use of planting strips down the centre of the driveway. Providing a deep gravel underlay for tree roots to penetrate and remove excess water will enable planting of trees adjacent to porous driveway surfaces.
	Note: Driveways shall be designed in accordance with Council's engineering specifications and Car Parking Code.

4.6 Ancillary Facilities

OBJECTIVES

- a. To ensure that ancillary facilities are integrated into the landscape and are unobtrusive to neighbours and the public domain.
- b. To ensure ancillary facilities are adequate, and well designed and located. Refer to glossary in this DCP for definition of "Ancillary Facilities".
- c. Reasonable provision should be made on site and within the site plan for the provision of Ancillary Facilities.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
4.6.1 Swimming Pools/Spas & Enclosures The swimming pool/spa and/or enclosure must be well designed and located so that there is sufficient area adjacent to the property boundary for substantial landscape planting to minimise potentially adverse impacts such as noise, glare, and visual intrusion.	This must be achieved by ensuring that the swimming pool/spa coping is sited a minimum of 2 metres from the property boundary. Refer to Section 4.3.1. for Landscaping requirements.
Enclosures will be included in floor space ratio calculations and built upon area calculations.	
The swimming pool/spa should be sited so as to minimise the visual impact of the structure when viewed from adjacent public reserves and private property and minimise the impact on the landform.	The pool coping level must not be more than 500mm above existing ground level at any point. On steeply sloping sites, levels greater than 500mm will be considered subject to increased setbacks and landscaping to protect the amenity and privacy of neighbouring properties.
Swimming pools should be sited to minimise the impact on existing trees both on site and on adjoining properties.	Pool excavation should not be beneath the canopy of trees subject to Council's Tree Preservation Order.

The siting of the swimming pool/spa as well as the colour and design of the pool fencing should be selected so to complement and enhance a heritage building, garden/curtilage areas, or, natural bushland area.

The swimming pool/spa should be sited and designed so as to ensure that pool waters do not discharge to stormwater drains, natural waterways, natural bushland, or neighbouring private property.

The swimming pool/spa should be sited and designed to improve energy efficiency of the structure and where possible management and maintenance should reflect energy efficient principles.

Where a swimming pool or spa adjoins natural bushland, it should be able to be utilised as a secondary water supply for fire fighting purposes.

The swimming pool must be fenced in accordance with the Swimming Pools Act 1992 in order to reduce the incidence of drowning of young children.

DESIGN REQUIREMENTS

Paving adjoining pool areas should be porous where it lies beneath an existing tree canopy.

This must be achieved by:

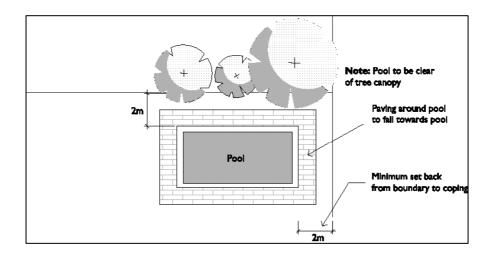
- connecting backwash to the sewer;
 or
- installing a surface drain to collect overflow stormwater; or
- ensure the immediate pool surrounds slope toward the pool; or
- other acceptable design solutions approved by Council.

Consideration must be given to:

- amenity of the pool in terms of access to sunlight;
- relationship to trees;
- provision of insulation;
- choice of colour;
- use of solar powered heating systems.

This must be achieved by the installation of an independent pumping system with an appropriate hose.

Refer to Council's policy Swimming Pool Safety (new pools or existing pools).



4.6.2 Tennis Courts

The tennis court should be located to ensure that there is sufficient area between the court and the property boundary to:

- minimise potentially adverse impacts such as noise, overlooking and visual intrusion.
- Provide sufficient area for appropriate landscaping.

The tennis court should be located and designed to avoid:

- the removal of trees protected by Council's Tree Preservation Order on site, on adjacent sites, or on the nature strip;
- the increase of run off associated with tennis courts by using porous concrete (particularly outside the main playing area) and/or ensuring that an on site stormwater detention system is provided.

Cut and fill associated with the construction of a tennis court should not unreasonably intrude into the natural topography of the land or alter the natural groundwater table.

The materials used in the construction of a tennis court, including the type and colour of court surfaces, should be carefully selected to complement adjoining heritage buildings and gardens and natural bushlands.

Tennis courts should be sited having regard to the location of habitable rooms both on-site and on adjoining properties and the maintenance of appropriate private open space areas.

Lighting of tennis courts for night tennis will generally not be permitted.

4.6.3 Out-buildings

Out-buildings (such as studios, hobby rooms, storage structures, cubby houses or cabanas) should be located on the site having regard to the relationship with existing development onsite and on adjoining properties.

Outbuildings (including garages) should be designed so as not to exceed a single storey. All outbuildings will be included in both

DESIGN REQUIREMENTS

This must be achieved by:

- ensuring a distance of at least 3 metres between the court and the property boundary; and
- planting trees and tall shrubs between the tennis court and the property boundary.

Refer to Council's Policy Tennis Courts, Half Courts and Sports Patios.

Refer to design element 4.2.15.

Refer to Council's Policy on Tennis Courts, Half Courts or Sports Patios.

This must be achieved by maintaining a minimum distance of 5 metres between the tennis court boundary and habitable rooms of any dwelling.

Reference should be made to Council's Policy on Tennis Courts, Half Courts or Sports Patios.

Consideration must be given to the position of windows associated with habitable rooms and the potential impact of noise, fumes, loss of light, and ventilation.

A minimum setback of 2 metres from boundaries is to apply for any building with a wall height exceeding 2 metres relative to the ground level at the boundary.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
floor space ratio calculations and built upon area calculations.	
Pool motor enclosures and filters, pumps and the like should be soundproofed to ensure there is no noise reading exceeding 5dba above background noise level when measured at the nearest residential property boundary.	
Air conditioning enclosures are also required to ensure that noise levels do not exceed 5dba above the background noise level when measured at the nearest residential property boundary.	
Any fan forced air from these units should not be directed on to plants so as to cause them stress.	
4.6.4 Other Site Facilities The location and design of facilities such as	This may be achieved by:
mail boxes, utility poles, clothes drying areas should be considered as an integral part of the site design and development.	 the undergrounding of utilities. Council will require that no clothes lines or similar structures shall be visible from the street.

5. MANAGING CONSTRUCTION OR DEMOLITION

- Site management
- Pollution control
- Waste management
- Tree protection
- Noise control

5.1 Site management

OBJECTIVE

To minimise site disturbance during construction or demolition in order to preserve the various natural elements and habitats such as soil profile, vegetation, natural rock shelves and watercourses.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
5.1.1 Measures to Minimise Site Disturbance Site organisation during construction should prevent unwarranted soil compaction, erosion and damage to vegetation.	 At a minimum this must be achieved by: restricting machinery and vehicle movement to the building footprint and access corridor; excavating from inside the proposed building area to avoid excavation beyond the building area; locating drainage lines close to the building within previously excavated areas; confine storage areas to previously disturbed parts of the site, away from the drip-line of trees to be retained. preparation of a site management plan showing tree protection areas, machinery usage zones, storage area and location of stormwater pollution barriers is to be submitted prior to construction commencing.

5.2 Pollution Control

OBJECTIVE

To ensure that pollution does not increase as a result of works.

You could be fined

Owners and builders are responsible for preventing sediment and any other pollutant leaving a building site and entering the stormwater system. Ku-ring-gai Council has officers who

are authorised under the Protection of the Environment Operations Act 1997 to issue \$1500 on the spot fines. These fines are issued where water is, or is likely to be, polluted.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
5.2.1 Air Pollution Air borne particulates and hazardous emissions must be controlled to minimise pollution.	 This is achieved by: minimising the area of site disturbance and retaining existing vegetation; damping dusty sites; the use of cloth (e.g. shade cloth) around the perimeter of the site to reduce wind speed; maintaining machinery to manufacturers requirements to reduce hazardous emissions.
5.2.2 Paint & Other Pollutants Paint and other pollutants must be prevented from entering stormwater systems, local creeks and waterways.	 This is achieved by: washing brushes with water-based paint over grass or soil, but never the sink, pathways or where it may enter the stormwater system; putting used solvents, cleaners and paints in suitable containers and taking them to special collection centres; and ensuring that sawdust, stripped paint and plaster are not hosed or swept into the gutter or stormwater system.

5.3 Resource Waste Management

OBJECTIVE

To save resources by minimising waste at the construction stage.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
5.3.1 Measures to Save Resources and Minimise Waste	
A complete waste management plan must be submitted to Council at application stage.	 This should be achieved by: ordering the right quantities of materials; prefabrication of materials; careful consideration of design to reduce
Consideration should be given to appropriate purchasing policies and project management requirements that minimises trade waste.	the need for off-cuts; and co-ordination and sequencing of various trades.
Opportunities to re-use building materials should be maximised.	Careful source separation of off-cuts and surplus materials to facilitate re-use, resale or recycling.
Opportunities to recycle building materials should be maximised.	If properly source separated and kept uncontaminated, construction waste is nearly
Measures to minimise site disturbance and limit	100% recyclable. This includes for example

ASSESSMENT CRITERIA DESIGN REQUIREMENTS unnecessary excavation (particularly near trees bricks, tiles, steel, non-ferrous metals, glass, and significant shrubs) should be provided. paper, concrete and cardboard packaging material. Opportunities to reduce waste through the choice of landscaping should be maximised. Good site management involves allocating areas of the site for specific purposes such as the storage of materials, stockpiling of top soil, vehicle movement as well as nominating "no go" areas to protect trees and other site vegetation. This may be achieved by: re-using weed free vegetation and disease free soil stock piled during construction; re-using existing paving, garden ornaments, plants etc in landscape chipping vegetation that is removed for future use as mulch in garden areas.

5.4 Tree protection

ASSESSMENT CRITERIA

OBJECTIVE

To ensure the protection of existing trees from any impacts of construction nearby.

ASSESSIVIENT CRITERIA	DESIGN REQUIREMENTS
5.4.1 Tree Protection Measures Appropriate measures shall be implemented and maintained to ensure the long term preservation of trees to be retained. Note: Tree protection measures shall be installed as per the development application conditions of consent.	 This can be achieved by: installing tree protective fence, preferably galvanised pipe at 2.4m spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8m. Alternatively, star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings, to a minium height of 1.5m. installing trunk protection where fencing is impossible, by placement of 2.0m lengths of 50 x 100mm hardwood timbers spaced at 150mm centres and secured by 2mm wire at 300mm spacings; installing temporary measures to avoid soil compaction (eg. Rubble boards, gravel beds, mulching); ensuring no storage, disposal of materials or movement of construction vehicles beneath the canopy spread of any tree.
	Note: Where there are significant existing trees

DESIGN REQUIREMENTS

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
	which have been identified for retention, a Tree Protection Bond may be required to ensure they
	are maintained in the same condition as found prior to commencement of site development work.

5.5 Noise control

OBJECTIVE

To protect the amenity of the surrounding locality by ensuring that persons living or working in the neighbourhood of the building site are not exposed to offensive noise or noise at unreasonable hours.

ASSESSMENT CRITERIA	DESIGN REQUIREMENTS
5.5.1 Construction Hours Working hours on all building sites should be restricted to ensure that noise is not generated outside approved working hours.	Working hours are to be restricted between the hours of 7.00 am and 5.30 pm Mondays to Friday inclusive and between 8am and 12 noon on Saturdays. No work shall be performed on Sundays or Public Holidays.
5.5.2 Noise limits Noise generation limits should be set to ensure that nuisance does not occur. Construction activity to be in accordance with EPA guidelines.	Reference should be made to Council's Code for the control of noise on building sites. Note: Additional requirements may be imposed where excavation of shale or rock is required.

6. REFERENCES

Australia ICOMOS, 1979, Charter for the Conservation of places of cultural significance (The Burra Charter) Building Code of Australia, 1996.

Commonwealth Department of Housing and Regional Development, 1995, AMCORD – a national resource document for residential development, Canberra.

Councils of the Lane Cove River Catchment, Keep it clean – a guide to sediment control on small building sites. (brochure)

Department of Urban Affairs and Planning, 1996, NSW Code: a guide to performance codes for multi-unit housing.

Department of Urban Affairs and Planning, 1996, Environmental Planning for ESD.

Department of Urban Affairs and Planning, 1996, Resource Guide for Best Management Practices to control diffuse source water pollution in the Hawkesbury Nepean Catchment.

Environmental Planning and Assessment Act, 1979 & Regulation.

Environment Protection Authority, 1996,

Managing Urban Stormwater – Construction activities, Draft.

Heritage Office and Department of Urban Affairs and Planning, 1996, Statements of Heritage impact.

Ku-ring-gai Council:

Planning Scheme Ordinance, 1971 as amended

Code for the control and regulation of noise on building sites, 1989

DA Guide 2004

DCP 43 - Car Parking

DCP 46 – Exempt & Complying Development

Domestic Rainwater Tank Installation Protocol, 1990

Energy Efficient Housing Policy, 1995

Heritage Conservation in Ku-ring-gai: Guidelines for development.

Bushfire Management Policy, 1998.

Landscape and planting guidelines for fire prone areas of Ku-ring-gai.

Landscape Management Policies, 1996

Notification Policy, 1996

Preparing a Landscape Plan, 1990

Statement of Policy and Schedule of Information required by Council in respect of Applications for the erection of Tennis Courts, Half Courts or Sports

Patios, 1994.

Stormwater Management Manual, 1993.

Swimming Pool Safety – Existing Pools.

Swimming Pool Safety - New Pools.

Tree Preservation Order, 1995

Trees for Ku-ring-gai on Sandstone derived soils

Trees for Ku-ring-gai on Shale derived soils

Weed Management Policy.

Local Government Act, 1993 and Regulations

MA Schell & Assoc. 1996-7 Visual Character Study – Stages 1- 3, for Ku-ring-gai Council – unpublished.

State Environmental Planning Policy No 19 – Bushland in Urban Areas. State Environmental Planning Policy No 44 -Koala Habitat. Swimming Pools Act 1992 Threatened Species Conservation Act, 1995

7. GLOSSARY

Amenity features, facilities or services of a house, estate or district which make for a pleasant and comfortable life.

Ancillary Facilities in the context of the residential dwelling includes but is not limited to such related facilities as a swimming pool, outbuilding, pergola, patio, pathway, driveway and tennis court.

Biodiversity the variety of life forms, plants, animals and micro organisms. It is usually considered at three levels: genetic diversity; species diversity; and ecosystem diversity(See also Ecologically Sustainable Development).

Building height plane spatial area calculated by projecting an angle of 45 degrees over the actual land to be built upon, from a vertical height of 3 metres above ground level at any boundary of the site.

Building line the line of the principal building on the site that is closest to the front property boundary.

Built upon area the area of a site containing any built structure (whether covered or uncovered), any building, carport, terrace or pergola, hard-surface recreation area, swimming pool, tennis court, driveway, parking area or any likely structure, but excluding minor landscape features.

Bushland land on which there is vegetation which is either a remnant of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation.

Character the expression of qualities which distinguishes one thing from others; a significant landscape or streetscape feature.

Cut and fill excavation or filling works undertaken to alter the slope of the land.

Complying Development is local development that can be addressed by specified predetermined development standards where provided for by an environmental planning instrument.

Conservation all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these. (Source: The Burra Charter).

Conservation area means an area of heritage significance, being the land shown edged with a heavy black broken line and marked "Conservation Area" as identified on the map marked "Kuring-gai (Heritage Conservation) Local Environmental Plan No. 1" deposited in the office of the Council (Note: For the purposes of DCP 38 this includes other subsequent Heritage Conservation Local Environmental Plans).

Demolition in relation to a building or work, means the damaging, defacing, destruction, pulling down or removal of the building or work, in whole or part.

Design elements the main issues to be considered in the design process.

Design suggestions examples of how a proposal may satisfy one or more of the assessment criteria. There may be several design solutions.

Development the erection of any building, the carrying out of any work in, on, over or under the land, the use of the land or building or work thereon and the subdivision of land.

Development Control Plan (DCP)

document prepared in accordance with the Environmental Planning and Assessment Act 1979 and regulations.

Development standards provisions in an environmental planning instrument which specify requirements that a particular development must achieve.

Dwelling a room or suite of rooms occupied, used, constructed or adapted so as to be capable of being occupied or used as a separate domicile.

Ecologically sustainable development (ESD) development that uses, conserves and enhances the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased. (Source: National Strategy for Ecologically Sustainable Development, 1992) ESD is essentially about creating a system which is self sustaining in the long term. It is more a process than a product. It incorporates conservation principles and practices into the development process, so that a sustainable balance between environmental and economic objectives can be achieved. There are three principles that can assist in achieving ESD: the precautionary principle: if there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation; inter generational equity: the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations; and the conservation of biological diversity and ecological integrity.

Enhance to raise to a higher degree, intensify, magnify; to raise the value.

Environment the conditions and influences under which any species lives or develops (natural, built or social).

Exempt Development an environmental planning instrument may provide that development of a specified class or description; that is of minimal environmental impact, is exempt development. If development is exempt development;

- a. the development may be carried out, in accordance with the instrument, on land to which the provision applies without the need for development consent, unless that land;
 - i. is critical habitat, or
 - ii. is, or is part of, a wilderness area (within the meaning of the Wilderness Act 1987), and
- b. Part 5 of the Environmental Planning and Assessment Act 1979 does not apply to the development.

Floor Space (see Total Floor Space Area)

Floor Space Ratio in relation to a site, means the ratio of the total floor space area of any building or buildings to the site area of the development which contains or comprises the building or buildings.

Ground level the level of a site before development is carried out on the site under this plan. This does not include any level that has been created without the approval of the Council where this would otherwise be required.

Habitable room a room (other than a bathroom, laundry, water closet or the like) that is designed, constructed or adapted for the activities normally associated with domestic living.

Height in relation to a building, height is the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.

Heritage item a building, work, relic, tree or place of heritage significance described in schedule 7 of the Ku-ring-gai Planning Scheme Ordinance or identified on the Heritage Map (Ku-ring-gai (Heritage Conservation) Local Environmental Plan No 1) and subsequent (Heritage conservation) Local Environmental Plans.

Indigenous canopy tree a native species which naturally occurs on the parent soil material pertaining to the site, attaining a height of at least 13 metres, or 10 metres in sandstone areas.

Integrated Development is development (not being complying development) that, in order to be carried out, requires development consent and an approval under one of the following Acts in order to be carried out:

- Fisheries Management Act 1994;
- Heritage Act 1977;
- Mine Subsidence Act 1961;
- National Parks and Wildlife Act 1974;
- Rivers and Foreshores Improvement Act 1948;
- Roads Act 1993;
- Soil Conservation Act 1938;
- Waste Minimisation and Management Act 1995; or
- Water Act 1912.

Landscape area (hard, soft) all outdoor areas, including:

- hard landscape area all paved outdoor areas, decks, driveways, pools and tennis courts, which forms part of the built upon area.
- soft landscape area the area planted with gardens, trees, lawns and includes remnants of the natural landscape.

Living areas means a room used for normal domestic activities excluding non habitable rooms and bedrooms. This may include for example, lounge room, family room, study or dining room.

Local Development where an environmental planning instrument provides that specified development may not be carried out except with development consent, a person must not carry the development out on land to which the provision applies unless:

- a) such a consent has been obtained and is in force; and
- b) the development is carried out in accordance with the consent and the instrument.

Such development is local development (unless it is a State significant development).

Objectives statements that define intent.

Performance based approach the means of achieving an objective based on the desired outcomes, rather than specific numerical standards.

Prescriptive standards specific numerical requirements.

Private open space an area of land, balcony or roof terrace suitable for the private outdoor living activities of the occupants of a dwelling.

Public place includes roadway, public reserve, national park, waterway or other open space accessible to the general public.

Roof Height is the measure of the distance from ridge level to the ceiling level immediately below. In the case of raised or cathedral ceilings the springer level is taken as the ceiling level.

Setback the distance between the boundaries of a site and the external wall of a building erected or proposed to be erected.

Site analysis the process of identifying and analysing key features of the site and immediate surroundings to assist in understanding how future dwellings will relate to each other and to their locality.

Site area the area of land contained within the title boundaries of the site or the area of land to which an application for consent relates. It excludes an access corridor to the site, such as the area of any access handle in the case of hatchet (battle-axe) shaped lots.

Storey for the purposes of this DCP a storey shall include habitable floor level, any garage or basement level and subfloor areas exceeding 1.0 metre in height above natural ground level.

Total floor space area means the sum of the areas of each floor of the building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400millimetres above each floor level, but excluding:

- a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external walls; and
- b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air conditioning ducts; and
- c) car parking needed to meet any requirements of the Council and any designated internal vehicular or pedestrian access thereto; and
- d) space for the loading and unloading of goods; and
- e) internal public arcades and thoroughfares, terraces and balconies with outer walls less than 1400millimetres high.

(Note: For the purposes of DCP 38 -

- i. the car parking needed to meet Council's requirements in Paragraph (c) is a maximum area of 31m2.
- ii. the maximum terrace and balcony areas to meet Council's requirements in Paragraph (e) is 15m2 when erected above ground level.)

Tree a woody plant greater than 5 metres in height or with a branch spread exceeding 4 metres.

Visually prominent site includes ridgetop locations, escarpments, environmentally sensitive sites on sloping land, elevated corner allotments and any site that has the potential to degrade visual amenity.

APPENDIX A

Visual Character

Background

The first stages of a Visual Character Study of Ku-ring-gai have been undertaken by MA Schell and Associates. The study is being carried out to identify existing housing and landscape elements within Ku-ring-gai.

The study demonstrates the pattern and form of development across four broad time scales and groups residential streets into categories, outlining their particular characteristics and predominant features. It further identifies elements that should be conserved and encouraged and those that should be discouraged in any future development.

It is anticipated that future stages of the study will include assessment of Ku-ring-gai on a street by street basis.

Relationship between the Visual Character Study and this DCP.

The Visual Character Study describes the existing character of Ku-ring-gai and provides the context in which future development will occur.

The visual character categories (as summarised in this appendix) are intended to assist applicants, developers and Council to design and assess future development in Ku-ring-gai. The character categories give broad descriptions of typical features such as average lot sizes, fencing arrangements, vehicle accommodation and garden styles so that new buildings and renovations can be designed with these factors addressed but without adversely affecting the overall streetscape character.

Visual Character Categories

1. Pre 1920

The distinguishing features of streetscape with individual residences on large estates (generally over 1500 square metres) include:

- generally large, well screened residences with a mix of architectural styles and large setbacks from the boundary:
- a large proportion of open space on all sides of the residence, often including tennis courts and elaborate mature gardens;
- fencing and gateways in the style of the original residence and often up to 1.8 metres high;
- additional landscape features such as entry lighting and circular driveways, and an absence of visible car accommodation; and
- mature street trees and remnants of forest vegetation along creek lines and boundary lines contributing to a substantial and often continuous canopy cover.

The distinguishing features of streetscape with individual residences on single lots (800 – 1500 square metres) include:

- generally partially screened original federation style housing, mostly single storey with consistent setbacks;
- a large proportion of open space mostly to the rear of the residence, with mature established gardens;
- generally low brick, stone, timber or herbaceous front boundary fences;
- an absence of visible car accommodation; and

• mature street trees and remnants of forest vegetation along creek lines and boundary lines contributing to a substantial and often continuous canopy cover.

The distinguishing features of streetscapes with individual residences on single lots (as small as 450 square metres) such as Moree and Ridge Street, Gordon include;

- small partially screened brick or weatherboard Federation style cottages with small setbacks from the front boundary;
- small mature and ornamental gardens to the front and rear of residences;
- small bushrock retaining walls as front fences (Moree Street) otherwise low mixed fencing:
- driveway and usually single car accommodation in garages of the same architectural style as the residence and visible from the street: and
- very little street tree planting, but some remnant native vegetation.

2. 1920 - 1945

The distinguishing features of streetscapes with individual residences on single lots (800-1200 square metres) include:

- generally partially screened residences (including many original Californian Bungalows) with consistent setbacks:
- a large proportion of open space mostly to the rear of the residence, with mature established gardens;
- low brick, timber or herbaceous front boundary fences:
- driveway and single car accommodation at the rear and to the side of residences; and
- mature street trees and often grid lines of mature native vegetation which relate to rear property boundaries and creek lines.

The distinguishing features of streetscapes with individual residences on large estates (2,000 square metres or more) include:

- original residences with grand proportions and art deco style with large setbacks from the front boundary;
- extensive forecourt garden areas and a large proportion of open space on all sides of the residence, often including tennis courts and mature ornamental gardens;
- extensive stone or masonry fences from 1.2 1.5 metres high;
- large circular drives with garages in the same architectural style as the residence; and
- large street trees and significant stands of native forest remaining in reserves.

The distinguishing features of streetscapes with large residences on single lots (approximately 1,000 square metres) found uniquely in East Lindfield are:

- mostly two storey residences constructed from blonde bricks and green roofs often with curved feature walls and curved window panes;
- a large proportion of open space mostly to the rear of the residence with cleared neat, formal
 and trimmed front gardens with a predominance of mature ornamental trees (often conifers)
 arranged as features;
- low masonry front fencing in the style of the original architecture;
- driveways and single car accommodation visible from the street; and large street trees and significant stands of native forest remaining in reserves.

The distinguishing features of streetscape with small buildings on small single lots (approximately 500-800 square metres) such as around Wallace Parade, Lindfield include:

- historic character created by higher densities and a distinctive architectural style and very small setbacks;
- small proportion of open space;
- low masonry fencing if present;
- absence of driveway or garage facilities; and
- semi-mature street trees and remnant forest vegetation.

3. 1945-1968

The distinguishing features of streetscapes with individual residences on single lots (600 - 1,000 square metres) include:

- less ornate architecture, including brick, weatherboard and some fibro dwellings, almost exclusively single storey, amongst residences with a mix of more recent building styles;
- slightly smaller lot sizes and setbacks and proportionally less open space;
- an absence of front fences except in noisy or busy streets, but often with low herbaceous borders:
- original accommodation for one or two cars within or attached to the main structure of the residence; and
- a prevalence of younger deciduous ornamental street tree plantings (mostly Liquidambars) and an increase in the more informal bushland vegetation often associated with an outlook to nature reserves and national parks, marking the final extent of housing within Ku-ring-gai.

Note: The boundary between this character category and the next is very indistinct as a result of redevelopment.

I. Post 1968

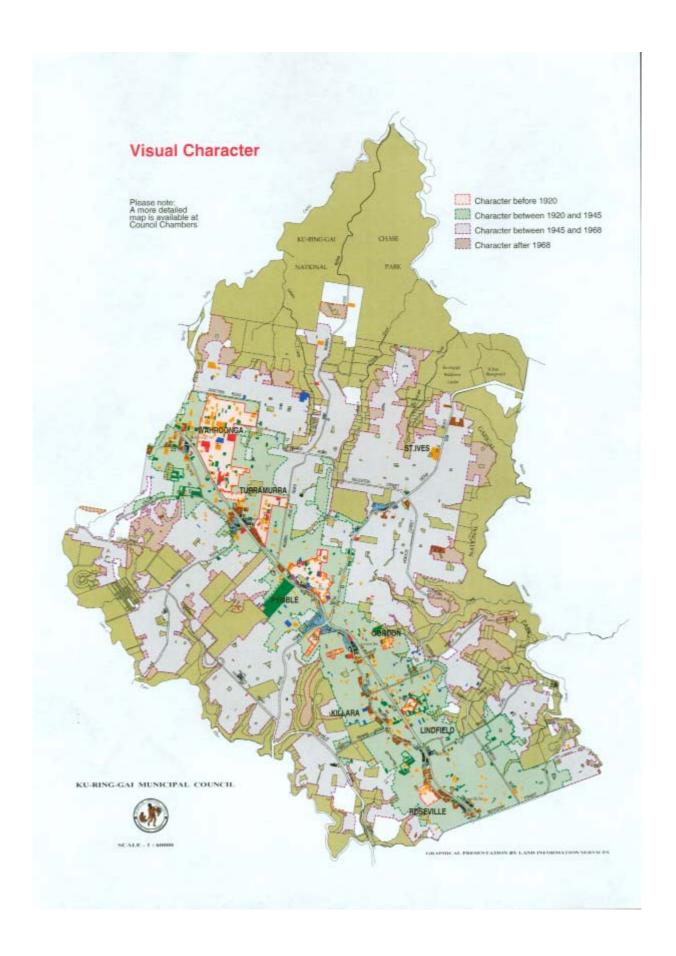
Streetscapes with individual residences on single lots (500-1,000 square metres) are distinguished by:

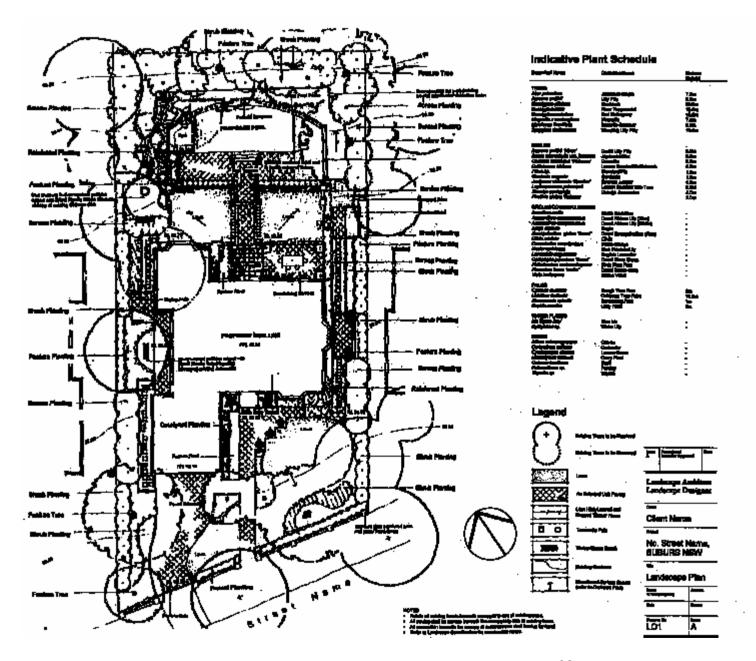
- low level or split level open plan architecture which followed the slope of the land and residences with large open glass areas designed to bring the feeling of bushland indoors;
- open space proportional to lot sizes often steeply sloping and containing native vegetation and rock outcrops;
- low level or no front fencing except when on main roads:
- driveways and dual car accommodation visible from the street; and
- winding streets with native and exotic (most Liquidambar) street tree planting or remnant stands of native trees.

Streetscapes with large residences on large estates (over -1,000 square metres) are distinguished by:

- very large houses designed in styles to reproduce other eras such as Georgian, Federation and Colonial with variable setbacks;
- variable fencing;
- multiple garages often visible from the street and located in cul-de-sac or crescent with no through traffic giving the impression of an exclusive precinct; and
- young deciduous street trees, conifers and other exotics with native trees.

Attributes to be discouraged Attributes to be conserved or encouraged Pre 1920's Style of residence and consistency of Reduced setback. building materials in any alterations and Removal of established gardens and additions visible from the street. mature trees. Open space all around residence. Overshadowing of neighbours established Established gardens and mature street gardens. trees Car accommodation for more than one car Original fences and gateways. visible from the street. Original entry lights. Weatherboard or fibro additions to brick Original circular driveways, if present. houses. Existing kerb and gutter regime. Remnant forest vegetation. 1920-1945 Style of residence and consistency of Reduced setback. building materials in any alterations and Overshadowing of neighbours established additions visible from the street. gardens. Open space proportions. Car accommodation for more than one car Established gardens and mature street visible from the street. trees. Original fencing and gateways. Original circular driveway, if present. Existing kerb and gutter regime. Vegetation grid pattern and remnant forest vegetation. 1945-1968 Style of residence and consistency of Front fences. building materials in any alterations and Overshadowing of neighbours established additions visible from the street. character of streetscape. Car accommodation for more than one car Natural features including rock outcrops, visible from the street. creeklines, native vegetation. Post 1968 Style of residence and consistency of Front fences building materials in any alterations and Building of more than two storeys above additions visible from the street. street level Native and informal private gardens and Car accommodation for more than one car streetscapes. visible from the street. Natural features including rock outcrops, creeklines, native vegetation.





APPENDIX B

Guidelines for Preparing Landscape Documentation

LANDSCAPE PLAN/SCREEN PLANTING PLAN / TREE PLANTING PLAN

The following information must be shown on the Landscape Plans, Screen Planting Plans and Tree Planting Plans:

GENERAL

- A Title Block containing the:
 - title of the plan and a plan reference number
 - location and address of the property
 - applicants name
 - name, address and telephone number of the Landscape Architect or Landscape Designer
- Scale of the plan at 1:100 or 1:200 (other scales are unacceptable)
- North point
- Date of drawing completion
- Development Application number.

EXISTING ELEMENTS

- Site Boundary, fences, driveways, existing buildings, paving, retaining walls and any other structures (such as pools and tennis courts).
- Existing ground levels as spot heights or contours over the entire site and at adjoining boundaries. Existing spot levels shall be shown at the base of existing trees.
- Existing trees and vegetation with a height greater than 5m or having a canopy spread of 4m or greater (including Botanical Name, trunk position and canopy spread) for the site, as well as any tree which canopy extends from neighbouring properties, or the nature-strip.
- Existing trees on neighbouring properties with the canopy spread overhanging the site (including Botanical Name, trunk position and canopy spread).
- Any natural landscape feature such as rock outcrops or creeks.
- Direction of existing drainage flow.
- All services/utilities on or adjacent to the site including, water, gas, electricity, sewer, stormwater lines or easements etc.

PROPOSED ELEMENTS

- New buildings or additions and alterations and associated works such as pool, fences, pergolas, retaining walls, steps, paving, garden edging, services/utilities, lighting, surface materials and finishes.
- Proposed ground levels as spot heights or contours over the entire site and at adjoining boundaries.
- Drainage details locating proposed on-site detention system and drainage pipes.
- Direction of proposed drainage flow.
- Location of each proposed plant species.
- Existing trees to be retained or removed.
- Plant Schedule to include:
 - Botanical Name
 - Common Name
 - Container/Pot Size
 - Quantity
 - Mature Height and Spread

LANDSCAPE SPECIFICATION

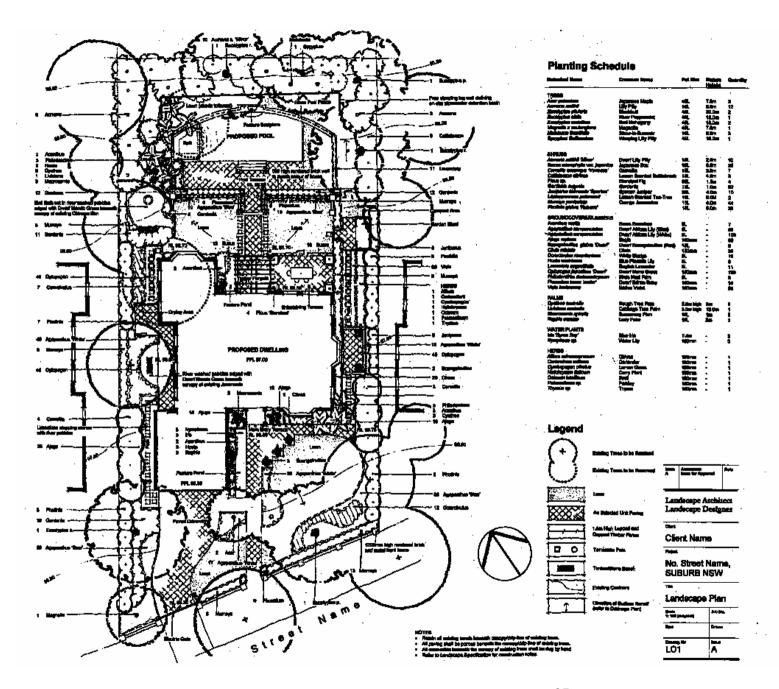
The Landscape Specification must be provided and read in conjunction with the Landscape Plan, Screen Planting Plan and Tree Planting Plan, to include materials, methods of construction and maintenance.

The landscape specification shall include information on the following:

- Site Preparation
- Tree and Vegetation/Bushland Protection Measures
- Runoff and Erosion Control Measures
- Earthworks
- Paving, Edging and Walling
- Planting Soil and Topsoil
- Fertiliser, Compost and Mulch
- Staking and Tying
- Planting Materials
- Turfing
- Plant establishment
- Planting Maintenance

To prepare a Landscape Plan, Screen Planting Plan and Specification, Council requires that you choose either a Landscape Architect or Landscape Designer who has either a tertiary degree qualification in Landscape Architecture or a Certificate in Horticulture or Landscaping, or higher. Landscape Architects and Landscape Designers shall be eligible for membership of either the Australian Institute of Landscape Architects or Australian Institute of Landscape Designers and Managers.

To prepare a **Tree Planting Plan and Specification**, Council requires that you choose either a Landscape Architect, Landscape Designer, Arborist or Horticulturalist who has either a tertiary degree qualification in Landscape Architecture or a Certificate in Tree Surgery or Certificate in Horticulture or Landscaping, or higher. Landscape Architects and Landscape Designers shall be eligible for membership of either the Australian Institute of Landscape Architects or Australian Institute of Landscape Designers and Managers. Horticulturalists shall be eligible for membership of the Australian Institute of Horticulture and Arborists shall be eligible for membership of the National Arborists Association of Australia.



APPENDIX C. 13m High Tree Species List

The trees in this list are known to attain 13 metres in Ku-ring-gai

	SOIL	TYPE	SO			ORIGIN		LEAF	DROP
TREE SPECIES	Shale	Sand	MOIS Moist	Dry	Local	Native	Exotic	Everg	Decidu
Allocasuarina torulosa (Forest Oak)	•	stone	•					reen	ous
Acacia elata (Cedar Wattle)	•	•							
Agathis robusta (Queensland Kauri		_			_				
Pine)									
Angophora bakeri (Narrow Leafed	•	•	•	•	•			•	
Apple)									
Angophora costata (Sydney Red Gum)	•	•	•	•	•			•	
Angophora floribunda (Rough Barked Apple)	•		•					•	
Araucaria cunninghamii (Hoop Pine)	•	•	•			•		•	
Araucaria heterophylla (Norfolk Island Pine)	•	•	•			•		•	
Brachychiton acerifolius (Flame Tree)	•		•			•		•	Semi
Brachychiton discolour (Qld Lacebark)	•		•	•		•		•	Semi
Carya illinoiensis (Pecan Nut)	•		•				•		•
Cedrus atlantica (Atlantic Cedar)	•		•				•	•	
Cedrus deodara (Himalayan Cedar)	•		•				•	•	
Ceratopetalum apetalum (Coachwood)	•	•	•		•			•	
Citronella moorei (Silky Beech)	•	•	•			•		•	
Corymbia citriodora (Lemon Scented Gum)	•		•		•			•	
Corymbia eximia (Yellow Bloodwood)	•		•	•		•		•	
Corymbia gummifera (Red Bloodwood)	•	•	•	•	•			•	
Corymbia maculata (Spotted Gum)	•	•	•		•			•	
Cryptocarya glaucescens (Native	•	•	•			•		•	
Laurel)		_	_					_	
Cryptomeria japonica (Japanese Cedar)	•	•	•				•	•	
Diploglottis cunninghamii (Native Tamarind)	•	•	•			•		•	
Doryphora sassafras (Sassafras)	•	•	•		•			•	
Elaeocarpus kirtonii (Pigeonberry Ash)	•	•	•			•		•	
Eucalyptus acmenioides (White Mahogany)	•		•		•			•	
Eucalyptus globoidea (White Stringybark)	•		•		•			•	
Eucalyptus microcorys (Tallowood)	•	•	•		•			•	
Eucalyptus paniculata (Grey Ironbark)	•		•		•			•	
Eucalyptus pilularis (Blackbutt)	•		•		•			•	
Eucalyptus punctata (Grey Gum)		•		•	•			•	
Eucalyptus racemosa (Scribbly Gum)		•		•	•			•	
Eucalyptus resinifera (Red Mahogany)	•		•		•			•	
Eucalyptus saligna (Sydney Blue	•		•		•			•	

	SOIL	TYPE	SC MOIS			ORIGIN		LEAF	DROP
TREE SPECIES	Shale	Sand stone	Moist	Dry	Local	Native	Exotic	Everg reen	Decidu ous
Gum)									
Eucalyptus seeberi (Silvertop Ash)		•		•	•			•	
Fagus sylvatica (European Beech)	•		•				•		•
Flindersia australis (Crow's Ash)	•		•			•		•	
Jacaranda mimosifolia (Jacaranda)	•		•				•		Semi
Liriodendron tulipifera (Tulip Tree)	•		•				•		•
Magnolia grandiflora (Bull-bay Magnolia)	•		•				•	•	
Michelia champaca (Golden	•		•				•	•	
Champaca)									
Metasequoia glyptostroboides (Dawn Redwood)	•		•				•		•
Nageia falcate (Outeniqua yellowwood) syn. Podocarpus falcatus	•		•				•	•	
Nyssa sylvatica (Tupelo)	•	•	•				•		•
Pinus patula (Mexican Pine)	•	•	•	•			•	•	
Platanus x hybrida (Plane Tree)	•		•				•		•
Platanus orientalis (Oriental Plane Tree)	•		•				•		•
Podocarpus elatus (Brown Pine)	•		•			•		•	
Pyrus calleryana (Chinese Wild Pear)	•		•				•		•
Pyrus ussuriensis (Manchurian Pear)	•		•				•		•
Quercus coccinea (Scarlet Oak)	•		•				•		•
Quercus palustris (Pin Oak)	•		•				•		•
Quercus rubra (Red Oak)	•		•				•		•
Syncarpia glomulifera (Turpentine)	•	•	•		•	•		•	
Syzygium floribunda (Weeping Lillypilly)	•		•			•		•	
Syzygium francisii (Francis Water Gum)	•		•			•		•	
Syzygium paniculatum (Brush Cherry)	•		•			•		•	
Toona ciliata (Red Cedar)	•	•	•			•			•
Ulmus parvifolia (Chinese Elm)	•		•				•		•
Zelkova serrata (Zelkova)	•		•				•		•

APPENDIX D

Screen Planting Species List

Screening plants to 3 metres in height

Brunsfelsia pauciflora (Yesterday, Today and Tomorrow)

Camellia japonica (Japanese Camellia)

Ceanothus papillosus (Ceanothus)

Cestrum nocturnum (Night-scented

Jessamine)

Coprosma repans 'Marble Queen'

(Coprosma)

Dodonaea viscosa (Sticky Hop Bush)

Dodonaea viscosa 'Purpurea' (Purple-leafed

Sticky Hop Bush)

Elaeagnus pungens (Japanese Oleaster)

Escallonia x iveyi (Escallonia)

Euonymus japonicaus (Japanese Spindle

Tree)

Grevillea banksii (Grevillea)

Grevillea caleyi (Grevillea)

Grevillea 'Honey Gem' (Grevillea)

Grevillea hookeriana (Grevillea)

Kalmia latifolia (Mountain Laurel)

Kunzea ambigua (Tick Bush)

Leptospermum laevigatum (Coast Tea-Tree)

Loropetalum chinense (Fringe Flower)

Melaleuca hypericifolia (Red-flowered Honey Myrtle)

Melaleuca nesophila (Showy Honey Myrtle)

Michelia figo (Port Wine Magnolia)

Murraya paniculata (Orange Jessamine)

Myoporum floribundum (Slender Myoporum)

Osmanthus fragrans (Osmanthus)

Photinia glabra 'Rubens' (Photinia)

Rhondeletia amoena (Rhondeletia)

Rothmania globosa (Rothmania)

Syzygium wilsonii (Powderpuff Lillypilly)

Tristania nerifolia (Water Gum)

Viburnum odaratissima (Viburnum)

Viburnum tinus (Laurustinus)

Weigelia florida (Weigelia)

Screening Plants to 4.5 metres in height

Banksia ericifolia (Heath Baksia)

Callistemon viminalis 'Hannah ray' (Weeping

Bottlebrush)

Callistemon 'Harkness' (Bottlebrush)

Camellia japonica (Camellia)

Camellia sasangua 'Mine No Yuki' (Camellia

- white)

Camellia sasanqua 'Lucinda' (Camellia - rose

pink)

Camellia sasanqua 'Bonanza' (Camellia - deep red)

Duranta erecta (Golden Dewdrop)

Escallonia bifida (Escallonia)

Escallonia x exoniensis (Escallonia)

Feijoa sellowiana (Fruit SaladPlant)

Leptospermum petersonii (Lemon-scented

Tea-tree)

Melaleuca bracteata 'Revolution Gold'

(Paperbark)

Melaleuca bracteata 'Revolution Green'

(Paperbark)

Photinia robusta (Photinia)

Pittosporum eugenioides 'Limelight'

(Pittosporum)

Pittosporum revolutum (Yellow Pittosporum)

Pittosporum tenuifolium 'Variegatum'

(Pittosporum)

Tibouchina 'Alstonville' (Lasiandra)

Xylosma senticosa (Xylosma)

Screening Plants to 6 metres in height

Arbutus unedo (Irish Strawberry Tree)

Camellia japonica (Japanese Camellia)

Camellia sasanqua (Chinese Camellia)

Ceanothus thyrsiflorus (Californian Lilac)

Ceanothus spinosus (Redheart)

Franklinia axillaris (Gordonia)

Leptospermum laevigatum (Coast Tea Tree)

Melaleuca bracteata (Paperbark)

Melaleuca decora (Paperbark)

Metrosideros kermadecensis

Myoporum laetum (Ngaio)

Photinia x fraseri

Photinia x fraseri 'Red Robin'

Pittosporum revolutum (Yellow Pittosporum)

Pittosporum tenufolium (Kohuhu)

Pittosporum tenufolium 'Variegatum'

(Variegated Kohuhu)

Pittosporum tobira (Mock Orange)

Syzygium luehmannii (Small-leaved Lillypilly)

APPENDIX E Known threatened species, populations and ecological communities

Table II (1999)	ded threatened species SCIENTIFIC NAME	COMMON NAME
Plants	Acacia bynoeana	
	Acacia gordonii	
	Acacia pubescens	
	Callistemon linearifolius	
	Darwinia biflora	
	Deyeuxua appressa	
	Dillwynia tenuifolia	
	Epacris purpurascens var. purpurascens	
	Eucalyptus camfieldii	Hoary-loayed Stringybark
	Grevilea caleyi	Treary-leaved Stringybark
	Haloragodendron lusasii	
	Lepospermum deanei	
	Melaleuca deanei	
	Persoonia mollis spp maxima	Plank avad Cupan
Mammala	Tetratheca gladulosa	
Mammals	Chalinolobus dwyeri	
	Dasyurus macalatus	
	Dasyurus viverrinus (locally extinct)	
	Isoodon obesulus	
	Miniopterus schreibersii	
	Phascolarctos cinereus	
	Scoteanax rueppellii	
	Tadarida australis	
Birds	Calyptorhynchus lathami	Black-eyed Susan Large Pied Bat Spotted-tailed Quoll Eastern Quoll Southern Brown Bandicoot Common Bent-wing Bat Koala Greater Broad-nosed Bat White-striped Mastif Bat Glossy Black Cockatoo Eastern Bristlebird Sooty Oystercatcher Swift Parrot Broad -billed Sandpiper Turquoise Parrot Cotton Pygmy -Goose
	Dasyornis brachypterus (locally extinct)	Eastern Bristlebird
	Haematopus fuliginosus	
	Lanthamus discolur	Swift Parrot
	Limicola falcinellus	
	Neophema pulchella	Turquoise Parrot
	Nettapus coromandelianus	Cotton Pygmy -Goose
	Ninox strenua	Powerful Owl
	Pandion haliaetus	Osprey
	Pezoporus wallicus	Ground Parrot
	Polytelis swainsonii	Superb Parrot
	Ptilinopus regina	Rose-crowned Fruit Dove
	Ptilinopus superbus	Superb Fruit-Dove
	Puffinus carneipes	Fleshy-footed Shearwater
	Sterna albifrons	Little Tern

Table 1: Recorded threatened s	pecies	_
	SCIENTIFIC NAME	COMMON NAME
Reptiles	Varnaus rosenbergi	Heath Monitor
Amphibians	Heleioporus australiacus	Giant Burrowing Frog
	Litoria aurea	Green and Golden Bell Frog
	Pseudophryne australis	Red-crowned Toadlet
Invertebrates	Petalura gigantea	Giant Dragonfly
Table 2: Threatened Ecological		
NAME	STRUCTURE	SOIL LANDSCAPE
Blue Gum High Forest	Tall open forest	Ashfield Shale
Sydney Turpentine	Tall open forest	Ashfield Shale
Ironbark Forest	Open forest	Mittagong Formation
Duffys Forest	Open forest	Mittagong Formation / Laterite Soils
Table 3: Significant Vegetation A		0011 111500155
STRUCTURE	DOMINANT CANOPY	SOIL LANDSCAPE
Tall open forest	Eucalyptus saligna	Mittagong Formation
	E. pilularis	Hawkesbury Sandstone
Open forest	E. saligna	Mittagong formation
	E pilularis	
	Angophora costata)
Low closed forest	Acmena smithi	Volcanic Breccia (basalt)
	Ceratopelalum apelalum	
	Dorphora sassafras	
	Acacia schinoides	
Low woodland	E. leuhmanniana	
114	Corymbia gummifera	Hawkesbury Sandstone
Woodland	Angophora bakeri	
	Corymbia gummifera	Mittagong Formation
Table 4: Significant Fauna Color	nies	
COLONY	SCIENTIFIC NAME	COMMON NAME
Maternal Colony	Pteropus poliocephalus	Grey-headed Flying fox

If the 8-part Test shows that there is likely to be a significant effect, then a Species Impact Statement (SIS) prepared by a consultant (in accordance with Division 2, Part 6 of the NSW Threatened Species Conservation Act 1995) must be submitted with the development application.

Actions that may have significant impact on a matter of national environmental significance (NES) or significant impact on Commonwealth land must gain Commonwealth approval under the Environment Protection and Biodiversity Conservation Act 1999.

Schedule 1 of the NSW Threatened Species Conservation Act 1995 lists the threatened species, populations and ecological communities.

The Act is available on the Internet at the following address:

http://www.austlii.edu.au/au/legis/nsw/consol_act/tsca1995323/

The National Parks and Wildlife Service collects this type of information, and its website contains profiles of State-listed threatened species:

http://www.npws.nsw.gov.au

A number of Nationally threatened species occur throughout Ku-ring-gai.

The Environment Australia website has been developed to assist applicants to determine whether a proposed development may impact a matter of national environmental significance. The website address is:

http://www.environment.gov.au/epbc

Contact the Referrals section at Environment Australia on 1800 803 772 for further assistance in this regard.



Plastics Industry Pipe Association of Australia Limited ACN 086 511 686

Level 7, 62 Pitt St. Sydney 2000

Phone: (02) 9252 0419 Fax: (02) 9252 0418

Email: plasticpipe@bigpond.com Internet: www.pipa.com.au

Ref: Ku-ring-gai Council DCP55
File: PIPA Admin

22 March 2006,

Acting General Manager Ku-ring-gai Council Locked Bag 1056 Pymble 2073

cc Craige Wyse

Re: Draft DCP55 – S03730: Clause 4.8.2 C-3 Relating to PVC piping.

PIPA wishes to register its concern and objection to the above clause in the Ku-ring-gai Council Development Control Plan 55 (DCP55).

PIPA represents the Australian plastic pipe industry. This industry includes the major manufacturers of products such as sewer and drain, waste and vent pipe (DWV) that potentially would be affected by the above clause in DCP55.

We appreciate that Council has modified its initial proposed position of excluding outright any PVC product (including pipe). However, we believe there are several issues relating specifically to PVC pipe that bring into question the scientific and environmental validity of this amended approach.

- 1. PVC pipe is completely recyclable <u>and is being recycled</u>. Both post industrial and post consumer waste is being recycled. All post industrial PVC pipe waste is recycled within the existing plants (representing over 15,000 tons of material being recycled) no post industrial/production PVC pipe enters the waste stream. PIPA in association with Collex has successfully trialled recycling of PVC pipe waste from construction activities across Sydney. Negotiations are currently underway to fully commercialise this arrangement diverting PVC pipe from the waste stream back into new DWV pipe. DWV and sandwich construction pipe are the primary avenues to facilitate the "cradle to cradle" recycling of PVC pipe and indeed the recycling of other PVC products into pipe. The amount of PVC waste from sources other than pipe being recycled into pipe is over 4,000 tons of material annually. <u>Any move to restrict the use of products such</u> as DWV and sandwich construction pipe jeopardises the ability to recycle PVC.
- 2. PVC has an extremely long life expectancy. The Water Services Association of Australia manages the National Product Appraisal Scheme for infrastructure pipe products (WSAA is the peak industry body for the major water agencies across Australia). As part of that scheme they assess the life expectancy of these products. PVC pressure and drainage pipe has a WSAA life expectancy rating of in excess of 100 years.

- 3. Major Urban Water Authorities, such as Sydney Water experience in excess of 10,000 sewer pipe blockages annually as a direct result of poor performing vitreous clay (VC) pipe systems (terracotta/earthenware is such a system). The primary cause of blockages is tree root infestation. PVC pipe systems account for over 85% of the reticulation pipe systems being installed across Australia today as they offer significant performance improvements over the VC options. As a result no VC pipe is manufactured in Australia.
- 4. One of the greatest contributors to the health of communities is reliable sanitation and drainage. These systems are based on a suite of specialised pipe and fitting combinations that can be installed without leakage and are well understood by plumbing contractors and regulators alike. Whilst Polyethylene (PE) is an acceptable material for the purpose of conveying sewerage and drainage there is simply not the suite of required fittings or the ready availability of specialised contractors with the skills to install these systems. The installation of PE requires specialised welding equipment and skills. The vast majority of plumbing contractors possess neither the skills nor equipment necessary to install such systems. The lack of suitable fittings will create conflict with the Plumbing Code and potentially prevent the installations from meeting AS3500 requirements. In short there is no other comprehensive DWV pipe system available.

In conclusion PIPA believes clause C-3 should be removed as it has:

- the potential to adversely impact on the health of those using the building
- the potential to compromise the ability to recycle PVC products
- and in recommending known poor performing alternatives, Council may in fact be exposed to future claims as a result of poor performance.

PIPA requests a meeting with Council's Planning and Environment Department to assist wherever possible to provide credible and independent references to support our position with respect to the performance of PVC pipe systems. I will be contacting Craige Wyse as a matter of urgency to further this discussion.

Yours sincerely,

David Sumner

CEO

PIPA



Vinyl Council of Australia ABN 85 083 012 533

P.O. Box 211 Richmond VIC 3121 Telephone 03 9368 4856 Facsimile 03 9369 2267

15 February 2005

Mr Brian Bell General Manager Ku-ring-gai Council 818 Pacific Highway GORDON NSW 2072

Dear Mr Bell

Development Control Plan No. 55

It has recently been brought to my attention that Ku-ring-gai Council's Development Control Plan No. 55 (Railway/Pacific Highway Corridor and St Ives Centre) contains a clause under section 4.8.2 restricting the use of PVC as a building material.

Given the widespread use of PVC as a construction and building material and its important contribution to affordable, sustainable housing and construction, this restriction is alarming. There is much evidence, based on rigorous scientific and life cycle analysis, to demonstrate that PVC is not a "recognised health risk" or that its environmental impacts are any more significant than other construction materials.

In 2003, after lengthy review and public consultation, Willoughby Council removed a similar clause from its draft Development Control Plan 30 – Environmental Sustainability and issued the following statement (September 2003):

"The revised DCP does not refer to the substitution of PVC in the Sustainability Scorecard on the basis that it is acknowledged that there are arguments such as durability, longevity and practicality as well as the fact that sometimes PVC may be the most appropriate product for particular situations."

The Planning and Environment Committee of the local government association, Lgov NSW also considered the issue in 2003, and resolved:

"That whilst acknowledging each individual council's right to develop its own policies, this Committee sees no reason to set a general policy on the use or otherwise of PVC. The Committee encourages the re-use, recycling and safe disposal of PVC, consistent with the Association's policy on Extended Producer Responsibility."

All building materials have some environmental impact. To address this, key manufacturers and suppliers in the Australian PVC industry signed up to an industry Product Stewardship program in 2002 aimed at lowering the potential environmental and health impacts of PVC. This supply-chain based, whole-of-life program, developed in conjunction with Department of Environment and Heritage, is possibly unique in Australia.

Vinyl Council of Australia ABN 85 083 012 533

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We are aware that misconceptions about PVC's environmental credentials exist as a 'hang-over' of the Sydney Olympics' Green Guidelines which wrongly discriminated against PVC. Today, there is plenty of evidence, and recognition, that PVC is an acceptable building material that can contribute to sustainable development.

I would like to know the basis of the Council's decision to include restrictions on the use of PVC as a construction material. I therefore request an opportunity to meet with you and relevant Council staff to understand Council's concerns about PVC and to share with you highly relevant, recent information that confirms such discrimination against PVC is wrong and potentially damaging for both Council and industry.

I look forward to hearing from you.

Yours sincerely

Sophi MacMillan Chief Operating Officer



Vinyl Council of Australia ACN 083 012 533

P.O. Box 211 Richmond VIC 3121 Telephone 61 3 9368 4856 Facsimile 61 3 9369 2267

13 December 2005

Mr Brian Bell General Manager Ku-ring-gai Council 818 Pacific Highway GORDON NSW 2072 RECEIVED TO DEC 2205 TO DEC 22

Dear Mr Bell

Development Control Plan No. 55 - Selection of Products on Merit

In February 2005, we advised you that we had concerns regarding your Council's Development Control Plan No. 55 (Railway/Pacific Highway Corridor and St Ives Centre) and a clause under section 4.8.2 restricting the use of PVC as a building material.

You kindly met with us on 17 May 2005 to give us the opportunity to share information on PVC's environmental credentials and explain our initial concerns. We were advised that amendments to this DCP would be prepared and made available for public comment within a few months. We have maintained contact with your staff during the year to monitor progress. Andrew Harper, a Sydney based consultant working on behalf of the Vinyl Council, contacted the Council on 12 December to enquire as to progress in this regard and received courteous advice on the matter. We understand that an amendment has been made (subject to further discussion and sign off), to the general effect that alternatives to PVC should be considered and encouraged where possible.

We clearly remain disappointed that at this stage at least, Ku-ring-gai Council has seen fit to consider it appropriate to encourage avoidance of PVC. We refer your attention to our letter of 15 February and the approaches taken with respect to PVC by both Willoughby Council and Lgov NSW.

We support the role and responsibility of Ku-ring-gai Council to pursue environmentally sustainable programs on behalf of its ratepayers. It is in this spirit that the Vinyl Council seeks the opportunity for further discussions with Council representatives at the appropriate time before this amendment is agreed to, in the interests of both our industry and equally importantly, Ku-ring-gai ratepayers.

Although we understand the Council may have no definitive position on PVC at this time, we simply seek to ensure that all products, including those of the industry we represent, are selected on their comparative merits and that sound science is referred to if and when available, as reflected in the NSW Government Procurement Policy.

It would clearly be disappointing and, in our view, unjust, if PVC were discriminated against with no scientific or life cycle basis, and our industry continued to be damaged. Our industry, employing many thousands of Australians, and with numerous government recognised environmental achievements to its credit, simply requests a merit-based selection of products. We will accept any commercial result flowing from such a "level playing field" approach.



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The possible restriction on the use of PVC is of great concern from a broader public policy perspective. There is much evidence, based on rigorous scientific and life cycle analysis, to demonstrate that PVC is not a "recognised health risk" or that its environmental impacts are any more significant than other construction materials. In fact, PVC pipes, for example, may offer significant advantage over alternatives with respect to longevity, costs and environmental impact. Alternatives such as clay pipes used in sewer and stormwater applications are prone to root invasion, and cracking, and thus potentially infiltration of ground water and exfiltration of raw sewage. In this and other examples, PVC products can clearly contribute to sustainability initiatives. We again refer you to our letter of 15 February for more information on PVC's credentials.

I would appreciate advice from you as to the timing of a further meeting to discuss this matter and I look forward to hearing from you.

Yours sincerely

Sophi MacMillan

Chief Operating Officer

Item 9

DA221/05-2 30 March 2006

STURT PLACE, MEMORIAL AVENUE AND KILLEATON STREET, ST IVES - RELOCATION OF STORMWATER PIPELINE AND EASEMENT

Ward: St Ives

EXECUTIVE SUMMARY

For Council to consider granting approval for **PURPOSE OF REPORT:** the relocation and augmentation of a council stormwater pipeline and easement that traverses the proposed development site from Memorial Avenue to Killeaton Street, St Ives. On 14 March 2006 Council granted deferred **BACKGROUND:** commencement for Development application DA0221/05 subject to conditions in Schedule 'A'. 'Schedule A' required the applicant to obtain a resolution from Council that it will consent to the relocation and augmentation of the pipeline and easement traversing the site. Works involve pipe augmentation of the existing **COMMENTS:** 900mm diameter trunk drainage line with a 1650mm diameter pipe and relocating the existing drainage easement. Relocation and extinguishment of the existing easement results in a redundant stormwater pipeline. That Council grant approval for the relocation of RECOMMENDATION: the stormwater pipeline and easement subject to

terms and conditions of this report.

Item 9

DA221/05-2 30 March 2006

PURPOSE OF REPORT

For Council to consider granting approval for the relocation and augmentation of a council stormwater pipeline and easement that traverses the proposed development site from Memorial Avenue to Killeaton Street, St Ives.

BACKGROUND

A deferred commencement was granted by Council on 14 March 2006 to the applicant, Meriton Apartments Pty Ltd for DA 221/05 comprising six apartment buildings including one row of townhouses consisting of a total of 223 apartments, basement parking for 310 vehicles & strata subdivision.

Granting of the development was subject to a condition in **SCHEDULE 'A'**:

SCHEDULE 'A'

In order to activate the consent, the Applicant shall obtain a resolution from Ku-ring-gai Council that it will consent to the relocation/augmentation of the pipe and easement(s) for drainage which currently burden the subject property. Council's Technical Services department will be responsible for preparing the necessary report to Council, subject to payment of the adopted fee for the preparation of such reports. A detailed hydraulic design for the new works is to be submitted with the application.

The applicant has submitted a Revised Stormwater Plan Report prepared by the hydraulic consultant, Brown Consulting, Drawings C01-C04 that included the drainage layout plan and details of the proposed stormwater system.

COMMENTS

Current situation

An existing 900mm diameter Council pipeline traverses the proposed development site via Lot A, DP 356679, Lots 2 and 3 of DP 1029830, Pt Lot 15 of DP 17413, Lots 1 and 2 of DP 537209 and Lot 1 of DP 128334. The stormwater pipeline is located within a 2.44m wide drainage easement and the location is shown in the site layout plan as **Attachment 1.**

The existing drainage easement is along a topographic depression and subject to overland flow. Several flooding complaints were reported previously mainly due to the absence of an overland flow path within the existing site.

A recent catchment study and the hydraulic consultant report indicated that during a 100 year ARI storm event, a magnitude of 5.3 m³/s of overland flow will traverse the site from Memorial Avenue to Killeaton Street. This magnitude of overland flow will cause inundation if not manage properly.

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Proposal

Proposed modifications to the Council drainage system comprise:

- i) Relocate and reconstruct 29m of 900mm diameter pipeline from Memorial Avenue
- ii) Construct 130m of 1650mm diameter pipeline to replace 900mm pipe.
- iii) Relocate and reconstruct 63m of 1050 mm diameter pipeline in place of existing 900mm pipe near Killeaton Street.
- iv) Relocate Easement away from the proposed building.
- v) Provide overland flow path provided for up to 100 year ARI event.
- vi) Special large intake pit with length of 18.8m located near the entrance to the site at Memorial Avenue to collect overland flow.
- vii) Surcharge pit near Killeaton Street.

The proposed location of the drainage system and easement is shown in **Attachment 2**.

In addition, the development will incorporate retention and detention drainage systems to cater for 1 in 100 year ARI events.

Extinguishment and creation of new easement to drain water

The site is burdened by an existing easement, indicated as LD2156, LD3276, LD 1918 and LD3898 as shown in the drainage layout plan as **Attachment 1**.

Of mutual benefit to Council and the applicant is a requirement to extinguish the existing easements and create a new easement pursuant to Section 88B of the Conveyancing Act 1919 to address:

- i) A 2.65m wide and variable easement over the 1650mm diameter pipeline and pits.
- ii) A 2.44m wide and variable easement over the 900mm and 1050 mm diameter pipeline and pits.
- iii) Benefit for the discharge of private stormwater into the pipeline.
- iv) Restriction on Use for the overland flow path.

Assessment of proposed stormwater drainage

A drainage study and plan submitted by Brown Consulting, commissioned by the applicant were assessed and overall are considered satisfactory. The key points are:

- i) A proposed new pipeline is sized to convey addition flows across the site in order to reduce the overland flow of $5.3 \text{ m}^3/\text{s}$ for 100 Year ARI events to $1.8 \text{ m}^3/\text{s}$. The pipeline will be required to be augmented from the existing 900mm diameter to 1650 mm diameter. The reduced $1.8 \text{ m}^3/\text{s}$ overland flow will result in the reduction of hazard level or velocity depth product to below the acceptable safe limit of $0.4 \text{ m}^2/\text{s}$.
- ii) A special large intake pit near the site entrance at Memorial Avenue to take the excess surface flow before entering the site and a surcharge pit near Killeaton Street.

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iii) Provision of a overland flow route that is designed to convey the flow of 1.8 m³/s during the 100 year ARI storm event with the assumption that the large intake pit is 50% blocked.

The completed work will involve making the existing 900mm diameter stormwater pipeline redundant. This pipeline needs to be removed after construction of the new pipelines. Following completion of the building, it would be prudent to undertake an inspection of the pipeline by CCTV with a copy supplied to Council for verification prior to issue of Occupation Certificate.

Registration of the necessary documentation for the extinguishment and creation and associated restrictions must be carried out prior to issue of Occupation Certificate.

CONSULTATION

Technical Services has consulted with the engineering consultant in relation to relocation and access of the stormwater pipeline.

FINANCIAL CONSIDERATIONS

All cost associated with construction, survey and legal matters for the relocation are to be borne by the applicant, Meriton Property Management Pty Ltd. who benefit from this work.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Technical Services has consulted with the Engineering Assessment Unit in Development and Regulatory in matters relating to the location of pipework and flooding over the subject property.

SUMMARY

A deferred commencement was granted by Council on 14 March 2006 to the applicant, Meriton Apartments Pty Ltd for DA 221/05 comprising six apartment buildings including one row of townhouses consisting of a total of 223 apartments, basement parking for 310 vehicles & strata subdivision with a pre-commencement condition in relation to the drainage easement.

The Revised Stormwater Plan Report prepared by the hydraulic consultant, Brown Consulting, Drawing C01-C04 that included the drainage layout plan and details of the proposed stormwater system are considered satisfactory.

The existing 900mm diameter pipeline traverses the site will be reconstructed with 29m of 900mm diameter pipeline; 130m of 1650mm pipeline and 63m of 1050 diameter pipeline. The redundant

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900mm diameter pipeline is to be removed. Large intake pit and surcharge pits are to be constructed as part of the system.

It is considered of mutual benefit, that extinguishment and creation of a new easement be undertaken pursuant to Section 88B of the Conveyancing Act 1919 and address

- i) A 2.65m wide and variable easement over the 1650mm diameter pipeline and pits.
- ii) A 2.44m wide and variable easement over the 900mm and 1050 mm diameter pipeline and pits.
- iii) Benefit for the discharge of private stormwater into the pipeline.
- iv) Restriction on Use for the overland flow path.

All necessary documentation must be carried out prior to issue of Occupation Certificate.

Following completion of the building construction, the applicant should undertake an inspection of the pipeline by CCTV with a copy supplied to council for verification prior to issue of Occupation Certificate.

RECOMMENDATION

- A. That council grant approval for the extinguishment of the existing easement and creation of a new drainage easement 2.65m wide and variable over the new pipeline.
- B. That authority be given to affix the common seal of the Council to the instrument for release and creation of new easements and Restriction on Use of Land.
- C. That the cost of altering the terms of said Easement for drainage including release and creation and Council's legal costs and disbursements be borne by the applicant.
- D. That Council approve the proposal to modify the stormwater pipelines in accordance with the stormwater plans and details, drawing C01-C04, prepared by Brown Consulting and subject to the following conditions:
 - 1. The applicant carrying out of all drainage works in accordance with the plans and specification approved by Council at no cost to Council.
 - 2. The works are subjected to inspections. The applicant or their engineer is to give Council at least 24 hours notice (to allow inspection) at the following stages:
 - i) After completion of excavation and prior to pipe laying commencing.
 - ii) After completion of pipe laying prior to backfilling.
 - iii) On completion of pipeline installation.
 - 3. That prior to construction of the building, fencing or suitable alternative be installed around the easement perimeter to prevent loading by heavy

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construction machinery on the area directly above the pipelines at no cost to Council.

E. That after the buildings are completed, an inspection of the pipeline by Close Circuit TV or suitable alternative be undertaken to verify the structural integrity of pipelines by the applicant at no cost to Council, prior to the issue of Occupation Certificate.

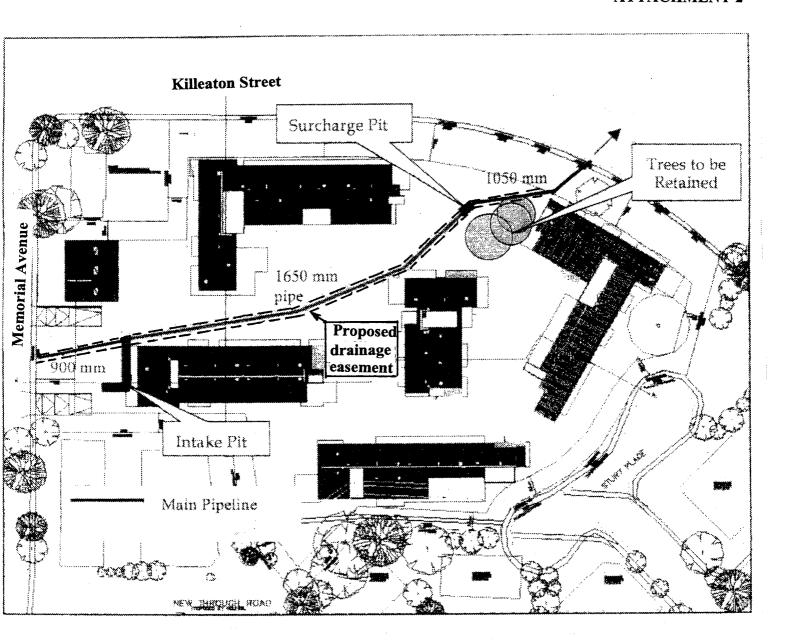
Eng Tan Roger Guerin Greg Piconi

Drainage Assets Engineer Manager Projects & Design Director Technical Services

Attachments: 1. Site Plan and location of existing drainage easement - 601305

2. Proposed location of new pipeline and easement - 600324

STURT PLACE, ST IVES - RELOCATION AND AUGMENTATION OF COUNCIL'S STORMWATER PIPELINE AND DRAINAGE EASEMENT ATTACHMENT 1 396215 KENTHURST 3995 Ö o' P. 0 40 381 D. D. D. 654552 D. CV P. 1063264 650055 S.P. 72289 239387 ST KILLEATON 83 85 87 D. 527663 MEMORIAL AVE D. D. P. 0 Existing 900mm diameter pipeline 0 17413 DE 2.44 W Existing drainage easement 537209 o 29518 2651 == 9. LD 6, 0. 10 P. 50 D. 6 414125 512 3 15 9. MONAVALEROAD 0 9 2 0. DE 1049/07 0. 0 369791 216 40 63/3/9 A 0 3 13 S.P.57920 ST NES COURT 29167 12 D.P.578002 CV 81.80 SCALE: 1:1500 Site Layout Plan and location of existing drainage easement



Proposed Location of new pipeline and easement

Item 10

S04291 6 April 2006

PYMBLE CENTRE RECOMMENDED DRAFT LAND USE PLAN

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the consultation and planning outcomes for the Pymble Centre and to seek Council's endorsement of the recommended land use plan and to prepare a Draft Local Environmental Plan and Draft Development Control Plan to rezone certain lands in and around the Pymble Centre to set more detailed planning and development controls for the area.

BACKGROUND:

The Minister for Planning has directed Council to prepare plans for additional housing in and around its town centres and to provide for retail and commercial activities to meet the needs of the local community. This report outlines the proposed land uses for the Pymble Centre as the first planning stage for this centre.

COMMENTS:

Council has adopted an integrated place based approach to planning for Pymble. This will ensure that maximum community benefit is achieved from redevelopment. Studies have been prepared and consultation has been undertaken with the community and other stakeholders to identify issues, to assess the opportunities and constraints for retail and commercial development, residential development, traffic management, community facilities and open space. A recommended land use plan is put forward for Council's consideration and endorsement, prior to developing the plans for the next stage.

RECOMMENDATION:

That Council prepare a Local Environmental Plan and a Development Control Plan for Pymble Centre in line with the recommendations included in this report.

PURPOSE OF REPORT

To have Council consider the consultation and planning outcomes for the Pymble Centre and to seek Council's endorsement of the recommended land use plan and to prepare a Draft Local Environmental Plan and Draft Development Control Plan to rezone certain lands in and around the Pymble Centre to set more detailed planning and development controls for the area.

BACKGROUND

In a letter dated 27 May 2004 the State Government gave a direction (under section 55 *Environmental Planning and Assessment Act*) to Council to prepare an LEP in relation to areas in and around existing retail and commercial centres in the Rail / corridor and St Ives Centre as Stage 2 of its Residential Development Strategy. These plans must be completed by end of December 2006.

This requires Council to prepare plans for additional medium density housing, including shop top housing and re-evaluation of density controls on existing medium density zones. It also requires Council to provide for retail and commercial activities in town centre to cater for the needs of the local community. In line with this direction, Council has completed the planning for St Ives town centre and Pymble centre and commenced the planning work for the Gordon, Pymble, Lindfield and Roseville centres.

This report represents a comprehensive summary of the first stage of the integrated planning process for the Pymble Commercial Centre. It provides an outline of the extensive stakeholder consultation and its outcomes; an overview of the site opportunities and constraints; it identifies the key design principles that will guide the planning process; documents planning and traffic options for the centre and provides a recommended draft land use plan.

Development under RDS Stage 1

In stage 1 of Council's residential development strategy new areas were identified for medium density housing. The suburb of Pymble is expected to have an additional 528 dwellings with an estimated additional population of approximately 1,481 persons. The rezoned areas are generally in proximity to the Pymble centre although some sites are dispersed further along the Pacific Highway.

Integrated Planning Approach

Council has commenced integrated place-based planning for the existing commercial retail centres along the Railway Corridor/ Pacific Highway and the St Ives Centre.

This process will not only focus on increasing opportunities for residential development in each centre as required by the Minister but will also seek to achieve identified social, economic, environmental and amenity objectives. The integrated planning approach will focus on improving the viability and liveability of each centre, improving traffic and parking, providing new open space (where appropriate), improving public domain, improving safety, improving accessibility of each

centre etc. Parallel to this work Council and community facilities will be reviewed to identify opportunities for upgrading facilities and / or including new facilities.

Council's 2005-2009 Management Plan sets out the direction of Council in relation to planning for the commercial centres.

Where do we want to be in 5 years?

"This planning will provide a good foundation for Ku-ring-gai being a vibrant place to live in the decades ahead, while maintaining its unique character, natural environment and heritage. Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area. Council must respond to NSW Government and community demands for additional housing, greater housing choice and associated facilities, mindful of the need to enhance quality of life at Ku-ring-gai in the 21st century".

What we will do this year

Council's Management Plan identifies the following actions relevant to planning for the Pymble Centre:

- Continue to implement Stage 2 of the Residential Development Strategy by preparing Plans for major commercial centres.
- Review classifications of community landholdings in association with Stage 2 of the Residential Development Strategy.
- Prepare a comprehensive Public Domain Plan.
- Develop Plans for Traffic Management and other forms of transport in the main centres.

Measuring our achievements in 2005/2006

• Finalise the Integrated Plan for Pymble Centre.

Council considered and adopted a report on 7 February 2006 that sets out the key processes to have all 6 centres finalised by the end of 2006, including the Pymble Centre.

The Pymble Centre Integrated Plan will:

- Produce a DCP and LEP consistent with the community's values and vision, with requirements of the Ministers Section 55 Direction, LEP194 and DCP55, in accordance with best practice planning principals and SEPP65 and the NSW Residential Flat Design Code, the Draft NSW standard LEP template and the Metropolitan Strategy.
- Seek, engage and build-in community and relevant stakeholder values, during the preparation and exhibition of the draft plans.
- Following the exhibition of a Draft LEP and DCP, review submissions and finalise a suite of planning documents for final adoption by Council and submission to the NSW Department of Planning, including new a new Development Contribution Strategy, and action plans for Public Domain, Traffic & Parking, and Community Facilities.

This approach also seeks to ensure that there is maximum community benefit derived from the redevelopment of the Pymble centre.

Development of Principles and Objectives for Pymble Centre

The planning principles for Pymble have been developed from information gained from a series of workshops involving staff, Councillors and consultants. Information gained from preliminary consultation has also assisted with the development of planning principles.

The design principles for the centre are set out below. These principles have been developed in response to a range of parameters including:

- The community aspirations identified through stakeholder consultation and the community vision.
- Councillors issues and opportunities.
- Issues, constraints and opportunities identified by Council staff and consultants.

Attachment A – Urban Design Principles illustrates the key principles

Urban Design Principles

The existing character of Pymble Centre is village-like, low-density and green - with a focus on Robert Pymble Park and tall tree canopies interspersed with heritage buildings. The existing shopping strip adjacent to the station is valued, as are the railway station and parks. Housing is generally low density. Amenity in the area is generally good, but could be improved.

Pymble Centre has all the fundamental attributes needed to create a vibrant and diverse village centre character. However improvements in amenity, access and diversity of shopping will increase patronage and could also increase the number of people walking to and from the centre.

The urban design principles for the centre are to maintain and enhance this existing village-like character. This could be achieved by improving:

- the variety and mix of retail, including a small supermarket and cafes and outdoor dining
- public transport amenity through implementation of adequate street furniture, kiss and ride areas, signage and lighting
- traffic and parking amenity
- Public domain amenity and visual appearance, possibly in Grandview, Post Office and Alma Streets

The following new elements will play a major part in improving the Pymble Centre

- Creating a village street 'hub' in Post Office Street and Alma Street which links through to Robert Pymble Park.
- New development to respect the existing 'fine grain' subdivision pattern to retain the village scale

- Robert Pymble Park could become a focus for the Centre, with new development facing the park including café and outdoor dining.
- Creating mid-block linkages to increase pedestrian access and amenity through the centre from the railway station through to the park.
- Resolve interface between single residential and existing high density zoned sites through sensitive scaled medium density redevelopment.

Surveys and Consultations

As part of the consultation strategy a major household survey for Pymble town centre was posted to some 4700 households in Pymble in June 2005 – some 1600 responses were received. Consultations/ smaller surveys were also completed with:

- Resident groups from Pymble
- Pymble Shoppers
- Persons in retirement villages

Key elements - Surveys/Consultation

Asked to identify 2 good points about shopping in Pymble, the largest group of respondents suggested proximity to home was good. *Parking* rated highly as being good. Also well noted were *convenient* and *friendly shops*.

The most noted bad point about the Pymble centre, reported by householders, was that that it is a *sub standard shopping* location. *Parking* was second highest as a bad point then *lack of choice/variety* of shops and merchandise.

West Pymble then Pymble, at a slightly lesser number, were the shops indicated as closest to home by householders. St Ives and Gordon were very notably less numbers. The high number of West Pymble responses indicates it is a relatively central, accessible location to much of the Pymble postcode area.

Unlike Turramurra and St Ives, Pymble householders do not have a major supermarket in their area. As a result, St Ives, Gordon and Macquarie centres feature prominently in their supermarket shopping. Hornsby, Turramurra and West Pymble were at notably lesser levels. Butchers, Fruit and Vegetable, Gifts/ Homewares, Banks, Clothing, and Travel, followed generally similar patterns of location choices.

However, Pymble centre was a notable destination for some shopping by local householders. This pattern of location preference included Florist, Hairdressing, Post Office, Dentist, Liquor Shop, Bakery, Chemist, and Video/DVD Hire. A more mixed pattern was apparent for Takeaway/fish, Cafes, Restaurants, Hardware, and Doctor.

This reflects a willingness by Pymble residents to use local shops where they provide attractive and competitive standard of goods or services. An appropriate size supermarket would also appear desirable given the results above.

Consistent with the shopping location choice responses for Pymble, there was a notably higher level of disagreement (and strong disagreement) than agreement to this proposition. Pymble *car parking and traffic flow, footpaths and cycle ways* received a similar low level of agreement to positive statements about them.

There were very high levels of car use to access the Pymble centre. Of particular interest, was the notable level of walking access reported by households responding to the survey. With lower levels of use for staple goods, the regularity of household access was obverse to St Ives and Turramurra – higher levels of weekly access and relatively low levels of daily use. (Some 800 accessed the centre on a weekly basis, whilst only 200 reported using the centre on a daily basis.)

Passive recreations reflected high levels of use of *cafes* and *cinemas*. Of interest, are the overall higher levels of use of *cinemas* reported by householders, compared to cafes, although cafes is a higher first choice. Cinemas use may reflect a choice by numbers of families, and possibly numbers of older persons.

Many comprehensive responses were given by Pymble residents to this question. The above is a summary of the areas they identified. Prime amongst these was *parking* in and around the shopping area – exacerbated by limited space and by parents collecting students from Pymble Ladies' College. Shopping variety, poor access and cafes were notably less mentioned by householders. These all reinforce much of the responses given earlier in the survey.

Residents/Business/Shopper Workshop > Character Statement

A workshop was convened in Gordon Library on Monday 3 April 2006. It included some 65 Pymble householders, business and local resident group nominees. The workshop commenced with a summary of the 2005 Household survey results and presentation by the urban design consultant Habitation. Participants then worked in small groups to document issues about Pymble, with a member of Council's planning staff to assist.

These results have been distilled into a Character Statement for Pymble:

- Pymble will be small village centre serving the needs of local residents into the future. Pymble will have a viable mix of uses including shop top housing, small offices, a supermarket and a variety of retail outlets that encourage local activity and vitality. These will be complemented with local community and medical services.
- Robert Pymble Park will be enhanced and become the focus of community life. The village
 will be concentrated in the area between Post Office Street and Alma Street. New cafes and
 restaurants will face the park and offer outdoor dining with park views and a northerly aspect.
- New shops and improved footpaths on Alma Street and Post Office Street will provide better and safer links from Grandview Street to Robert Pymble Park. Street tree planting, signage and street furniture will improve pedestrian amenity and access.

- There will be safer pedestrian and cycle routes to the rail station, across the highway and to local residential areas and schools. The bus network access will be strengthened and bus-train interchange streamlined and made accessible.
- Improvements will be made to the Pacific Highway to enhance access to Pymble Village and to minimise impacts on the local road network. Parking for shoppers will be improved and increased in terms of quantity, safety and design.
- Pymble will retain much of its existing character including low density housing, heritage buildings, trees and parks as new higher density housing will be located within close proximity to the rail and road corridor.

Further Information/Community Feedback

An email survey to Pymble householders and businesses is being sent, seeking feedback on the above. As with St Ives and Turramurra centres, further consultation, including that with businesses and commercial property owners will be completed, and information and feedback links maintained via email with stakeholders, and the general community, throughout the planning steps ahead. These will include staffed exhibitions within the town centre and updated web-based information, brochures, 3D models and information in local papers (including the Ku-ring-gai News). Regular information about relevant Planning Committee and other Council meetings will also be provided.

COMMENTS

A range of background studies have been prepared by specialist consultants to assist the planing process. Consultants have been engaged to evaluate traffic and transport issues, heritage, retail and economic factors and community facilities related to the Pymble Centre. The following is a summary of the key findings.

References to precincts in the following discussions refer to precincts identified in Attachment C – Pymble Centre Precinct Plan.

STUDIES INFORMING THE DEVELOPMENT OF THE RECOMMENDED LAND USE PLAN

Ku-ring-gai Retail Strategy

The Ku-ring-gai Retail Centres Study prepared by Hill PDA recommends a retail strategy and retail hierarchy for Ku-ring-gai including recommendations on the amount of retail floor space (in terms of "net letable area") to be provided in each of the 6 main centres. The retail strategy recommended by this study was endorsed by Council on 19 July 2005. Refer attachment D – excerpts from the Ku-ring-gai Retail Centres Study – Hill PDA consultants

Pymble currently has approximately 6,000sqm of ground floor shop front space. A high proportion of these (38%) are being used for non-retail commercial uses such as real estate agencies. The high proportion of non-retail uses is an indicator of lower than average rents. The study notes this is partly due to the location of Pymble between Turramurra and Gordon.

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The retail strategy recommends the best outcome for Pymble would be to gain a medium to large supermarket (1500-3000sqm) as an "anchor" to attract people and provide for the daily food and grocery needs of residents.

Heritage Review

City Plan Heritage has been engaged to undertake a review of the existing and potential heritage items within the town centre areas. Attachment E is an excerpt from the full report detailing the consultant's recommendations. The following table lists the existing and potential items identified by Council for review by the consultant.

Table 1 - Pymble Village Existing and Potential Heritage Items for review

5 Alma Street	19 Alma Street	9 Graham Avenue	m Avenue	
1002 Pacific Highway	1006 Pacific Highway	1010 Pacific Highway	cific Highway	
1116 Pacific Highway	1134 Pacific Highway (Pymble Hotel)	1178 Pacific Highway	cific Highway	
1186-1188 Pacific Highway	1190 Pacific Highway	1202 Pacific Highway	cific Highway	
4A Park Crescent	10 Park Crescent	34-36 Park Crescent	ark Crescent	
14 Pymble Avenue	3 Taunton Street	15 Telegraph Road	graph Road	
17 Telegraph Road	21 Telegraph Road	23-29 Telegraph Road	elegraph Road	
Potential Heritage Item Propertie	es .			
18 Park Crescent	20 Park Crescent	22 Park Cres	cent	
24 Park Crescent	40 Park Crescent	5 Taunton St	reet	
7 Taunton Street				
Heritage Item Properties Under I	Investigation	I .		

Heritage considerations

- Pymble Park is a visually distinct area. There are some Heritage Items to Park Crescent but most of the dwellings are either altered buildings from earlier periods of development or mid to late 20th century infill.

- The northern (eastern) side of the railway features a higher proportion of heritage items than the southern (western) side. Many of these items are also rather substantial and relatively good examples of their period and style.
- As most of the heritage items are substantial in size with a reasonable curtilage they have the potential to accommodate some nearby development provided it is sympathetic in form, siting and scale.
- The Grandview Street shops have limited heritage significance as most buildings have been heavily altered or replaced. The streetscape may be considered to have a 'village character' although this is not of heritage significance. The remnant Inter War period buildings are very typical in character and quality, are dispersed, and are of compromised integrity. Well designed infill will be able to retain the character of the streetscape with no loss of heritage significance.
- The two buildings on the corner of Grandview and Alma Streets are reasonably significant for their representative and aesthetic streetscape qualities and act as a contextual gateway into the park area. There is an opportunity to adapt the frontages of these buildings.
- The Inter War Georgian Revival house on the corner of Post Office Street and Park Crescent is a Heritage Item. Preliminary and anecdotal research indicates it was designed by a well known architectural firm and a prominent garden designer. This site is a potential opportunity site and a more detailed assessment of the building should occur.
- The cottages along Pacific Highway have diminished significance due to the loss of buildings from the group, intrusive alterations and additions and compromised setting.
- The commercial buildings along the northern (eastern) side of the Highway are typical for their period and style and are not of high significance. The corner building, possibly a former Hotel and designed in the Inter War Functionalist style, has some potential for adaptation.
- Any redevelopment should respond to surrounding context where significant eg, Station Street, Pymble Park, Graham Street.
- There has been a reasonable amount of residential infill throughout the study area with relatively little impact to the character of the area. The character of the area is considered to be just as much related to the patterns of development in the streetscapes (form, setback, scale, siting) and the vegetation as the actual period and style of the building stock.

Heritage Categories

The consultant has identified 5 categories, they are as follows.

Potential Heritage Item

A potential heritage item is an item that has not been identified in previous studies which is likely to demonstrate a high level of significance subject to further investigation.

Heritage Item

Heritage Items are those items that are either currently listed or have been identified as Draft or Potential Items in previous studies. The listings or recommendations were retained or supported if it was clearly visible that:

- The place maintained a high degree of integrity, particularly of its significant features.
- If changes had occurred they needed to be reasonably reversible or sympathetic.

• An aesthetically significant building had to be evident of a particular style, demonstrate the key characteristics of that style or be a significant and high quality variation of the style.

- The form and detailing had to be of a very high quality. Form or detailing which is common to buildings of a style or period did not satisfy the threshold for listing.
- Typical examples, often confused with representative significance, must feature a significant context to be considered as a group or item. Individually they do not satisfy the threshold for listing.

Further Research

These are items which were either not visible, the potential significance was unclear or extensive alterations may have occurred. Generally they are located within areas that have been rezoned and may potentially constrain the potential of the site. Further research will identify whether they demonstrate the high level of significance required for conservation as a Heritage Item and the formulation of alternative solutions to meet the requirements of Ministers Direction.

Potential Adaptive Reuse

These are items which demonstrate some significance and owning to their form and siting have the potential to be sympathetically adaptively reused as part of a larger redevelopment of a site. These are commonly the commercial buildings along the Town Centre retail strips.

Retain if in lower density context:

Mostly existing heritage items which are not of the highest quality but as they are likely be located away from the higher density areas there is the potential that they will not be affected by any redevelopment, in which case the listing of the building may be retained.

Potential Item not to be listed (draft or existing)

Generally heritage items were removed where they were typical examples of their type and/or period or they have been heavily altered and their significance compromised. Some heritage items have been listed in the past due to the use of a particular material such as timber or sandstone. However the use of a particular material that is not as prevalent as other materials, yet certainly not rare, on a building that is commonplace in all other aspects is does not satisfy the threshold for listing.

Buildings that only contribute to a streetscape or an area are not considered to reach the threshold for individual listing. A significant Heritage Item is not dependant upon its context for its significant values.

Usually the items within the lower density zones that are not recommended to be heritage items no longer demonstrated a high degree of integrity or their quality was more akin to a contributory building in a conservation area rather than an individually significant heritage item.

Table 2 - Proposed Heritage classification

Addresses	Existing classification	Proposed classification
3-5, 19 Alma	Heritage Item	Heritage Item

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Addresses	Existing	Proposed classification
	classification	_
21 Alma	Not classified	Potential Heritage Item
1 Clydesdale (also 1202 Pacific Highway)	Heritage Item	Heritage Item
85, 81 Grandview	Not classified	Potential Adaptive Reuse
9 Graham	Heritage Item	Potential Removal of Item
1 Livingstone (church)	Not classified	Potential Heritage Item
966 (fire station), 982 (substation) Pacific Highway	Not classified	Potential Heritage Item
1002, 1006, 1010, 1190, 999-993 Pacific Highway	Heritage Item	Potential Removal of Item
975-985 Pacific Highway	Not classified	Potential adaptive reuse
22 Park Crescent	Potential Heritage Item	Heritage Item
10, 18, 20, 24, 36, 40 Park Crescent	Potential or Heritage Item	Potential removal of Item
4a Park Crescent	Heritage Item	Further research
14 Pymble	Heritage Item	Further research
6 Pymble	Heritage Item	Potential removal of Item
Pymble Station Group	Heritage Item	Heritage Item
5 Telegraph	Not classified	Further research
29, 21 (former stables only), 17, 15 Telegraph	Heritage Item	Heritage Item
3, 7 Taunton	Heritage/Potential	Heritage Item

Urban Design Analysis

The following is a summary of the physical conditions of Pymble Centre. Refer Attachment F – Urban Design Analysis Drawings prepared by HABITATION.

Location

Pymble Town Centre is a Village Centre located on the Pacific Highway midway between the Town Centres of Gordon and Turramurra. Pymble is geographically defined by the ridges aligned with Telegraph Road and the Pacific Highway.

The railway station is located at the intersection of the Pacific Highway and the north shore rail line. Pymble Ladies College defines the western boundary. The eastern boundary is defined by Commonwealth land and a commercial industrial area adjacent Ryde Road. The northern boundary is defined by the ridge of Telegraph Road.

Topography

Pymble is made up of three topographic zones. The steep southern slopes are characterised by large stands of eucalypts remaining within the public and private domain.

The form of the ridge is reinforced by the position of the Pacific Highway separating the northern and southern zones. The railway traverses the landscape, emerging on grade at the station, and traversing the steep landscape through cuttings on the western side of the station. Together the road and railway create a physical barrier. To the north the land falls away into a small valley centred on Robert Pymble Park, and rises steeply to the ridge of Telegraph Road.

The steep southern topography reveals district views from the Pacific Highway over the Sydney Basin, south towards Botany Bay and west towards the Blue Mountains. The topography has strongly influenced the subdivision patterns and street layout. Generally the majority of streets run from the ridges to the valleys. The streets around Robert Pymble Reserve preserve the outline of the valley in this area.

Watercourses

The Pymble Village is located on a ridge that separates the Lane Cove Rivers from Middle Harbour. Bobbin Heard road marks the east – west ridge that separates middle harbour form the Cowan Creek Catchments. Land to the north falls towards Middle Harbour, and Land to the south falls towards the lane Cove River. The water courses create sharp depressions within the landscape; these are in many cases still visible even in the most re-developed areas.

Built character

The area is characterised by a mix of individual and attached dwellings nestled on undulating slopes rising around and up to the Pacific Highway Spine. Unlike other centres, the steep topography has greatly influenced the subdivision pattern and subsequent street layout. A regular grid is absent from the Pymble Village centre, and is substituted by large blocks, where the streets run perpendicular to the contours from the ridge to the valley creating an irregular settlement pattern.

The village centre is concentrated around the railway station, where the Pacific Highway intersects the railway line. The core area of Pymble contains fewer streets than other centres due to the street layout and the constrained proportions of the western sector.

To the west of the Town centre fronting the highway multi-unit development has occurred to increase densities around the railway station from the 1970 to present.

Some of these developments are surrounded by highly manicured landscapes consistent with the larger dwellings in the area. Walk-up style units are located to the east of the town centre. The area between Alma Street and Telegraphy Road is characterised by grand and often two storey individual dwellings with vertical proportion set on allotments ranging from 800sqm to over 1500sqm.

Commercial Centre

The commercial centre is concentrated around the railway station. Business activities are limited to commercial services intermixed with some speciality retail and local shops, such as take-away food and newsagents. Some remnant commercial space is also located at the corner of Telegraph Road and Pacific Highway.

More recent commercial office development is located in the land bounded by the railway and Pacific Highway. The only community facility within the Pymble Village Centre is the Pymble Town Hall, a converted church accessible from the Highway.

Open Space

Pymble Village is the only centre other than Wahroonga to contain a large central park bordering the commercial centre. The park is concealed from major viewing lines and almost 'hidden' from the view of many non-residents. There is opportunity to provide a better connection and allow it to become a major focus for the village centre.

Public domain facilities within the streets are minimal, there is very little attention made to the quality of the public spaces with minimal street furniture, undulating footpaths and poor amenity – particularly within the 'main street' Footpaths are generally of a standard width but are serviceable.

Two small pocket parks are located along the edge of the highway. 'Secret Garden' is a small and poorly accessible lot with no improvements. The other park is located between Bloomsbury and Livingstone Ave and is highly vegetated with very limited access.

Landscape

The landscape is dominated by a stands of remnant eucalypts that provide much of the vertical scale and distinctiveness along the edges and within the back gardens of many of the properties. In the area bounded by Livingstone Ave and Pymble Avenue landscape gardens are characterised by larger front setback with buildings set under a dense canopy of tall mature hardwoods and evergreen trees.

The landscape character in remainder of the village centre consists of grassed footpaths, ornamental trees, shrubs and manicured hedges. The narrow streets around Robert Pymble Park, Alma Road and Station Street result in limited street tree planting creating quite closed streetscapes. Apart from the avenues are to be found in Orinoco Street, Pymble does not contain any significant regular street tree planting.

Access and circulation

Access to the Village Centre from outer residential areas is generally quite acceptable considering the large blocks. Access and amenity of pedestrians travelling from the north – west (Telegraph Road) could be improved by some cross site links that provide access from Telegraph Road to

Robert Pymble Park. Access from the south to the station could be enhanced by improved footpath widths around Livingstone Ave and Everton Street. The pedestrian tunnel under the highway could also benefit from an upgrade.

Vehicle access is considerably limited to both the northern and southern precincts of the village centre. Access to the south is available only at the intersection of Livingstone Ave and the Pacific Highway. Access to the northern precinct is constrained by narrow streets and a limited road network. Station Street currently provide a local link between the Pacific Highway and Telegraph Road.

Pymble Town Centre Preliminary Traffic Analysis

Existing Traffic and Transport Issues Summary

The existing transport situation within Pymble town centre can be summarised as follows:

- High traffic volumes on the Pacific Highway result in traffic congestion during peak periods, with key intersections operating at capacity. These high traffic volumes contribute to major delays for traffic from side streets wishing to cross/enter the highway.
- Pymble is served by a good train service, with regular services to the city and Hornsby.
- The provision of feeder bus services to the town centre/station is poor.
- The Pacific Highway and railway line represent a barrier to pedestrian movement within the town centre, despite the presence of various controlled pedestrian crossing points.
- Parking within the town centre is limited and typically operates at high occupancy levels during peak shopping periods.
- The Pacific Highway, between Grandview Street and Livingstone Ave, was identified as an accident 'blackspot'.

Council's traffic consultant has undertaken counts for the major intersections for the Pymble Town Centre and has undertaken an analysis for the likely traffic generation for development of the area based on approved LEP 194 development and the Minister's approved sites. The table below shows two scenarios based on LEP 194 sites approved to date (Base 1) and also proposed LEP 194 and Ministers site where no DA has been approved to date (Base 2).

The net increase in traffic generation for the two scenarios is given below:

Scenario	No. of	Vehicle Trips – AM Peak			Vehicle T	Trips – PM P	eak
	Dwellings						
		Inbound	Outbound	Total	Inbound	Outbound	Total
Base 1	166	17	66	83	62	21	83
Base 2	697	70	279	349	261	87	349

The analysis highlighted the following issues at the various intersections:

Pacific Highway/Telegraph Road

This intersection was found to be operating at capacity for the Base 1 scenario and LOS F for the Base 2 scenario for both the AM and PM Peak traffic.

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Pacific Highway/Livingstone Avenue

This intersection was found to be operating at LOS F for both scenarios for both the AM and PM Peak. The right turn movement from the Pacific Highway into Livingstone Avenue is a critical movement providing access to the southern area of Pymble and is heavily impacted upon by the traffic generated from the school.

Pacific Highway/Grandview Street/Post Office Street

The analysis indicated that the left turning traffic onto the Pacific Highway will continue to face major delays at peak periods for both scenarios.

The following intersections were found to be operating at satisfactory levels for both scenarios:

- Grandview Street/Alma Street
- Grandview Street/Station Street
- Everton Street/Pymble Avenue/Avon Road
- Everton Street/Livingstone Avenue/Orinoco Street

Modelling for the proposed Stage 2 traffic generation will be undertaken following adoption of the Land Uses.

Discussion of various improvement options will be tabled at future Planning Committees prior to incorporation into the Draft LEP and DCP.

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Pymble Town Centre Study - Sidra Runs

Intersection	Control	AM/PM	Scenario	DS	AVD (s)	LOS*	HMD (s)	Worst Mvt Queue (m)	Worst Mvt LOS
Pacific Hwy									
, , , , , , , , , , , , , , , , , , , ,			Existing	0.97	31	С	75	638	F
		AM	3 - Base 2	0.99	37	С	78	750	F
Pacific Hwy / Telegraph Rd	Signals		Existing	0.93	33	С	82	601	F
		PM	3 - Base 2	0.94	40	С	93	650	F
			Existing	0.88	17	В	48	215	D
Pacific Hwy / Livingstone	0:	AM	3 - Base 2	0.98	16	В	84	220	F
Ave	Signals	DM	Existing	1.04	60	Е	113	1016	F
		PM	3 - Base 2	1.07	71	F	123	1126	F
		0.04	Existing	*	*	F (1)	*	*	F
Pacific Hwy / Grandview St /	Priority	AM	3 - Base 2	*	*	F (1)	*	*	F
Post Office St	Priority	PM	Existing	*	*	F (1)	*	*	F
		PIVI	3 - Base 2	*	*	F (1)	*	*	F
		AM	Existing	*	*	F (2)	*	*	F
Pacific Hwy / Station St	Priority	AIVI	3 - Base 2	*	*	F (2)	*	*	F
Pacific riwy / Station St	Phonty	PM	Existing	*	*	F (2)	*	*	F
	PM		3 - Base 2	*	*	F (2)	*	*	F
North of Pacific Hwy									
Grandview St / Alma St	Priority	AM	Existing	0.18	5	А	9	7	А
		Aivi	3 - Base 2	0.19	5	Α	9	7	А
		PM	Existing	0.16	4	А	9	5	Α

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			3 - Base 2	0.16	4	Α	9	6	Α
		224	Existing	0.40	8	Α	13	20	Α
Grandview St / Station St	Priority	AM	3 - Base 2	0.40	8	Α	13	21	Α
(north)	Priority	PM	Existing	0.15	7	Α	11	7	Α
		FIVI	3 - Base 2	0.15	7	Α	11	7	Α
South of Pacific Hwy									
	Priority	AM	Existing	0.32	8	Α	12	19	Α
Everton St / Pymble Ave /			3 - Base 2	0.40	8	Α	12	26	Α
Avon Rd		PM	Existing	0.19	7	Α	11	10	Α
			3 - Base 2	0.26	7	Α	12	14	Α
		AM	Existing	0.38	6	В	19	16	В
Everton St / Livingstone Ave / Orinoco St	Dui a vita	Aivi	3 - Base 2	0.50	7	В	23	33	В
	Priority	PM	Existing	0.21	5	Α	12	8	Α
		PM	3 - Base 2	0.30	6	В	16	10	В

Terms

DS - Degree of Saturation AVD - Average Delay (s)

LOS - Level of Service HMD - Highest Movement Delay (s) - Highest average delay for any movement at an intersection

Notes

- * LOS for signals and roundabouts is based on average overall delay, and based on highest movement delay for priority intersections. Note that there are other methods of determining LOS Degree of Saturation or Delay/Degree of Saturation.
- 1. Major delay to Post Office Street and Grandview Street left turn onto Pacific Highway. These turns can generally only be made by considerate Pacific Highway motorists allowing gaps in queued traffic streams for turning vehicles, or by motorists accepting critical gaps in the highway traffic stream that are lower than usual values.
- 2. Major delay to Pacific Highway > Station Street right turn and Station Street > Pacific Highway left turn. These turns can generally only be made by considerate Pacific Highway motorists allowing gaps in queued traffic streams for turning vehicles, and when a gap in traffic arises from the nearby Livingstone Ave signals.

Community services and facilities

The Ku-ring-gai Town Hall was formerly a Catholic Church, which was purchased in 1989 and converted into a Town Hall. The site is heritage listed, and the total area is 4,647sq m, which includes a car park of 30 spaces.

The covenant on the site restricts the use of the building to Community or Municipal Council purposes, (Community purposes includes public health, recreation, enjoyment or any public purpose of the like nature)

Usage of the Town Hall has dropped significantly over the past 3-5 years, especially by groups that require quality performance space. The facility was not built as a performance or function centre, and because it was not purpose built, and also due to its close proximity to the Pacific Highway, the Town Hall has very poor acoustic qualities, which are generally inadequate for performance or concerts.

There are a number of community groups, however, that hire the facility on a permanent basis these include Kindy Gymbaroo, Martial Arts groups, the Blood Bank, dance lessons and workshops, music groups for music examinations, tuition, and orchestra rehearsals, and Church groups.

The Town Hall is also hired on a casual basis for a variety of celebrations including weddings, birthdays and engagement parties, for sales and exhibitions, and for fund raising events.

Three rooms in the Town Hall are currently used as storage by Kindy Gymbaroo, Martial Arts, and the Ku-ring-gai Philharmonic Orchestra, and there is a meeting room located within the building which is also available for hire.

The adjoining facility, the Presbytery, referred to as the Performing Arts Resource Centre, (PARC), was purchased in 1989 from the Catholic Church, with the same restrictions as the Town Hall. The general intent for the usage of the PARC was predominantly for arts/cultural purposes. The total area is 709sq, and is currently occupied on a permanent basis by Suzuki Talent Education, Australian Dance Vision, and the Ku-ring-gai Art Society. There is also a meeting room within the building which is available for hire and for use by the tenants of the building.

Of relevance to the Pymble Centre Study is Council's recently commissioned Cultural Centre Feasibility Study which recommends that a suitable site be identified within the Gordon Town Centre for a Community Cultural Centre that will incorporate flexible multi purpose space including exhibition space, small scale performance space, arts workshops and studios, café and meeting rooms.

A purpose built Community Cultural Centre, incorporating contemporary exhibition techniques including new media technologies, would create a cultural resource centre for both the community and for visitors. It would also provide space for small scale performances, and civic functions and receptions. Alternative community or other appropriate uses could therefore be investigated for future use of the town hall.

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Table 3: Summary of land / facilities owned by Council

Id Church building and is heritage buncil hires the building to the ity for a variety of commercial munity purposes. Whilst the is used as a Town Hall, it is le for public meetings and other
ouncil hires the building to the ity for a variety of commercial munity purposes. Whilst the is used as a Town Hall, it is
ouncil hires the building to the ity for a variety of commercial munity purposes. Whilst the is used as a Town Hall, it is
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munity purposes. Whilst the is used as a Town Hall, it is
is used as a Town Hall, it is
le for public meetings and other
s that would normally be carried Fown Hall. There is a car park at
of the Town Hall that caters for
nately 30 spaces.
ding is heritage listed and is used
accommodation for performing arts related groups. It is the old
ry for the church which is now the
all.
quired by Council in 1995 and
to be used for public car parking. ot plan has been prepared for the
cial development of the land which
retail/commercial/residential and
ound parking. At this stage the land vacant.
for public car parking with 14 car
spaces provided.
for public recreation purposes.
for public car parking. 49 car
spaces.

Existing Community Facilities and Land Owned by Council (cont.)						
Property	Property	Current Zoning	Size	Function		
Name	Location					

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					0 April 2000
Secret Park	1192 Pa Highwa		2(d3)	974m²	No information available.
Other Land o	and Area (Owned by (Council		
Property Name	Property		Current Zoning	Size	Function
Pathway	65 Gran Street	dview	3(b)-(B2) Commercial Services	104m²	No information available.
Proposed Changes to Existing Property Name Comm					
Centre and Performing A	forming Arts ource Centre public meetings. Similarly the PARC is not purpose built and the Cul Centre Feasibility Study recommends that a suitable site be identified				native locations for large see built and the Cultural ble site be identified
Meeting Rooms Community feedback has outlined surcommunity facilities to be included we Pymble Centre.					
Car Parks Consider centre strength parking			ation needs to be given to re ecifically including at grade acilities within the centre. Veneed to be considered as a	car parking Whole of life	in the overall provision of costing of any parking

Open Space public domain

Pymble Centre along with Wahroonga Centre are very well served for local open space as both have large Village green style parks located close to the retail areas. Pymble is particularly fortunate with Robert Pymble Park being only a short stroll from Grandview Street. Given this situation the provision of new parks is not of a high priority within the centre, rather the strategy is to enhance, improve and build on the existing resources.

The Open Space acquisition strategy is also seeking other opportunities for local open space acquisition within the Pymble area.

Attachment G – Land Use Concept highlights the key opportunities for Pymble Centre.

Key Opportunities for parks are:

• Undertake improvements to enhance and build on the existing character of Robert Pymble Park to make it a major focus for the Pymble Centre.

 Possible expansion and improvements to the Creswell O'Reilly Lookout Park to make it more useable for residents

Key opportunities for public domain improvements are:

- Enhance the main street character of Grandview Street redesign the street to be pedestrian orientated while retaining on street car parking this work could include narrowing the carriage way, reducing traffic volumes, reorganising parking, broad footpaths and street trees, new street furniture and undergrounding power lines.
- Create Village nodes utilise the quieter side streets (Alma Street and Post Office Street) for cafes and small boutique shops
- Create a link to Robert Pymble Park encourage cafes and restaurants on Park Crescent (between Alma Street and Post Office Street) to add vitality and life to the area. This area could become a local attractor bringing more people to Pymble and improving its economic viability as a centre.
- Street tree planting and undergrounding of powerlines along the Pacific Highway

RECOMMENDED LAND USE SCENARIO

Recommended Scenario

The recommended land use Plan is shown in Attachment G. In summary the recommended scenario is as follows.

Pymble will be a Small Village comprising:

- up to 9,000sqm of retail floor space including a small supermarket;
- small scale commercial floor space above retail catering for professional offices, medical centres, and a range of other uses including an appropriately located community room;
- commercial office buildings along the highway providing employment within close proximity to the rail station;
- Between 300-400 new dwellings (RDS stage 2 only) within a 400 metre walking radius of the centre:
- New cafes and restaurants on Park Crescent looking over Robert Pymble Park;
- widened footpaths and street trees along Grandview Street; and
- at-grade public parking in the vicinity of Grandview Lane

Detailed Description of Recommended Scenario

Retail

It is recommended that Pymble Centre increase the retail floor space from an existing 6,000sqm to approximately 9,000sqm NFA of retail. This represents an increase of approximately 3,000sqm to allow for the future inclusion of a small - medium sized supermarket.

It is proposed to reduce the extent of the potential retail area by rezoning the retail/commercial zone to the north along the highway for residential. In the long term this will consolidate retail into Grandview Street with the core being the block defined by Grandview Street, Post Office Street, Alma Street and Park Crescent.

New speciality shops/cafes and restaurants will be encouraged along Park Crescent between Post Office Street and Alma Street. The area is ideal for such uses as it has a north-east aspect and views over Robert Pymble Park. The existing house on the corner of Post Office Street and Park Crescent is a potential heritage item undergoing further research to determine its status. A mixed use zone will support the ongoing retention of this building through encouraging adaptive re-use for a restaurant or a similar retail/commercial use.

There are a number of reasons for the proposal to consolidate and concentrate retail activity:

- Currently the Pymble retail area stretches over a distance of approximately 400 metres along Grandview Street and the Pacific Highway. This is a considerable distance for a small Village and is near the upper limit for the optimal length of a main street in most suburban situations. In addition the shops are only one side of the street. The result is that most of the retail activity is concentrated on Grandview Street. In contrast the Pacific Highway area is dominated by estate agents and other non-retail commercial uses.
- Pymble Centre is difficult to access particularly from the south where its main catchment resides. To overcome these difficulties Pymble Centre needs to provide a supermarket as an "anchor" and to orientate itself to Robert Pymble Park to provide an "attractor". Concentrating the centre will facilitate such changes.

Commercial/employment

The recommended scenario for Pymble Village is for it to continue to provide a minor role in the provision of commercial space. Within the retail zone the 2nd storey will be available for commercial to cater for small professional offices and other services

The recommended scenario encourages the renewal of the existing commercial areas along the highway to the south of the village by providing for increased development capacity.

Residential

Pymble Centre is a minor centre within the Ku-ring-gai LGA and therefore will provide fewer new dwellings than other larger centres It is proposed to provide approximately 300-500 new dwellings as part of RDS Stage 2. A comparison with the other centres planned to date is as follows:

Pymble – New dwellings RDS Stage 2 300-400

Turramurra - New dwellings Stage 2 592

St Ives - New dwellings Stage 2 596

Gordon - New dwellings

1000-1300 Stage 2

It can be seen that Gordon and St Ives, based on current planning, will provide the greatest number of dwellings, followed by Turramurra and then Pymble. Pymble is estimated at this stage to provide a potential of up to 1140 dwellings (including RDS Stage 1, Ministers sites and Stage 2) which is

consistent with the Metropolitan Strategy recommended dwelling range for Small Villages of 800 – 2,700 dwellings.

PYMBLE CENTRE PLANNING

Zoning

Rezoning of land in the Pymble centre will need to be undertaken in accordance with the zones provided under the gazetted standard LEP. The rezoning process will take the form of an amendment to the new Ku-ring-gai (Town Centres) Local Environmental Plan which is currently being drafted to apply to the St Ives centre.

Table 4 below outlines proposed zonings for the Pymble Centre required to implement the recommended future land use plan. These zones are mapped in Attachment H. It should be noted that these are proposed underlying zoning only. Nominated development standards for the various zones and individual sites within zones will be identified following the development of the built form controls.

Table 4 – Proposed Pymble Centre Zoning Scheme

Precinct Description	Existing Use	Existing Zones	Proposed Zones
Area bounded by Pacific	Dwelling houses	2(c), 2(d3)	Residential
Highway, south east boundary	Dwelling houses	2(c), 2(d3)	density (B4)
of Town Hall (No.1186), North			delisity (D4)
	Town hall /	5(a) Special	Local centre
Shore Railway, south east		5(a) – Special Uses A	
boundary of No.1208 Pacific	community	Uses A	(B2)
Highway (Precinct H)	buildings	2 (2	<u> </u>
Area bounded by south east	Residential units	2(f)	Further
boundary of Town Hall			investigation
(No.1186), Pacific Highway,			
North Shore Railway	Hotel	3(a)-(A2)	Local Centre
(Precinct G)		Business Retail	(B2)
		Services	
Area bounded by Pacific	Shops, commercial	3(a)-(A2)	Business
Highway, North Shore	premises	Business Retail	Development
Railway (Precinct B)		Services	(B5)
Area bounded by Pacific	Residential units,	3(a)-(A2)	Residential High
Highway, Livingstone Avenue,	commercial	Business Retail	Density (R4)
Everton Street, south east	premises, church	Services, 2(e),	
boundary of 1116 Pacific		5(a) – Special	
Highway (Precinct I)		Uses A	
Lands north east of 19	Dwelling houses	2(c), 2(c2)	Residential High
Livingstone Avenue and 14			Density (R4)
Pymble Crescent bounded by			
Pymble Avenue, Everton	Dwelling house	2(d3)	Residential
Street, Livingstone Avenue			Medium Density
(Precinct J)			(R3)

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Precinct Description	Existing Use	Existing Zones	Proposed Zones
Area bounded by Pacific	Residential	2(d3)	Residential High
Highway, Livingstone Avenue,	dwelling houses		Density (R4)
Orinoco Street, northern			3 (/
boundary of 1A Orinoco	Residential units	2(d)	Further
Street, western boundary of			investigation
1062 Pacific Highway			
(Precinct K)			
Area bounded by Pacific	Commercial	3(b)-(B1)	Business
Highway and North Shore	premises, motor	Business	Development
Railway being No's. 855-915	showroom, motor	Commercial	(B5)
(Precinct C)	services	Services	
Area bounded by Telegraph	Commercial	3(a)-(A2)	Residential
Road, Pacific Highway, north	premises, shops,	Business Retail	Medium Density
west boundaries of 1085	residential units	Services, 2(e)	(R3)
Pacific Highway and 12 Park			
Crescent, Park Crescent,	Residential	2(d3), 3(a)-(A2),	Residential High
western boundary of 14 Park	dwelling houses	Business Retail	Density (R4)
Crescent and eastern	and units	Services	
boundaries to 5 and 7			
Telegraph Road (Precinct D)	Commercial		
	premises, shops		
Area bounded by north	Commercial	2(d3), 2(c), 2(d),	Part Residential
western boundaries of 1085	premises, shops,	3(a)-(A2)	High Density
Pacific Highway and 12 Park	residential	Business Retail	(R4) and Part
Crescent, Pacific Highway,	dwelling houses	Services, 3(b)-	Local Centre
Grandview Street, north and	and units	(B2) Business	(B2)
western boundaries of 49		Commercial	
Grandview Street, rear		Services	
boundary of 4 Station Street			
and the line being the western			
continuation of its northern			
boundary to Alma Street,			
Park Crescent (Precinct A)			
Area bounded by Station	Dwelling houses	2(c2)	Further
Street, northern side			investigation
boundary of 10 Station Street,			
rear boundaries of Station			
Street allotments, southern			
side boundaries of 4A and 6			
Station Street (Precinct F)			

Existing Medium Density sites

The Minister's Directive requires Council to review all existing medium density zones including 2d, 2e and 2h to determine which areas area appropriate for rezoning to higher densities similar to

those under the 2(d3) zone in LEP 194. The sites identified in Table 5 below have been identified for further assessment of there potential to rezone for a high density, as required by the Ministers directive. The assessment of the potential of these properties for higher densities will cover a range of planning matters including:

- Economic viability;
- Heritage assessment and potential impacts on heritage items within the areas or adjoining;
- Traffic impacts;
- Potential interface impacts on adjoining low density zones.

Councillors will be consulted on any recommendation for rezoning of these existing medium density sites via Council's Planning Committee. Final recommendations on rezoning of these sites will be subject to a further Council resolution before incorporating them into the draft LEP

Table 5 – Existing medium density sites for further investigation for rezoning

Precinct	Address	Current
		Zoning
Part of Precinct G	1160-1180 Pacific Highway	2(f)
Part of Precinct I	Part 1082-1084 Pacific Highway	2(e)
Part of Precinct K	1068-1072 and 1076 Pacific	2(d)
	Highway	
Pacific Highway north of	1000-1028 Pacific Highway	2(e)
Bloomsbury Avenue (Precinct L)		
Area bounded by Grandview Street,	47-49 Grandview Street and 2 and	2(d)
Station Street, northern and rear	4 Station Street	
boundary of 4 Station Street,		
northern and western boundaries of		
49 Grandview Street (Precinct E)		

Interface Sites

Council has identified the following sites within Pymble Centre study area that are defined as interface sites. Council resolved on 18 October 2005 that the following sites be investigated as part of the Stage 2 Pymble Centre Study:

- 14A and 16B Park Crescent, Pymble.
- 10 Park Crescent, Pymble.
- 3-5 Alma Street, Pymble.

Council further resolved to undertake an inspection of No's 6-8 Pymble Avenue and 7-11 Livingstone Avenue, Pymble before considering them for potential rezoning. This inspection was undertaken on 3 December 2005. These sites fall within the area of Precinct J.

It is recommended as appropriate that all sites be dealt with in the context of the current Pymble Centre study and not separately considered in the Interface Sites Study.

The assessment of all the abovementioned sites for potential rezoning is yet to be completed. In addition to these sites already nominated by Council, other sites which are currently zoned 2(c) or 2(c2) with potential interface implications from the final planning option are being identified and assessed. The interface properties identified within Precinct F in Station Street are to be the subject of further assessment. The assessment of all sites will use the same methodology identified in the interface sites report presented to Council on 18 October 2005 and will include a detailed heritage assessment of any existing or potential heritage items that are included. Councillors will be consulted on the recommendation for rezoning of interface sites within the Pymble Centre study area via Council's Planning Committee. Final recommendations on rezoning of interface sites will be subject to a further Council resolution before incorporating them into the Draft LEP.

Reclassification of Land Council Owned Land

Land which is owned by or under the control of a local council (with some exceptions, such as roads and crown reserves) must be classified as either 'community land' or 'operational land' under the *Local Government Act 1993*. Community land will ordinarily be land which is open to the public, such as park, bushland reserve or sportsground, while operational land may be held by council as an asset or used for other purposes such as works depots or garages.

The purpose of the 'community land' classification is to identify council owned land which should be set aside for use by the general public. Community land cannot be sold by the council and can only be leased for certain purposes. There are a number of restrictions on the way councils can deal with community land:

- Community land cannot be sold;
- A council can grant a lease over community land, but only for certain purposes which are authorised by the plan of management of the land;
- Community land must be managed in accordance with a plan of management; and
- Community land may only be dedicated as a public road where the road is necessary for enjoyment of the land.

Normally, land can only be reclassified from community land to operational land by making a new LEP. The procedures for making an LEP must be complied with, including public exhibition of the plan and consideration of submissions from members of the public. The plan must be made by the Minister of Planning.

In the case where reclassification of the land is carried out by an LEP it will also require a public hearing to be conducted under section 68 of the EP&A Act and section 29(1) of the Local Government Act. It is intended that the public hearing will be conducted during the public exhibition period of the DLEP.

The following Council owned lands in Pymble have been identified as potential sites that may require reclassification to implement the recommended land use proposal for the centre.

Table 6 – Council Owned Land under consideration for reclassification

Item No.	Address	Property	Description
1	1186 Pacific Highway, Pymble	Part Lot 1, DP86583	Pymble Town Hall and Car Park Performing Arts Resource Centre
2	1 Alma Street, Pymble	Lot 19, DP5528 Lot 4, DP307623	Vacant Land – Alma Street Pymble
3	2 Alma Street, Pymble	Lot A, DP302332	Car Park – 2 Alma Street
4	Grandview Lane, Pymble	Lot 4, DP521871 Lot 1, DP510597 Lot 1, DP236137	Grandview Lane Car Park
5	1192 Pacific Highway, Pymble	Lot 8, DP30236	Secret Park
6	65 Grandview Street, Pymble	Lot 23, DP791208	Pathway

Following, adoption of a draft recommended land use plan by Council, more detailed consideration will be given to the future development scenarios for Council owned land. This will include the development of more detailed planning controls for the various land uses and locations and identifying building envelopes. This will then inform which sites or portions of sites will require reclassification to implement the plans. It may well be that only a portion of some sites may need reclassification. This will be particularly be important for sites such as the Ku-ring-gai Town Hall and car park and Performing Arts Resource Centre site where the potential future use and redevelopment options remain to be resolved.

The report to Council on the draft LEP for Pymble will include a final recommendation on Council land to be reclassified. More detailed background information on the history, size, encumbrances, land values and other information that may affect these sites will be finalised and reported back to Council, via Council's planning committee.

Development Control Plan

A draft Town Centre Development Control Plan (DCP) template has been prepared for all 6 town centres in Ku-ring-gai, including Pymble. However, the overall structure and contents of this DCP may require further review as the standard LEP template was gazetted on 31 March, 2006.

Calculation of development yield

Once more detailed plans are developed and prior to a draft LEP and DCP being brought back to Council for a resolution to exhibit, staff will calculate anticipated development yields for the residential component of the redevelopment based on building envelopes as proposed.

A consultant will also be engaged to calculate the feasibility to demonstrate that the controls as included in the draft documents are such that would give sufficient incentive to the redevelopment of land.

Based on the preliminary urban design analysis the potential dwelling increase in Pymble will be approximately 300 - 400 dwellings resulting in a potential population yield of 550 - 700 people over the life of the plan. It should be noted this is a preliminary estimate only.

CONSULTATION

Surveys and Consultations

As part of the consultation strategy a major household survey for Pymble town centre was posted to some 4700 households in Pymble in June 2005 – some 1600 responses were received. Consultations/ smaller surveys were also completed with:

- Resident groups from Pymble
- Pymble Shoppers
- Persons in retirement villages

Key elements - Surveys/Consultation

Asked to identify 2 good points about shopping in Pymble, the largest group of respondents suggested proximity to home was good. *Parking* rated highly as being good. Also well noted were *convenient* and *friendly shops*.

The most noted bad point about the Pymble centre, reported by householders, was that that it is a *sub standard shopping* location. *Parking* was second highest as a bad point then *lack of choice/variety* of shops and merchandise.

West Pymble then Pymble, at a slightly lesser number, were the shops indicated as closest to home by householders. St Ives and Gordon were very notably less numbers. The high number of West Pymble responses indicates it is a relatively central, accessible location to much of the Pymble postcode area.

Unlike Turramurra and St Ives, Pymble householders do not have a major supermarket in their area. As a result, St Ives, Gordon and Macquarie centres feature prominently in their supermarket shopping. Hornsby, Turramurra and West Pymble were at notably lesser levels. Butchers, Fruit and Vegetable, Gifts/ Homewares, Banks, Clothing, and Travel, followed generally similar patterns of location choices.

However, Pymble centre was a notable destination for some shopping by local householders. This pattern of location preference included Florist, Hairdressing, Post Office, Dentist, Liquor Shop, Bakery, Chemist, and Video/DVD Hire. A more mixed pattern was apparent for Takeaway/fish, Cafes, Restaurants, Hardware, and Doctor.

This reflects a willingness by Pymble residents to use local shops where they provide attractive and competitive standard of goods or services. An appropriate size supermarket would also appear desirable given the results above.

Consistent with the shopping location choice responses for Pymble, there was a notably higher level of disagreement (and strong disagreement) than agreement to this proposition. Pymble *car parking and traffic flow, footpaths and cycle ways* received a similar low level of agreement to positive statements about them.

There were very high levels of car use to access the Pymble centre. Of particular interest, was the notable level of walking access reported by households responding to the survey. With lower levels of use for staple goods, the regularity of household access was obverse to St Ives and Turramurra – higher levels of weekly access and relatively low levels of daily use. (Some 800 accessed the centre on a weekly basis, whilst only 200 reported using the centre on a daily basis.)

Passive recreations reflected high levels of use of *cafes* and *cinemas*. Of interest, are the overall higher levels of use of *cinemas* reported by householders, compared to cafes, although cafes is a higher first choice. Cinemas use may reflect a choice by numbers of families, and possibly numbers of older persons.

Many comprehensive responses were given by Pymble residents to this question. The above is a summary of the areas they identified. Prime amongst these was *parking* in and around the shopping area – exacerbated by limited space and by parents collecting students from Pymble Ladies' College. Shopping variety, poor access and cafes were notably less mentioned by householders. These all reinforce much of the responses given earlier in the survey.

Residents/Business/Shopper Workshop > Character Statement

A workshop was convened in Gordon Library on Monday 3 April 2006. It included some 65 Pymble householders, business and local resident group nominees. The workshop commenced with a summary of the 2005 Household survey results and presentation by the urban design consultant Habitation. Participants then worked in small groups to document issues about Pymble, with a member of Council's planning staff to assist.

These results have been distilled into a Character Statement for Gordon:

- Pymble will be small village centre serving the needs of local residents into the future. Pymble will have a viable mix of uses including shop top housing, small offices, a supermarket and a variety of retail outlets that encourage local activity and vitality. These will be complemented with local community and medical services.
- Robert Pymble Park will be enhanced and become the focus of community life. The village will be concentrated in the area between Post Office Street and Alma Street. New cafes and restaurants will face the park and offer outdoor dining with park views and a northerly aspect.

- New shops and improved footpaths on Alma Street and Post Office Street will provide better and safer links from Grandview Street to Robert Pymble Park. Street tree planting, signage and street furniture will improve pedestrian amenity and access.
- There will be safer pedestrian and cycle routes to the rail station, across the highway and to local residential areas and schools. The bus network access will be strengthened and bus-train interchange streamlined and made accessible.
- Improvements will be made to the Pacific Highway to enhance access to Pymble Village and to minimise impacts on the local road network. Parking for shoppers will be improved and increased in terms of quantity, safety and design.
- Pymble will retain much of its existing character including low density housing, heritage buildings, trees and parks as new higher density housing will be located within close proximity to the rail and road corridor.

Further Information/Community Feedback

An email survey to Pymble householders and businesses is being sent, seeking feedback on the above. As with St Ives and Turramurra centres, further consultation, including that with businesses and commercial property owners will be completed, and information and feedback links maintained via email with stakeholders, and the general community, throughout the planning steps ahead. These will include staffed exhibitions within the town centre and updated web-based information, brochures, 3D models and information in local papers (including the Ku-ring-gai News). Regular information about relevant Planning Committee and other Council meetings will also be provided.

FINANCIAL CONSIDERATIONS

All primary costs are met by the Departments operational and projects budgets. Additional funding opportunities for new and enhanced public facilities will be sourced through the preparation of a new section 94 plan, potential grant funding and other planning mechanisms. Detailed Economic feasibility assessments will be undertaken as part of the next phase of the project including developing building envelopes and controls.

Other funding sources will also be incorporated into the project, including a new section 94 plan and potential grant funding.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The integrated planning approach has ensured input from all Council departments throughout the project.

SUMMARY

Council has adopted an integrated planning approach to planning of the Pymble Centre and has embarked on a process of community and stakeholder consultation to ensure that the requirements of the Minister's direction are met in a way which improves the amenity of the Pymble centre and which maximises the benefits to the community of redevelopment.

This will ensure that existing problems, such as traffic and parking are addressed and new open space, public domain improvements and new and improved community facilities are provided and that current and future retail, commercial and local business and employment needs of the local community are met.

The first stage of implementation of plans for Pymble Centre requires the preparation of a new LEP and a new DCP to guide future redevelopment of the centre.

The report provides an overview which sets out a preferred option for future development of retail and commercial activities and assesses other sites that are currently zoned for medium density development for suitability for rezoning for medium density development consistent with the provisions of LEP 194.

The report also identifies sites that interface sites that were rezoned under LEP 194 and which would benefit from rezoning to medium density and other sites which have special circumstances that make them suitable for rezoning to medium density and makes recommendations for their rezoning.

It also considers Council owned land and proposes that certain sites be reclassified from community to operational land to provide for more flexible use in the future consistent with plans for the Pymble centre.

The draft LEP and DCP will be brought back to Council for further resolution to exhibit the documents as presented. This report will outline further consultation strategies for the exhibition of these documents and will present plans for other aspects of planning for the area, such as a public domain plan, traffic / parking management proposal, proposals for community facilities and open space so that these can be considered and, where appropriate included in a schedule of works for a section 94 plan and or for inclusion in future capital works schedules so that the overall vision for Pymble Centre can be progressively achieved.

All recommendations arising from this report will be subjected to further detailed analysis and assessment by Council staff and specialist consultants, this will include economic feasibility analysis, traffic and transport assessments, urban design and planning analysis, and land information assessment. The results of these assessments and review will be brought back to Council's planning committee and Council.

RECOMMENDATION

A. That Council adopt in principle the preferred Pymble land use plan as outlined in this report and in Attachment G to guide future development of retail, residential, community and commercial activity within the Pymble Centre.

- B. That Council commence preparation of a Draft Local Environmental Plan to rezone land consistent with Council's preferred option and notify the Department of Planning of its resolution under Section 54 of the Environmental Planning and Assessment Act.
- C. That Council notify relevant government agencies of its intention to prepare a Local Environmental Plan as required under Section 62 of the Environmental Planning and Assessment Act.
- D. That the Draft Local Environmental Plan propose rezoning of lands in accordance with the map contained in Attachment H.
- E. That Council prepare a Draft Development Control Plan for the Pymble Centre in accordance with the existing Draft Town Centres DCP including any amendments required by the gazetted Standard LEP.
- F. That Council formally consider the Draft Local Environmental Plan and Draft Development Control Plan prior to them being placed on public exhibition.
- G. That this report consider reclassification of community land within the Pymble centre.
- H. That the following be prepared for the Pymble Centre:
 - i. A public domain concept plan.
 - ii. An action plan for traffic and parking management.
 - iii. Proposals for community facilities.
 - iv. Other proposals for a schedule of works for inclusion in a Draft Section 94 Plan.
- I. That the development of a Section 94 Development Contributions strategy be commenced.
- J. That creation of a new roads generally as indicated on the map in Attachment H be further considered by Council prior to inclusion in the Draft Local Environmental Plan and Draft Development Control Plan.
- K. That final controls and rezoning of land within the Pymble Centre as outlined in this report is subject to economic feasibility assessment by a suitably qualified consultant and further consideration and investigation and review as outlined within this report.
- L. That the report considering the draft LEP for the Pymble Centre include an assessment of the potential to rezone properties currently zoned residential 2d, 2e and 2f to higher densities similar to those under the 2(d3) zone in LEP 194. This report is to specifically address the properties identified in the table below and include recommendations on which properties should be included for rezoning in the draft Pymble Centre LEP.

Item 10

S04291 6 April 2006

Precinct	Address	Current
		Zoning
Part of Precinct G	1160-1180 Pacific Highway	2(f)
Part of Precinct I	Part 1082-1084 Pacific Highway	2(e)
Part of Precinct K	1068-1072 and 1076 Pacific	2(d)
	Highway	
Pacific Highway north	1000-1028 Pacific Highway	2(e)
of Bloomsbury Avenue		
(Precinct L)		
Area bounded by	47-49 Grandview Street and 2 and	2(d)
Grandview Street,	4 Station Street	
Station Street, northern		
and rear boundary of 4		
Station Street, northern		
and western boundaries		
of 49 Grandview Street		
(Precinct E)		

M. That a further report be brought back to Council on the assessment of interface properties and include recommendations on which properties should be included for rezoning in draft Pymble LEP.

Antony Fabbro Bill Royal

Manager Urban Planning Senior Urban Planner

Steven Head Greg Piconi

Director Open Space & Planning Director Technical Services

Craige Wyse

Senior Urban Planner

Attachments: Attachment A - Urban Design Principles (601916).

Attachment B - Consultation Report (601918).

Attachment C - Precinct Plan (601920).

Attachment D - Ku-ring-gai Retail Study excerpt (601921 & 601923).

Attachment E - Heritage Review excerpt (601926). Attachment F - Urban Design Analysis (601928).

Attachment G - Recommended land use (601931 & 601932).

Item 10

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Attachment H - Proposed zoning scheme (601933).



PYMBLE TOWN CENTRE LAND USE OPTIONS

habitation



VISION WORKSHOP

CHARACTERISTICS OF PYMBLE THAT ARE VALUED:

- VILLAGE CHARACTER
- ROBERT PYMBLE PARK
- TALL TREE CANOPIES
- NEARBY HERITAGE BUILDINGS

IMPROVEMENTS:

- IMPROVING THE MIX OF RETAIL (INCLUDING SMALL SUPERMARKET, CAFES AND OUTDOOR DINING)
- IMPROVING WALKABILITY
- IMPROVED PUBLIC DOMAIN AMENITY AND VISUAL APPEARANCE
- IMPROVE CONNECTION BETWEEN ROBERT PYMBLE PARK AND SHOPS

OUTLINE
LAND USE OPTIONS
PYMBLE VILLAGE CENTRE 12042006

habitation



OPTIONS

- PRINCIPLES
- LAND USE CONCEPT
- LAND USE CHANGES
- FUTURE LAND USE CONTEXT

OUTLINELAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006

habitation



PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006





A. CONSOLIDATE RETAIL CORE

PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006



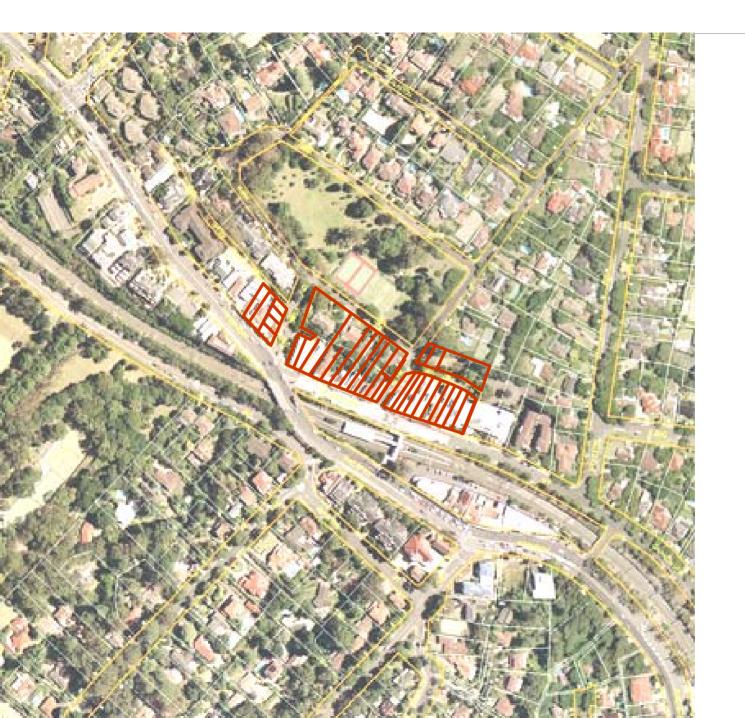


B. NODES AT POST OFFICE ST AND ALMA ST

PRINCIPLES LAND USE OPTIONS SE CENTRE 120/2006

PYMBLE VILLAGE CENTRE 12042006





C. FINE GRAIN DEVELOPMENT

PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006





D. ORIENTATE TO PARK

PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006



E. SUPERMARKET NEAR RAILWAY STATION

PRINCIPLES LAND USE OPTIONS

LAND USE OPTIONS
PYMBLE VILLAGE CENTRE 12042006





F. HIGH QUALITY PUBLIC DOMAIN

PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006





G. RESOLVE INTERFACE ISSUES

PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006





H. COMMERCIAL ON HIGHWAY

PRINCIPLESLAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006





J. HIGHWAY RESIDENTIAL WITH VEGETATED SETBACKS

PRINCIPLES LAND USE OPTIONS

PYMBLE VILLAGE CENTRE 12042006



PRINCIPLES

- A. CONSOLIDATE RETAIL CORE
- B. VILLAGE NODES AT PO STREET AND ALMA STREET
- C. ORIENTATE TO PARK
- D. SUPERMARKET NEAR RAIL STATION
- E. HIGH QUALITY PUBLIC DOMAIN
- F. INTERFACE DEVELOPMENT "TOWNHOUSES UNDER THE TREES"
- G. COMMERCIAL ON HIGHWAY
- H. HIGHWAY RESIDENTIAL WITH VEGETATED SETBACKS

PRINCIPLES LAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006



LEGEND



MAKE THE MOST OF THE RELATIONSHIP BETWEEN THE VILLAGE NODES & THE PARK



VILLAGE NODES



OPEN SPACE



MIXED USE VILLAGE CENTRE FINE GRAIN, HIGHLY ARTICULATED RETAIL/PROFESSIONAL RESIDENTIAL SUITES



RESIDENTIAL

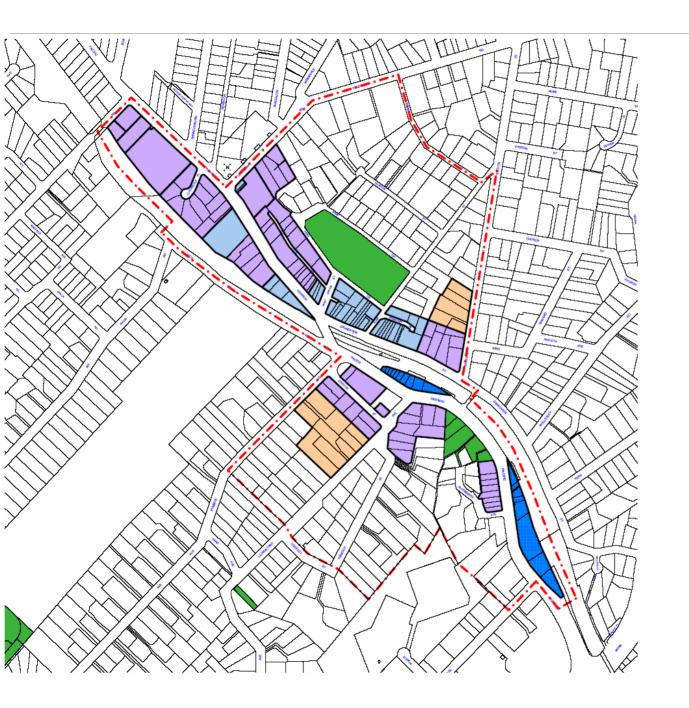


TRANSITION ZONE

LAND USE CONCEPT PYMBLE TOWN CENTRE

Z01 (

LAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006



LEGEND

MIXED USE RETAIL AT GROUND LEVEL WITH RESIDENTIAL ABOVE



RESIDENTIAL APARTMENT BUILDING (3 - 4.6 STOREY)



TOWNHOUSE TRANSITION DEVELOPMENT (2.6 STOREY)





COMMERCIAL

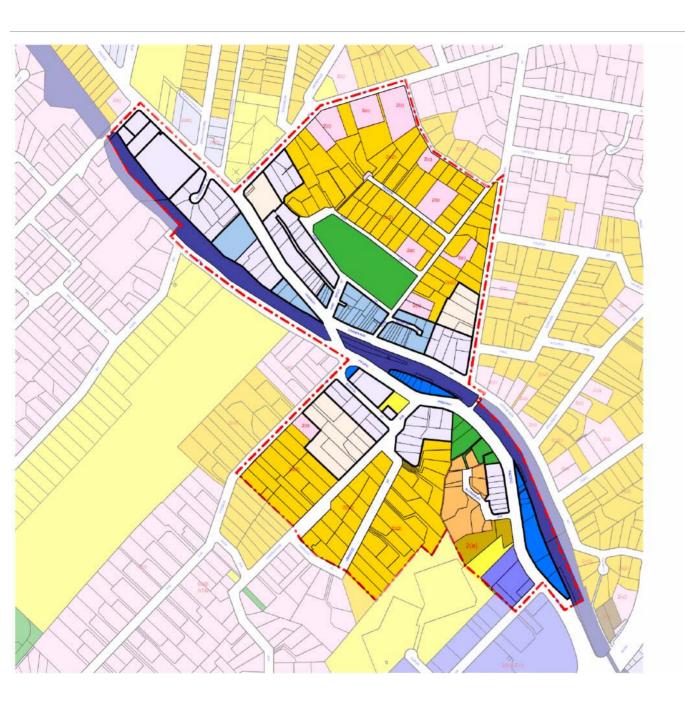


OPEN SPACE

RECOMMENDED LAND USE OPTION PYMBLE TOWN CENTRE

Z02

LAND USE OPTIONS PYMBLE VILLAGE CENTRE 12042006





PYMBLE LAND USE ZONE PYMBLE TOWN CENTRE

2.0 Preliminary Pymble Consultation

Consistent with Council's recent approach on the planning of the St Ives and Turramurra town centres, Ku-ring-gai Council has indicated strong commitment to full-bodied, open and transparent engagement with our Pymble community. It recognises the breadth of perspectives, experience and ideas that it is possible to glean from interested people in its constituency – including the silent majority. At the same time, seeking the advice of local interest groups can provide perspectives and opportunities that are important when considering strategic issues in a practical light.

Use of traditional household surveys and workshops, coupled with current internet and related technology allows messages, material and survey responses to be available quickly and at low cost, to and from large numbers of interested persons and groups – Ku-ring-gai is committed to applying these media to assist its on-going, two-way links with the community in the planning of the Pymble town centre.

2.1 Stakeholder Surveys & Consultations

The concise timeframe adopted by Council for planning in the Pymble town centre has meant consultations will continue to be concise but effective. Consultations to date have been completed in 3 phases – initially with local groups and interested residents, then further workshopping to provide the foundation to establish a Character for Pymble town centre planning. Consultation will be continued with business owners and commercial property owners to initiate and develop contacts with interested stakeholders in the Pymble town centre. These comprise:

- Resident groups from Pymble
- Business-owners and retailers in Pymble
- Persons in retirement villages.

2.2 Initial Surveys

A large survey was posted to some 4700 householders in the Pymble postcode area 2073 in June 2005. This survey sought information & opinion on:

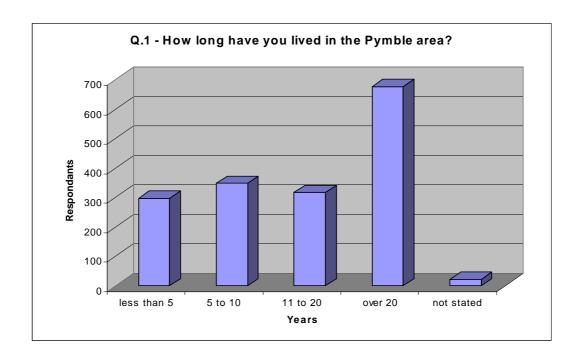
- Demographics
- Opinion on shops & business
- Shopping location choices
- Opinion about Pymble
- Sport & recreation choices
- Planning for the future.

Nearly 1600 responses were received (35% response rate), giving a depth of information on habits, opinion and experience of living in the area. Qualitative, open questions, such as seeking good points and bad points about Pymble shops and businesses, were complemented by quantitative ones seeking ratings on statements

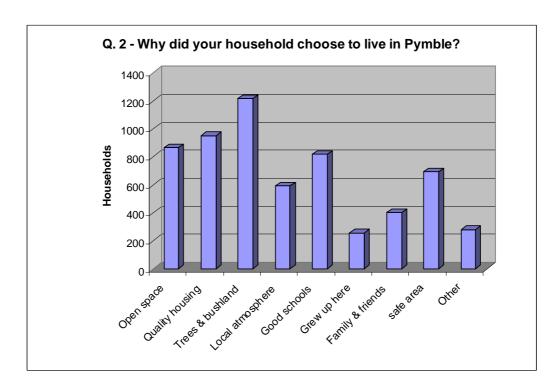
like car parking and traffic flow is satisfactory. Passive and active recreation choices were also sought. Notably, contact details via 'phone and / or email were also given by many interested residents, for further occasional contact in relation to the planning of Pymble town centre, or for other Council-wide issues. A youth survey was also distributed to students of Pymble Ladies College; responses were predominantly qualitative and have been included in the Youth responses below. An approach to the Principal and Chairwoman of the College has also been made, in view of its notable land area in the town centre.

A selection of results from the householders' survey is shown below; full details are available on CD from the Gordon Library:

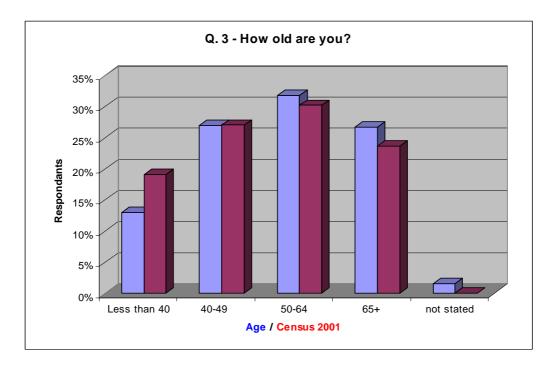
Demographics



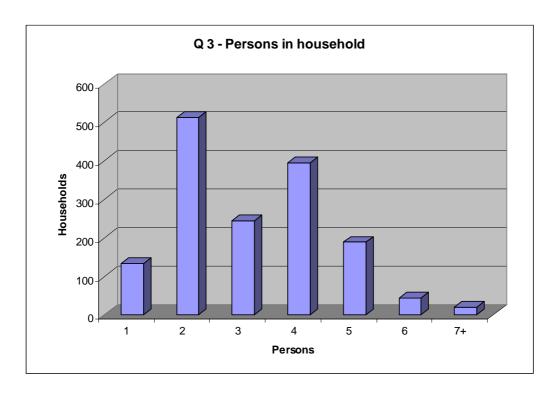
Some 600 people responding indicated they had lived in the area for 10 years or less, but a larger group responded that they had lived there for over 20 years. Comparatively few respondents had lived in Pymble between 11 and 20 years.



Trees and bushland setting was the reason identified by a notably large number of responses to the 2005 Household Survey question about why they chose to live in Pymble. Less highly ranked reasons were *Quality Housing*, *Open space* and *Good Schools*.

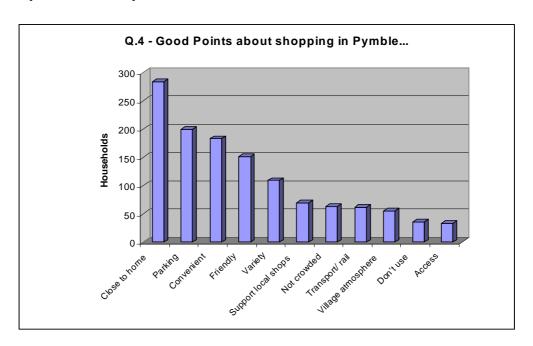


One measure of survey validity is comparison with most recent ABS Census data. While there was notable under-representation of persons below 39 years of age, and slight over-representation of 50-64 year olds responding to the survey, this is not unexpected given that real estate prices in the area may mitigate against many householders, as survey respondents, being under age 40.

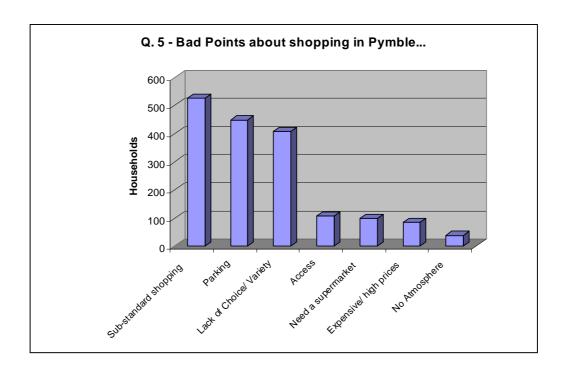


Two-person households were the largest numbers responding to the survey; the next highest were 4 person households. This may reflect a large number of older, *empty nest* households. There is a notable number of households with 4, 3 and 5 persons, possibly reflecting younger families in the area.

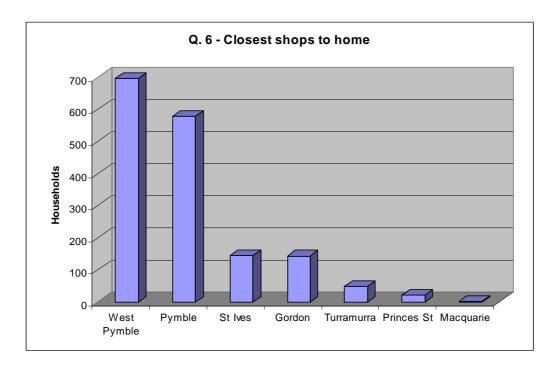
Opinion on Shops & Businesses



Asked to identify 2 good points about shopping in Pymble, the largest group of respondents suggested proximity to home was good. *Parking* rated highly as being good. Also well noted were *convenient* and *friendly shops*.

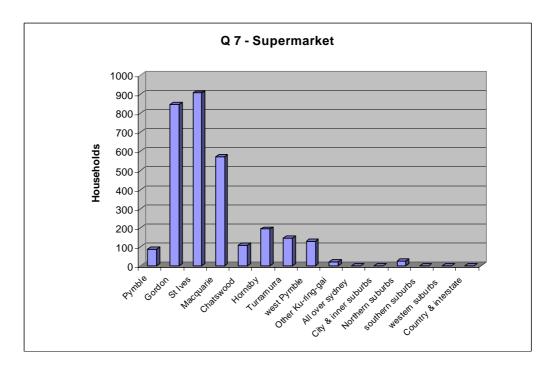


The most noted bad point about the Pymble centre, reported by householders, was that that it is a *sub standard shopping* location. *Parking* was second highest as a bad point then *lack of choice/variety* of shops and merchandise..

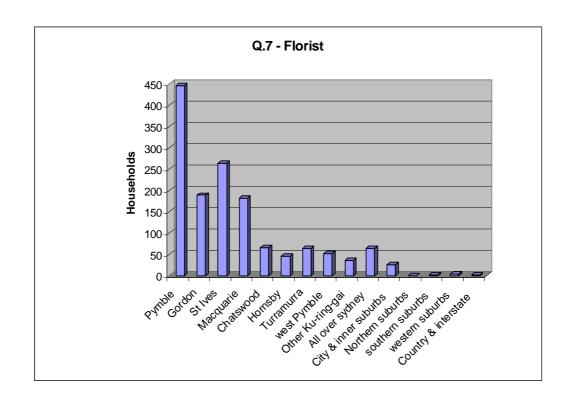


West Pymble then Pymble, at a slightly lesser number, were the shops indicated as closest to home by householders. St lves and Gordon were very notably less numbers. The high number of West Pymble responses indicates it is a relatively central, accessible location to much of the Pymble 2073 postcode area.

Shopping Location Choices



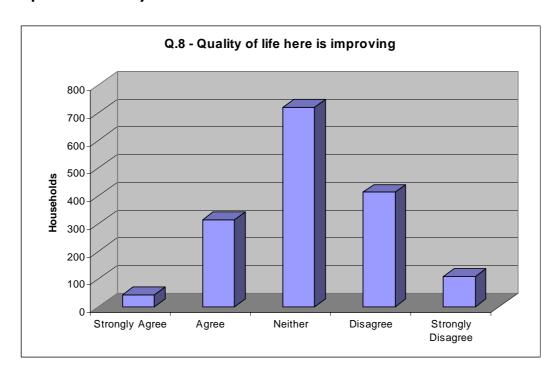
Unlike Turramurra and St Ives, Pymble householders do not have a major supermarket in their area. As a result, St Ives, Gordon and Macquarie centres feature prominently in their supermarket shopping. Hornsby, Turramurra and West Pymble were at notably lesser levels. Butchers, Fruit and Vegetable, Gifts/Homewares, Banks, Clothing, and Travel, followed generally similar patterns of location choices.



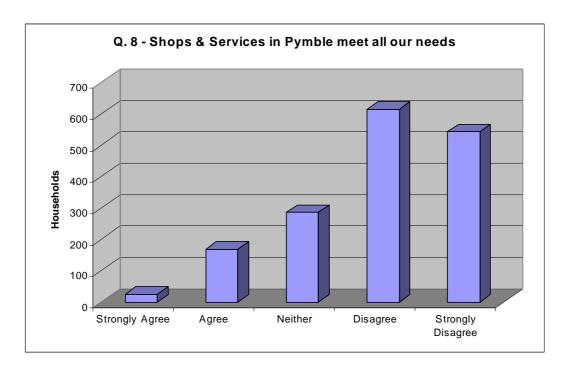
Pymble town centre was a notable destination for some shopping by local householders. This pattern of location preference included Florist, Hairdressing, Post Office, Dentist, Liquor Shop, Bakery, Chemist, and Video/DVD Hire. A more mixed pattern was apparent for Takeaway/fish, Cafes, Restaurants, Hardware, and Doctor.

This reflects a willingness by Pymble residents to use local shops where they provide attractive and competitive standard of goods or services. An appropriate size supermarket would also seem indicated, given the results above.

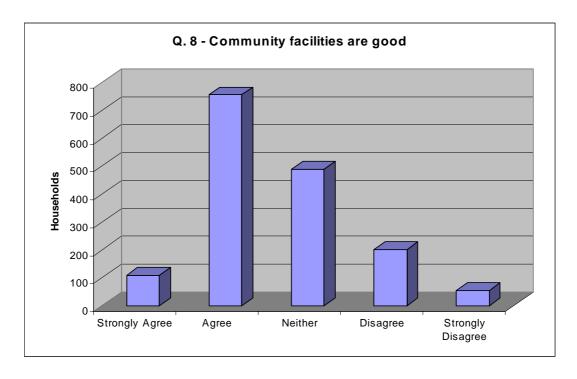
Opinion about Pymble



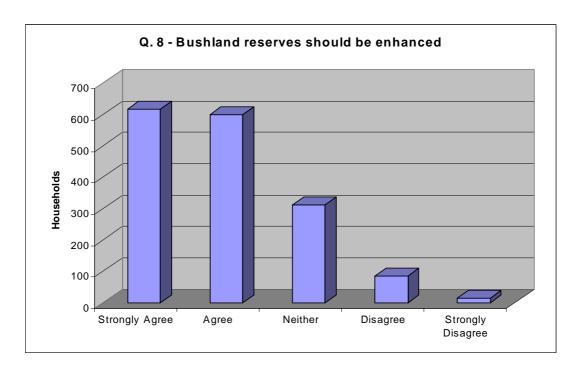
The largest level of support by Pymble households to the proposition that the quality of life here is improving was for a neutral response, with overall disagreement notably ahead of overall agreement. Similar divided agreement/disagreement was apparent to the statement that older and disabled persons housing is adequate.



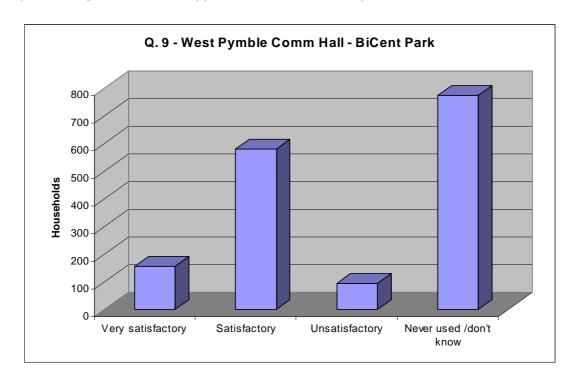
Consistent with the shopping location choice responses for Pymble, there was a notably higher level of disagreement (and strong disagreement) than agreement to this proposition. Pymble car parking and traffic flow, footpaths and cycleways received a similar low level of agreement to positive statements about them.



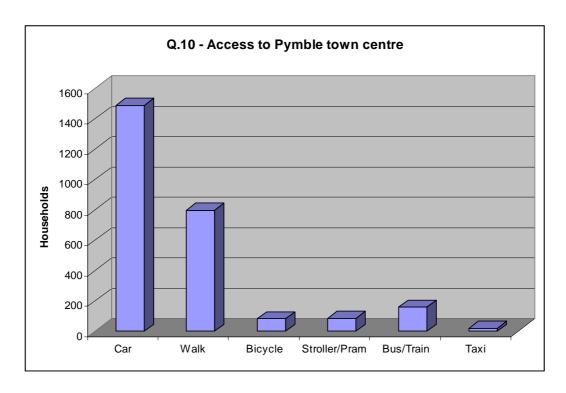
There was a high level of agreement to the concept that *local community facilities* are good in Pymble. This general pattern was repeated in agreement to sports facilities are sufficient, and access to local parks is satisfactory, parks have sufficient facilities, and to a lesser extent streets are safe after dark, and access to public transport is satisfactory.



There were very high levels of agreement to the proposition that Bushland reserves should be enhanced, and Natural Environment must be retained. Similar patterns agreement were apparent to Medium Density here is sufficient.

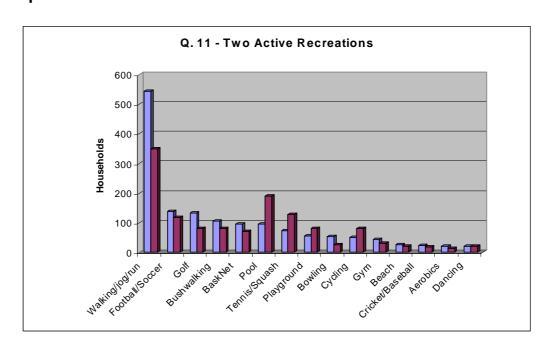


West Pymble Community Hall and Pymble Town Hall were regarded with high levels of satisfaction by a large number of local householders, although even larger numbers reported never used /don't know about these facilities. Other Pymble facilities surveyed – the Performing Arts Resource Centre and Boonah Disability /Creative Arts Centre indicated very high levels of Never used/don't know.

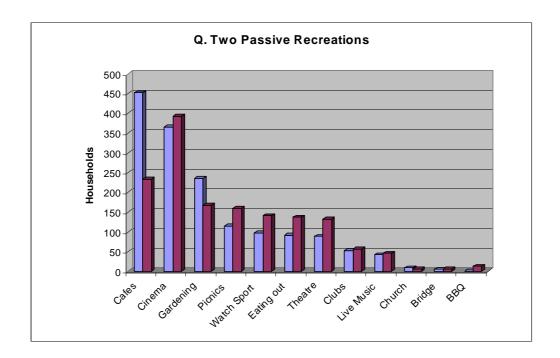


As expected there were very high levels of car use to access the Pymble town centre. Of particular interest, was the notable level of walking access reported by households responding to the survey. With lower levels of use for staple goods, the regularity of household access was obverse to St Ives and Turramurra – higher levels of weekly access and relatively low levels of daily use. (Some 800 accessed the centre on a weekly basis, whilst only 200 reported using the centre on a daily basis.)

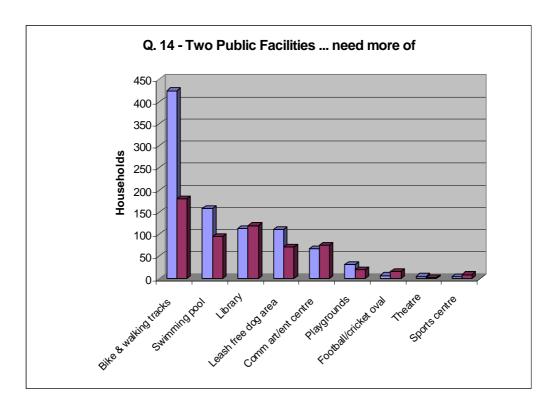
Sport & Recreation Choices



Walking was nominated by far the largest number of householders as their choice of active recreation. Swimming followed with much lower responses, then Football/Soccer and Golf, then Bushwalking and Basketball. Of interest, swimming had lower levels of first than second choice expressed.

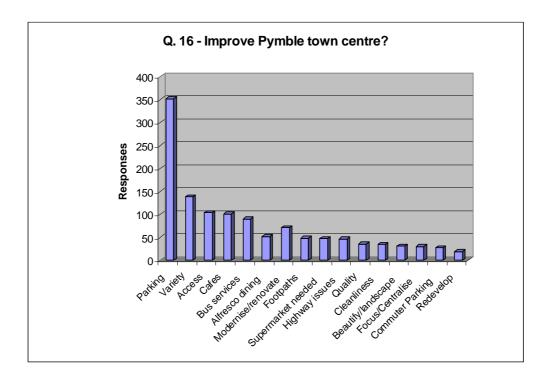


Passive recreations reflected high levels of use of *cafes* and *cinemas*. Of interest, are the overall higher levels of use of *cinemas* reported by householders, compared to cafes, although cafes is a higher first choice. Cinemas use may reflect a choice by numbers of families, and possibly numbers of older persons.



Consistent with the high levels of walking as an active recreation reported at Question 11, Walking Tracks as a first preference was nominated by the largest group on what facilities [they] would like to have more of, or have improved in Ku-ringgai. Swimming Pool — with some emphasis on year round use - was next, at around 30% of the numbers for Walking Tracks, then Library.

Similar to other town centres, there was a very high level of *don't know* (over 900), in householders' responses to naming local community events or festivals they attended in the last 12 months.



Many comprehensive responses were given by Pymble residents to this question. The above is a summary of the areas they identified. Prime amongst these was parking in and around the shopping area – exacerbated by limited space and by parents collecting students from Pymble Ladies' College. Shopping variety, poor access and cafes were notably less mentioned by householders. These all reinforce much of the responses given earlier in the survey.

2.3 Initial consultations

Consultations were held with representatives of the following organisations who kindly expressed interest and opinion on Pymble town centre:

- Friends of Pymble
- Pymble Action Group for the Environment
- Northaven Pymble Retirement Village

Questions were kept open to seek the widest possible array of input, and consultations were kept balanced and inclusive so that all participants had opportunity to respond individually to each issue.

2.4 Issues identified

Pymble household survey provided a rich source of quantitative and qualitative material. Issues of note and typical comments were:

Parking –

- 'Congestion at school hours'
- 'Longer parking time limits'
- Station/commuter parking needed'
- 'Turning area on western end & drop off zone'

Variety –

- 'alfresco dining'
- 'centralise shopping district'
- 'supermarket needed'
- 'modernise shopping district'
- bring back a "Petersons" type store

Access

- overpass for pedestrians over highway
- access and parking
- access from highway
- access onto highway

Cafes

- café / bakery overlooking park
- café in the park
- café paved pedestrian area
- cafes/restaurants

Bus services

- bus service
- bus location
- bus terminal

Alfresco dining

- attract quality restaurants and cafes
- cafes / restaurants
- alfresco dining

Modernise / Renovate –

- 'dilapidated appearance of shops'
- 'detonate and renovate'
- 'integrate shops with adjoining park'
- 'clean it up'

Retirement village residents – included responses:

- Petersons closed so nothing much is there
- Hairdressers were there, but have moved to Killara
- No bus service to there and no taxi service there
- The chocolate shop has moved to Turramurra
- Highway and railway divides the centre
- Unattractive shops, poor variety, not inviting
- A whole new centre is needed
- More parking and a lift at the railway
- We don't use Pymble shops, we go to Gordon where Parking is good
- Highway downhill across the bridge is dangerous
- Look at what they did with Toorak village and bad traffic they moved the centre away from the main road

Resident groups - suggested

- Good local strip shopping
- 7day newsagent; not a shopping village
- Small but incomplete
- Petition form Residents not acted upon please include in RDS2 work
- Turn shops around to access from car park
- Weeds, including "Pellitory" in shopping centre at Pymble
- Very run down visually worst on north shore
- Drug-dealing at Robert Pymble Park and laneway next to Doug Smith

- Need a "whole of Pymble" approach respect old styles and match with new development
- Livingstone Ave is a traffic black-spot
- Highway access is high now 1.5 compared to 5 some years ago
- Shops are only open for Limited hours not commuter friendly
- banking and shopping for our household is at Gordon
- fragmentation by rail and highway too spread out and too disjointed
- Grandview Street has a hope of remaining a viable retail area
- The Park is a great aspect and could create atmosphere for shops etc
- Pymble should be something like Wahroonga
- The loss of basic services they are means most cars waiting for children do not shop while they are waiting
- the greatest need is firstly for kiss and ride access needs, and secondly create a local village opportunity
- next to the parking area there is a rubbish area that could be turned into more usable parking space
- Refer to the RTA study done by Connell Wagner (90's) about major problems of the highway between Turramurra and Mona Vale Road. Pymble Bridge was to be realigned with six lanes of traffic; this would curtail access between the highway and Grandview—a very different village and shopping area would then result.

2.5 Land-use workshop & email survey

A workshop was convened in central Gordon library Monday 3 April 2006. It included some 65 Pymble householders and resident group nominees who had volunteered to attend consultations when they completed the above resident survey. These householders were invited as a sample to range across age, time lived in the locality and gender, so as to provide a broad array of contributions to the workshop. The workshop commenced with a summary of the 2005 Household survey results, presentation by the lead consultations *Habitiation*. Participants then worked in small groups to document issues about Pymble, with a member of Council's planning staff to assist. A summary of their work is attached. From that planning staff have distilled some key themes and a Draft Character for Pymble synthesis.

A survey of their opinion about the Draft Character was then emailed to all 600+ Pymble residents, business and other stakeholders who had previously provided their email address for Pymble planning and other Council-contact purposes. Responses were sought within 7 days and despite Easter school holidays, a notable number of responses is anticipated. A range of planning support material was provided on the Council web-site to facilitate their responses.

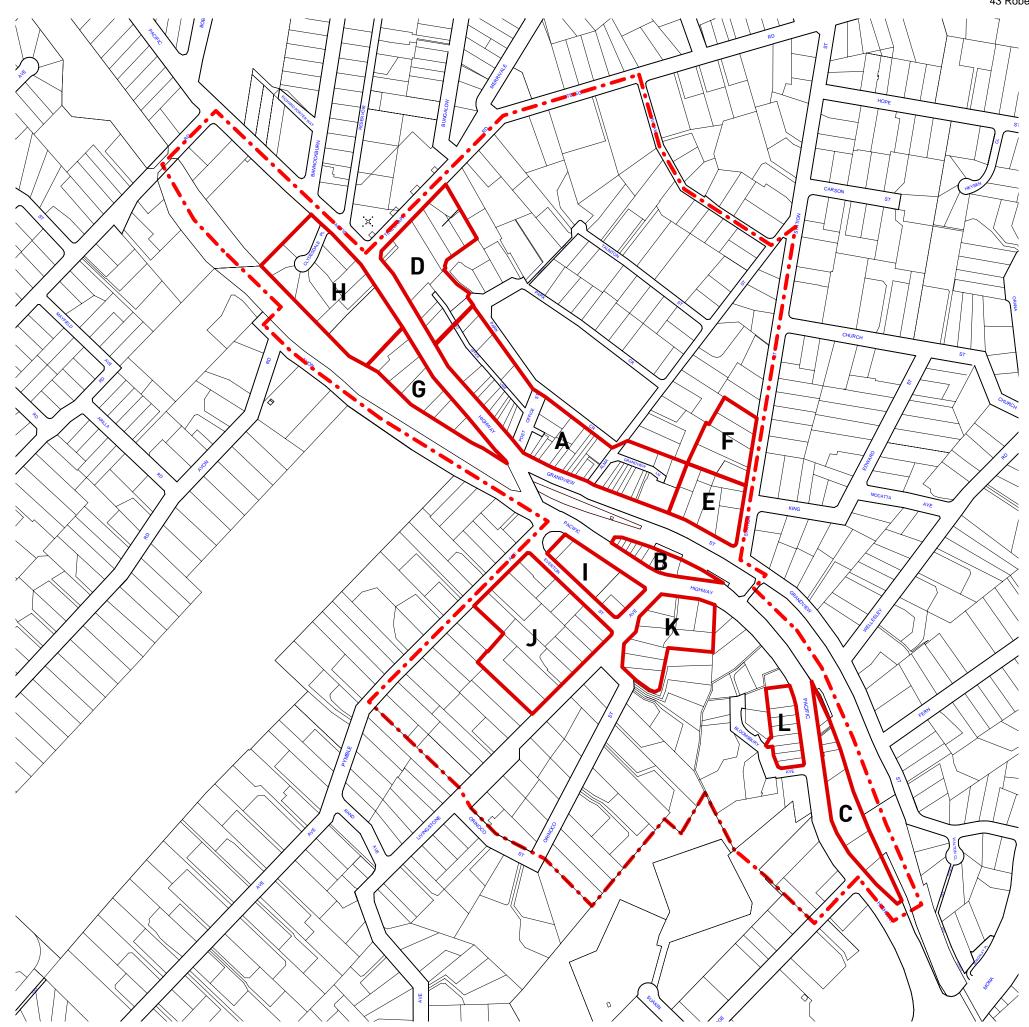
2.6 A Draft Character for Pymble

The draft character comprises the following elements:

- Pymble will be small village centre serving the needs of local residents into the future. Pymble will have a viable mix of uses including shop top housing, small offices, a supermarket and a variety of retail outlets that encourage local activity and vitality. These will be complemented with local community and medical services.
- Robert Pymble Park will be enhanced and become the focus of community life. The
 village will be concentrated in the area between Post Office Street and Alma Street.
 New cafes and restaurants will face the park and offer outdoor dining with park
 views and a northerly aspect.
- New shops and improved footpaths on Alma Street and Post Office Street will
 provide better and safer links from Grandview Street to Robert Pymble Park. Street
 tree planting, signage and street furniture will improve pedestrian amenity and
 access.
- There will be safer pedestrian and cycle routes to the rail station, across the highway and to local residential areas and schools. The bus network access will be strengthened and bus-train interchange streamlined and made accessible.
- Improvements will be made to the Pacific Highway to enhance access to Pymble Village and to minimise impacts on the local road network. Parking for shoppers will be improved and increased in terms of quantity, safety and design.
- Pymble will retain much of its existing character including low density housing, heritage buildings, trees and parks as new higher density housing will be located within close proximity to the rail and road corridor.

The responses to the above also provided an additional opportunity for stakeholder feedback to Pymble centre planning.

As with St Ives and Turramurra centre, further consultation, including businesses and commercial property owners will be completed, and information links maintained with emailable stakeholders throughout the planning steps ahead.



PRECINCT PLAN PYMBLE TOWN CENTRE



furniture upgrades, night bus/taxi for late workers to the station or remote car park, increased security/cleaning etc. The special rate levy would be incorporated within the existing council rates.

- 2. Market the town centre and its attributes for commercial/retail development as one would for a stand alone business park or shopping centre. Initiatives might include:
 - a. providing subsidised child care;
 - b. Improvement to recreational activities including membership;
 - c. Shuttle bus to educational and sporting establishments;
 - d. National advertising and brochures; and
 - e. Survey of available site for sale or lease.
- 3. Identify sites suitable for large scale development, by accommodating more efficient use of land and building within or surrounding existing centres.
- 4. Revitalisation strategies from time to time will require amendment to the centre boundaries to permit large scale development including supermarket and bulky goods retailing and redevelopment for mixed use high density residential development.
- 5. Encourage and accommodate for an anchor tenant such as a 1,500 to 3,000sqm supermarket (plus some additional specialties at say 1,000sqm) in those neighbourhood centres that lack them (Pymble and Roseville). This will raise the profile of those centres making them destination centres for regular food and grocery shopping.
- 6. Encourage more intense development within the centres including shop top housing to help foster the "living cities" or "urban village" concept. Additional residents generate demand for local retail services as well as demand for regional services. Within the neighbourhood centres every new dwelling requires an additional 2 to 2.5sqm of retail floor space.
- 7. Prepare master plans for each of the neighbourhood and district centres to assist in identifying options for growth, to guide future development and set the guiding principles for statutory plans.
- 8. Adopt a vision led approach to planning whereby the vision has public support for the long term plan which fosters confidence in the business community to invest and support the success of implementing the plan. This vision acts both as a marketing tool to stimulate demand and secondly as guide for businesses to frame their plan.

8.6 Principles in Relation to Specific Centres

Gordon

Demand for additional retail space in Gordon will increase over the next decade or so for all expansion options – particularly for Option 3 which involves at least a three-fold increase in retail floor space.

A masterplan should be prepared to identify all possible options for expansion of the centre. Objectives should include:



- Maximising concentration of activity in the centre including commercial and residential as well as retail floor space. Based on Option 3 this may mean incorporating higher FSR and building heights;
- Containment of the centre and minimisation of retail sprawl;
- Improvement of pedestrian links across the highway and a greater priority given to pedestrians rather than cars through the centre;
- Improvement of relationship between the railway station and the retail.

Large areas are required to accommodate some major tenants including a second supermarket, at least one, if not two, discount department stores and possibly entertainment uses such as a cinema complex. Options for expansion of retail space include the multi-level Council car park, the Gordon Centre car park and the Council Library site as well as site amalgamations of strip shops.

St Ives

Whilst demand for retail floor space in St Ives is strong, traffic and parking issues remain a high constraint and if levels of expansion are too high it would potentially undermine the role of Gordon being developed as the principal centre under Option 3.

Even under Option 3 some expansion of St Ives Village should be allowed to take advantage of potential fixing of traffic, access and parking problems. Shop top housing may also improve the viability of addressing some of the current problems. Objectives for St Ives Village include:

- Providing a better front address to Mona Vale Road;
- Integrating the indoor centre better with the strip retail;
- Improving the pedestrian links from the Village Green area;
- Increasing more car parking spaces;

If Option 3 is selected (Gordon to be the principal centre) then expansion of St Ives should be contained to around 12,000sqm (15,000sqm absolute maximum) and preferably it should not have a DDS in the short-term – not at least until a DDS is established in Gordon. Furthermore St Ives should not have entertainment uses with large trade areas (such as cinema complex) as these uses should be located in the principal centre at Gordon where integration with public transport is stronger.

There is still the sub-option of another neighbourhood centre in St Ives preferably on the east side of Mona Vale Road (such as the Eden Brae site) comprising a supermarket (2,500sqm to 3,500sqm) and around 10 to 15 specialty shops (1,000sqm to 1,500sqm). This sub-option would alleviate some of the traffic pressures around St Ives Village. With this sub-option expansion of St Ives Village should be contained to around 8,000sqm (10,000sqm absolute maximum).

Turramurra

Turramurra can be allowed to have some expansion (up to around 4,000sqm). Some of this would be in the expansion of the two existing supermarkets, which are both undersized for modern supermarkets.



There are several options being investigated for the retail centre including one option to remove the retail on the south side of the Highway. The disadvantage with that option is that it results in an undersupply for the trade area south of the Highway. Turramurra residents north of the highway have good access to a range of centres including Hornsby and St Ives, whereas residents south of the Highway are less serviced. Removing the retail south of the Highway would undermine convenience and accessibility for these households, forcing them to travel further and/or travel across the highway.

Lindfield

Lindfield requires some expansion up to around 6,000sqm to meet future demand. Alternatively if Roseville were to expand with the addition of supermarkets then expansion of Lindfield should be minor.

In some respects Lindfield is a good model with two anchors (Coles and Franklins) at either end of the town centre and at either side of the railway line. The two anchors are more of less joined by strip retail in between. However the centre is not well contained. The distance between the two anchors is probably too excessive (or perceived to be too excessive) for most people to traverse and the Highway creates an unpleasant ambience.

Pymble

The single best option for Pymble is to gain a medium to large supermarket (1,500 to 3,000sqm) to provide for regular food and grocery shopping for the immediate residents of the area. This would significantly improve investment interest and the neighbourhood role of the centre.

Roseville

As with Pymble the single best option for Roseville is to gain a medium to large supermarket (1,500 to 3,000sqm) to provide for regular food and grocery shopping for the immediate residents of the area.



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This report and its attached appendices are based on estimates, assumptions and information sourced and referenced by Hill PDA. We present these estimates and assumptions as a basis for the reader's interpretation and analysis. With respect to forecasts we do not present them as results that will actually be achieved. We rely upon the interpretation of the reader to judge for themselves the likelihood of whether these projections can be achieved or not.



4.3 Profile of Centres

Gordon

Gordon is defined as a district centre and is the second largest retail centre in Ku-ring-gai. Whilst its trade area is perhaps not as extensive as St Ives for regular shopping it does have a few large tenants with an extended trade area. These tenants are Harvey Norman, Bunnings and to a lesser extent Retravision.

Gordon has around 100 individual shops of which 20 are being used for commercial services (banks, real estate agents, etc) and three are vacant. Total letable floor area is around 17,000sqm, of which 14,700sqm is used for retail of goods. The centre is predominantly a strip retail centre on both sides of the Pacific Highway. There are two indoor centres either side of the Highway joined by a pedestrian overpass. The larger of the two – Gordon Centre on the south side of the Highway – comprises 21 shops occupying 8,566sqm of space and 3,000sqm of office space. Anchor tenants include a 3,547sqm



Pacific Highway with Gordon Centre on the right

Harvey Norman and a 3,132sqm Woolworths supermarket. The smaller centre – Gordon Village Arcade on the north side – has 26 specialties occupying 1,846sqm and no anchor tenant. Both centres have the same ownership and both are managed by Centro.

There are around 50 shop front premises in the strip retail fronting the Highway of which 15 are used for commercial services. Anchor tenants include a Bunnings (former 1,000sqm BBC Hardware store) and a 250sqm Retravision electricals store.

St Ives

With the exception of the local centres (less than 2,000sqm) St Ives is the only centre in Ku-ring-gai that was not established at a railway station. The centre is classified as a district centre with around 160 shops of which 20 are used for commercial services. Total shop front floor space is nearly 22,000sqm of which just under 20,000sqm is used for retail and the remainder for commercial services. There are only 3 vacant premises.

The majority of floor space is within the St Ives Village – an indoor centre of around 16,000sqm of letable space. Anchor tenants



Inside St Ives Shopping Village



includes a 3,151sqm Woolworths supermarket and a 2,105sqm Franklins supermarket. It comprises a 111 specialty shops of which 17 are specialty foods, 29 are fashion and 13 are restaurants.

St Ives has around 5,000sqm of strip retail floor space on both sides of Mona Vale Road. The main tenants include Commonwealth Bank and a Mitre 10 hardware store, both on the St Ives Village side of the main road. The strip retail is fragmented with Mona Vale Road being a major severing barrier. On the east side the retail space is in two clusters – corner of Stanley Street and corner of Shinfield Avenue – the latter being quite isolated from the main activity.



Strip retail on the east side of Mona Vale Rd

Turramurra

Turramurra is a large neighbourhood centre with around 112 shop front premises of which 30 are used for commercial services and 4 are vacant. Total shop front space is around 16,000sqm of which 12,400sqm is used for retail.

The centre is in three clusters – separated by the Pacific Highway and the railway. On the south side of the Highway is the only indoor centre being Turramurra Plaza. It has an anchor tenant – a 1,280sqm Franklins supermarket – and 14 specialty shops. West of the railway line on the north side of the highway is a number of strip retail shops. Behind these is a 1,500sqm Coles supermarket and a Freedom furniture and homeware shop. East of the railway line are specialty shops facing Rohini Street and the Highway.

Pymble

Pymble is a neighbourhood strip retail centre with shops fronting the Pacific Highway (mainly on the north side) and Grandview Street opposite the railway station. It has 58 shop front premises of which 22 (38%) are being used for commercial non-retail purposes and four are vacant. Total shop front space is 5,800sqm of which 3,200sqm is being used for retail.



Strip Shops on Grandview Street opposite the station

The high proportion of non-retail uses and vacancies is an indication of lower than average rents. The poor performance of the centre is partly a reflection of its lack of an anchor tenant such as a supermarket. Its also a reflection of its location between two larger retail centres (Gordon and Turramurra) that have a vastly superior retail offer.



Lindfield

Lindfield is a large neighbourhood centre of strip shops fronting both the Pacific Highway and Lindfield Avenue at the railway station. It has 91 shops of which 32 (35%) are being used for non-retail commercial services. There are no vacant shops. Total shop front floor area is 15,000sqm of which 11,200sqm is used for retail.



Shops along Lindfield Avenue in Lindfield



Shops along Pacific Highway in Lindfield

About half of the centre is on the east side of the railway. The anchor tenant is a 1,500sqm Franklins supermarket. The retail on the other side of the railway fronts the Highway and comprises a range of shop types. The anchor tenant on this side towards the northern end is a 3,300sqm Coles supermarket.

Roseville

Roseville is a neighbourhood strip retail centre with shops fronting the western side of the Pacific Highway and the eastern side of Hill Street opposite the railway station. It has 61 shop front premises of which 12 (20%) are being used for commercial non-retail purposes and two are vacant. Total shop front space is 7,800sqm of which 6,300sqm is retail.



The Roseville Theatre



Shops along Hill Street in Roseville

The Roseville Theatre is an attractor. The First Estate Food and Wine is a mini-major. Otherwise there are no anchor retailers and no medium or large supermarket. Roseville is position between two centres with vastly higher retail offers – Lindfield and Chatswood – which limits its potential considerably.



Wahroonga

Wahroonga is a small neighbourhood centre comprising 70 shop front premises and is anchored by an IGA Riteway supermarket. Wahroonga is outside the Stage 2 of the residential strategy and an integrated plan is not being prepared for this centre at this stage.

Local Centres

There are 17 local centres in Ku-ring-gai averaging only 1,600sqm in size. Together they make a considerable contribution to supply – around 25% of Ku-ring-gai's total shop front floor space. With the exception of Killara (which is several unrelated retailers with exposure to the Pacific Highway) all these centres front collector or local streets. Their primary role is to provide local convenience retail for the immediate residential area.

4.0 PYMBLE

4.1 Urban Design Considerations

- Pymble Park is a visually distinct area. There are some Heritage Items to Park Crescent but most of the dwellings are either altered buildings from earlier periods of development or mid to late 20th century infill.
- The northern (eastern) side of the railway features a higher proportion of heritage items that the southern (western) side. Many of these items are also rather substantial and relatively good examples of their period and style.
- As most of the heritage items are substantial in size with a reasonable curtilage they have the potential to accommodate some nearby development provided it is sympathetic in form, siting and scale.
- The Grandview Street shops have limited heritage significance as most buildings have been heavily altered or replaced. The streetscape may be considered to have a 'village character' although this is not of heritage significance. The remnant Inter War period buildings are very typical in character and quality, are dispersed, and are of compromised integrity. Well designed infill will be able to retain the character of the streetscape with no loss of heritage significance.
- The two buildings on the corner of Grandview and Alma Streets are reasonably significant
 for their representative and aesthetic streetscape qualities and act as a contextual
 gateway into the park area. There is an opportunity to adapt the frontages of these
 buildings.
- The Inter War Georgian Revival house on the corner of Post Office Street and Park
 Crescent is a Heritage Item. Preliminary and anecdotal research indicates it was
 designed by a well known architectural firm and a prominent garden designer. This site is
 a potential opportunity site and a more detailed assessment of the building should occur.
- The cottages along Pacific Highway have diminished significance due to the loss of buildings from the group, intrusive alterations and additions and compromised setting.
- The commercial buildings along the northern (eastern) side of the Highway are typical for their period and style and are not of high significance. The corner building, possibly a former Hotel and designed in the Inter War Functionalist style, has some potential for adaptation.
- Any redevelopment should respond to surrounding context where significant eg, Station Street, Pymble Park, Graham Street.
- There has been a reasonable amount of residential infill throughout the study area with
 relatively little impact to the character of the area. The character of the area is considered
 to be just as much related to the patterns of development in the streetscapes (form,
 setback, scale, siting) and the vegetation as the actual period and style of the building
 stock.

4.2 ITEMS REVIEWED

Potential Heritage Item

21 Alma 1 Livingstone (church) 966 (fire station), 982 (substation) Pacific Highway

Heritage Item

1116, 1138, 1178, 1186-1188 Pacific Highway 1 Clydesdale (also 1202 Pacific Highway) 3-5, 19 Alma 22 Park 3, 7 Taunton 29, 21 (former stables only), 17, 15 Telegraph Pymble Station Group

Further Research

4a Park 5 Telegraph 14 Pymble

Potential Adaptive Reuse

85, 81 Grandview 975-985 Pacific Highway

Potential Removal of Item (draft or existing)

1002, 1006, 1010, 1190, 999-993 Pacific Highway 10, 18, 20, 24, 36, 40 Park 9 Graham 6 Pymble

4.3 Map of Recommendations

Draft Map of Recommendations:

Dark Blue – Potential Heritage Item

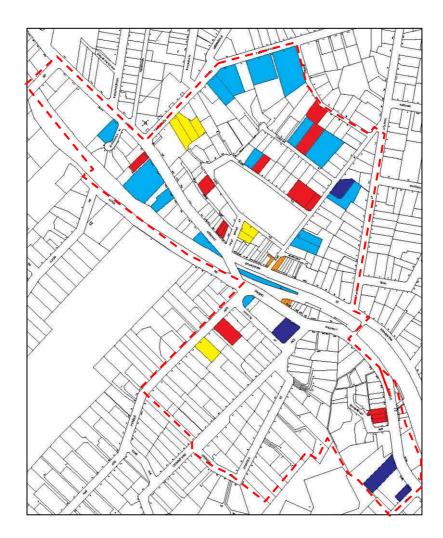
Blue – Heritage Item

Item Appropriate for Lower Density – Green

Further Research – Yellow

Potential Adaptive Reuse – Orange

Potential non listing of Item (draft or existing) – Red





STUDY BOUNDARY PYMBLE TOWN CENTRE

LEGEND

RESIDENTIAL 2(c)

RESIDENTIAL 2(c1)

RESIDENTIAL 2(c2)

RESIDENTIAL 2(d)

RESIDENTIAL 2(d3)

RESIDENTIAL 2(e)

RESIDENTIAL 2(f)

RESIDENTIAL 2(h)

BUSINESS 3(a)-(A2)

BUSINESS 3(b)-(B1)

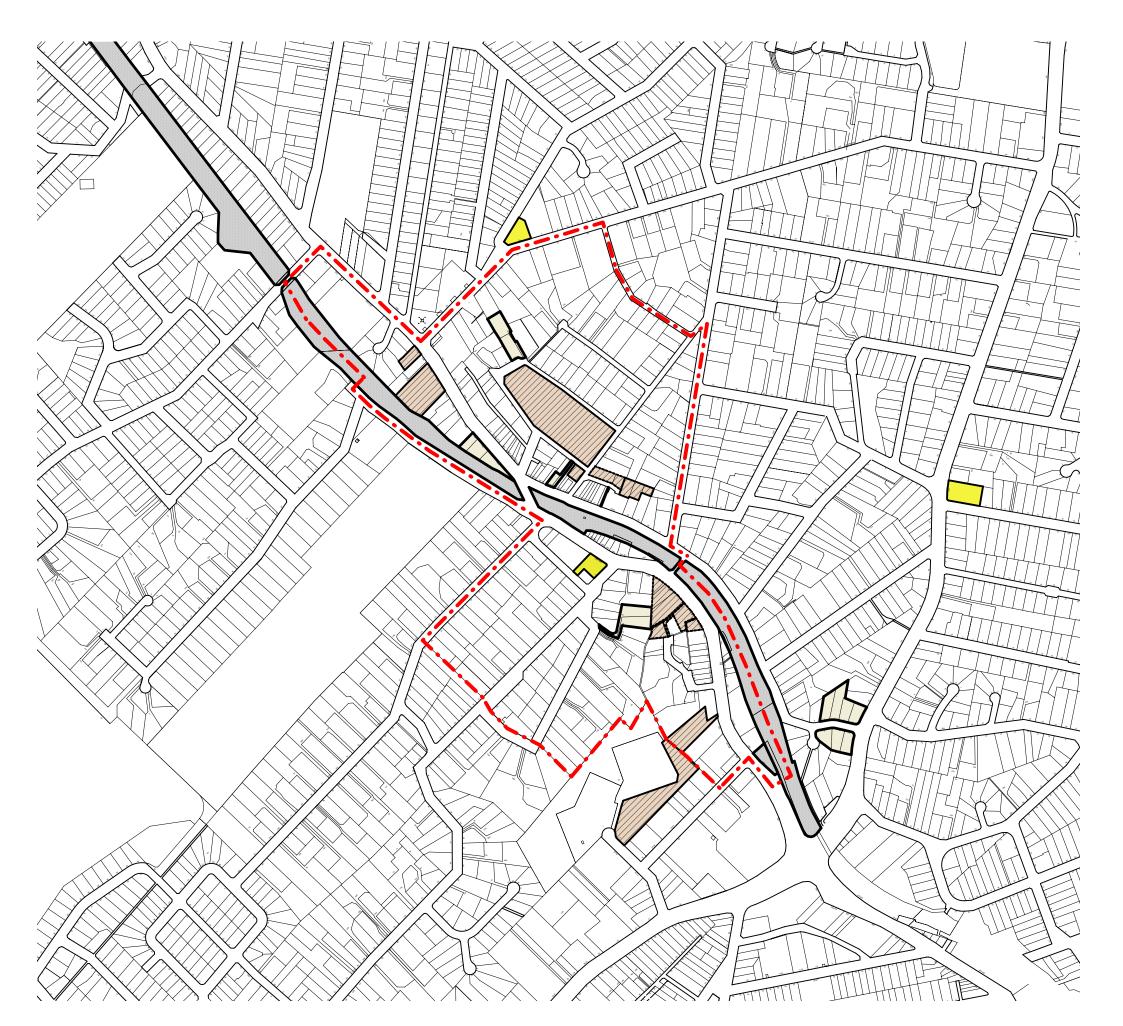
BUSINESS 3(b)-(B2)

OPEN SPACE

SPECIAL USES-RAILWAY

SPECIAL USES-GOVERNMENT

EXISTING ZONING PYMBLE TOWN CENTRE



LEGEND



LOCAL GOVERNMENT OWNERSHIP



MULTIPLE ADJACENT BLOCK OWNERSHIP

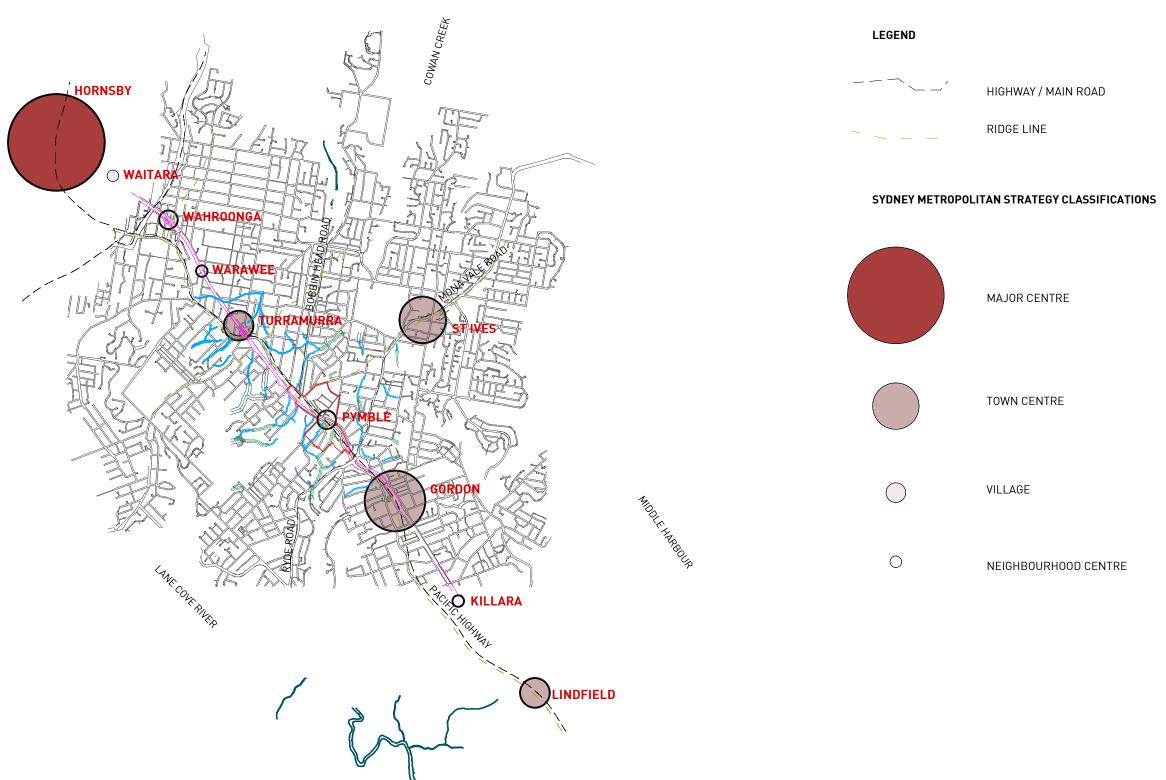


STATE GOVERNMENT OWNERSHIP



CHURCH OWNERSHIP

LAND OWNERSHIP PYMBLE TOWN CENTRE



REGIONAL CONTEXT PYMBLE TOWN CENTRE

VISTA A ONG PACIFIC HISHWAY REGIONAL VIEWS OVER SYDNEY BASIN FROM PYMBLE TOWN HALL REGIONAL VIEWS OVER SYDNEY BASIN FROM HIGHWAY

habitation

LEGEND

CONTOUR INTERVAL 2M

CONTOUR INTERVAL 10M

RIDGE LINE



LOCAL VISTAS



REGIONAL VIEWS

TOPOGRAPHY AND OUTLOOK
PYMBLE TOWN CENTRE

LEGEND

SITE BOUNDARY

WATER - RIPARIAN 10M

WATER - RIPARIAN 20M

WATER - RIPARIAN 30M

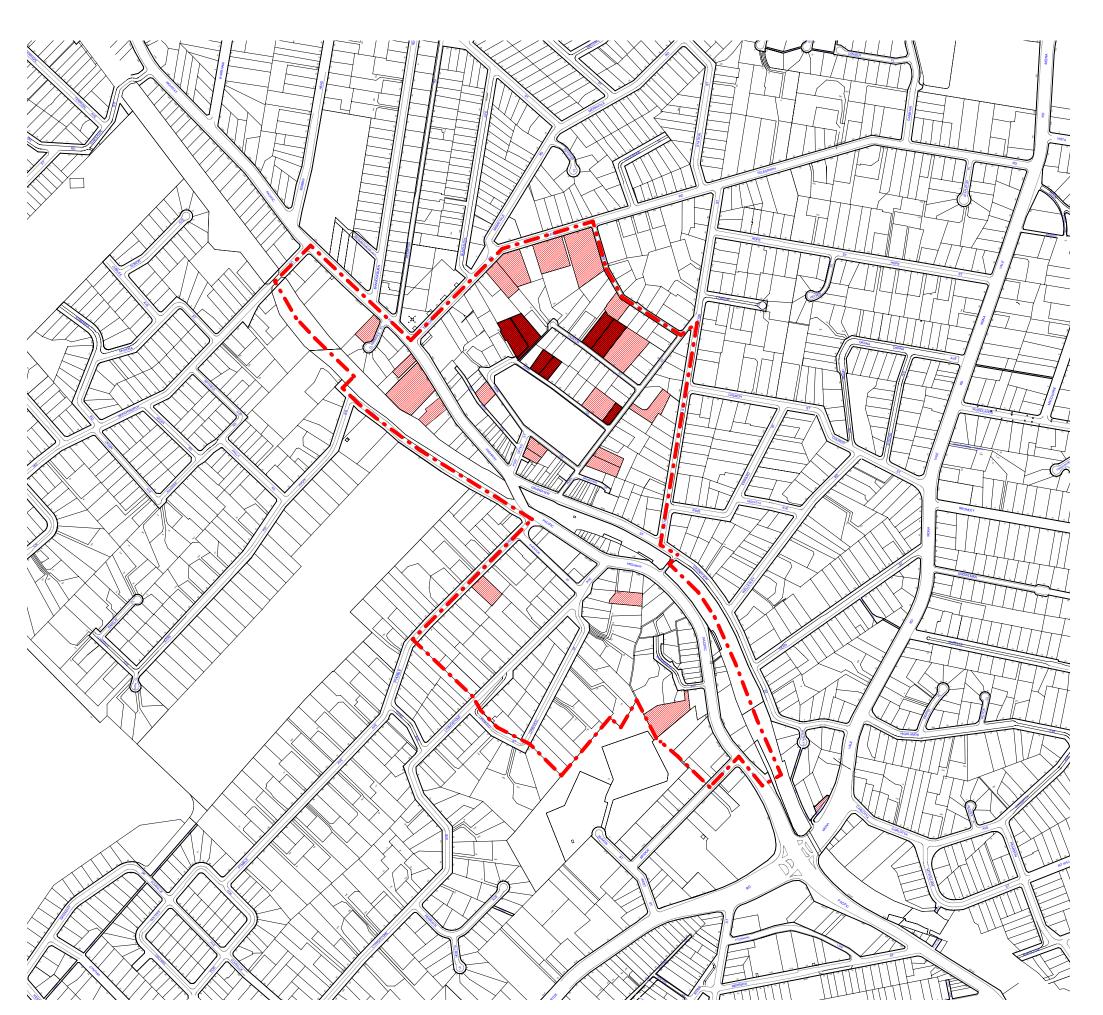
WATER - PIPED

OPPORTUNITY TO REINSTATE WATER

The Pymble town centre is located on a ridge that separates the Lane Cove Rivers from Middle Harbour. Bobbin Heard road marks the east west ridge that separates middle harbour form the Cowan Creek Catchments.

Land to the north falls towards Middle Harbour, and Land to the south falls towards the lane Cove River. The water courses create sharp depressions within the landscape, these are in many cases still visible even in the most re-developed

WATERCOURSES
PYMBLE TOWN CENTRE



LEGEND



HERITAGE ITEMS UNDER KPSO



POTENTIAL HERITAGE ITEMS UNDER INVESTIGATION

Pymble Issues Paper Heritage City Plan Heritage 30.03.06

Pymble Park is a visually distinct area. There are some Heritage Items to Park Crescent but most of the dwellings are either altered buildings from earlier periods of development or mid to late 20th century infill.

The northern (eastern) side of the railway features a higher proportion of heritage items that the southern (western) side. Many of these items are also rather substantial and relatively good examples of their period and style.

As most of the heritage items are substantial in size with a reasonable curtilage they have the potential to accommodate some nearby development provided it is sympathetic in form, siting and scale.

The Grandview Street shops have limited heritage significance as most buildings have been heavily altered or replaced. Those few which survive are dispersed along the strip.

The two buildings on the corner of Grandview and Alma Streets are reasonably significant for their representative and aesthetic streetscape qualities and act as a contextual gateway into the park area. There is an opportunity to adapt the frontages of these buildings.

The Inter War Georgian Revival house on the corner of Post Office Street and Park Crescent is a Heritage Item. Preliminary and anecdotal research indicates it was designed by a well known architects and a garden designer. This site is a potential opportunity site and a more detailed assessment of the building should occur.

The cottages along Pacific Highway have diminished significance due to the lost of buildings from the group, intrusive alterations and additions in compromise setting.

The commercial buildings along the northern (eastern) side of the Highway are typical for their period and style and are not of high significance. The corner building, possibly a former Hotel and designed in the Inter War Functionalist style, has some potential for adaptation.

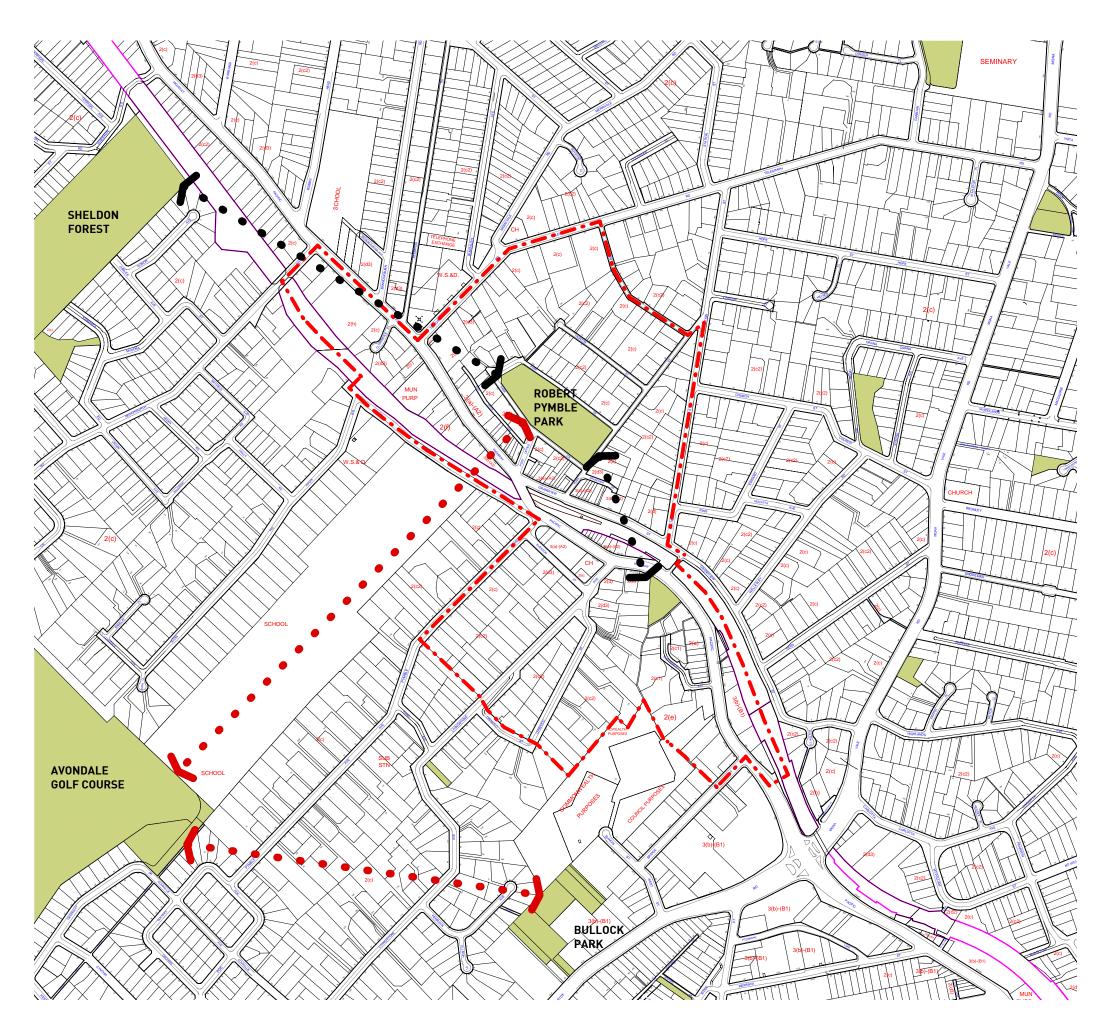
Any redevelopment should respond to surrounding context where significant eg, Station Street, Pymble Park, Graham Street.

Images: (clockwise from top left)

- 1. 4A Post Office Road Further Research
- 2. 22 Park Crescent Potential Heritage Item
- 3. Cnr Alma and Grandview Street Potential Adaptive Reuse
- 4. 3-5 Alma Street Existing Heritage Item

CURRENT ITEMS OF HERITAGE SIGNIFICANCE
PYMBLE TOWN CENTRE

A09



LEGEND



PUBLIC OPEN SPACE



LINKS TO STRENGTHEN



OPEN SPACE LINKS

Pymble Village is the only centre other than Wahroonga to contain a large central park bordering the commercial centre. The park is concealed from major viewing lines and almost hidden from the view of many non-residents. There is opportunity to provide a better connection and allow it to become a major focus for the village centre.

Public domain facilities within the streets are minimal, there is very little attention made to the quality of the public spaces with minimal street furniture, undulating footpaths and poor amenity particularly within the main street Footpaths are generally of a standard width but are serviceable.

Two small pocket parks are located along the edge of the highway. Secret Garden is a small and poorly accessible lot with no improvements. The other park is located between Bloomsbury and Livingstone Ave and is highly vegetated with very limited access.developed areas.

PUBLIC OPEN SPACE PYMBLE TOWN CENTRE

LEGEND STUDY AREA BOUNDARY NATIONAL PARK, RESERVE OR SANCTUARY PUBLIC PARK GOLF COURSE NATURAL CREEK ALIGNMENT VEGETATION CORRIDORS RELATED TO THE STUDY BOUNDARY POTENTIAL VEGETATION LINK

VEGETATION REGIONAL PYMBLE TOWN CENTRE

LEGEND



PRIMARY ROUTE



SECONDARY ROUTE



PEDESTRIAN ACCESS



TRAIN ROUTE - NORTHERN LINE



BUS ROUTE



ACCESS OVER RAIL LINE



DESIRE LINES



LINKS TO STRENGTHEN



PUBLIC CARPARK

Access to the Village Centre from outer residential areas is generally quite acceptable considering the large blocks.

Access and amenity of pedestrians travelling from the north west (Telegraph Road) could be improved by some cross site links that provide access from Telegraph Road to Robert Pymble Park.

Access from the south to the station could be enhanced by improved footpath widths around Livingstone Ave and Everton Street. The pedestrian tunnel under the highway could also benefit from an upgrade.

Vehicle access is considerably limited to both the northern and southern precincts of the village centre. Access to the south is available only at the intersection of Livingstone Ave and the Pacific Highway. Access to the northern precinct is constrained by narrow streets and a limited road network. Station Street currently provide a local link between the Pacific Highway and Telegraph Road.

ACCESS AND CIRCULATION PYMBLE TOWN CENTRE



LEGEND



PRIMARY ROUTE



SECONDARY ROUTE



HERITAGE ITEMS UNDER KPSO



PUBLIC OPEN SPACE



VEGETATION CORRIDORS



PUBLIC DOMAIN STRONG STREET FRONTAGE



FOCAL SPACE

EXISTING CHARACTER
PYMBLE TOWN CENTRE

LEGEND



MAKE THE MOST OF THE RELATIONSHIP BETWEEN THE VILLAGE NODES & THE PARK



VILLAGE NODES



OPEN SPACE



MIXED USE VILLAGE CENTRE FINE GRAIN, HIGHLY ARTICULATED RETAIL/PROFESSIONAL RESIDENTIAL SUITES



RESIDENTIAL



TRANSITION ZONE

LAND USE CONCEPT
PYMBLE TOWN CENTRE

LEGEND

MI)

MIXED USE RETAIL AT GROUND LEVEL WITH RESIDENTIAL ABOVE



RESIDENTIAL APARTMENT BUILDING (3 - 4.6 STOREY)



TOWNHOUSE TRANSITION DEVELOPMENT (2.6 STOREY)



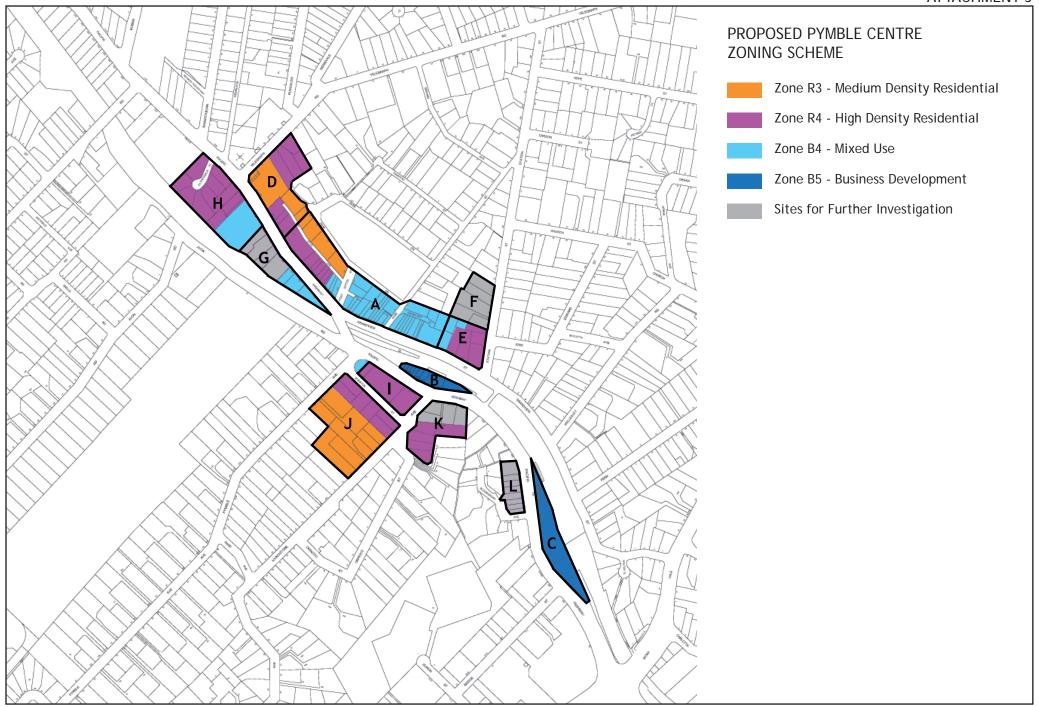
COMMERCIAL



OPEN SPACE

RECOMMENDED LAND USE OPTION PYMBLE TOWN CENTRE

Z02



MEMORANDUM

TO: MAYOR

COUNCILLORS

GENERAL MANAGER

DIRECTORS

SENIOR GOVERNANCE OFFICER

FROM: DIRECTOR OPEN SPACE & PLANNING

SUBJECT: **GB ITEM 10**

PYMBLE CENTRE RECOMMENDED DRAFT LAND USE

PLAN

AMENDMENTS TO REPORT TO COUNCIL 20 APRIL 2006

Amendments to Pymble Centre Zoning Scheme Attachment H:-

- 1. Precinct J (bounded by Pymble Avenue and Livingstone Avenue) has been amended from proposed Medium Density to area For Further Investigation due to concerns raised about the natural features of the site including topography, existing trees and drainage.
- 2. 10 Park Crescent is currently a heritage item under the KPSO. Council's Heritage Consultants have recommended that it not be listed as a heritage item. However, it is recommended to be deferred for further investigation by Council's Planners, Urban Design Consultant and Heritage Consultant. This site is now shown For Further Investigation.
- 3. Numbers 12, 12A and 14 Park Crescent are currently zoned 2(d3). The site is linked with a larger site to the north (5 and 7 Telegraph Road) also zoned 2(d3). Therefore through amalgamation it would be possible to achieve 5 storeys on Park Crescent under the existing zone. As a consequence the proposed zoning has been amended to High Density Residential to allow building envelopes to be prepared to take into account the potential status of the adjoining heritage item and create through site links from Robert Pymble Park through to the Pacific Highway. Building controls will be developed that respond to the area facing the Pacific Highway and the area the addressing Park Crescent.
- 4. It is recommended that 5 & 7 Telegraph Road, Pymble currently proposed for high density residential remain zoned as 2D3 therefore removed from proposed zoning plan.

- 5. Precinct L (No's. 1000-1028 Pacific Highway) has been amended from area For Further Investigation to High Density Residential as it is currently zoned 2(c) and the existing heritage items are recommended for de-listing.
- 6. The proposed rezoning of properties in Precinct L may create impacts on adjoining properties (to the north west No's. 1, 3 and 18 Bloomsbury) therefore the area has been marked For Further Investigation as to possible rezoning for medium density.

Amendments to Table 2 Proposed heritage classification:-

- 1. Where existing Heritage Items previously shown as Potential For Removal are in areas of the town centre not proposed for rezoning then those items will retain their current heritage status.
- 2. A number of minor errors and omissions have been corrected.

Table 2 - Proposed Heritage classification

Addresses	Existing classification	Proposed classification
3-5, 19 Alma	Heritage Item	Heritage Item (no change)
21 Alma	Not classified	Further research
1 Clydesdale (also 1202 Pacific Highway)	Heritage Item	Heritage Item (no change)
85, 81 Grandview	Not classified	Potential Adaptive Reuse
9 Graham	Heritage Item	No change
1 Livingstone (church)	Not classified	Heritage Item (new)
966 (fire station), 982 (substation) Pacific Highway	Not classified	Potential Heritage Item (new)
1002, 1006 & 1010 Pacific Highway	Heritage Item	Potential Removal of Item
1190 Pacific Highway	Heritage Item	No change
993-999 Pacific Highway	Not classified	Potential Removal of Item
975-985 Pacific Highway	Not classified	Potential adaptive reuse
1116 Pacific Highway – Police Station	Heritage Item	Heritage Item
1186-1188 Pacific Highway – Town Hall	Heritage Item	Heritage Item

Addresses	Existing classification	Proposed classification
1178 Pacific Highway – Grandview	Heritage Item	Heritage Item
22 Park Crescent	Potential Heritage Item	Further research – separate process
10 Park Crescent	Heritage Item	For further investigation
18, 20, 24 & 40 Park Crescent	Potential Heritage Item	Further research – separate process
4a Park Crescent	Heritage Item	Heritage item (no change)
34-36 Park Crescent	Heritage Item	No change
14 Pymble	Heritage Item	Further research
6 Pymble	Not classified	Potential removal of Item
Pymble Station Group	Heritage Item	Heritage Item (no change)
5 Taunton Crescent	Potential Heritage Item	Further research
5 Telegraph	Not classified	Further research
23-29, 21 (former stables only), 17, 15 Telegraph	Heritage Item	Heritage Item (no change)
3 Taunton	Heritage Item	Heritage Item (no change)
7 Taunton	Potential Heritage Item	Further research

Other Comments:-

- 1. 4 Park Crescent is not currently listed as a heritage item nor has it been identified as a potential item. The owner has contacted Council expressing an interest in redevelopment. Staff do not recommend amending the proposed mixed use zoning on this property.
- 2. 4a Park Crescent is currently a heritage item under the KPSO. The recommendation is to rezone this property to mixed use but retain its heritage listing. This will allow adaptive re-use of the heritage building sometime in the future as a café, restaurant or similar. Adaptive re-use controls will be set for the site which limit future re-use of the building. This approach will provide no incentive to demolish and redevelop.
- 3. Precinct H has been extended to Beechworth Road to take in the existing 2(h) zone as per the consultants recommendation.

Recommendation

That Recommendation D be altered to read as follows:-

D. That the Draft Local Environmental Plan propose rezoning of lands in accordance with the map contained in Revised Attachment H which includes Precincts F, J and L (part) and 10 Park Crescent as sites for further investigation.

That the Table contained in Recommendation L be altered to read as follows:-

Precinct	Precinct Address	
Part of Precinct G	1160-1180 Pacific Highway	2(f)
Part of Precinct K	1068-1072 and 1076 Pacific Highway	2(d)



Steven Head

Director Open Space & Planning

Attachment H - Revised Pymble Centre Zoning Scheme

Item 11

S04091 6 April 2006

GORDON CENTRE RECOMMENDED DRAFT LAND USE PLAN

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the consultation and planning outcomes for the Gordon Centre and to seek Council's endorsement of the recommended land use plan and to prepare a Draft Local Environmental Plan and Draft Development Control Plan to rezone certain lands in and around the Gordon Centre to set more detailed planning and development controls for the area.

BACKGROUND:

The Minister for Planning has directed Council to prepare plans for additional housing in and around its town centres and to provide for retail and commercial activities to meet the needs of the local community. This report outlines the proposed land uses for the Gordon Centre as the first planning stage for this centre.

COMMENTS:

Council has adopted an integrated place based approach to planning for Gordon. This will ensure that maximum community benefit is achieved from redevelopment. Studies have been prepared and consultation has been undertaken with the community and other stakeholders to identify issues, to assess the opportunities and constraints for retail and commercial development, residential development, traffic management, community facilities and open space. A recommended land use plan is put forward for Council's consideration and endorsement, prior to developing the plans for the next stage.

RECOMMENDATION:

That Council prepare a Local Environmental Plan and a Development Control Plan for the Gordon Centre in line with the recommendations included in this report. Item 11

S04091 6 April 2006

PURPOSE OF REPORT

To have Council consider the consultation and planning outcomes for the Gordon Centre and to seek Council's endorsement of the recommended land use plan and to prepare a Draft Local Environmental Plan and Draft Development Control Plan to rezone certain lands in and around the Gordon Centre to set more detailed planning and development controls for the area.

BACKGROUND

In a letter dated 27 May 2004 the State Government gave a direction (under section 55 *Environmental Planning and Assessment Act*) to Council to prepare an LEP in relation to areas in and around existing retail and commercial centres in the Rail / corridor and St Ives Centre as Stage 2 of its Residential Development Strategy. These plans must be completed by end of December 2006.

This requires Council to prepare plans for additional medium density housing, including shop top housing and re-evaluation of density controls on existing medium density zones. It also requires Council to provide for retail and commercial activities in town centre to cater for the needs of the local community. In line with this direction, Council has completed the planning for St Ives centre and Turramurra centre and commenced the planning work for the Gordon, Pymble, Lindfield and Roseville centres.

This report represents a comprehensive summary of the first stage of the integrated planning process for the Gordon Town Commercial Centre. It provides an outline of the stakeholder consultation process and its outcomes; an overview of the site opportunities and constraints; it identifies the key design principles that will guide the planning process; documents planning and traffic issues and solutions for the centre and provides a recommended draft land use plan.

Development under RDS Stage 1

In stage 1 of Council's residential development strategy new areas were identified for medium density housing. The suburb of Gordon is expected to have an additional 1352 dwellings with an estimated additional population of approximately 2407 persons. The rezoned areas are generally in proximity to the Gordon Town Centre although some sites are dispersed further along the Pacific Highway.

Integrated Planning Approach

Council has commenced integrated place-based planning for the existing commercial retail centres along the Railway Corridor/ Pacific Highway and the St Ives Centre.

This process will not only focus on increasing opportunities for residential development in each centre as required by the Minister but will also seek to achieve identified social, economic, environmental and amenity objectives. The integrated planning approach will focus on improving the viability and liveability of each centre, improving traffic and parking, providing new open space (where appropriate), improving public domain, improving safety, improving accessibility of each

centre etc. Parallel to this work Council and community facilities will be reviewed to identify opportunities for upgrading facilities and / or including new facilities.

Council's 2005-2009 Management Plan sets out the direction of Council in relation to planning for the commercial centres.

Where do we want to be in 5 years?

"This planning will provide a good foundation for Ku-ring-gai being a vibrant place to live in the decades ahead, while maintaining its unique character, natural environment and heritage. Integration of Council's planning will improve the liveability and vitality of local communities and the sustainability of the area. Council must respond to NSW Government and community demands for additional housing, greater housing choice and associated facilities, mindful of the need to enhance quality of life at Ku-ring-gai in the 21st century".

What we will do this year

Council's Management Plan identifies the following actions relevant to planning for the Gordon Town Centre:

- Continue to implement Stage 2 of the Residential Development Strategy by preparing Plans for major commercial centres.
- Review classifications of community landholdings in association with Stage 2 of the Residential Development Strategy.
- Prepare a comprehensive Public Domain Plan.
- Develop Plans for Traffic Management and other forms of transport in the main centres.

Measuring our achievements in 2005/2006

• Finalise the Integrated Plan for Gordon Town Centre.

Council considered and adopted a report on 7 February 2006 that set out the key processes to have all 6 centres finalised by the end of 2006, including the Gordon Town Centre.

The Gordon Town Centre Integrated Plan will:

- Produce a LEP and DCP consistent with the community's values, with requirements of the Ministers Section 55 Direction, LEP 194 and DCP55, in accordance with best practice planning principals and SEPP 65 and the NSW Residential Flat Design Code, the Draft NSW standard LEP template and the Metropolitan Strategy.
- Seek, engage and build-in community and relevant stakeholder values, during the preparation and exhibition of the draft plans.
- Following the exhibition of a Draft LEP and DCP, review submissions and finalise a suite of planning documents for final adoption by Council and submission to the NSW Department of

Planning, including new a new Development Contribution Strategy, and action plans for Public Domain, Traffic & Parking, and Community Facilities.

This approach also seeks to ensure that there is maximum community benefit derived from the redevelopment of the Gordon Town centre.

Development of Principles and Objectives for Gordon Town Centre

The planning principles for Gordon Town have been developed from information gained from a series of workshops involving staff, Councillors and consultants. Information gained from preliminary consultation has also assisted with the development of planning principles.

The design principles for the centre are set out below. These principles have been developed in response to a range of parameters including:

- Community aspirations identified through stakeholder consultation and the community vision
- Councillors issues and opportunities
- Issues, constraints and opportunities identified by Council staff and consultants

Urban Design Principles

The urban design principles (**Attachment A**: Urban Design Principles) were prepared by Russell Olsson and Associates Architects and which underpin the recommended scenario, are to:

- reinforce the role of Gordon as the primary town centre in Ku-ring-gai;
- encourage the growth of the town centre through an integrated, urban design based approach to planning;
- strengthen Gordon as the primary retail centre in Ku-ring-gai with a range of retail development types within the retail and commercial development core;
- provide shop top housing in appropriate locations, to provide a range of housing choices;
- create built forms which relate consistently to the topography of the centre and allow for view sharing;
- create active, continuous street frontages in the retail and commercial core;
- create residential buildings within well landscaped settings in the residential areas;
- provide housing in places with excellent environmental amenity, in close proximity to public transport and which minimise impact on existing residential areas;
- reinforce the existing small scale, village character of the retail shopping area near the railway station and Wade Lane, in any future development;
- enhance the pedestrian environment of Wade Lane and shopping arcades to create a revitalised retail area for shopping, dining and entertainment;
- enhance the public domain design at the exit from the railway station, in Wade Lane, St Johns Avenue and Henry Street, to provide a more attractive pedestrian environment;
- identify opportunities for the creation of more open space and street tree planting;
- enhance the design of public places and buildings, and contributory spaces, in the civic precinct in Park Avenue;

• allow for commercial and retail expansion in the northern commercial area, while ensuring cohesive development within a landscaped setting.

Surveys / Consultation-

As part of the consultation strategy a major household survey for Gordon Town Centre was posted to some 7500 households in Gordon & Killara in April 2005, – 2,100 responses were received. Consultations and smaller surveys were also completed with:

- Resident groups from Gordon;
- Business-owners and retailers in Gordon;
- Gordon Shoppers;
- Persons in retirement villages;
- Young people.

Key elements – Surveys / Consultation:

Asked to identify two good points about shopping in Gordon, by far the largest group of respondents rated *Parking* as being good. Also well noted were *close to home*, *supermarket*, and *good variety of shops*.

The most noted bad point about the Gordon centre, reported by householders, was *parking* (some 800 people thought parking was good, only 400 said it was bad), that it had *lack of choice/variety* of shops and merchandise and then identified *congestion/traffic* concerns; the issue of it being *split by the highway* and *other highway issues* ranked slightly less.

The large majority of Gordon/Killara residents (1600) did their supermarket shopping at Gordon. St Ives (550) was next highest, then Lindfield (some 500), with Chatswood and Macquarie around 400 each. Hardware, Banks, Chemist, Post Office, Butcher, Video hire, Fish/take-away, Restaurants, Liquor, Furniture, Carpet, Electrical and Travel each followed generally similar patterns of predominant shopping at Gordon.

The above shopping location choice patterns tend to indicate that while many retail/services are provided in Gordon, there are notable areas of retail and services that could be enhanced and augmented there.

Despite the large use of Gordon as a shopping and service destination by Gordon / Killara residents, there was a notable level of disagreement (600) compared to agreement (750) to this proposition. There seems real opportunity for better service and shopping provision in Gordon.

As expected, there were very high levels of car use to access the Gordon town centre. Similar to other town centres in Ku-ring-gai was the notable level of walking access reported by households responding to the survey. Given bus and rail access to Gordon, it is significant that only one in ten responses used those means.

Passive recreations reflected high levels of use of *cafes* and *cinemas*. Of interest, are the overall higher levels of use of *cinemas* reported by householders (some 1000+), compared to *cafés* (850).

Cinema use may reflect a choice by numbers of families, and possibly numbers of older persons in Gordon/Killara.

Asked about improvements needed to the Gordon town centre, a large number of comprehensive responses were given by Gordon/Killara residents to this question. The above is a summary of the areas they identified. Prime amongst these was *traffic* (220) in and around the shopping area – exacerbated by back-road/lane capacity limits. Shopping variety (200), parking and access (160) and Atmosphere/Design (150) were slightly less identified by householders. Of note is that parking was not rated as the most needed improvement – traffic was.

Residents/Business/Shopper Workshop - Character Statement

A workshop was convened in Gordon Library on Wednesday 5 April 2006. It included some 60 Gordon householders, shoppers, business and resident group nominees. The workshop commenced with a summary of the 2005 Household survey results and presentation by the lead consultations *Olssen Associates*. Participants then worked in small groups to document issues about Gordon, with a member of Council's planning staff to assist.

These results have been distilled into a Character Statement for Gordon:

The draft character statement comprises the following elements:

Gordon will develop as Ku-ring-gai's principal centre and will serve the retail, business, employment and cultural needs of the community. Gordon's role as the civic centre for Ku-ring-gai will be reinforced.

Gordon will encourage a viable mix of uses including shop top housing, supermarkets, professional offices and medical centres above retail, to cater to the local as well as regional needs. There will be new residential apartments and a variety of retail activities including specialty shops and peripheral retailing.

Gordon will take care of its heritage buildings and work towards identifying and creating new urban spaces which can provide places for people to meet and interact.

Additional green/open spaces with improved access, amenities and comfort will be provided to cater for the residential, retail and commercial uses.

The bus-rail transport interchange, will be reorganised for efficient and safe public use. Pedestrian and cycle routes from the residential areas to Gordon will be improved.

Traffic improvements will be made to reduce congestion and improve pedestrian safety. Parking will be managed in terms of its location, design, quantity and safety.

Further Information / Community Feedback

An email survey to Gordon householders and businesses is being sent, seeking feedback on the above. As with St Ives and Turramurra centres, further consultation, including that with businesses and commercial property owners will be completed, and information and feedback links maintained via email with stakeholders, and the general community, throughout the planning steps ahead. These will include staffed exhibitions within the town centre and updated web-based information, brochures, 3D models and information in local papers (including the Ku-ring-gai News). Regular information about relevant Planning Committee and other Council meetings will also be provided.

COMMENTS

A range of background studies have been prepared by specialist consultants to assist the planning process. Consultants have been engaged to evaluate traffic and transport issues, heritage, retail and economic factors and community facilities related to Gordon Centre. The following is a summary of the key findings.

References to precincts in the following discussions refer to precincts identified in **Attachment C** – Gordon Centre Precinct Plan

STUDIES INFORMING THE DEVELOPMENT OF THE RECOMMENDED LAND USE PLAN

Ku-ring-gai Retail Strategy

The Ku-ring-gai Retail Centres Study prepared by Hill PDA recommends a retail strategy and retail hierarchy for Ku-ring-gai including recommendations on the amount of retail floor space (in terms of "net letable area" or NLA) to be provided in each of the 6 main centres. The retail strategy was endorsed by Council on 19 July 2005.

Gordon currently has approximately 17,000sqm NLA of shopfront retail and commercial space.

Council resolved to adopt Option 3 of the Ku-ring-gai Retail Centres Study which identifies Gordon as the major centre in Ku-ring-gai. This option includes the following components:

- Reclassification of Gordon as Ku-ring-gai's Principal Centre;
- Expansion of the Gordon Town Centre by 30,000 40,000sqm
- Including at least one discount department store (DDS) in Gordon (7,000sqm to 8,000sqm) and possibly two;
- Adding some additional recreational facilities in Gordon such as a cinema complex (over and above the retail expansion).

Under this option Gordon would be the principal centre rather than St Ives with a retail area of around 52,000sqm (expansion of 35,000sqm). The retail component would include one or possibly two DDSs, two to three supermarkets and around 150 to 200 specialty shops. This option would considerably enlarge Gordon's trade area and would capture some escape expenditure – particularly with the addition of at least one DDS.

Refer Attachment D – relevant excerpts from the adopted Ku-ring-gai Retail Centres Study

Retail review

To assist with the planning for Gordon SGS Economics and Planning have been engaged as specialist retail consultants to review the Hill PDA study and provide detailed recommendations for Gordon. The company and has detailed understanding of regional retail planning issues and future retailing in Ku-ring-gai.

SGS make the following comments with regard the Hill PDA recommendations for Gordon Centre:

Classification of Gordon as Ku-ring-gai's Principal Centre

This is desirable given the public transport, civic and non-retail employment activities in the centre. Will require appropriate quality planning, urban design, transport and public domain investment by local and state government.

Expansion of Gordon by 30,000 to 40,000 square metres NLA of retail space

SGS believe it is optimistic to achieve 52,000sqm NLA of retail space in Gordon. While there has not been the scope for SGS to undertake a comprehensive retail analysis, using quite optimistic assumptions about the additional residential growth in and around Gordon (which will support additional retail activity), growth in retail expenditure and the share of leakage expenditure able to be captured by Gordon something up to 27,000 square metres additional floor space (to a total of approx. 44,000 square metres) would still be a ambitious but more realistic ultimate target by 2031.

One Discount Department Store (DDS), possibly two

SGS notes that DDS are limited in locations out of Major Centres except in lower income areas and so are unlikely to be attracted to Gordon

Additional recreational facilities in Gordon such as a cinema complex

If the right 'urban' environment can be provided, and given the likely slow change in demographics profile in the area, the prospects for an "art house" cinema would be positive in the medium term. Art house cinemas typically favour 'urban locations' and entertainment precincts (shop/wine bar/cafe/restaurants) and do not combine with an enclosed shopping centre.

Peripheral retailing

Peripheral retailing is already successfully established in Gordon, particularly between McIntyre and Merriwa Streets, including a lighting shop. Opportunities for additional peripheral retailing in this location – as an active frontage link to the business / office precinct –would be appropriate.

Bulky Goods

High land values (in already zoned retail areas) at Gordon may deter 'genuine' bulky goods retailers (office works, IKEA), but will still attract white goods, furniture, home wares etc (specific purpose car trips) to existing, growing retail centres (such as Gordon). Given looming development potential may be possible to establish a 'homemaker' centre with a Freedom or similar anchor in a peripheral location or in an expanded centre.

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Possibility of a Factory Outlet (DFO)

A DFO is considered unlikely to locate in Gordon as they tend to be opportunistic and prefer low land value locations.

Summary

SGS have recommended a maximum retail component of 44,000sqm NFA for Gordon. In addition Council had previously resolved to transfer 5,000sqm of retail from St Ives to Gordon. This figure can now be reduced to 2,000sqm following the increase in floor space resolved by Council for the St Ives Shopping Village. Therefore the maximum capacity for Gordon is approximately 45,000-46,000sqm NLA retail space.

This is an overall reduction of 6,000sqm from the figure of 52,000sqm recommended by Hill PDA and adopted by Council. This can be explained by the fact that the Hill PDA Study was a broad LGA wide study whereas SGS have looked in more detail at Gordon. SGS have provided additional reasons for the reduction in retail floor space which is provided in **Attachment E** – SGS Economics and Planning Draft Report.

Heritage Review

City Plan Heritage has been engaged to undertake a review of the existing and potential heritage items within the town centre areas. The following table lists the existing and potential items identified by Council for review. Refer **Attachment F** – Ku-ring-gai Heritage Review (excerpt Gordon prepared by City Plan Heritage for a summary plan of the recommendations).

Table 1: Gordon Town Centre – Existing and Potential Heritage Item Properties

16 Khartoum Avenue	9 McIntyre Street	36 McIntyre Street
33 Moree Street	42 Moree Street	49 Moree Street
(Cottage Group) 55 Moree Street	(Cottage Group) 21 Mt. William Street	(Cottage Group) 707 Pacific Highway
(Cottage Group)	21 Mt. William Street	"Tulkiyan"
738 Pacific Highway	747 Pacific Highway (Commonwealth Bank)	748 Pacific Highway
750-754 Pacific Highway	799 Pacific Highway (former sandstone school building)	818 Pacific Highway (Council Chambers)
11 Park Avenue	8 Pearson Avenue	24 St Johns Avenue

Gordon Railway Group

(the boundary formed by Werona Avenue to the northeast, the railway overbridge to the south, the property boundary to the southwest behind the car park and at the end of St Johns Road and a line crossing the tracks to the north of the platform a distance of approximately 10 metres away. The boundary includes the footbridge in the landscaped areas adjacent to the station.)

Potential Heritage Item Properti	ies		
1 Bushlands Avenue	3 Bushlands Avenue	5 Bushlands Avenue	
7 Robert Street			
Heritage Item Properties Under Investigation as part of interface study			
36 McIntyre Street	33 Moree Street	8 Pearson Avenue	

Heritage Categories

The consultant has identified 5 categories, they are as follows.

Potential Heritage Item

A potential heritage item is an item that has not been identified in previous studies which is likely to demonstrate a high level of significance subject to further investigation. See below for further discussion of Heritage Item.

Heritage Item

Heritage Items are those items that are either currently listed or have been identified as Draft or Potential Items in previous studies. The listings or recommendations were retained or supported if it was clearly visible that:

- The place maintained a high degree of integrity, particularly of its significant features.
- If changes had occurred they needed to be reasonably reversible or sympathetic.
- An aesthetically significant building had to be evident of a particular style, demonstrate the key characteristics of that style or be a significant and high quality variation of the style.
- The form and detailing had to be of a very high quality. Form or detailing which is common to buildings of a style or period did not satisfy the threshold for listing.
- Typical examples, often confused with representative significance, must feature a significant context to be considered as a group or item. Individually they do not satisfy the threshold for listing.

Further Research

These are items which were either not visible, the potential significance was unclear or extensive alterations may have occurred. Generally they are located within areas that have been rezoned and may potentially constrain the potential of the site. Further research will identify whether they demonstrate the high level of significance required for conservation as a Heritage Item and the formulation of alternative solutions to meet the requirements of Ministers Direction.

Potential Adaptive Reuse

These are items which demonstrate some significance and owning to their form and siting have the potential to be sympathetically adaptively reused as part of a larger redevelopment of a site. These are commonly the commercial buildings along the Town Centre retail strips.

Retain if in lower density context:

Mostly existing heritage items which are not of the highest quality but as they are likely be located away from the higher density areas there is the potential that they will not be affected by any redevelopment, in which case the listing of the building may be retained.

Potential Item not to be listed (draft or existing)

Generally heritage items were recommended for removal where they were:

- typical examples of their type and/or period
- they have been heavily altered or
- their significance has been compromised.

Some heritage items have been listed in the past due to the use of a particular material such as timber or sandstone. However the use of a particular material that is not as prevalent as other materials, yet certainly not rare, on a building that is commonplace in all other aspects is does not satisfy the threshold for listing.

Buildings that only contribute to a streetscape or an area are not considered to reach the threshold for individual listing. A significant Heritage Item is not dependant upon its context for its significant values.

Usually the items within the lower density zones that are not recommended to be heritage items no longer demonstrated a high degree of integrity or their quality was more akin to a contributory building in a conservation area rather than an individually significant heritage item.

Heritage Considerations for Gordon Centre

- There are a number of heritage items throughout Gordon Centre, most of which are public or community buildings such as the schools, churches, Council building, the railway station, post office and bank.
- The dwellings on the east of the railway are generally more substantial than those on the west, which are more likely to have resulted from speculative development over a number of periods. The eastern side features some streets with a relatively distinctive heritage character.
- A greater degree of infill has occurred west of the Highway, however, the character of the area has generally been retained through setbacks, scale, siting, form and vegetation. The character of the area has less to do with the consistency in period and style of the building stock than the streetscapes patterns of development.
- The commercial strip along the Pacific Highway has been heavily modified and does not demonstrate a significant heritage character.
- There are a number of individual buildings along the commercial strip, such as the former Commonwealth Bank and the adjacent Post Office, which demonstrate some heritage values and have the potential for adaptive reuse.
- The buildings on the north east and north-west corners of the Pacific Highway and St Johns Avenue are typical commercial/retail buildings of the Inter War period. Together they form a

gateway into the commercial precinct and have some potential for the adaptive reuse of the main corner frontages.

- The Inter War flat buildings opposite the Station along Werona Avenue are not excellent individual or group examples of their type. A small, very typical corner shop has been heavily modified; its significance has been substantially compromised.
- Many of the areas adjoining the study area, particularly east of the Highway feature significant buildings and streetscapes with a relatively good heritage character eg. Park Avenue, McIntosh Street, Bushlands Avenue. New development should respond to surrounding context.
- A number of residential items located west of the Highway are reasonable but not excellent examples and are not high in significance. There is the potential to retain these items if the surrounding zoning maintains a sympathetic context.
- There is a relatively significant precinct of Church buildings located on the block bounded by St Johns and Bushlands Avenues and the Pacific Highway. The single detached dwellings on this block are not of high significance.
- The areas surrounding the study area feature many heritage items and other places which are comparable and in many cases better examples of those within the study area.

Table 2: Proposed Heritage classification

Addresses	Existing zone	Existing classification	Proposed classification
2a Park Avenue	2(d3)	Not classified	Potential Heritage Item
7 Ravenswood Avenue (incorporated into currently listed school site)	2(b)	Not classified	Potential Heritage Item
57 Dumaresq (remnant bushland site)	2(c) Local park	Not classified	Potential Heritage Item
36 Henry Street	2(d)	Not classified	Potential Heritage Item
24 St Johns		Heritage Item	Heritage Item
748, 738, 750-754, 818 (Council Chambers), 799, 707	2(d), 3(a) and Municip	Heritage Items	Heritage Items

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Addresses	Existing zone	Existing classification	Proposed classification
Pacific Highway	al Purposes		
Gordon Station Group	Special Uses Railway	Heritage Item	Heritage Item
16 Khartoum	2(c)	Heritage Item	Heritage Item
11 Park	2(c)	Heritage Item	Item Appropriate for Lower Density
7 Robert	2(c2)	Potential Item	Item Appropriate for Lower Density
18 Khartoum	2(c2)	Potential Item	Further Research
741, 747, 725-737, 756-758 Pacific Highway	3(a)	Heritage (747) others Potential Items	Potential Adaptive Reuse
36, 42 McIntyre	2(c), 2(c2)	Heritage Item and not classified (42)	Potential Removal of Item (draft or existing)
55, 49, 33, 42 Moree	2(c), 2(c2)	Heritage Items	Potential Removal of Item (draft or existing)
77 Werona	2(d)	Potential Draft Item	Potential Removal of Item (draft or existing)
8 Pearson	2(c)	Under Investigation	Potential Removal of Item (draft or existing)
21 Mt William	2(c)	Heritage Item	Potential Removal of Item (draft or existing)
7, 8 Khartoum	2(c2)	Potential Draft Item	Potential Removal of Item (draft or existing)
10 Rosedale	2(c)	Potential Draft Item	Potential Removal of Item (draft or existing)
1, 3, 5 Bushlands	2(c2)	Potential Item	Potential Removal of Item (draft or existing)

There are only two sites which have a potential conflict with the surrounding zoning and could constrain the opportunities of the site/block. These are:

- 8 Pearson Avenue
- 2a Park Avenue (Community centre)

Both are located within an existing 2(d3) zone, 2a Park Avenue is owned by Council. The conflict is that the heritage listing may not allow the potential of the zoning to be achieved, making the zoning unachievable as an item may cover a large portion of a block. It may also be a conflict in the extent of development that may surround an item and the impact that development will have on an item.

Urban Design Analysis

The following is a summary of the physical conditions of Gordon Town Centre. Refer **Attachment G** – Urban Design Analysis Drawings prepared by Russell Olsson and Associates Architects.

Topography

The topography is a fundamental characteristic of Gordon Town Centre. The Pacific Highway generally follows the ridge-line, steep valleys fall to the west of the town centre and more gentle falls to the east. The highest points along the highway are occupied by the Ku-ring-gai Council Chambers and St Johns Church. The valley between these two high points is lined by shops along the Pacific Highway, which creates a strong spatial enclosure and sense of place for the town centre shopping area.

Street Hierarchy

Gordon Town Centre is located near the intersection of two major regional roads, Mona Vale Road and the Pacific Highway. It is also well served by north-south streets and railway line crossings. North-south access is provided by the Pacific Highway and Pearson Avenue, and the railway line can be crossed at the Park Avenue Bridge and the Henry Avenue Underpass. This road network provides good access for shopping and commuter car parking near the railway station. One of the greatest drawbacks in circulation around the town centre is the length of the blocks between the Pacific Highway and Vale Street. Opportunities for increasing permeability through these blocks should be pursued.

Existing Building Heights

Buildings are predominantly 2 storeys in the shopping centre, with the Gordon Centre being the largest retail building. The tallest buildings in the town centre are 6-8 storey office buildings adjoining the Council chambers and in Fitzsimons Lane.

Parks, Riparian Corridors and Tree Canopy

Gordon has a limited number of small parks. Additional open space should be sought in this study. The great majority of tree canopy is to be found in riparian corridors between McIntyre Street and Dumaresq Street, and in the rear yards of almost all residential sites in the town centre. This

extensive tree canopy is one of the defining characteristics of Gordon Town Centre and its adjoining residential areas.

Existing Heritage Items

Existing heritage listed properties are illustrated. The town centre is being studied to review this existing heritage list in the course of this project.

Existing Zoning

The existing zoning shows a retail core near the railway station and a commercial area extending along the Pacific Highway to Mona Vale Road. Recent rezoning has changed many areas of detached housing to the west of the retail core and to the east of the railway line to a zoning which allows 5 storey apartment buildings.

Pedestrian Walking Distances

The retail core and the community buildings in the town centre are within an easy walking distance of 400m radius from the railway station. A 400m destination is generally considered to be an acceptable walking distance (5 minutes). The commercial zone to the north near Mona Vale Road is within 800m walking distance. This is the outer limit of what is generally considered to be the optimal walking distance, but is consistent with the Metropolitan Strategy definition of a Town Centre.

TRAFFIC AND TRANSPORT

Existing Issues Summary

The main issues resulting from the work undertaken to date on this project are as follows.

Traffic Flow and Intersection Operation

- Current roads within the study area which are currently operating in excess of their environmental capacity are Werona Avenue, Rosedale Road, Henry Street and McIntosh Street. This is an indication of where traffic problems currently occur and where additional traffic demand is likely to exacerbate the problem even further unless alternative measures are introduced.
- The SCATES modelling indicates that the intersection of the Pacific Highway and St. Johns Avenue is operating at an unsatisfactory level in both the AM and PM peak periods. Significant queue lengths were reported on the Pacific Highway at St Johns Avenue, southbound in the morning peak and northbound in the evening peak. However, the queues observed on site were greater than those indicated in the computer modelling, which may be due to the close proximity of nearby intersections at Park Avenue and Dumaresq Street.

- In addition, due to the priority being given to green time for through movements on the Pacific Highway, average delays in the side roads of Park Avenue and Dumaresq Street are significant in both the AM and PM peak periods.

Bus Interchange and Infrastructure

- One of the main issues regarding buses in Gordon is the difficulty they have in manoeuvring through the Town Centre and at the bus interchange. There are a number of movements that are either hard to complete, or turns that are not safe due to sight distance problems. For example, buses are required to turn right from the interchange onto Henry Street, which is effectively a U-turn movement where visibility of oncoming traffic is poor. Also, turning left from the Pacific Highway onto St. Johns Avenue is difficult due to the tight corner and the close vicinity of parked cars.
- In general, there is a lot of conflict between buses and the other nearby modes of transport, including vehicles and taxis. This is particularly poor at the interchange, where commuter vehicles, taxis and "kiss and ride" vehicles are all competing for the same space.
- As for the bus interchange, the current facilities are poor, with inadequate bus shelters and seats, poor lighting and lack of informative signage.

Bicycle facilities

- The main issues in relation to bicycle facilities include a lack of cycle paths in the town centre, inadequate parking facilities, the lack of a bicycle crossing on the Pacific Highway, and poor road markings and signage.
- In general, the cycling environment is considered to be poor.

Pedestrians

- The main pedestrian barrier in the study area is the high volume of traffic on the Pacific Highway combined with the long pedestrian wait times at the existing signalised intersections. Another barrier is the steep gradient on the streets between Vale Street to the Pacific Highway.
- Pedestrian footpaths in the area were generally continuous, with some small areas of discontinuity. In general, pedestrian footpath provision is considered to be satisfactory.

Parking

Currently, the demand for long term off-street parking in commuter car parks during weekdays exceeds the existing provisions. Consequently, the occupancy of long term parking, particularly on the eastern side of the railway, is at 100% capacity, including onstreet parking in some local roads. This indicates that the existing provision of commuter parking is inadequate to cater for the current demand for all day parking associated with Gordon Railway Station.

Community

It appears from the community surveys undertaken that by far the main mode of transport used to access Gordon Town Centre is the car, which is encouraged by the provision of a large amount of available off-street car parks, whether they be for short term users or all day commuters. The survey also highlighted the community view that there was a need to improve cycling and walking tracks within the Gordon Area. The areas of traffic, parking and access were also highlighted as main issues within Gordon.

Existing Road Network - St Johns Avenue/Pacific Highway intersection

- Overall this intersection is operating at capacity in the AM peak period. (Level of Service D) and at a satisfactory level during the PM peak period. (Level of Service C)
- The eastbound approach of St Johns Avenue operates at an unsatisfactory level experiencing small queues but significant delays (over 100 seconds) both during the AM and PM peak periods. (It was identified on site that left turning traffic when held by the pedestrian crossing on the Pacific Highway does not allow any straight through or right turning traffic to proceed through the intersection).
- The westbound approach of St Johns Avenue also experiences some difficulties during the AM and PM peak periods although the delays and queues are not as significant as on the eastbound approach.
- It was identified on site that the delays and queues can, on numerous occasions, be exacerbated when parking vehicles on St Johns Avenue block the traffic flow on this approach. The westbound approach also experiences significant traffic congestion during the PM peak period in particular.

Existing Road Network – Dumaresq Street/Pacific Highway Intersection

- Overall the operation of this intersection is good. (Level of Service A in both the AM and PM peak period)
- The Dumaresq Street approach experiences small queues and average delays during both the AM and PM peak periods. This approach is currently at capacity during both peak periods. (Level of Service D).
- It was identified on site that the right turning traffic is unable to clear the intersection every cycle as a consequence of the existing pedestrian crossing on the Pacific Highway which holds up right turning traffic on this approach.

Existing Road Network - Park Avenue/Pacific Highway Intersection

- Overall the operation of this intersection is good. (Level of Service A in both the AM and PM peak period).

The Park Avenue approach operates at an unsatisfactory level in the PM peak period. (Level of Service E) and is at capacity during the AM Peak period.

- Note:- Even though the intersections of Dumaresq Street/Pacific Highway and Park Avenue/Pacific Highway can be modelled together given the closeness to one another it was determined that in order to better reflect the existing operation of these intersections that they be modelled separately.

Development Impacts

The existing SCATES Model was updated with the new post LEP 194 traffic data and the assessment of the impacts from this highlighted the following key issues:-

- The St. Johns Avenue/Pacific Highway intersection fails under full development of the LEP 194 sites both during the AM and PM peak period. (Level of Service F) The result is excessive delays and queues on all approaches. It will be necessary to implement traffic management measures (i.e. such as additional approach lanes or banned turns) at this intersection to provide additional capacity and improve the overall operation.
- The Dumaresq Street/Pacific Highway intersection continues to operate at a satisfactory level under full development of the LEP 194 sites. The Dumaresq Street approach queues increase further during both the AM and PM peak periods.
- The Park Avenue/Pacific Highway intersection continues to operate at a satisfactory level under full development of the LEP 194 sites. The Park Avenue approach queues and delays increase further during the PM peak period. (Level of Service F).

Traffic Options for Gordon Town Centre

Only preliminary traffic modelling has been undertaken at this stage of the project. Resolution of land uses within the centre will assist in the development and modelling of specific traffic options. The following possible changes are currently being considered:

- Modifications to the intersection of St Johns Avenue and modifications to traffic movements in St Johns Avenue:
- Reduction of traffic flows on the rail station the Pacific Highway;
- Consideration of options for new bus routes accessing Gordon;
- Modifications to traffic movements in Park Avenue;
- A new bus interchange including taxi ranks;
- Modifications to traffic movements in Wade Lane;
- Consideration to narrowing of Moree Street and Dumaresq street to enhance pedestrian links;
- New streets or lanes linking St Johns Avenue, Moree Street, Dumaresq Street and McIntyre Street;
- Alternative locations for pedestrian crossings on the Pacific Highway.

The development of detailed traffic options and their ultimate inclusion in the Draft LEP will be considered at Council's Planning Committee.

Community Facilities

Any increased population associated with the Gordon Town Centre will generate a proportional increase in demand for the existing community facilities, in particular the Gordon Library, and facilities in The Old School Building attached to the library.

Additionally, the key recommendation from Council's recently commissioned Cultural Centre Feasibility Study is that a suitable site be identified within the Gordon Town Centre for a Community Cultural Centre that will incorporate flexible multi purpose space including exhibition space, small scale performance space, arts workshops and studios, a café and meeting rooms.

A purpose built Community Cultural Centre, incorporating contemporary exhibition techniques, including new media technologies, would create a cultural resource centre for both the community and for visitors. It would also provide space for small scale performances, and civic functions and receptions. With the integration of creative arts workshops in this facility, it is recommended the functions at the existing Art Centre at Roseville be relocated to Gordon.

Gordon Library

Council's Library Facilities Study, conducted by Dr David Jones, Building and Planning Advisory Service, State Library NSW, supports the current location of the Gordon Library, as it performs well against standard siting criteria.

According to Dr Jones, the existing library site at Gordon is highly satisfactory for Council's main library, with the floor area of 2,500 sqm being adequate for the projected catchment. Gordon is the largest of Council's libraries and provides central services for the overall library system. Provided the floor areas in the branch libraries are increased to benchmark levels, the Gordon library floor space will be satisfactory for the next 10 years. This figure will require review following completion of the town centre studies and as the future population can be more accurately determined. Additional floorspace may therefore be required in the future.

According to Dr Jones, the site is reasonably central and readily accessible as it is close to the railway and on bus routes, it has two street fronts, it is within easy reach of the main shopping strip on the Pacific Highway, and although it offers limited parking, it is close to the multi-deck parking in Wade Lane.

The existing building itself is a considerable asset, as it is highly visible and distinctive, and since its construction some 10 years ago, it has aged well, is structurally sound and still has visual appeal. It accommodates the full range of facilities and services, its aisle widths and shelf heights are satisfactory, and there are group study and meeting rooms available.

Old School Building

The library is well integrated with the Old School Building and shares the "Secret Garden" with the user groups including the Ku-ring-gai Historical Society and the Ku-ring-gai Youth Service. Council's meeting room is very popular with community groups through both regular and

temporary hire for meetings and small functions. There are also training rooms in this facility that are used by Council and community groups.

The combined area of the Gordon Library and the Old School Building, (799 Pacific Highway), is 5,552 sq m, and is zoned Pt. 3(b)-(B1) Commercial Services & Pt. Special Uses 5(a) (Municipal Purposes).

Gordon Community Centre

This facility, 4 Park Avenue Gordon, is currently occupied by the Hornsby Ku-ring-gai Lifeline and Community Aid Incorporated. The floor space is 2697 sq m, and it is currently zoned 2(d3). Lifeline operates a number services including telephone and personal counselling services for clients from the lower and upper North Shore, community aid service to frail aged and people with disabilities, emergency relief funding, suicide buddy program and companionship visiting program. Lifeline also rents space in the facility to community groups and private hirers for a range of social, educational and information related functions. Since Lifeline moved into the building they have made a number of internal modifications to meet the operational requirements of their services and staff. The building experiences high levels of utilisation which is likely to escalate as the number of people living in the area increases.

Over the years the number of services provided from this facility have increased, thereby placing pressure on the available office, storage and administration space. Parking and traffic congestion is another issue associated with this facility, particularly at peak periods during the morning and early afternoon. The building is well situated in terms of access to public transport, close to Gordon shops and Ku-ring-gai Library and geographically in the centre of the Ku-ring-gai LGA.

Gordon Preschool

The Gordon Pre-school has been operating from 2a Park Avenue during the past 35 years and is licensed to cater for 74 three to five year olds daily. The pre-school has made significant improvements to the building and playground during the time it has occupied the facility, and further playground improvements are planned for later this year. The building is fully utilised and the pre-school maintains a healthy waiting list. Further considerations for the pre-school would be maintaining and or increasing outdoor space, and increasing indoor space and storage capacity. The building is well situated in terms of access to public transport, transport routes, proximity to Gordon shops and lack of community based pre-schools around the Gordon area. The availability of parking spaces and traffic congestion is an issue particularly at peak periods during the morning and early afternoon.

It is proposed that more detailed consultations be held with Hornsby Ku-ring-gai Lifeline and Gordon Pre-school as the Gordon Town Centre plans are more fully developed.

The following Table summarises all the lands or facilities owned by Council:

Table 3: Gordon Town Centre community facilities and Council Owned Land

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Property Name	Property Location	Current Zoning	Size	Function
Gordon Community Centre – Lifeline	4 Park Avenue	2(d3)	2697m²	Currently occupied by the Hornsby Ku-ring-gai Lifeline and Community Aid Incorporated who provide assistance to various community groups. The building is currently leased until March 2006.
Gordon Preschool	2a Park Avenue	2(d3)	1700m²	Currently used as a child care and kindergarten for children from 1 to 5 years old. The building is currently operating under a 5 year lease option contained within the original eight (8) year lease of 1995 and therefore the option ceases in 2008.
Gordon Library and Old School Building	799 Pacific Highway	Pt. 3(b)-(B1) Commercial Services & Pt. Special Uses 5(a) (Municipal Purposes)	5552m²	It is currently used by Council as a municipal library and the old school building is used as a meeting and training centre for Council and other community groups including a youth drop in centre. Also, the Ku-ring-gai Historical Society operates out of the old school building.
Council Chambers	818 Pacific Highway	3(a)-(A1) Retail Services	2860m²	Currently used as Council's Administration Centre and Council Chambers.
Council Chambers Car Park	7 Dumaresq Street	3(a)-(A1) Retail Services	2300m²	It is used for parking of Council vehicles for administration purposes. 55 car parking spaces.
Moree Street Car Park	2 Moree Street	3(a)-(A1) Retail Services	985m²	It is used as a public car park for the business area. 25 car parking spaces.
Moree Street Vacant Land	4 Moree Street	3(a)-(A1) Retail Services	499m²	It is not used for any purposes and Council is required to keep the area maintained from the overgrowth of vegetation. The land was originally purchased to allow extension of the public car park.
Wade Lane Car Park – Multi Storey	1 Wade Lane	3(a)-(A1) Retail Services	3885m²	It is used as a public car park for the northern section of the Gordon business area. 340 car parking

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Car Park				spaces.
Heritage Square	20a St Johns Avenue	Special Uses 5(a) (Municipal Purposes)	462m²	It is used as public open space for passive recreational purposes.
Tulkiyan	707 Pacific Highway	2(d)	1830m²	It is an historical building which is heritage listed and bequeathed to Council under a Deed of Gift in 1987.
Park – Mt. William Street	19 Mt. William Street	2(c2)	510m²	It is currently houses a Girl Guides Hall and the lease expired on 31 December 2004. The Girl Guides Hall is not currently used and the land adjoins the access handle from the Depot site.
Council Depot	1-7 Carlotta Avenue	2(d3)	16091m²	It has been used by Council since the 1920s.
Wade Lane	Wade Lane	Unzoned Public Road	2300m²	It is used for access around the business centre and to the Wade Lane Car Park.
Sun Building	828 Pacific Highway	3(a)-(A1) Retail Services	4182m²	The building is owned by SunCorp Pty Ltd. and is used as a commercial building under a 99 year lease which expires in 2090.

Table 4: Gordon Town Centre Summary of proposed Changes to Existing Community Facilities

Property Name	Comment
Community facilities	Many existing facilities are in buildings that are not purpose built, are out of date, or are too small. Consider possible relocation of facilities to new locations and new buildings in Gordon.
Car Parks	Consideration needs to be given to retaining the parking spaces in the town centre and whether these facilities are incorporated underground and how these car parks are to be funded and operated.
Council Depot	A new depot is proposed to be built on the land at Suakin Street and the sale of the existing depot is proceeding The proposed depot site in Suakin Street may have

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Property Name	Comment
	the potential to accommodate additional staff.
Council Chambers	The current Council Chambers and staff offices are antiquated and in need of an upgrade. Adjustments need to be made to the office layouts, furniture and carpet. Alternatively a new Council Chambers in another location is an option for consideration.
Heritage	Council owned Heritage items are to be retained. Consideration given to the future use of the facility.
Open Space	Existing parks are to be retained and where possible expanded through acquisition and through changes to use on existing Council land.
Proposed New (Community Facilities
Property Name	Comment
Cultural Community Centre	The key recommendation from the recently conducted Cultural Centre Feasibility Study recommends that Council consider establishing a Community Cultural Centre that incorporates exhibition space, meeting rooms, small scale performance and small scale civic functions, multimedia facilities, information resources and seminar rooms. It may also be viable to integrate an 800 sq metre creative arts workshop into this facility, should Council decide to relocate the existing Art Centre at Roseville. The proposed cost of this facility is estimated at \$11,500,000.
Open Space	Within the curtilage of the potential heritage item which is the Gordon Pre-school and on the location of the existing Lifeline building. Additionally, through improvements to public domain, creation of a town square close to the railway and through additional acquisitions of local open space.

Accessibility

Council's Access Policy and Disability Discrimination Act 2005-2009 requires that access and mobility be incorporated into all Council policy and planning processes. As the Town Centre studies are looking at the development of the centres over the next 30 years it is imperative that access be incorporated into all aspects of the planning process to ensure that people with mobility difficulties are able to fully utilise the services and facilities within these centres.

In December 2004 the Access Consultative Committee, Council staff and business owners participated in an access walk around Gordon Shopping Centre. The topography of the area was a significant issue in limiting access around the area. Side streets including St Johns Avenue, Wade Lane and Dumaresq Street are particularly steep with limited access.

Recent footpath upgrades on the eastern side of the Pacific Highway have improved access significantly for people with mobility difficulties.

Access into most shops along the Pacific Highway and St Johns Avenue is limited as there are steps and other obstacles to overcome. The relocated Australian Post Shop in the Gordon Centre Arcade has also caused difficulties for people with mobility problems as the continuous accessible path of travel is difficult to negotiate. The information from the access report will be incorporated into the next stage of the urban design process and then be used in the preparation of the public domain plan.

Overall summary of recommended location of Council and Community facilities

The recommendations of this report identify the location of a civic ./ community precinct that incorporates the existing library / police station / old school site, Council land that currently houses the Gordon Pre-school and Lifeline building and part of the existing Council Chambers building including its frontage to Pacific Highway.

Options exist for the relocation of some or all of Council's staff either within this precinct, within nearby offices and also the new depot site at Suakin Street.

Development of the Draft LEP and Draft DCP including building envelopes will need to take into account requirements for a cultural community centre, Council Chambers, relocation of existing community facilities as necessary within this precinct for Gordon generally, flexibility to allow for additional growth in library floorspace and office accommodation needs for staff. The future of the Police station and their plans will also need to be accommodated.

Open Space and public domain

Previous studies of recreation distribution and demand have assessed the needs of the broader Kuring-gai population. These studies have identified that the municipality is well endowed with bushland open space, but the provision of local and district space is relatively low.

The Gordon Town Centre is particularly deficient in terms of local open space. There are only has a few small parks of local scale within the study boundary. These are:

- Gordon Glen in Dumaresq Street;
- Gordon Recreation Ground in Werona Street;
- Heritage Square on the corner of Pacific Highway and St Johns Avenue;
- The Secret Garden behind Ku-ring-gai Library.

Given the potential increase in population around Gordon, many of whom will be living in apartments, these parks are not sufficient to provide for the needs of the future residents.

In terms of regional open space Gordon is well provided with access to bushland walks within an 800m walking distance both to the east and west of the centre.

It is the local open spaces, combined with streets and pedestrian pathways that potentially provide amenity for the town centre, catering for workers, commuters and shoppers and residents.

Issues:

- Parks currently provide much needed green space but are poorly developed to cater for leisure or recreation;
- Parks are not located in good locations either on the highway or two far from the centre. The most used pedestrian routes along the highway and from station to highway etc are uncomfortable unpleasant and potentially unsafe;
- There is no central town square or meeting place. Currently the only urban space in the centre is the library forecourt;
- There is little comfortable "incidental" space that allows workers and shoppers to sit outside, eat lunch, meet up, take a break;
- The visual character of the town centre is poor, with the exception of a few treed spaces that connect the centre to the generally verdant character of the municipality;
- Spaces around the station and bus interchange are dominated by vehicles, and station
- entries are poorly defined creating a poor welcome at the main pedestrian gateway.

Opportunities

Attachment H – Open Space and Public Domain Potentials Plan illustrates opportunities for new parks and public places. Gordon Town Centre has the potential to provide a range of parks and public spaces to cater for a variety of users including green parks for families with children; outdoor dining, widened footpaths, small public spaces and street trees for shoppers; and new urban spaces for workers to have lunch.

The key opportunities for new parks are:

- 1. a new linear network of mid block local parks along the western side of the Pacific Highway linking St Johns Avenue with McIntyre Street. These parks could be located on the interface between the high density residential areas (existing 2d3 zone) and the low density residential areas.
- 2. a new local park at the northern end of the Town Centre in the vicinity of Fitzsimmons Lane to serve residents and workers of the area.
- 3. a new local park on the corner of Pearson Avenue and Park Ave associated with a potential heritage item.
- 4. a new local park on the former Council Depot site.

Potential public domain improvements include:

- 1. widening of the footpath on the southern side of St Johns Avenue (east) to allow for new street trees and encourage outdoor dining;
- 2. significant improvements to Wade Lane as part of redevelopment of adjoining sites and the Council car park including wider footpaths, shop fronts and street trees;
- 3. possible use of the private land on the corner of Dumaresq Street and the Pacific Highway as a public square. New trees paving and landscaping could create a space for shoppers and workers to rest and sit. This could be integrated with the forecourt of the Council Chambers;
- 4. widening of the pedestrian footpaths on the Park Avenue bridge;
- 5. improvements to the Library forecourt area to create a more useable public place;
- 6. new shopping arcades between the Pacific Highway and Wades Lane;
- 7. a new town square in the area around the rail station entry creating a meeting place at the heart of the Town Centre.

Recommended Land Use Scenario

Attachment I shows the Recommended Land Use Plan.

Summary of Recommended Scenario

Gordon will be a Town Centre comprising:

Up to 46,000sqm of retail floor space including a second supermarket concentrated in a retail core in the area between St Johns Avenue and Park Avenue;

- A Civic precinct comprising a range of civic and community facilities including a library, a new cultural facility, a Council Chambers and staff offices, childcare and community centres on part of the existing Council Chambers site.
- Additional peripheral retail on the Pacific Highway to the north of McIntyre Street providing car-based bulky goods type uses;
- Small scale commercial floor space within the retail core catering for professional offices, medical centres, and a range of other uses;
- A mixed use residential and commercial zone to the north of the centre between Merriwa Street and Mona Vale Road that will accommodate a wide range of uses including residential apartments, commercial uses, medical uses among others;
- up to 2,500 new dwellings (including both RDS Stage 1 and RDS Stage 2) within an 800 metre radius of the centre;

- new green local parks, a centrally located town square, smaller urban spaces and widened footpaths and street trees.

Detailed Description of Recommended Scenario

The following descriptions are made in reference to **Attachment C** – Gordon Town Centre Precincts.

Retail

Gordon will be a town centre providing up to 46,000sqm of retail floor space over a 20-30 year time frame. The retail expansion of Gordon Town Centre is proposed to be concentrated largely within the existing retail zone 3(a) on the western side of the railway (Precincts G, F and H). A small expansion of the retail zone is proposed west along Moree Street and St Johns Avenue (Precinct H).

Gordon will have potential to provide for up to two supermarkets, possibly a discount department store, a wide range of speciality stores, restaurants, cafes and a small "art house" complex.

In addition to this peripheral retail will be allowed along the Pacific Highway between McIntyre Street and Mona Vale Road (Precinct B and C). SGS consultants have suggested that bulky goods type retail including white goods, furniture and home wares would be suitable. This provides link between the retail core and the mixed use residential commercial precinct near Mona Vale Road.

Commercial and employment uses

Gordon Town Centre will potentially provide up to 32,000sqm of commercial floor space, the majority of this will be small offices above retail or within mixed use developments catering for professional services, medical practitioners and the like. The proposed floor space represents a reduction in the total commercial floor space available in Gordon by approximately 15,000sqm.

The lost floor space is largely a result of the proposed rezoning of the commercial 3(b) zone to the north of McIntyre Street (Precinct B). Anecdotal evidence, including discussions with landowners, suggests the area is currently performing poorly with large amounts of space for lease of for sale. This is supported by advice from Council's economic consultant which indicates that large wholly commercial buildings are not viable in Gordon given the proximity to North Ryde/Macquarie Park.

Furthermore employment uses mandated by the State government as part of the sub-regional planning for the Hornsby/Ku-ring-gai area it is considered more appropriate for a major centre such as Hornsby which is well located in terms of regional infrastructure.

However in the case of Gordon the demand for housing would appear to be greater while employment uses in the longer term will tend to concentrate in the major centres of Hornsby and Chatswood and the specialised centre of Macquarie Park. This approach is consistent with the Metropolitan Strategy.

A flexible mixed use zoning is proposed in this area will allow either large floor plate commercial or residential uses as determined by the market.

Residential

Gordon Town Centre is the main centre within Ku-ring-gai and for this reason must provide significant levels of new dwellings. It is proposed to provide between 1,00-1,300 new dwellings as part of the town centre process. A comparison with the other centres planned to date is as follows:

Turramurra New dwellings Stage 2 - 592

St Ives New dwellings Stage 2 - 596

Gordon

New dwellings Stage 2 – 1000-1300

The provision of apartments in Gordon is constrained by a number of factors including relatively narrow strip of commercial land available within the town centre, amenity issues related to housing in close proximity to the highway and railway, existing strata title unit blocks and existing 2(d3) zones.

The majority of new apartments are provided along the western side of the highway at the rear of the retail commercial area. In addition other areas which have been identified for potential high density housing these include:

- existing 3(b) commercial zone north of Merriwa Street (Precinct B);
- existing 2(c2) residential zone at the eastern end of the block defined by St Johns Avenue, Pacific Highway and Moree Street (Precinct H);
- existing 2(c2) residential zone in the area defined by St Johns Avenue, Pacific Highway, Bushlands Avenue and Oberon Crescent (Precinct I);
- existing 2(c2) residential zone defined by Burgoyne Street, Pearson Avenue, Mt William Street and the railway (Precinct L);
- Other existing 2(d) and 2(e) zones where ownership and densities allow (Precincts J, P)

These areas have been selected as they provide opportunity to provide additional housing with good amenity and with minimal constraints related to existing canopy trees, heritage, topography, traffic and access and are all within an 800m walk of the station.

Open Space Zoning/Acquisition Principles

The Gordon Centre is not particularly well served by open space areas. Council's planning for open space should recognise the limitations of the existing provisions and seek to add value to existing space where appropriate as well as acquire further land for open space where opportunities allow.

Similar to the approach advocated within the St Ives Centre, rezoning of land identified as potential future open space is not recommended within this report with the exception of lands owned by Council

Opportunities highlighted within the study as being worthy of future effort by Council include seeking opportunities to increase the size of existing reserves, creating new reserves and the retention and enhancement of existing parks.

Consistent with the opportunities outlined in the report and as part of Council's Open Space Acquisition Strategy, Council could seek to enter discussions and negotiations with owners of appropriate sites at market rate. Where owners do not wish to consider sale of land for additional open space, the purchase of that land need not be pursued. Opportunities may also exist within integrated developments within the core of the centre to add to the public domain as a component of development.

GORDON TOWN CENTRE PLANNING

Rezoning of land in the Gordon Town Centre will need to be done in accordance with the zones provided under the draft standard LEP. The rezoning process will take the form of an amendment to the new Ku-ring-gai (Town Centres) Local Environmental Plan which is currently being drafted to apply to the St Ives centre.

The following outline of zones of proposed zones refers to **Attachment X** – Gordon Town Centre Precinct Plan

Table 5 below outlines the proposed zoning scheme for Gordon to implement the recommended land use plan. This proposed zoning scheme is mapped in **Attachment J**.

It should be noted that these are proposed underling zones only. Nominated development standards for the various zones and individual sire within zones will be identified following the development of the built form controls.

Table 5 - Proposed Gordon Centre Zoning Scheme

Precinct Description	Existing Use	Existing Zones	Proposed
			Zones
Area bounded by Pacific	Commercial premises,	3(b)-(B1)	Mixed use (B4)
Highway, Ryde Road, Vale	showrooms, repair	Business	
Street and Merriwa Street	services	Commercial	
(Precinct B)		Services	
Area bounded by Merriwa	Commercial premises,	3(b)(B1)	Mixed use (B4)
Street, Pacific Highway,	motor showroom,	Business	
McIntyre Street and Minister's	funeral home	Commercial	
site (Precinct C)		Services, 2(d3)	
Area bounded by McIntyre	Commercial premises,	3(a)-(A1)	Mixed use (B4)
Street, Pacific Highway,	Council Chambers	Business Retail	
Dumaresq Street and 2(d3) zone		Services, 5(a) -	
(Precinct E)		Special Uses A	
Area bounded by Dumaresq	Shops, commercial	3(a)-(A1)	Mixed use (B4)
Street, Pacific Highway, Moree	premises	Business Retail	

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Precinct Description	Existing Use	Existing Zones	Proposed Zones
Street and western boundary of		Services	
the Gordon Centre (Precinct F)			
Area bounded by Moree Street,	Shops, commercial	3(a)-(A1)	Mixed use (B4)
Pacific Highway, St Johns	premises, church, car	Business retail	
Avenue and western boundaries	park, dwelling-houses	Services, 5(a) -	
of 8 Moree Street and 27 St		Special Uses A,	
Johns Avenue (Precinct H)		2(c2)	
Area bounded by St Johns	Church/cemetery,	5(a) - Special	General
Avenue, Pacific Highway,		Uses A,	residential (R1)
Bushlands Avenue and western			
boundaries of 22 St Johns	residential dwelling	2(c2), 2(d)	High Density
Avenue and 7-7A Bushlands	houses and units		Residential (R4)
Avenue (Precinct I)			
Area bounded by Pacific	Motor showrooms,	3(b)-(B1)	Mixed use (B4)
Highway, Park Avenue and	residential units,	Business	
North Shore Railway (Precinct	library/community	Commercial	
D)	facilities, Police	services, 5(a)-	
	station	Special Uses A	
Area bounded by Burgoyne	Residential dwelling-	2(c), 2(d3)	No change
Street, Pearson Avenue, Park	houses,		
Avenue and North Shore			
Railway (Precinct M)	child care centre,	2(d3)	Public
	community facilities		recreation
			(RE1)
Area bounded by Mt William	Residential dwelling-	2(c), 2(c2)	High Density
Street, Pearson Avenue,	houses, girl guides		Residential (R4)
Burgoyne Street and North	hall		
Shore Railway (Precinct L)			
Area bounded by Park Avenue,	Car parking, shops,	3(a)-(A1) Retail	Mixed use (B4)
Pacific Highway, Church Hill	commercial premises,	services,	
Lane and North Shore Railway			
(Precinct G)	park	5(a)-Special Uses	Public
		A	recreation
			(RE1)

Existing Medium Density sites

The Minister's Directive requires Council to review all existing medium density zones including 2d, 2e and 2h to determine which areas area appropriate for rezoning to higher densities similar to those under the 2(d3) zone in LEP 194. The sites identified in Table 6 below have been identified for further assessment of there potential to rezone for a high density, as required by the Minister's directive. The assessment of the potential of these properties for higher densities will cover a range of planning matters including:

Economic viability;

- Heritage assessment and potential impacts on heritage items within the areas or adjoining;
- Traffic impacts;
- Potential interface impacts on adjoining low density zones.

Councillors will be consulted on any recommendation for rezoning of these existing medium density sites via Council's Planning Committee. Final recommendations on rezoning of these sites will be subject to a further Council resolution before incorporating them into the draft LEP

Table 6 – Existing medium density sites for further investigation for rezoning

Precinct	Address	Current
		Zoning
Area bounded by Khartoum Avenue, laneway,	77-87 Werona Avenue	2(d)
western boundary of 2 Robert Street, Werona		
Avenue and Robert Street (Precinct O)_		
Area bounded by Robert Street, Werona	65-75 Werona Avenue	2(d)
Avenue, Gordon Recreation Ground and rear		
of properties in Robert Street and Werona		
Avenue (Precinct P1)		
Area bounded by Gordon Recreation Ground,	61-63 Werona Avenue, 10-20	2(e)
Werona Avenue, McIntosh Street, Rosedale	McIntosh Street, 2 Rosedale	
Road (Precinct P5)	Road	
Area bounded by Church Hill Lane, Pacific	703-721 Pacific Highway, 2-	2(d)
Highway, Ravenswood Avenue and Henry	6 Ravenswood Avenue, 18-	
Street (Precinct J)	36 Henry Street	
Part of Precinct I	738-740 Pacific Highway,	2(d)
	744 Pacific Highway, 748	
	Pacific Highway	

Interface Sites

Council has identified the following sites within Gordon Centre study area that are defined as interface sites. Council resolved on 18 October 2005 that the following sites be included in a new Draft LEP for development of up to 3 storeys:

- 41 and 43 Dumaresq Street.
- 34 and 46 Dumaresq Street.

It is considered that these sites should appropriately be considered in the context of the Gordon Centre Study and LEP.

Council also identified heritage sites within the Gordon Centre study area for consideration as interface sites dependent upon the finding of a heritage review of each. These sites were:

- 36 McIntyre Street.
- 33 Moree Street.

8 Pearson Avenue.

It is recommended as appropriate that these heritage items be also considered in the Gordon Centre Study and not in the separate Interface Sites Study.

The assessment of these sites for potential rezoning is yet to be completed. In addition to these sites already nominated by Council, other sites which are currently zoned 2(c) or 2(c2) with potential interface implications from the final planning option are being identified and assessed. The assessment of all sites will use the same methodology identified in the interface sites report presented to Council on 18 October 2005 and will include a detailed heritage assessment of any existing or potential heritage items that are included. Councillors will be consulted on the recommendation for rezoning of interface sites within the Gordon Centre study area via Council's Planning Committee. Final recommendations on rezoning of interface sites will be subject to a further Council resolution before incorporating them into the Draft LEP.

Reclassification of Land Council Owned Land

Land which is owned by or under the control of a local council (with some exceptions, such as roads and crown reserves) must be classified as either 'community land' or 'operational land' under the *Local Government Act 1993*. Community land will ordinarily be land which is open to the public, such as park, bushland reserve or sportsground, while operational land may be held by council as an asset or used for other purposes such as works depots or garages.

The purpose of the 'community land' classification is to identify council owned land which should be set aside for use by the general public. Community land cannot be sold by the council and can only be leased for certain purposes. There are a number of restrictions on the way councils can deal with community land:

- Community land cannot be sold;
- A council can grant a lease over community land, but only for certain purposes which are authorised by the plan of management of the land;
- Community land must be managed in accordance with a plan of management; and
- Community land may only be dedicated as a public road where the road is necessary for enjoyment of the land.

Normally, land can only be reclassified from community land to operational land by making a new LEP. The procedures for making an LEP must be complied with, including public exhibition of the plan and consideration of submissions from members of the public. The plan must be made by the Minister of Planning.

In the case where reclassification of the land is carried out by an LEP it will also require a public hearing to be conducted under section 68 of the EP&A Act and section 29(1) of the Local Government Act. It is intended that the public hearing will be conducted during the public exhibition period of the DLEP.

The following Council owned lands in Gordon have been identified as potential sites that may require reclassification to implement the recommended land use proposal for the centre.

Item No.	Address	Property	Description
1	818 Pacific Highway, 7 Dumaresq Street, Gordon	Part Lot 2, DP786550	Council Chambers Council Chambers Car Park
2	2 Moree Street, Gordon	Lot 4, DP3965	Moree Street Car Park
3	4 Moree Street, Gordon	Lot 5, DP3965	Moree Street Vacant Land
4	1 Wade Lane, Gordon	Lot 1, DP233688	Wade Lane Car Park – Multi Storey Car Park
5	19 Mt. William Street, Gordon	Lot 1, DP218590	Park – Mt. William Street

Following, adoption of a draft recommended land use plan by Council, more detailed consideration will be given to the future development scenarios for Council owned land. This will include the development of more detailed planning controls for the various land uses and locations and identifying building envelopes. This will then inform which sites or portions of sites will require reclassification to implement the plans. It may well be that only a portion of some sites may need reclassification. This will be particularly be important for the Council Chambers site where the potential future use and redevelopment options remain unresolved.

The report to Council on the on a draft LEP for the Gordon centre will included a final recommendation on Council land to be reclassified. More detailed background information on the history, size, encumbrances, land values and other information that may affect these sites will be finalised and reported back to Council, via Council's planning committee.

Development Control Plan

A draft Town Centre Development Control Plan (DCP) template has been prepared for all 6 town centres in Ku-ring-gai, including Gordon Town (**Attachment I**). However the overall structure and contents of this DCP may change subject to the draft NSW standard LEP template to be released either late 2005 or early 2006.

Calculation of development yield

Once more detailed plans are developed and prior to a draft LEP and DCP being brought back to Council for a resolution to exhibit, staff will calculate more accurate development yields for the residential component of the redevelopment based on building envelopes as proposed. A consultant will also be engaged to calculate the feasibility to demonstrate that the controls as included in the draft documents are such that would give sufficient incentive to the redevelopment of land.

Based on the Draft Recommended land use plan the potential dwelling increase in Gordon Town Centre will be approximately 1000 to 1300 dwellings resulting in a potential population yield of 1,800 - 2,300 people over the life of the plan. It should be noted this is a preliminary estimate only.

CONSULTATION

Surveys / Consultation-

As part of the consultation strategy a major household survey for Gordon Town Centre was posted to some 7500 households in Gordon & Killara in April 2005, – 2,100 responses were received. Consultations and smaller surveys were also completed with:

- Resident groups from Gordon;
- Business-owners and retailers in Gordon;
- Gordon Shoppers;
- Persons in retirement villages;
- Young people.

Key elements – Surveys / Consultation:

Asked to identify two good points about shopping in Gordon, by far the largest group of respondents rated *Parking* as being good. Also well noted were *close to home*, *supermarket*, and *good variety of shops*.

The most noted bad point about the Gordon centre, reported by householders, was *parking* (some 800 people thought parking was good, only 400 said it was bad), that it had *lack of choice/variety* of shops and merchandise and then identified *congestion/traffic* concerns; the issue of it being *split by the highway* and *other highway issues* ranked slightly less.

The large majority of Gordon/Killara residents (1600) did their supermarket shopping at Gordon. St Ives (550) was next highest, then Lindfield (some 500), with Chatswood and Macquarie around 400 each. Hardware, Banks, Chemist, Post Office, Butcher, Video hire, Fish/take-away, Restaurants, Liquor, Furniture, Carpet, Electrical and Travel each followed generally similar patterns of predominant shopping at Gordon.

The above shopping location choice patterns tend to indicate that while many retail/services are provided in Gordon, there are notable areas of retail and services that could be enhanced and augmented there.

Despite the large use of Gordon as a shopping and service destination by Gordon / Killara residents, there was a notable level of disagreement (600) compared to agreement (750) to this proposition. There seems real opportunity for better service and shopping provision in Gordon.

As expected, there were very high levels of car use to access the Gordon town centre. Similar to other town centres in Ku-ring-gai was the notable level of walking access reported by households

responding to the survey. Given bus and rail access to Gordon, it is significant that only one in ten responses used those means.

Passive recreations reflected high levels of use of *cafes* and *cinemas*. Of interest, are the overall higher levels of use of *cinemas* reported by householders (some 1000+), compared to *cafés* (850). Cinema use may reflect a choice by numbers of families, and possibly numbers of older persons in Gordon/Killara.

Asked about improvements needed to the Gordon town centre, a large number of comprehensive responses were given by Gordon/Killara residents to this question. The above is a summary of the areas they identified. Prime amongst these was *traffic* (220) in and around the shopping area – exacerbated by back-road/lane capacity limits. Shopping variety (200), parking and access (160) and Atmosphere/Design (150) were slightly less identified by householders. Of note is that parking was not rated as the most needed improvement – traffic was.

Residents/Business/Shopper Workshop - Character Statement

A workshop was convened in Gordon Library on Wednesday 5 April 2006. It included some 60 Gordon householders, shoppers, business and resident group nominees. The workshop commenced with a summary of the 2005 Household survey results and presentation by the lead consultations *Olssen Associates*. Participants then worked in small groups to document issues about Gordon, with a member of Council's planning staff to assist.

These results have been distilled into a Character Statement for Gordon:

The draft character statement comprises the following elements:

Gordon will develop as Ku-ring-gai's principal centre and will serve the retail, business, employment and cultural needs of the community. Gordon's role as the civic centre for Ku-ring-gai will be reinforced.

Gordon will encourage a viable mix of uses including shop top housing, supermarkets, professional offices and medical centres above retail, to cater to the local as well as regional needs. There will be new residential apartments and a variety of retail activities including specialty shops and peripheral retailing.

Gordon will take care of its heritage buildings and work towards identifying and creating new urban spaces which can provide places for people to meet and interact.

Additional green/open spaces with improved access, amenities and comfort will be provided to cater for the residential, retail and commercial uses.

The bus-rail transport interchange, will be reorganised for efficient and safe public use. Pedestrian and cycle routes from the residential areas to Gordon will be improved.

Traffic improvements will be made to reduce congestion and improve pedestrian safety. Parking will be managed in terms of its location, design, quantity and safety.

Further Information / Community Feedback

An email survey to Gordon householders and businesses is being sent, seeking feedback on the above. As with St Ives and Turramurra centres, further consultation, including that with businesses and commercial property owners will be completed, and information and feedback links maintained via email with stakeholders, and the general community, throughout the planning steps ahead. These will include staffed exhibitions within the town centre and updated web-based information, brochures, 3D models and information in local papers (including the Ku-ring-gai News). Regular information about relevant Planning Committee and other Council meetings will also be provided.

FINANCIAL CONSIDERATIONS

All primary costs are met by the Departments operational and projects budgets. Additional funding opportunities for new and enhanced public facilities will be sourced through the preparation of a new Section 94 plan, potential grant funding and other planning mechanisms. Detailed Economic feasibility assessments will be undertaken as part of the next phase of the project including developing building envelopes and controls.

Other funding sources will also be incorporated into the project, including a new Section 94 plan and potential grant funding.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The integrated planning approach has ensured input from all Council departments throughout the project.

SUMMARY

Council has adopted an integrated planning approach to planning of the Gordon Town Centre and has embarked on a process of community and stakeholder consultation to ensure that the requirements of the Minister's direction are met in a way which improves the amenity of the Gordon Town centre and which maximises the benefits to the community of redevelopment.

This will ensure that existing problems, such as traffic and parking are addressed and new open space, public domain improvements and new and improved community facilities are provided and that current and future retail, commercial and local business and employment needs of the local community are met.

The first stage of implementation of plans for Gordon Town Centre requires the preparation of a new LEP and a new DCP to guide future redevelopment of the centre.

The report provides an overview which sets out a preferred option for future development of retail and commercial activities and assesses other sites that are currently zoned for medium density development for suitability for rezoning for medium density development consistent with the provisions of LEP 194.

The report also identifies sites that interface sites that were rezoned under LEP 194 and which would benefit from rezoning to medium density and other sites which have special circumstances that make them suitable for rezoning to medium density and makes recommendations for their rezoning.

It also considers Council owned land and proposes that certain sites be reclassified from community to operational land to provide for more flexible use in the future consistent with plans for the Pymble centre.

The draft LEP and DCP will be brought back to Council for further resolution to exhibit the documents as presented. This report will outline further consultation strategies for the exhibition of these documents and will present plans for other aspects of planning for the area, such as a public domain plan, traffic / parking management proposal, proposals for community facilities and open space so that these can be considered and, where appropriate included in a schedule of works for a Section 94 plan and or for inclusion in future capital works schedules so that the overall vision for Gordon Town Centre can be progressively achieved.

All recommendations arising from this report will be subjected to further detailed analysis and assessment by Council staff and specialist consultants, this will include economic feasibility analysis, traffic and transport assessments, urban design and planning analysis, and land information assessment. The results of these assessments and review will be brought back to Council's Planning Committee and Council.

RECOMMENDATION

- A. That Council adopt in principle the preferred Gordon land use plan as outlined in this report and in **Attachment A** to guide future development of retail, residential, community and commercial activity within the Gordon Centre.
- B. That Council commence preparation of a Draft Local Environmental Plan to rezone land consistent with Council's preferred option and notify the Department of Planning of its resolution under Section 54 of the Environmental Planning and Assessment Act.
- C. That Council notify relevant government agencies of its intention to prepare a Local Environmental Plan as required under Section 62 of the Environmental Planning and Assessment Act.
- D. That the Draft Local Environmental Plan propose rezoning of lands in accordance with the map contained in **Attachment J**.

- E. That Council prepare a Draft Development Control Plan for the Gordon Centre in accordance with the existing draft town centre DCP and including any amendments required by gazettal of the Standard Local Environmental Plan.
- F. That Council formally consider the Draft Local Environmental Plan and Draft Development Control Plan prior to them being placed on public exhibition.
- G. That this report consider reclassification of community land within the Gordon centre.
- H. That the following be prepared for the Gordon Centre:
 - i. A public domain concept plan.
 - ii. An action plan for traffic and parking management.
 - iii. Proposals for community facilities.
 - iv. Other proposals for a schedule of works for inclusion in a Draft Section 94 Plan.
- I. That the development of a Section 94 Development Contributions strategy be commenced.
- J. That creation of new roads generally as indicated on the map in **Attachment H** be further considered by Council prior to inclusion in the Draft Local Environmental Plan and Draft Development Control Plan.
- K. That final controls and rezoning of land within the Gordon Centre as outlined in this report is subject to economic feasibility assessment by a suitably qualified consultant and further consideration and investigation and review as outlined within this report.
- L. That a further report be brought back to Council on the assessment of the potential to rezone properties currently zoned residential 2d and 2e to higher densities similar to those under the 2(d3) zone in LEP 194. This report is to specifically address the properties identified in the table below and include recommendations on which properties should be included for rezoning in the draft Gordon Centre Local Environmental Plan.

Precinct	Address	Current
		Zoning
Area bounded by Khartoum	77-87 Werona Avenue	2(d)
Avenue, laneway, western boundary		
of 2 Robert Street, Werona Avenue		
and Robert Street (Precinct O)_		
Area bounded by Robert Street,	65-75 Werona Avenue	2(d)
Werona Avenue, Gordon		
Recreation Ground and rear of		
properties in Robert Street and		
Werona Avenue (Precinct P1)		
Area bounded by Gordon	61-63 Werona Avenue, 10-20	2(e)

Precinct	Address	Current
		Zoning
Recreation Ground, Werona	McIntosh Street, 2 Rosedale	
Avenue, McIntosh Street, Rosedale	Road	
Road (Precinct P5)		
Area bounded by Church Hill Lane,	703-721 Pacific Highway, 2-	2(d)
Pacific Highway, Ravenswood	6 Ravenswood Avenue, 18-	
Avenue and Henry Street (Precinct	36 Henry Street	
\mathbf{J})	-	
Part of Precinct I	738-740 Pacific Highway,	2(d)
	744 Pacific Highway, 748	
	Pacific Highway	

M. That a further report be brought back to Council on the assessment of interface properties and include recommendations on which properties should be included for rezoning in draft Gordon Local Environmental Plan.

Craige Wyse

Senior Urban Planner

Antony Fabbro Bill Royal

Manager Urban Planning Senior Urban Designer

Steven Head Greg Piconi

Director Open Space & Planning Director Technical Services

Attachments: Attachment A - Urban Design Principles (601775).

Attachment B Gordon Centre Consultation Summary - 601919. Attachment C - Gordon Town Centre Precinct Plan - 601905.

Attachment D - Hill DA Excerpt - Ku-ring-gai Retail Centre Study -

601777.

Attachment E - SGS Economics retail & Commercial Development Advice

Report - 601779.

Attachment F - City Plan Heritage - recommedned heritage classifications

plan - 601780.

Attachment G - Urban Design Analysis drawings - 601781.

Attachment H - JILA Consultants Open Space & Public Domain

Potentials Plan (601782). Attachment I - Recommended Land Use Plan - 601930 and 601934. Attachment J - Proposed Zoning Scheme - 601906

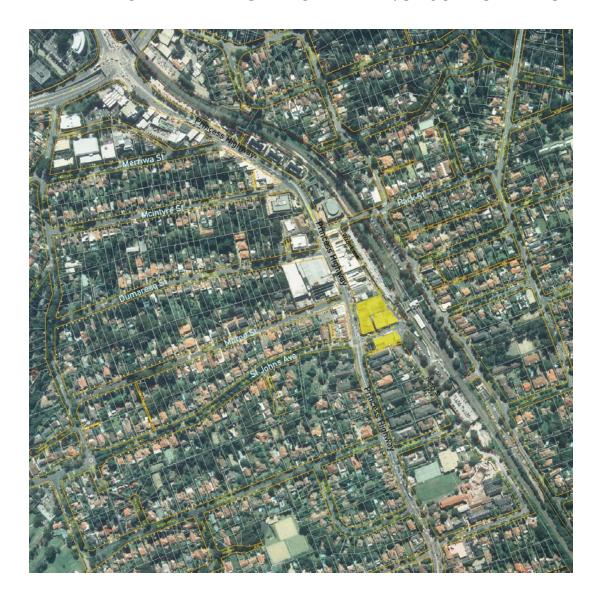
URBAN DESIGN PRINCIPLES

1. ROLE OF TOWN CENTRE



- Reinforce the role of Gordon as the primary town centre of Ku-ring-gai
- Strengthen Gordon as the primary retail centre in Ku-ringgai with a range of retail development types within the retail and commercial development core
- Create active, continuous street frontages in the retail and commercial core

2. ENHANCE RAILWAY STATION ENTRY/ST JOHNS AVENUE



- Reinforce the existing small scale, village character of the retail shopping area near the railway station and Wade Lane, in any future development
- Enhance the public domain design at the exit from the railway station, in Wade Lane, St Johns Avenue and Henry Street, to provide a more attractive pedestrian environment

3. SHOPPING ARCADES/WADE LANE



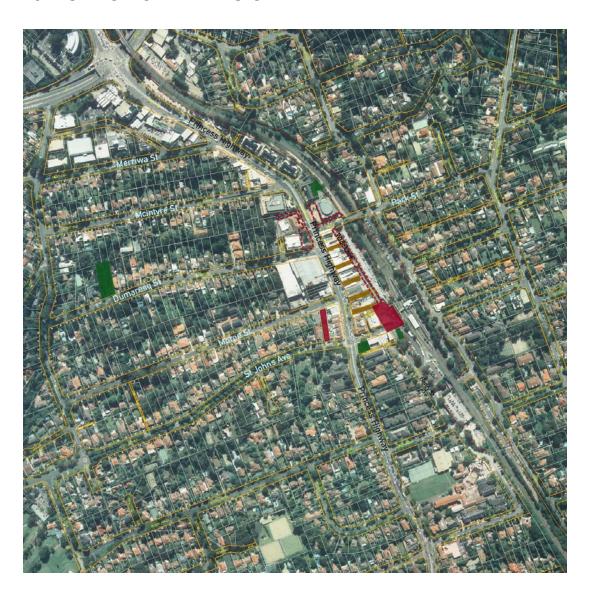
• Enhance the pedestrian environment of Wade Lane and shopping arcades to create a revitalised retail area for shopping, dining and entertainment

4. HOUSING



- Provide shop top housing in appropriate locations, to provide a range of housing choices
- Provide housing in places with excellent environmental amenity, in close proximity to public transport and which minimises impact on existing residential environment

5. PUBLIC DOMAIN DESIGN



- Identify opportunities for the increasing the quantum of public domain
- Enhance the design of public places, buildings, and contributory spaces in the civic of Park Avenue
- Identify opportunities for providing more local parks
- Enhance the character and amenity of streets and public spaces

6. BETTER TRAFFIC CIRCULATION



• Improve circulation through Gordon and reduce the length of blocks between Pacific Highway and Vale Street by creating new streets

2.0 Preliminary Gordon Consultation

As with Council's recent approach on planning of the St Ives and Turramurra town centres, Ku-ring-gai Council has indicated strong commitment to broad-based, open and transparent engagement with the Gordon town centre user community. We recognise the breadth of experience, perspectives and ideas that it is possible to draw from interested people in its constituency – including the silent majority. At the same time, seeking the advice of local interest groups can provide input and opportunities that are important when considering strategic issues in a practical light.

Use of major household surveys and sample workshops – coupled with current internet and related technology – allows messages, material and survey responses to be available quickly and at low cost, to and from large numbers of interested persons and groups. Ku-ring-gai is committed to applying these media to assist its on-going, two-way links with the community in the planning of the Gordon town centre.

2.1 Stakeholder Surveys & Consultations

At the instance of the NSW Government, the timeframe adopted by Council for planning in the Gordon town centre has meant consultations will continue to be concise but effective. Consultations to date have been completed in 3 phases — initially with local groups and interested residents, then further workshopping to provide the foundation to establish a Character for Gordon town centre planning. Consultation will be continued with interested stakeholders, business owners and commercial property owners, to initiate and develop contacts in the Gordon town centre, throughout the planning process. These comprise:

- Resident groups from Gordon
- Business-owners and retailers in Gordon
- Gordon Shoppers
- Persons in retirement villages
- Young people.

Analysis of the Shopper and Youth responses is not yet completed.

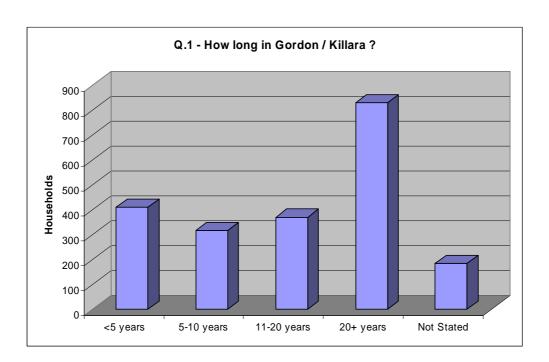
2.2 Initial Surveys

A large survey was posted to some 7500 householders in the Gordon /Killara postcode area in April 2005. This survey sought information & opinion on:

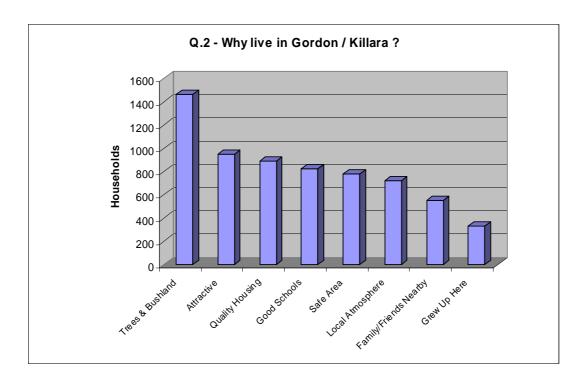
- Demographics
- Opinion on shops & business
- Shopping location choices
- Opinion about Gordon
- Sport & recreation choices
- Planning for the future.

Nearly 2100 responses were received (28% response rate), giving a good depth of information on habits, opinion and experience of living in the area. Qualitative, open questions, including good points and bad points about Gordon shops and businesses, were complemented by quantitative ones seeking ratings on statements like *car parking and traffic flow is satisfactory*. Passive and active recreation choices were also sought. Notably, contact details via 'phone and / or email were also given by many interested residents, for further occasional contact in relation to the planning of Gordon town centre, or for other Council-wide issues. A youth survey # was also distributed to students of Ravenswood Ladies' College; responses were predominantly qualitative and have been included in the Youth Responses below. A selection of results from the householders' survey is shown below; full details are available on CD from the Gordon Library:

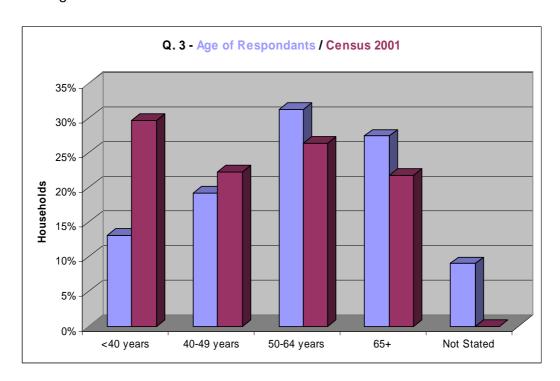
Demographics



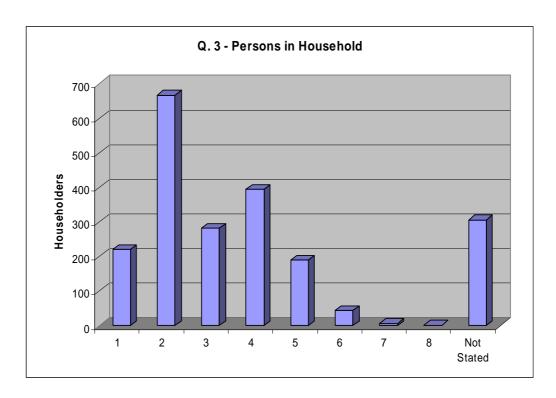
Some 700 Gordon/Killara householders responding indicated they had lived in the area for 10 years or less, but a larger group of 800 said that they had lived there for over 20 years. Comparatively few respondents had lived in the area between 11 and 20 years.



Trees and bushland setting was the reason identified by a notably large number of responses to the 2005 Household Survey question about why they chose to live in Gordon/Killara. Less highly-ranked reasons were Attractive Area, Quality Housing and Good Schools.

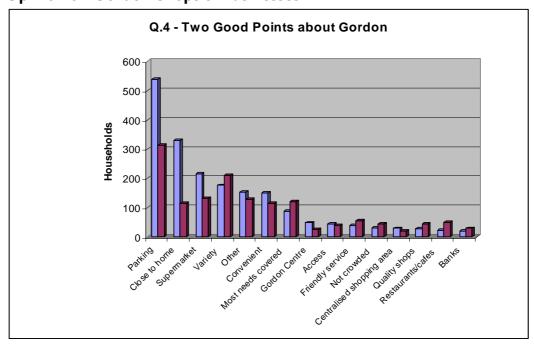


A measure of survey validity is comparison with most recent ABS Census data. While there was notable under-representation of persons below 39 years of age, and slight over-representation of those groups aged 50+ responding to the survey, this is not unexpected given that real estate prices in this area may mitigate against many householders, as survey respondents, being under age 40.

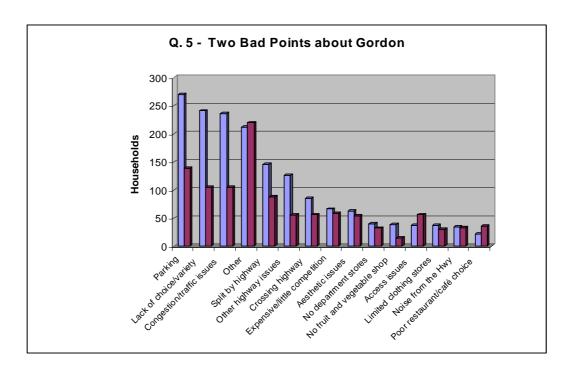


Two-person households were by far the largest numbers responding to the survey; the next highest were 4 person households. This may reflect a notable number of older, *empty nest* households. There is a fair number of households with 4, 3 and 5 persons, possibly reflecting younger families in the area.

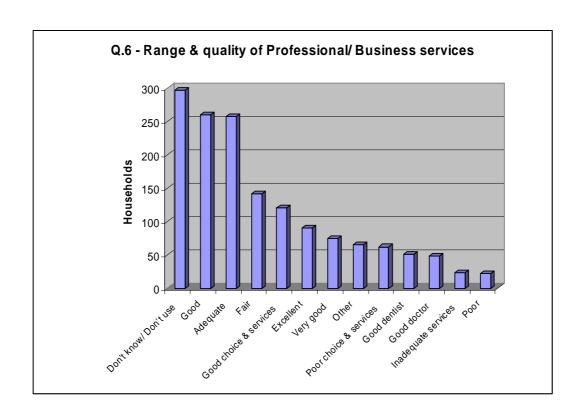
Opinion on Gordon Shops & Businesses



Asked to identify 2 good points about shopping in Gordon, by far the largest group of respondents rated *Parking* as being good. Also well noted were *close to home*, *supermarket*, and *good variety of shops*.

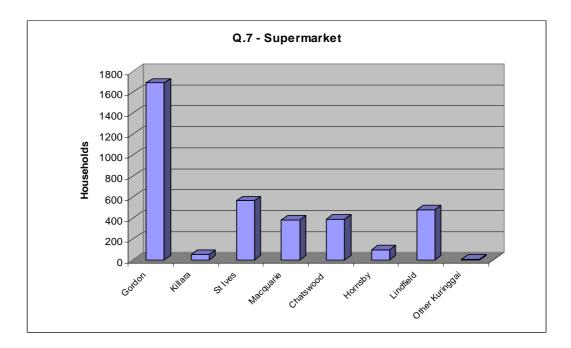


The most noted bad point about the Gordon centre, reported by householders, was parking (some 800 people thought parking was good, only 400 said it was bad), that it had lack of choice/variety of shops and merchandise and then identified congestion/traffic concerns; the issue of it being split by the highway and other highway issues ranked slightly less.

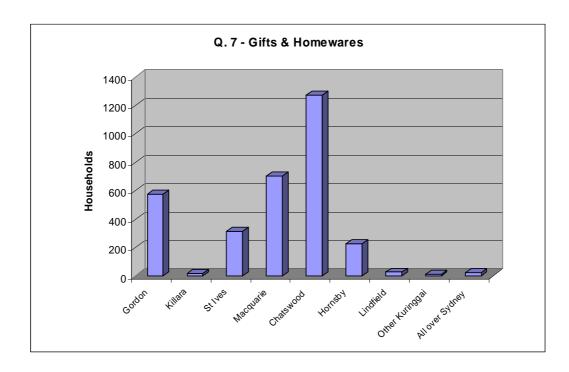


While the largest number of households (some 300) indicated they did not use professional /business services in Gordon, most responses (some 500) said they were good or adequate. Barely 50 rated them as inadequate or poor. In other responses to the survey, use of Gordon optometrists and dentists was notable. It appears that Gordon is well regarded overall and has capacity to build its professional /business services sector.

Shopping Location Choices



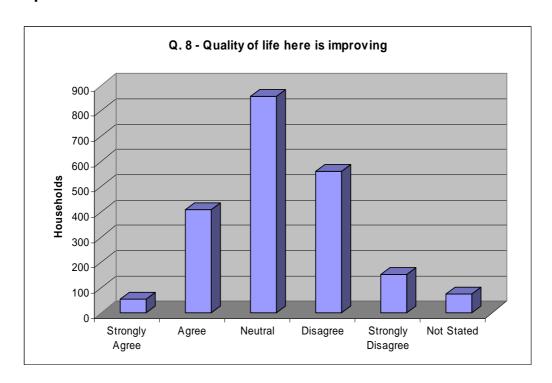
The large majority of Gordon/Killara residents (1600) did their supermarket shopping at Gordon. St Ives (550) was next highest, then Lindfield (some 500), with Chatswood and Macquarie around 400 each. Hardware, Banks, Chemist, Post Office, Butcher, Video hire, Fish/take-away, Restaurants, Liquor, Furniture, Carpet, Electrical and Travel each followed generally similar patterns of predominant shopping at Gordon.



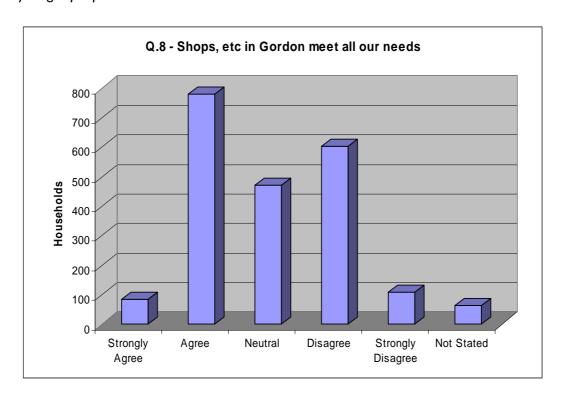
The exceptions to the retail predominance of Gordon were mainly in the areas of Gifts /Homewares, and Clothing, where Chatswood and Macquarie are notable.

The above shopping location choice patterns tend to indicate that while many retail/service areas are provided for in what Council has designated as the major hub for Ku-ring-gai, there are notable areas of retail and services, mentioned above, that could be enhanced and augmented.

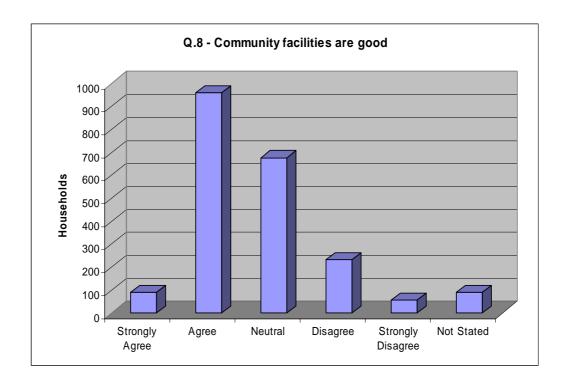
Opinion about Gordon



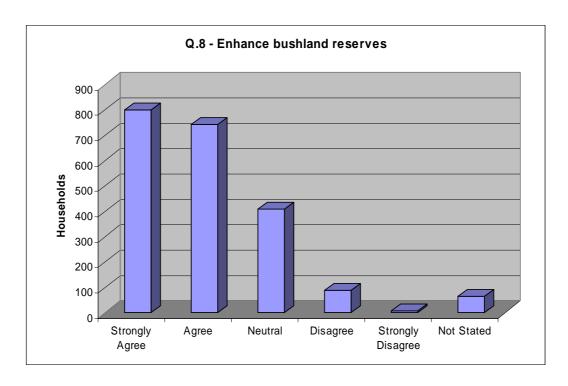
The largest level of support by Gordon households to the proposition that the quality of life here is improving was for a neutral response, with overall disagreement notably ahead of overall agreement. Similar divided agreement/ disagreement was apparent to the statement that older and disabled persons housing is adequate, and stronger disagreement to there are enough facilities for younger people.



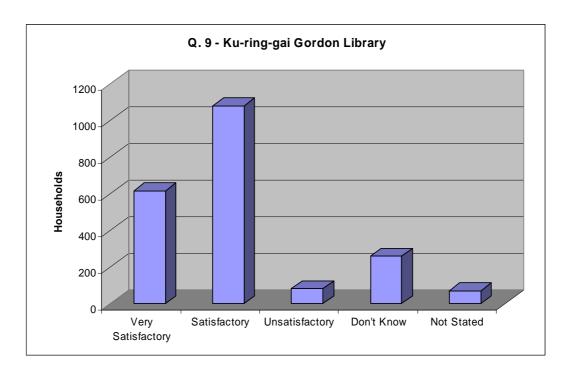
Despite the large use of Gordon as a shopping and service destination by Gordon / Killara residents, there was a notable level of disagreement (600) compared to agreement (750) to this proposition. There seems real opportunity for better service and shopping provision in Gordon. Carparking and traffic flow is satisfactory showed a similar response pattern. Footpaths and cycleways are good indicated similarly, but with a higher level of disagreement.



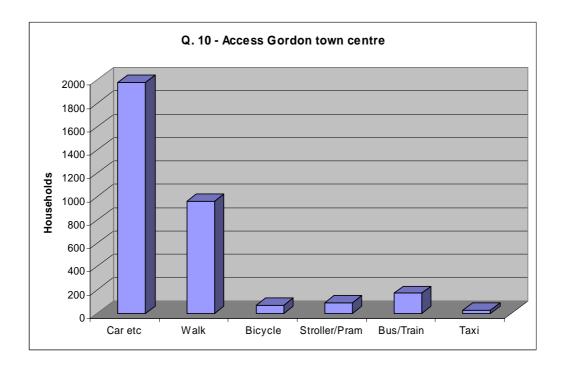
There was a high level of agreement to the concept that *local community facilities* are good in Gordon. This general pattern was repeated in agreement to sports facilities are sufficient, and parks have sufficient facilities.



There were very high levels of strong agreement to the proposition that Bushland reserves should be enhanced, and Natural Environment must be retained. A similar pattern of agreement was apparent to Medium Density here is sufficient.

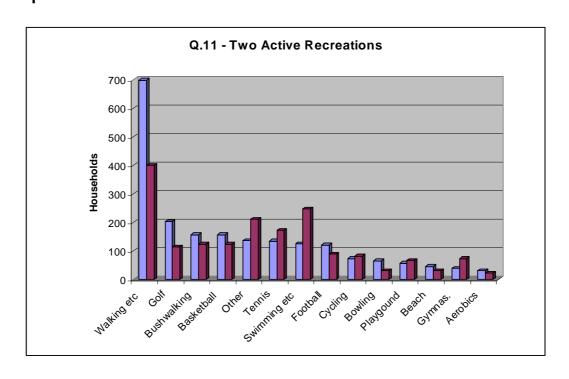


Ku-ring-gai Gordon Library was regarded with very high levels of satisfaction by a large number of local householders in Gordon / Killara. Other Gordon facilities surveyed, the Gordon Student Resource Centre, indicated very high levels of don't know.

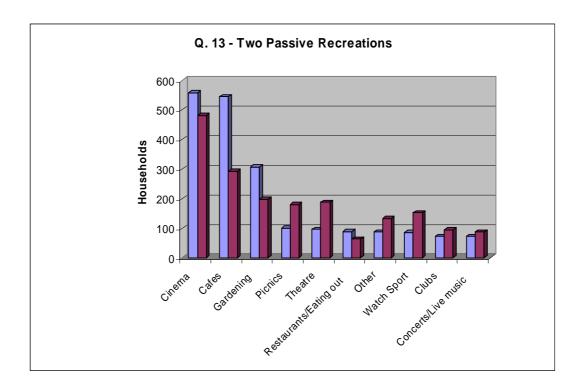


As expected, there were very high levels of car use to access the Gordon town centre. Similar to other town centres in Ku-ring-gai was the notable level of walking access reported by households responding to the survey. The regularity of household access was similar to St Ives and Turramurra – higher levels of access every few days. Given bus and rail access to Gordon, it is significant that only one in ten responses used those means.

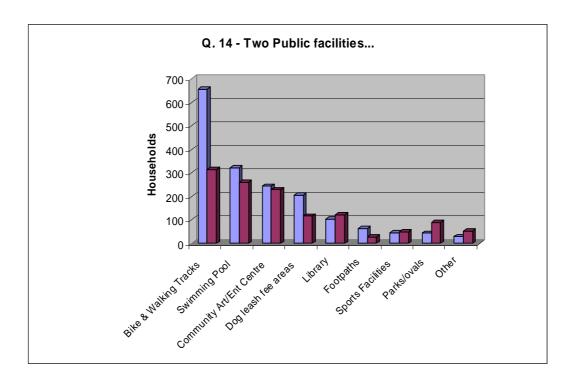
Sport & Recreation Choices



Walking was nominated by far the largest number of householders (1100) as their choice of active recreation. Swimming followed with much lower responses (350), then Golf (300), then Bushwalking and Basketball and Tennis (each around 250). Of interest, swimming had lower levels of first than second choice expressed – this reflects its more seasonal attraction, a pattern consistent with other household surveys.

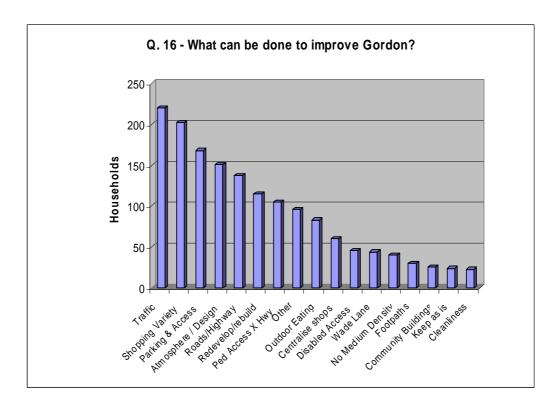


Passive recreations reflected high levels of use of cafes and cinemas. Of interest, are the overall higher levels of use of cinemas reported by householders (some 1000+), compared to cafés (850). Cinemas use may reflect a choice by numbers of families, and possibly numbers of older persons in Gordon/Killara.



Consistent with the high levels of walking as an active recreation reported at Question 11, Walking Tracks as a first preference was nominated by the largest group (950) on what public facilities [they] would like to have more of, or have improved in Ku-ring-gai. Swimming Pool — with some emphasis on all-year use - was next, at around (550) then Community Art/entertainment Centre (450).

Similar to other town centres, there was a very high level of *don't* know (over 1100), in householders' responses to naming local community events or festivals they attended in the last 12 months.



A large number of comprehensive responses were given by Gordon/Killara residents to this question. The above is a summary of the areas they identified. Prime amongst these was *traffic* (220) in and around the shopping area – exacerbated by back-road/lane capacity limits. Shopping variety (200), parking and access (160) and Atmosphere/Design (150) were slightly less identified by householders. These reinforce much of the responses given earlier in the survey.

Of note is that parking was not rated as the most needed improvement – traffic was.

2.3 Initial consultations

Consultations were held with representatives of the following organisations who kindly expressed interest and opinion on Gordon town centre:

- Friends of Ku-ring-gai Environment (Gordon)
- Friends of East Killara
- Gowrie Village
- Lourdes Village

Questions were kept open to seek the widest possible array of input, and consultations were kept balanced and inclusive so that all participants had opportunity to respond individually to each issue.

Resident groups – suggested:

- Good it is not a big centre speedy shopping
- Pleasant village atmosphere meeting people I know there
- Not enough shop variety trucks burden the highway
- Needs something like old Farmers Restaurant on western side
- Department store would be good too
- Need Pedestrian crossing at Pearson/Werona
- Make Wade Lane a Pedestrian Mall and civic space
- Reinforce Gordon as the civic heart of Ku-ring-gai
- Important to put pedestrian barriers along highway a bit
- Double Bay has created off-road rear courtyards good!
- Look also at Mosman Mews for good practice
- Need a delicatessen (like Delish)
- Need home wares and accoutrements shop
- Need more choice Woollies is too dominant
- Need more interesting small shops
- We need an ice cream/gelato shop
- Keep it to a small and friendly scale
- Poor variety
- Convenient, community rooms next to library, historical society

- Dangerous traffic incl semi-trailers through shopping centre area
- Shopping divided by highway overpass inconvenient
- Use PO area as local public outdoor space
- Cafes needed but traffic is a problem
- Coming out of Woolies car park a right turn into Park Ave would help access to East Killara
- Exit from Gordon Centre lane network needed to avoid Highway like Lindfield
- Parking at Gordon is good and quick for strip shops
- Dual access could be safer, would make strip shops more attractive
- Parking in Gordon is great good car parking
- Keep the cemetery behind the Church as a special space
- Get rid of Gordon speed humps
- Public areas are important in redevelopment of Gordon town centre people currently meet at McDonalds!

Retirement village residents – included responses:

- Everything I want his at Gordon, including the bank, fruit, fish shop and Woollies
- Chemist, a dentist, handy for coffee and meeting friends
- The new Post Office is not take easily accessible steps are bad for older people
- The arcade has to many steps before you can get to a lift
- Dress shop is needed
- Small shops are OK but we need a department store
- Week would use an RSL club here we are very isolated
- Reopen Farmers restaurant
- Not to big compact
- Traffic in ways Lane and into Park Avenue is a problem needed to fit a mirror or to see oncoming Park Avenue traffic
- Need for al fresco restaurants, for example looking across Wade Lane use the green views
- Traffic problems reading divide Gordon both sides of the highway
- Need for al fresco restaurants, for example looking across Wade Lane use the green views
- Good examples of these are at Northbridge look at before/after photos
- Keep the little shops large shops meaningless service
- Please keep old Post Office as a restaurant--it is a reminder of the past.

2.4 Land-use workshop & email survey

A workshop was convened in central Gordon library Wednesday 5 April 2006. It included some 60 Gordon householders, shoppers, business and resident group nominees. These householders, who had volunteered to attend consultations when they completed the above resident survey, were invited as a sample to range across

age, time lived in the locality and gender, so as to provide a broad array of contributions to the workshop. The workshop commenced with a summary of the 2005 Household survey results, presentation by the lead consultations *Olssen Associates*. Participants then worked in small groups to document issues about Gordon, with a member of Council's planning staff to assist. A summary of their work is attached. From that, planning staff have distilled some key themes and a Draft Character for Gordon town centre.

A survey of their opinion about the Draft Character was then emailed to some 700+ Gordon/Killara residents, business and other stakeholders who had previously provided their email address for Gordon planning and other Council-contact purposes. Responses were sought within 7 days and despite Easter school holidays, a notable number of responses is anticipated. A range of planning support material was provided on the Council web-site to facilitate their responses.

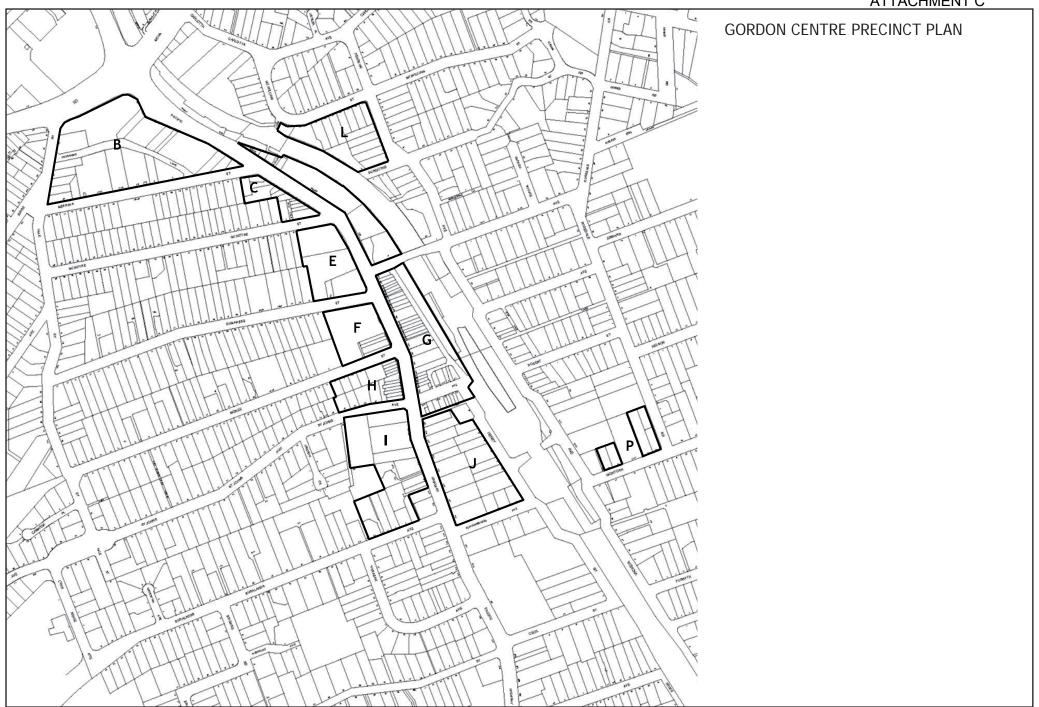
2.5 A Draft Character for Gordon town centre

The draft character comprises the following elements:

- Gordon will develop as Ku-ring-gai's principal centre and would serve the current and future retail, commercial, business and employment needs of the local community. There will be residential apartments and a variety of retail activities like departmental stores, speciality shops and peripheral retailing.
- Gordon will encourage viable mix of uses including shop top housing, supermarkets, professional offices and medical centres above retail, to cater to the local as well as regional needs.
- Additional green / open spaces will be identified to complement the increase in the residential, retail and commercial component. They will have improved access, linkages, amenities and comfort. Options for retail frontage on both sides of Wade Lane can be worked out.
- The bus-interchange, movement and amenities like shelters, signage & lighting will be reorganised for smooth and safe public use. Pedestrian and cycle routes from the residential areas to the bus / rail station will be strengthened and linked in a better way.
- Traffic improvements will be made to major streets facing traffic problems like bottlenecks or conflicts with the pedestrians in terms of lane increase and one way access. Parking will also have to be streamlined in terms of its location, design, quantity and safety.
- Gordon will take care of its heritage buildings and work towards identifying and creating new urban spaces on major streets which can act as major places for people to meet and interact. The space outside the library is one example.

The responses to the above also provided an additional opportunity for stakeholder feedback to Gordon centre planning.

As with St Ives, Turramurra and Pymble centres, further consultation, including that businesses and commercial property owners will be completed, and information and feedback links maintained with emailable stakeholders throughout the planning steps ahead.





furniture upgrades, night bus/taxi for late workers to the station or remote car park, increased security/cleaning etc. The special rate levy would be incorporated within the existing council rates.

- 2. Market the town centre and its attributes for commercial/retail development as one would for a stand alone business park or shopping centre. Initiatives might include:
 - a. providing subsidised child care;
 - b. Improvement to recreational activities including membership;
 - c. Shuttle bus to educational and sporting establishments;
 - d. National advertising and brochures; and
 - e. Survey of available site for sale or lease.
- 3. Identify sites suitable for large scale development, by accommodating more efficient use of land and building within or surrounding existing centres.
- 4. Revitalisation strategies from time to time will require amendment to the centre boundaries to permit large scale development including supermarket and bulky goods retailing and redevelopment for mixed use high density residential development.
- 5. Encourage and accommodate for an anchor tenant such as a 1,500 to 3,000sqm supermarket (plus some additional specialties at say 1,000sqm) in those neighbourhood centres that lack them (Pymble and Roseville). This will raise the profile of those centres making them destination centres for regular food and grocery shopping.
- 6. Encourage more intense development within the centres including shop top housing to help foster the "living cities" or "urban village" concept. Additional residents generate demand for local retail services as well as demand for regional services. Within the neighbourhood centres every new dwelling requires an additional 2 to 2.5sqm of retail floor space.
- 7. Prepare master plans for each of the neighbourhood and district centres to assist in identifying options for growth, to guide future development and set the guiding principles for statutory plans.
- 8. Adopt a vision led approach to planning whereby the vision has public support for the long term plan which fosters confidence in the business community to invest and support the success of implementing the plan. This vision acts both as a marketing tool to stimulate demand and secondly as guide for businesses to frame their plan.

8.6 Principles in Relation to Specific Centres

Gordon

Demand for additional retail space in Gordon will increase over the next decade or so for all expansion options – particularly for Option 3 which involves at least a three-fold increase in retail floor space.

A masterplan should be prepared to identify all possible options for expansion of the centre. Objectives should include:



- Maximising concentration of activity in the centre including commercial and residential as well as retail floor space. Based on Option 3 this may mean incorporating higher FSR and building heights;
- Containment of the centre and minimisation of retail sprawl;
- Improvement of pedestrian links across the highway and a greater priority given to pedestrians rather than cars through the centre;
- Improvement of relationship between the railway station and the retail.

Large areas are required to accommodate some major tenants including a second supermarket, at least one, if not two, discount department stores and possibly entertainment uses such as a cinema complex. Options for expansion of retail space include the multi-level Council car park, the Gordon Centre car park and the Council Library site as well as site amalgamations of strip shops.

St Ives

Whilst demand for retail floor space in St Ives is strong, traffic and parking issues remain a high constraint and if levels of expansion are too high it would potentially undermine the role of Gordon being developed as the principal centre under Option 3.

Even under Option 3 some expansion of St Ives Village should be allowed to take advantage of potential fixing of traffic, access and parking problems. Shop top housing may also improve the viability of addressing some of the current problems. Objectives for St Ives Village include:

- Providing a better front address to Mona Vale Road;
- Integrating the indoor centre better with the strip retail;
- Improving the pedestrian links from the Village Green area;
- Increasing more car parking spaces;

If Option 3 is selected (Gordon to be the principal centre) then expansion of St Ives should be contained to around 12,000sqm (15,000sqm absolute maximum) and preferably it should not have a DDS in the short-term – not at least until a DDS is established in Gordon. Furthermore St Ives should not have entertainment uses with large trade areas (such as cinema complex) as these uses should be located in the principal centre at Gordon where integration with public transport is stronger.

There is still the sub-option of another neighbourhood centre in St Ives preferably on the east side of Mona Vale Road (such as the Eden Brae site) comprising a supermarket (2,500sqm to 3,500sqm) and around 10 to 15 specialty shops (1,000sqm to 1,500sqm). This sub-option would alleviate some of the traffic pressures around St Ives Village. With this sub-option expansion of St Ives Village should be contained to around 8,000sqm (10,000sqm absolute maximum).

Turramurra

Turramurra can be allowed to have some expansion (up to around 4,000sqm). Some of this would be in the expansion of the two existing supermarkets, which are both undersized for modern supermarkets.



There are several options being investigated for the retail centre including one option to remove the retail on the south side of the Highway. The disadvantage with that option is that it results in an undersupply for the trade area south of the Highway. Turramurra residents north of the highway have good access to a range of centres including Hornsby and St Ives, whereas residents south of the Highway are less serviced. Removing the retail south of the Highway would undermine convenience and accessibility for these households, forcing them to travel further and/or travel across the highway.

Lindfield

Lindfield requires some expansion up to around 6,000sqm to meet future demand. Alternatively if Roseville were to expand with the addition of supermarkets then expansion of Lindfield should be minor.

In some respects Lindfield is a good model with two anchors (Coles and Franklins) at either end of the town centre and at either side of the railway line. The two anchors are more of less joined by strip retail in between. However the centre is not well contained. The distance between the two anchors is probably too excessive (or perceived to be too excessive) for most people to traverse and the Highway creates an unpleasant ambience.

Pymble

The single best option for Pymble is to gain a medium to large supermarket (1,500 to 3,000sqm) to provide for regular food and grocery shopping for the immediate residents of the area. This would significantly improve investment interest and the neighbourhood role of the centre.

Roseville

As with Pymble the single best option for Roseville is to gain a medium to large supermarket (1,500 to 3,000sqm) to provide for regular food and grocery shopping for the immediate residents of the area.



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This report and its attached appendices are based on estimates, assumptions and information sourced and referenced by Hill PDA. We present these estimates and assumptions as a basis for the reader's interpretation and analysis. With respect to forecasts we do not present them as results that will actually be achieved. We rely upon the interpretation of the reader to judge for themselves the likelihood of whether these projections can be achieved or not.

ΓΤΔ			

Gordon Town Centre DCP and LEP

Retail and commercial development advice

Ku-ring-gai Council

April 2006



This report has been prepared on behalf of:

Ku-ring-gai Council



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1 Introduction

SGS Economics and Planning was commissioned by Ku-ring-gai Council to review the retail and commercial development recommendations and advice contained within the Hill PDA Retail Strategy, and to provide advice and recommend on the future retail/ commercial requirements within the proposed Gordon Town Centre.

The report addresses these objectives as follows. It:

- provides an outline of the subregional and metropolitan context provided by the state government's recently released Metropolitan Strategy (section 2);
- reviews Hill PDA's Strategy and provides item by item responses (section 3);
- identifies important characteristics of the Gordon Town Centre and identifies a series of development principles or guidelines relevant to each, which can inform the planning for the centre (section 4); and
- summarises the findings (section 5).

All floor space is discussed in this report in terms of net letable area (NLA).



2 Metropolitan and Subregional Context

2.1 The Metropolitan Strategy's Centres Typology

Planning policy has always maintained a focus on activity centres as an organising element in structuring neighbourhoods and districts. The State Government's Sydney Metropolitan Strategy ('City of Cities: A Plan for Sydney's Future') released in December 2005 aims for a greater concentration of activities within centres so as to promote alternative forms of transportation (walking, cycling and public transport) and to reduce trip length and frequency. The focus on centres addresses the aims of the Metropolitan Strategy which are to:

- **Enhance liveability** by providing for interesting places with a diversity and density of activities near to each other;
- **Ensure economic competitiveness** by clustering activities and derive benefits from collaboration and competition;
- Address fairness by spreading activities to different centre types with good public transport access, to all parts of the city;
- Address environmental protection to concentrate activities to reduce sprawl and make them accessible to a range of transport modes (including walking, cycling and public transport);
- Address improved governance by providing clearer signals about where government priorities for investment will be.

The Sydney Metropolitan Strategy has generated a centres typology, to create a 'common language' and inform the planning decisions of State and local governments regarding this 'centres policy'. Ku-ring-gai Council's current work focussed on enhancing and supporting its centres is consistent with Metropolitan Strategy aspirations.

Though the details are evolving the types of centres identified in the Metropolitan Strategy and some of their possible characteristics are identified in Table 1 below.

SGS has been undertaking in-house work since the release of the Metropolitan Strategy to inform planning for centres using the typology. We have identified the draft retail floorspace ranges which might apply to each type of centre and these are also shown in Table 1.

The State Government has designated 25 centres in the Global Sydney, Regional City, Specialised centre and Major Centre categories 'strategic centres'. These centres have been identified as being of particular planning interest to the state, because they contain concentrations of employment (more than 8,000 jobs), or provide a focus for the shopping, entertainment and service needs of significant catchments.



Table 1. Metropolitan Strategy Centres Typology with Draft SGS Retail Floorspace Ranges

	I		TYPI Area (squa	-
Туре	Area	Description	Ret	ail
Global City Sydney		Main headquarters for national and international corporations, government and higher order retail, significant residential and tourist population, University/TAFE & hospital, 250,000+ jobs.		
Regional City	approx. min. 1200m radius- varies	Full range of business, Government, community services, cultural, entertainment and recreational activities and river frontages. Areas providing important employment, services and residential opportunities with large growing catchment areas. Major retail, department stores, medical centres, regional library. Sydney's regional cities are Parramatta, Liverpool and Penrith 15,000+ jobs	Over	130,000
Major Centre	approx. 1000m radius	Contain the main shopping and business centre for a district. Includes a full scale shopping mall, council offices, central community facilities, taller office and residential buildings. 70+ shops, 3+ supermarkets, department stores, library, community, government and commercial offices, medical centres and services. 8,000+ jobs	70,000 to	130,000
Specialised Centre		Specialised activities that perform vital economic and employment roles across the metropolitan area such as include airports, ports, major recreation, health and education precincts, research and business activities.		25,000
Town Centres	approx. 800m radius	A large group of shops and services. Generally 1-2 supermarkets, sometimes a small shopping mall, some community facilities such as a branch library, banks and a medical centre.	40,000 to	80,000
Village	approx. 600m radius	May contain a small supermarket, a strip of shops for daily shopping such as a butcher, fruit and vegetable market, café, hairdresser, take away food and restaurants. Some services such as health providers, bank, post office. Typically 10+ shops	15,000 to	40,000
Small Village	approx. 400m radius	Contains a small strip of shops for daily shopping such as a butcher, hairdresser, café and take away food. Typically 5+ shops	2,500 to	15,000
Neighbourhood	approx. 150m radius	May contain a small group of 2 - 5 shops supplying daily convenience needs such as a milk bar and newsagency. Has public transport services nearby. Child care centres, schools and other compatible activities in nearby areas. Some medium density housng such as townhouses and villas.	Under	2,500
Enterprise Corridor		Blocks adjacent to major roads retained for low intensity employment uses such as independent retailers and suppliers, light industry and small emerging businesses with added benefit of providing a physical buffer to unpleasant traffic impacts for residential areas behind		
Employment Lands		Factories and warehouses, associated offices, high tech manufacturing, transport logistics, major storage operations, vital to the economy and ability to service the city.		

Figure 1 shows the Ku-ring-gai LGA highlighted on the key Metropolitan Strategy 'map'. None of the strategic centres are within the LGA. The nearest are the Major Centres of Chatswood and Hornsby and the Specialised Centres of Macquarie Park and St Leonards. Brookvale/Dee Why is a Major Centre on the northern beaches.



1,100,000 more people 640,000 new homes 500,000 new jobs 25 year plan 5 cities Ku-ring-gai LGA 3 corridors 1 global city Gordon Town Centre North West Growth Centre M4 NORTH SYDNEY SYDNEY Bondi Junction South West Growth Centre ey Airport man million Port Botany 0 POTENTIAL MAJOR CENTRE Wollongong

Figure 1. Ku-ring-gai LGA in Metropolitan Strategy Context

Source: NSW Department of Planning (2005)

The Metropolitan Strategy contains employment targets for the strategic centres. The targets for those nearest the Ku-ring-gai LGA are shown in Table 2. The main reason for highlighting this table is to indicate that further growth is anticipated in these centres, and this needs to be taken into account when considering growth prospects in Gordon, and the other centres in Ku-ring-gai.

Table 2. Selected Metropolitan Strategy Centres Employment Targets

Centre Type	Centre/Precinct	2001	2031 Capacity	Change
		Employment	Target	2001 - 31
Specialised Centres	Macquarie Park	32,308	55,000	70.0%
	St Leonards	25,166	33,000	31.0%
Major Centres	Brookvale / Dee Why	9,663	12,000	24.1%
	Chatswood	22,923	28,000	22.2%
	Hornsby	9,412	12,000	27.5%
Total for all		763,953	1,000,000	31.0%
Strategic Centres				



Centres 'below' the Major Centre category – the Towns, Villages, Small Villages and Neighbourhoods – are considered to be largely the planning domain of Local Government.

According to the Hill PDA report on Ku-ring-gai's retail centres Gordon currently has around 17,000 square metres of retail floorspace while St Ives has around 23,000 square metres. This puts both into the larger 'Village' category according to SGS's interpretation of the centres typology in Table 1. The Hill PDA report proposes an expansion of retail floorspace in Gordon which would take it above 40,000 square metres and into the 'Town Centre' category. It should be noted that this is not a 'strategic centre' category. Principal planning responsibility and interest will reside with Local Government.

2.2 Subregional Planning

The Metropolitan Strategy also proposes a subregional planning process to identify which centres and locations should accommodate future population and employment growth. Ku-ring-gai Council has been grouped with Hornsby Council in the North subregion (one of ten across Sydney – see Figure 2).

West

North

Rown Centre

Grodon Town Centre

Growth Central

Paramatta

Holloyd

Fairfield

West

Central

South West

GROWTH CENTRE

Paramatta

Holloyd

Fairfield

West

Central

Bankstown

Campbelltown

South

Campbelltown

South

Figure 2. Sydney Metropolitan Strategy, Subregions

Source: NSW Department of Planning (2005)



The relevant dwelling and employment 'targets' from the Metropolitan Strategy are shown in Table 3.

Table 3. Metropolitan Strategy Potential / Target Dwellings and Jobs in the North Subregion and the Sydney Region 2004 to 2031

	Existing Dwellings 2004	Additional Dwellings by 2031	Total Dwellings by 2031	% Change 2004 - 31
North	88,024	20,000	108,000	23%
Total (Sydney region)	1,597,012	445,000	2,042,000	28%
	Existing Jobs 2004	Additional Jobs	Total Jobs by 2031	% Change 2004 - 31
North	82,453	8,047	90,500	9.8%
Total (Sydney region)	2,045,988	454,013	2,500,000	22.2%

The table shows a relatively modest residential growth target for the North region over the 25 year period. Employment is not expected to grow significantly (largely reflecting the absence of significant existing employment centres or precincts in the subregion). In the North subregion Kuring-gai Council might expect to accommodate around half of the residential growth potential and something like 20 to 40 percent of the jobs (Hornsby Major Centre will accommodate a significant share), though it should be stressed these details will be resolved in the course of the subregional planning process which is due to be finalised during 2006.

If these aspirations for the North subregion come to pass residential growth will be greater than in recent years, though still modest, while employment growth will be mostly concentrated in Hornsby Major Centre, but mainly in other locations on the north shore. From this broader perspective Gordon is in a steady but modest growth context for the medium to longer term.

2.3 Overview of Metropolitan and Subregional Context

- The State Government's Sydney Metropolitan Strategy released in December 2005 aims for
 a greater concentration of activities within centres to create more liveable places, make
 services and shops more accessible and protect the environment by providing access by
 alternative forms of transportation (walking, cycling and public transport). Ku-ring-gai
 Council's current work focussing on enhancing and supporting its centres is consistent with
 Metropolitan Strategy aspirations.
- The Metropolitan Strategy contains a centres typology, which identifies 27 'strategic centres' (having more than 8,000 jobs) of particular interest to the State Government, and categories of town, villages and neighbourhoods which remain primarily the focus for Local Government. The Ku-ring-gai LGA does not contain any of the designated strategic centres



(the nearest are Chatswood, Hornsby and Macquarie Park). Employment growth targets are identified for the strategic centres.

- The Hill PDA report on Ku-ring-gai's retail centres proposes an expansion of retail floorspace in Gordon which would take it above 40,000 square metres and into the 'Town Centre' category. It should be noted that this is not a 'strategic centre' category.
- The Metropolitan Strategy contains dwelling and employment targets to 2031 for ten subregions across Sydney. Ku-ring-gai and Hornsby Councils are within the North subregion. The aspirations for the North subregion imply a modest increase in residential growth compared to recent years, while employment growth will be mostly concentrated in Hornsby Major Centre, but mainly in other locations on the north shore. From this broader perspective Gordon is in a steady but modest growth context for the medium to longer term.



3 Hill PDA Report Review

3.1 Chapter by Chapter

In general terms SGS consider the Hill PDA report to be a comprehensive analysis of retailing in Ku-ring-gai LGA, with plausible findings and recommendations. On the whole the following analysis focuses on the few points where SGS has issues or contrary views, rather than on the many aspects or points which we agree upon. All floor space is discussed in this report in terms of net letable area (NLA).

Introduction

Overview of Hill PDA Report	Sets out the background and context for the analysis – including reasons for having a retail centres study and objectives of the strategy.
SGS View	 SGS support these findings. Of particular relevance given subsequent aspects of the report are the comments that: The influence of retailing outside the LGA affects investment decisions; Commercial offices in town (city) centres are economic multipliers; and Residential living in Town Centres is recognised as important elements of fostering the living city concept

Retail Trends

Overview of Hill PDA Report	Sets out the changing context for retailing including changing demographics, deregulation of shopping hours, the development of larger supermarkets, out of centre retailing, increased diversification, convenience shopping and electronic retailing.
SGS View	 SGS agree that the trends Hill PDA describe are key drivers of change. We would also point out that many of these trends are 'allowed' by policy so it would be worth taking a more critical perspective about which trends come with community 'costs', for example, is there a need for extra public investment in infrastructure to support 'out of centre' retailing? SGS would also point out that electronic retailing is likely to affect particular types of goods (e.g. CDs, books, electronic equipment etc) rather than comparison goods (e.g. clothes, shoes, furniture).

Analysis of Existing Centres

Overview	Describes the retail hierarchy, floorspace and characteristics of the centres in the
of Hill PDA	LGA. Points out that Gordon, along with St Ives in Ku-ring-gai, is at the district centre
Report	level in the hierarchy listed in the study. Gordon has an estimated 17,025 square
	metres of retail floorspace.
SGS View	• SGS has not undertaken a floorspace analysis so can only assume that Hill PDA's
	floorspace figures are accurate



- There is a short discussion of the character of each of Ku-ring-gai's centres but this does not seem to have been used in the analysis to consider how realistic it is for the different centres to grow and what might be an 'ideal' hierarchy in the future given the nature of the catchment and the competition from centres nearby.
- The Metropolitan Strategy, released since Hill PDA's work was completed, proposes a new centres typology for centres in the metropolitan area. In this typology Gordon would constitute a large 'village' (see earlier discussion).

Trade Area Analysis

Overview of Hill PDA	Defines trade areas of Ku-ring-gai's centres for various commodity groups based on origin-destination shopping information for: Food & Groceries, Clothes and Bulky	
Report	Goods commodity types. Also discusses the 'reasons' for selecting different centres	
	based on a survey of shoppers.	
SGS View	It would be useful to understand the trade areas for other commodity groups.	
	• In the reasons for retail centre selection, it doesn't distinguish whether the choice	
	of centre was affected by the location or place of employment.	
	• SGS is unclear why the household numbers against each suburb are different in	
	Tables 5 and 8	

Demand for Retail Space

	·
Overview	Calculates the future demand for retail floorspace in square metres in the identified
of Hill PDA	retail centres by allocating future household expenditure to future residents, and then
Report	allocating this to the retail centres using 'target turnover rates' (\$/sqm/ann).
SGS View	SGS agree with the statement that the demand for retail floorspace is dependent
	on population, number of households and demographic characteristics – especially
	household income.
	■ The assumption of a 1% / annum growth in real retail expenditure for food and
	groceries and 0.5% / annum for other commodities is reasonable.
	SGS agree with the method for estimating the performance of the retail centres –
	i.e. dividing the capture of expenditure by the existing retail floorspace to derive
	actual RTDs (or 'turnover rates') and comparing these against 'standard' RTD
	averages (though these are also related to rents which vary between locations).
	SGS disagree with the method for calculating forecast household expenditure by
	trade area, by 2011. Population forecasts are based on the <i>maximum</i> amount of
	additional dwellings allowed under the existing LEP. These are then multiplied out
	according to the trade area analysis and real growth in retail expenditure is
	incorporated. The resultant forecast expenditure is shown as in Table 14 as a
	2011 forecast. However, the recent growth of dwellings in the LGA has been low,
	at around 141 per year in the period 1996-2001. Though this rate may
	accelerate with the increase in supply provided by recent re-zonings it is unlikely
	to reach the implicit rates suggested by Hill PDA (of around 1,400 per year to
	2011). SGS therefore consider the estimate of available household expenditure in
	2011 in Table 14 to be very high. A further discussion of this point of future
	possible growth rates is provided below.
	SGS note that the demand for additional floorspace is calculated by dividing the



turnover for each centre by the 'target RTD' (turnover rates - \$/sqm/ann) (according to standard retail averages) and then subtracting the existing floorspace. This assumes that centres with either above to below average RTDs will naturally move towards operating at the average 'target' level. While methodologically coherent, this approach does not necessarily reflect 'reality'. In essence it assumes that turnover, and therefore rents, in Ku-ring-gai's centres will move toward a standard or average level. This is unlikely.

- The report estimates that Ku-ring-gai LGA is losing more than 40% of its total retail expenditure mostly captured by Hornsby, Macquarie Centre and Chatswood. Given the retail offer and employment role of these centres, and their locations on the edge of the Ku-ring-gai LGA this level of escape expenditure is likely. The report implies that this escape expenditure is injurious to the LGA but it may be that it is inevitable given the geography of the area and how it affects centre catchments, and the structure and traditional roles of the various centres.
- The Hill PDA report suggests that the existing escape expenditure can be captured by either:
 - Expanding St Ives or Gordon into the principal retail centre to include one
 Discount Department Store and additional specialities
 - Development of a bulky goods cluster. The highway between Gordon and Mona Vale is highlighted as a possible location.
- Notwithstanding how desirable it is to 'capture' escape expenditure, these suggestions remain untested by reference to the nature of the catchment (e.g. whether Discount Department Stores are supportable in this location) and by underlying land and rental values ('genuine' bulky goods tend to favour low land value locations). This is discussed in more detail below.

Expansion Options

Overview of Hill PDA	Three base options have been described to accommodate retail floorspace expansion – 1) minimal change to current retail hierarchy, 2) maximum expansion at St Ives
Report	and 3) maximum expansion at Gordon (Gordon by 30 to 40,000 square metres of a total 55,000 to 65,000 square metres across the LGA.). Sub-Options within Option 3 are for peripheral retailing at Gordon (along the Pacific Highway) and a factory outlet.
SGS View	 The main problem SGS sees with these options is the way they assume floorspace can be distributed by planners without reference to the physical and future demographic character of the catchments, whether the market will respond as planned and whether, inherently, such a distribution is desirable, given the roles and possible futures of the centres. This is not to say that these distributions are not possible, just that the discussion of these variables and factors is limited. SGS suggest that expansion at Gordon by 27,000 square metres would be an optimistic upper limit (see further discussion below).

Retail Centres Strategy

Overview	Proposes broad development principles, a retail hierarchy for Gordon (with Gordon at
of Hill PDA	55,000 square metres), criteria for assessing new development and initiatives for
Report	revitalising town centres and principles in relation to specific centres.
SGS View	• SGS supports the suggestions and initiatives in most of this section, though as



mentioned above we would question whether the centre could expand to 55,000 square metres. Our review of the data suggests that between 40,000 and 45,000 by 2031 might be more realistic (see further discussion below).

The main reservations SGS has in relation to the Hill PDA report, summarised from the above, are:

- The extent to which the sub-regional retail pattern and typology of centres has been discussed, particularly given the recent release of the Metropolitan Strategy;
- The importance of employment in centres as a driver of retail performance, which has not been given enough prominence;
- The realistic timing for growth at Gordon given likely dwelling and population growth in its catchment;
- The way the pattern of rents may limit the extent to which floorspace can be 'added' or planned for, to bring turnover per square metre down to average or standard levels;
- The realistic extent that 'escape expenditure' can be captured;
- How the catchment's characteristics and established land values may limit certain types of uses;
- Whether the floorspace suggested for Gordon, can be realistically supported in the future.

These issues are discussed in turn below.

3.2 Discussion of Issues Arising from Hill PDA Report

3.2.1 Sub-regional retail pattern and typology of centres

As discussed earlier Gordon is in the middle of three strongly performing major / specialised centres with significant retail floorspace – Hornsby, Macquarie and Chatswood. All are earmarked for employment growth in the Metropolitan Strategy. Growth in Ku-ring-gai will also add to the catchment of these centres.

The existing centres in Ku-ring-gai perform different roles and have different potential, given their characteristics.

Gordon's central location (to the LGA), its rail station, its civic facilities and its adjacent employment distinguish it from the more retail focussed St Ives for example. However, St Ives appears to draw from a wider catchment.

This sub-regional and local context needs to inform strategic thinking about prospects for the different centres.

3.2.2 Employment as a driver of retail performance

Related to this it is important to consider what the performance of the centres will be given the future distribution of subregional employment. Centres with strong non-retail employment also



perform well from a retail point of view. Workers shop at lunchtime, afterwork and demand dining and café opportunities as well as 'standard retail'. The role that employment might have to play in Ku-ring-gai's future is insufficiently explored in the Hill PDA report.

Ku-ring-gai LGA is relatively 'job-poor' on upper north shore. This will affect the retail performance of centres in the LGA, as they can't capture retail expenditure 'at work' – from people living outside the LGA. Table 4 shows how the surrounding LGAs have a much greater number of jobs than Kuring-gai.

Table 4. Employment in Ku-ring-gai and Neighbouring LGAs (2001)

LGA	Jobs
Ku-ring-gai	27,461
Ryde	52,212
Willoughby	52,192
Hornsby	40,316
Warringah	44,064

Ku-ring-gai also has relatively fewer of its residents actually working in the LGA compared to those surrounding it, as Table 5 shows.

Table 5. Share of Resident Labour Force Working in Ku-ring-gai and Neighbouring LGAs (2001)

LGA	Share of Resident Labour Force
Ku-ring-gai LGA	26.4%
Ryde	28.1%
Willoughby	27.7%
Hornsby	27.2%
Warringah	39.8%

These two features of employment and the labour force in Ku-ring-gai LGA won't change dramatically because there are so few concentrations of employment and areas for growth. This somewhat limits the scale and nature of growth Gordon and the other LGAs can anticipate.

However, Gordon does have a business area adjacent, and it could play a more important role in a richer and diverse centre into the future. Cardno, the engineering consulting firm, are a tenant in an office building on the Pacific Highway, near Ryde Road. Their experience is instructive and highlights the potential of this business precinct, in the context of Gordon maturing as a more diverse centre.

In their previous incarnation they were in Crows Nest in 440 square metres with only four car parking spaces. They looked for new offices and compared Rhodes, Chatswood and Gordon.. Rhodes was ruled out because of the infrequent train service and in Chatswood rents were higher and parking was constrained. Gordon rated higher than these alternatives because of a combination of factors including:

• It is close to Directors who live on the north shore



- The location provides excellent access to clients on the Central Coast and the Lower Hunter, and a good run into the Sydney CBD and to the airport beyond, and also to Homebush Bay and western Sydney via Ryde Road;
- The station is a major one on the north shore line with relatively frequent services to the city (of 110 staff around 60 drive and 50 use public transport); and
- The building at Gordon offered generous parking (100 spaces).

Staff at Cardno walk the 10 minutes to Gordon for banking, lunches and more formal restaurant 'nights out'. It is noted that lunch options are limited in the business precinct.

3.2.3 The scale and timing of growth

The forecast available expenditure in the Hill PDA report, which is related to the rate and type of population growth, is optimistic, particularly in relation to its timing. As Table 6 shows Hill PDA are projecting growth at a much faster rate than other authoritative sources.

Table 6. Extent of dwelling growth in Ku-ring-gai LGA – recent and projected future rates.

	Total Dwellings	Dwellings / year
1996 to 2001 Ku-ring-gai LGA	703	141
2004 to 2031 Metro Strategy North Subregion	20,000	741
2004 to 2031 Metro Strategy Ku-ring-gai LGA (50%	10,000	370
of above)		
2004 to 2011 Hill PDA report Ku-ring-gai LGA	10,000	1,429
	Total Population	Persons / year
2001 to 2031 TPDC Ku-ring-gai LGA	17,770	1,777

The Metropolitan Strategy aims for growth in the north subregion of around 20,000 between 2004 and 2031. Initial estimates from Council suggest that around half of this could be accommodated in Ku-ring-gai LGA (10,000 or around 370 per year). This is modest but would represent more than double the recent rate of growth (of 141 per year). Hill PDA allocate this 10,000 total to 2011 – twenty years ahead of the Metropolitan Strategy.

Clearly the timing of growth and expansion in the retail centre at Gordon will be an issue. The figures show that a strategic and considered approach is possible and necessary and that there should be scope to stage change if necessary.

3.2.4 The pattern of rents

A central assumption of the Hill PDA report in calculating additional future floorspace potential is the assumption that turnover levels in the larger centres will 'come back' to averages for those types of centres (some smaller centres will 'increase' to the average). But this ignores differences in performance between centres at different levels of the hierarchy (e.g. supermarkets have different turnover rates depending on whether they are in a major centre or a village) and by location (supermarkets will have higher RTD in a village on North Shore versus a village in western



Sydney). These differences reflect differences in rentals and the purchasing power of catchment households.

Table 7 shows how rents vary across centres. Similar uses in the CBD, Gordon and Chatswood pay higher rents than in Parramatta, St Marys or Strathfield. Higher rents reflect underlying higher land values. Higher value turnovers are required to meet the rents. There is no reason to suggest that turnover on the north shore will 'come back' to a metropolitan or national average, and in so doing yield additional floorspace.

Table 7. Selected Rents at Centres Across Sydney

LOCATION	TYPE OF PROPERTY	NLA (M2)	RENT (\$ GROSS; PSMPA; EXCL GST)	
Sydney CBD				
56 York St	Retail	673	550	
50 Carrington St	Retail	259	600	
10 Spring St	Retail	115	750	
Chatswood				
Victoria Plaza	Retail	66	1150	
Victoria Avenue	Showroom	286	485	
West Chatswood	Office/shop	326	250	
West Chatswood	Bulky Goods	227	262	
Gordon				
Pacific Hwy	Office	28	1114	
St Johns Ave	Shop	95.5	785	
Parramatta				
	Bulky Goods incl Office	247	220	
St Mary's				
Queen St	Office/shop	105	272	
Queen St	Office/shop	99	298	
Strathfield				
Parramatta Rd	Old showroom	600	100	
52 Parra Rd	Shop Office	75	320	
146 Parra Rd (New)	Retail	135	693	

Source: Sphere 2006

3.2.5 Capturing 'escape expenditure'

As discussed above the existing major and higher order retail centres of Hornsby, Chatswood and Macquarie are on the edge of the Ku-ring-gai LGA and have an entrenched market position,



effectively supported by policy supporting centres. It will be difficult for the Ku-ring-gai LGA to capture expenditure from these centres (if this is seen as desirable).

As well as keeping 'head on' for some expenditure, the Ku-ring-gai centres need to provide a unique offer. In Gordon's case the best approach may be to provide a more intimate environment, with high quality public domain, and an integrated residential, shopping, employment and 'lifestyle' product. Just competing for retail floorspace in a 'numbers game', and controlling or manipulating supply through planning controls, is unlikely to be sufficient.

3.2.6 Local and catchment limits for certain types of uses

The nature of Gordon's catchment and how it affects future prospects for growth need to be given additional emphasis in the Hill PDA report. Gordon is in the centre of long thin, north south strip, constrained to east and west by conservation/natural areas. The centre attracts a good share of passing trade along the Pacific Highway but its east-west trade is limited. Geographic limits to the catchment are significant.

There is potential for around 1350 additional dwellings in the immediate vicinity of Gordon (in 2(d) 3 zones). Additional residential potential exists in and around the centre. Prospects for capturing expenditure from these future households is high, with the right 'offer'. Currently the catchment is mature, with generally higher than average incomes. The incoming residents may be younger – perhaps the children of north shore families setting up new households. This market may be attractive to new retail and service offerings. Home-making, entertaining and dining out will be attractive to this 'demographic'.

More research can be undertaken to identify how the Gordon town centre might evolve to establish a close relationship with incoming households in the next ten to fifteen years.

The Hill PDA report suggests that the Gordon town centre should expand to include:

- One Discount Department Store (DDS) and possibly two;
- Some additional recreational facilities in Gordon such as a cinema complex;
- Peripheral retailing;
- Possibly a factory outlet.

The aspiration for a DDS (or two) may not be appropriate. These tend to be in major centres or, in smaller centres in lower income suburban areas as Figure 3 shows. The scarcity of DDSs on the North Shore may be a sign of latent demand; it may also reveal that they are only likely to locate in major centres in higher income areas.



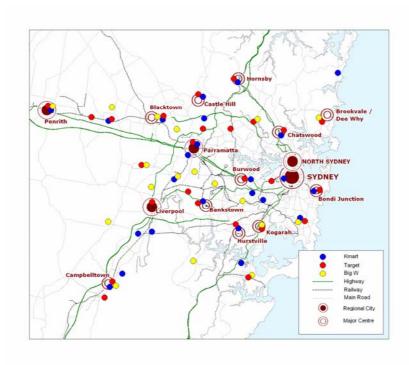


Figure 3. Discount Department Stores in Sydney

Regarding **cinemas**, the north shore region is already well catered for as Table 8 shows. After central Sydney the ratio of people to screens is the lowest of these regions in Sydney. However, only the Roseville cinema on the north shore plays to 'art house' patrons, and the northern end of the north shore region is relatively undersupplied with cinemas.

SGS has been in contact with Hoyts, Greater Union and Dendy and all stated that they would be interested in locating a cinema complex in Gordon town centre if it was to expand and attract patrons from outside its traditional catchment area.

If the right 'urban' environment can be provided, and given the likely slow change in demographics profile in the area, the prospects for an arthouse cinema would be positive in the medium term.

Table 8. Cinema Screens per Region

Region	Population (ABS 2001)	Number of Screens	Persons per screen
Sydney City	72,840	61	1,194
North Shore ¹	785,080	78	10,065
Western Sydney ²	1,778,810	129	13,789
Southern Sydney ³	1,139,260	67	17,004
Total	3,775,990	335	11,272

Source: ABS, SGS Economics and Planning



¹ Comprising the subregions of North, North East and Inner North.

² Comprising the subregions of North West, West Central and South West.

³ Comprising the subregions of Inner West, East and South.

Peripheral retailing is already successfully established in Gordon, particularly between McIntyre and Merriwa Streets, including a lighting shop. Opportunities for additional peripheral retailing in this location could be considered.

Discount Factory Outlets will only tend to establish in industrial areas or lower land value locations. 'Genuine' bulky goods outlets also favour low land value locations. It is unlikely these will be attracted to Gordon where land values already include retail or commercial use premiums. An integrated homemaker centre in a peripheral location or incorporated on an upper floor into an anchor centre is a possibility.

3.2.7 Supportable floorspace at Gordon

There has not been the scope for SGS to undertake a 'full blown' retail analysis, using SGS's own retail model. However, we have done a rough calculation of what may be possible at Gordon using the available data and a simple alternative model. Using quite optimistic assumptions about the additional residential growth in Gordon and the share of leakage expenditure able to be captured by Gordon something up to 27,000 square metres additional floorspace (to a total of say 44,000 square metres NLA) would be a still ambitious but more realistic ultimate target **by 2031.**

This simple model assumes:

- Population related growth in floorspace for the larger centres in Ku-ring-gai LGA at roughly similar proportions to their current share;
 34,000 households in 2005 and 44,000 in Ku-ring-gai by 2031;
- 1% real growth per annum in retail expenditure (and associated floorspace);
- Ku-ring-gai captures 20 per cent of the current leakage of the LGA's household expenditure to larger centres and Gordon captures 60 per cent of that (this can also be a proxy for the centre capturing some larger footprint retailing).

Year		2005		2031		
Households		34000		44000		
				2031 floorspace		
	Existing	Current ratio	Inflated ratios	at inflated	Natural	
	floor space	to households	@ 1% pa	2005 ratios	Growth 05-31	
Gordon, St Ives, Lindfield, Turramurra	71,241	2.10	2.71	119,415	48,174	
Wahroonga, Pymble, Roseville	21,012	0.62	0.80	35,221	14,209	
Neighbourhood Centres Elsewhere	18,792	0.55	0.72	31,499	12,707	
	111,045	3.27	4.23	186,135	75,090	
Expenditure per household	\$30,750					
Total Annual Catchment Expenditure 05	\$1,045,500,000					pro rata growth
Nominal Future Catchment Expenditure 3	\$1,353,000,000		Gordon	17025	24%	11,513
Real Growth	1%		St Ives	23303	33%	15,758
Years	26	ра	Lindfield	14760	21%	9,981
Total Future Catchment Expenditure 31	\$1,752,481,794		Turramurra	16153	23%	10,923
Leakage to Major Centres	40%			71241	100%	48,174
Realistic capture of leakage	20%					
Expenditure available for capture	\$140,198,544					
Retail turnover density (\$/sqm/yr)	5,500					
Possible additional floorspace	25,491	Assume p	ro rata capture of growth a	and 50% of leakage captu	red by Gordon	26,807
% Capture by Gordon	60%					
Capture by Gordon	15,294					



4 Centre Development Principles

4.1 What Makes a Centre?

Successful centres seeking to grow need to be more than just 'shopping centres'; they need to evolve as small business hubs, and contain community meeting places and welcoming civic spaces. The connections between the centre and surrounding residential areas need to be strong; the centre needs to be a place to which the surrounding community feels attached.

Planning for Gordon needs to be undertaken with this in mind. A successful future for Gordon may be less about competing or going 'head to head' with surrounding major centres such as Chatswood and Hornsby and more about being different, building on what makes it unique now and on opportunities that arise from growth and change in and around the centre.

SGS has identified the following management and physical development principles for successful centres.

Management principles

- Understand the market (customer needs) and be prepared to respond by developing strategies to influence tenant mix and new developments.
- Undertake coordinated centre marketing.
- Recognise and move beyond obsolescence e.g. in stock and shop appearance and layout.
- Improve customer service.
- Extend the hours of activity.
- Accept, promote and incorporate non-retail uses such as residential, education, leisure and community activities.

Physical Development principles

- Promote accessibility pedestrian friendly while providing for public transport and vehicular access (including parking) and passing trade.
- Incorporate and promote residential development.
- Seek 'compactness' with magnets located to maximise the passing trade for street traders.
- Maximise active frontages to pedestrian and public areas.
- Streetscape and infrastructure works should:
 - Priorities and promote safety and security;
 - o Improve the actual perceived pedestrian scale;
 - Provide weather protection;
 - Provide opportunities for rest, meetings and interaction.
- Develop linkages and 'synergies' between shopping and social functions, community functions, train stations, services and fast food outlets.

A further strategy is required to realise the management principles.



The current structure planning for Gordon should focus on the physical development principles, but to undertake this sort of planning it is important that the physical characteristics aspects relating to the location and catchment of the centre are documented and understood, and are factored into plan-making. This local 'planning context' for Gordon is considered below.

4.2 The Local Planning Context: Opportunities and Constraints

Physical Characteristics

Current physical characteristics of the Gordon Town Centre include the following.

- It is a **'stretched' out retail strip** of approximately 17,000 sqm, either side of the busy Pacific Highway. It is approximately 600 metres from Church Hill Lane to Merriwa St and a further 400 metres to the commercial development on the corner of Ryde Road.
- The enclosed **'Gordon Centre'** is the anchor development on the western side of the Highway. It is linked to the east by a narrow bridge across the Highway.
- The **Gordon rail station** is to the east of the centre and is somewhat detached from retail. The exit from the station is to the rear of the shops.
- The rail line and the **thin two storey car park are on the east side of Wade Lane**, the rear of shops is on the west side of Wade Lane, which acts as a service road, pedestrian thoroughfare for movement from the station to the north and access road for the car park.
- There is a **complex of commercial office buildings to the north** (with some vacancies) on the south west corner of Ryde Road and Pacific Hwy 400 to 500m from the retail core (there uses to be an Ikea outlet on this site).
- The main traffic constrained junction is at St Johns Avenue and Pacific Highway at the southern end of the retail strip.
- The **bus interchange** is adjacent to the station at St Johns Avenue, and **commuter car parking** is further to the south.
- A **civic precinct** is focussed around the junction of Park Avenue and the Pacific Highway, including the Council offices, library and police station.

Some of these physical characteristics are shown on Figure 4.

Catchment Characteristics

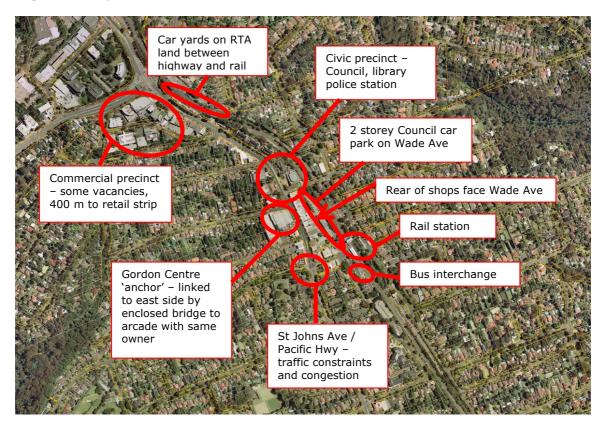
Without being exhaustive, some key catchment characteristics include the following.

- Gordon and St Ives are the largest centres in the LGA but all the major retail/business centres of Hornsby, Macquarie and Chatswood are just outside the LGA and all have high quality arterial road access.
- The Gordon centre is situated in the middle of a relatively 'thin' north south corridor with natural constraints to the east and west.
- High 'wealth' catchment but with additional medium density development there will be future changes in the demographic profile.
- There has been significant (Minister directed) recent higher density residential rezoning around the centre. The anticipated yield of these is 1352 additional units within 100 metres or so from the centre on both sides of the rail line.



 There is limited non-retail employment nearby with a small area to the north on the Ryde / Mona Vale Road and Pacific Highway corner.

Figure 4. Physical Characteristics of Gordon Town Centre



4.3 Expansion Proposals in Hill PDA Report

The option in the Hill PDA report on Ku-ring-gai's retail centres which focuses on concentrating growth in Gordon includes the following aspects.

- Expansion by 30,000 to 40,000 square metres (from the current 17,000)
- At least one Discount Department Store;
- A Cinema complex over and above the retail expansion;
- Possible 'peripheral retailing' (Bulky Goods)
- Possible Discount Factory Outlet

4.4 Best Practice Development Principles Addressing the Opportunities and Constraints

The following table summarises the physical characteristics and catchment characteristics of the Gordon Town Centre and lists the main aspects of the Hill PDA expansion option for Gordon. Best practice principles to be used in development planning and scenario assessment are provided for each.



Summary of Opportunities and Constraints	• • • • • • • • • • • • • • • • • • • •		
Current Physical	•		
characteristics A 'stretched' out retail strip (approx 17,000 sqm) either side of the busy Pacific Highway (approx 600m from Church Hill Lane to Merriwa St	 The longest distance for a continuous viable retail strip is about 600 m but the ends will be weak Preserve opportunities for passing trade from motorists on Pacific Highway (short stay parking) but recognize that this means Highway frontage will be car oriented not pedestrian oriented 		
– further 400 m to Mona Vale Road)	Multiple computer linked crossings should be considered for traffic calming; alternative circulation options for 'internal' traffic are desirable		
Enclosed 'Gordon Centre' as anchor on western side – linked to east by bridge across Highway	 Every centre needs a 'retail core – i.e. contiguous retail at the centre A bridge with retail on both sides of the road can aid continuity if 		
riigiiway	it is flat and wide, so may need to think about reconfiguring existing (narrow) bridge.		
Rail station east of centre – detached from retail – exit from rail to rear of shops	Taking the retail right to the station entrance is good – this both enhances and emphasises safety and security and creates passing traffic for retailers		
	To bring the retailing closer to the station entrance / exit may require replacing some parking – may meet resistance from parking commuters. So need to ensure parking is not diminished – and opportunities to 'capture' commuters as they 'break their trip' are maximised		
Rail and thin two storey car park on east side of Wade Lane, rear of shops on west side of Wade Lane	Consider potential to change over to retail for part of this at ground level, perhaps by raising or widening the car park		
	 Create frontages on Wade Lane, both sides if possible (will require reconfiguration, creation of arcades, amalgamation of shops, and new servicing arrangements) 		
	Upper level car parks can be used to make viable upper level retail, within limits		
Commercial office buildings (some vacancies), ex Ikea on south west corner of Mona Vale Road and Pacific Hwy 400-	 Create 'campus' environment for office buildings, increase densities to increase office employment. This will be important to add to the diversity and future prospects for expanding retailing at Gordon. 		
500m from retail centre	Better link by pedestrian access, amenity improvements to centre to capture lunch-time, convenience expenditure of office workers		
Traffic constrained junction (St Johns Ave / Pacific Hwy) southern end of retail strip	Look to create other circulation opportunities – lane to rear of shops on west side of Pacific Highway in particular		
Civic precinct	Look to redevelop library as a learning / education centre with private colleges etc, to bring additional activity to centre		
	Increase opportunities for civic precinct as a community activities hub in any redevelopment		
Catchment and context characteristics			
Gordon and St Ives the largest centres in LGA but close to major retail/business centres of Hornsby, Macquarie, Chatswood (all with high quality arterial road access)	Gordon and St Ives mainly the focus for residents in immediate catchments and for passing trade		
	Highly likely Ku-ring-gai residents working elsewhere on North Shore shop near their work locations as well		
	Not all of the future growth in retail expenditure in the LGA can realistically be captured by Gordon because of advantages for centres in the subregion – need to be clear about the role and function of Gordon		
In middle of 'thin' north south	Potential to capture additional retail expenditure constrained by 1)		



catchment – natural constraints to east and west	geography (only a limited increase in households in the true natural catchment east and west of the centre and 2) access (other intervening opportunities given road network), and 3) highly likely Ku-ring-gai residents working elsewhere on North Shore shop there as well	
High 'wealth' catchment but future changes in profile	Opportunity to create a distinct 'niche' – has to become a unique destination, not compete head to head with major centres	
	 Could aim for 'upmarket' fashion and food precinct; but depends on the region – relies on a few key stores opening first and then others will follow. Footpath amenity and high quality public domain important. 	
Significant recent higher density residential rezoning around centre – 1352 additional units within 100 m or so from the centre – both sides of the rail line	 Need to establish the realistic timing for this development (will occur over 15 to 30 years) but new medium density residential development will provide new housing opportunities for smaller – older and younger – households. Provides opportunities for new and different retailing 'offer'. 	
of the fall line	 There is scope for a local focus to retail west of rail line – serving immediate and convenience needs of residential – but it is never a good idea to 'split' the centre 	
Limited non-retail employment nearby – pocket to the north	 Reduces the effective catchment of this town centre if only resident shopping, and residents work elsewhere; need to create a more complex town centre dynamic with mix of retail and other employment, and attractive centre for nearby residents 	
Expansion Proposals in Hill PDA Report		
Expansion by 30,000 to 40,000 square metres NLA from 17,000	Main caveats relate to:	
	Also, what objective is being served in such an expansion?	
Cinema	 Viability depends on how the region is catered for - maybe prospects at Gordon given that north shore mainly catered for by Macquarie and Chatswood and small 'arthouse' at Roseville. 	
	 Cinemas 'complement' retailing in 'modern' centres because they enable the owner to generate a greater return on car spaces (i.e. 18 hours per day instead of half that). 	
	 'Multiplex' complexes can be anywhere really because people will drive but ideally behind the retail core where people can wine and dine in combination with a cinema experience 	
	 Arthouse favour 'urban locations' and entertainment precincts (shop/wine bar/cafe/restaurants). Possible at Gordon if this profile built on back of new residential development in the vicinity. Don't combine with an enclosed shopping centre. 	
Discount Department Store	 Limited out of Major Centres except in lower income areas – probably not attracted to Gordon 	
Bulky Goods	 High land values (in already zoned retail areas) at Gordon may deter 'genuine' bulky goods retailers (office works, IKEA), but will still attract white goods, furniture, homewares etc (specific purpose car trips) to existing, growing retail centres (such as Gordon) 	
	 Given looming development potential may be possible to establish a 'homemaker' centre with a Freedom or similar anchor in peripheral location or in an expanded centre. 	
Factory Outlet	 Unlikely at Gordon – DFOs are opportunistic and prefer low land value locations 	



5 Conclusion and Summary

The key conclusions from the above analysis and description of principles are the following.

5.1 Strategic context

- Development at Gordon is consistent with the State Governemnt's Metropolitan Strategy which encourages the focussing of development at centres with good public transport.
- Ku-ring-gai LGA does not contain any of the 27 'strategic centres' identified in the
 Metropolitan Strategy. Hornsby, Macquarie, Chatswood and Brookvale/Dee Why, with
 nominated employment growth targets, are the closest. An expanded Gordon would be a
 'town centre' in the centres typology in the Strategy.
- Given the Metropolitan Strategy's employment and residential growth targets for the north region and the centres it contains - Gordon is in a steady but modest growth context for the medium to longer term.

5.2 Best Practice Development Principles

- The length of the retail at Gordon should be limited to about 600 metres (the current distance between Merriwa Street and Church Hill Lane) to provide for as compact and 'walkable' centre as possible.
- Opportunities for passing trade for motorists on the Pacific Highway should be protected.
- Opportunities to take the retailing closer to the station entrance/exit should be sought.
- Ground level retail frontages to both sides of Wade Lane are desirable (this will require reconfiguration, creation of arcades, amalgamation of shops, and new servicing arrangements).
- Create 'campus' environment for office buildings, increase densities (by say 25 per cent), provide for small 'town square', to increase commercial employment in precinct north of Merriwa Street to Ryde Road – provide good pedestrian connections back to the retail
- Develop civic precinct as a community activities 'hub' in any redevelopment, e.g. look to redevelop library in time as a learning / education centre (with private colleges etc, to bring additional activity to centre).

5.3 Catchment and Context Characteristics

- Potential to capture additional retail expenditure constrained by
 - 1) geography (only a limited increase in households in the true natural catchment east and west of the centre;
 - 2) access (other intervening opportunities given road network); and
 - 3) highly likely Ku-ring-gai residents working elsewhere on North Shore shop there as well.
- High wealth catchment but future changes in profile with smaller older and younger –
 households provide an opportunity to create a distinct 'niche'. Gordon has to become a
 unique destination, not necessarily compete 'head to head' with major centres. Public



domain, entertainment and lifestyle options, links to surrounding residential areas and role as a business and employment centre are critical.

5.4 Response to Hill PDA Report Option 3 – Maximum Expansion Option

As well as addressing the Hill PDA report method and approach, SGS has been asked to specifically address their recommendations for Gordon Town Centre. In addition to the above points about the development of Gordon in context, our summary responses to the Hill PDA report recommendations are as follows.

Hill PDA recommendations

SGS response

Reclassification of Gordon as Ku-ringgai's Principal Centre This is desirable given the public transport, civic and non-retail employment activities in the centre. Will require appropriate quality planning, urban design, transport and public domain investment by local and state government.

Expansion by 30,000 to 40,000 square metres NLA

 SGS believe this is optimistic. While there has not been the scope for SGS to undertake a comprehensive retail analysis, using quite optimistic assumptions about the additional residential growth in and around Gordon, growth in retail expenditure and the share of leakage expenditure able to be captured by Gordon something up to 27,000 square metres additional floorspace (to a total of say 44,000 square metres NLA) would be a still ambitious but more realistic ultimate target by 2031.

One Discount
Department Store
(DDS), possibly two

 Limited in locations out of Major Centres except in lower income areas – unlikely to be attracted to Gordon

Some additional recreational facilities in Gordon such as a cinema complex

- If the right 'urban' environment can be provided, and given the likely slow change in demographics profile in the area, the prospects for an arthouse cinema would be positive in the medium term.
- Arthouse favour 'urban locations' and entertainment precincts (shop/wine bar/cafe/restaurants). Don't combine with an enclosed shopping centre.

Peripheral retailing

 Already successfully established in Gordon, particularly between McIntyre and Merriwa Streets, including a lighting shop.
 Opportunities for additional peripheral retailing in this location – as an active frontage link to the business / office precinct – would be appropriate.

Bulky Goods

- High land values (in already zoned retail areas) at Gordon may deter 'genuine' bulky goods retailers (office works, IKEA), but will still attract white goods, furniture, homewares etc (specific purpose car trips) to existing, growing retail centres (such as Gordon).
- Given looming development potential may be possible to establish a 'homemaker' centre with a Freedom or similar anchor in peripheral location or in an expanded centre.

Possibly a Factory Outlet Unlikely at Gordon – DFOs are opportunistic and prefer low land value locations.



3.0 GORDON

3.1 URBAN DESIGN CONSIDERATIONS

- There are a number of heritage items throughout the Town Centre, most of which are public or community buildings such as the schools, churches, Council building, the railway station, post office and bank.
- The dwellings on the east of the railway are generally more substantial than those on the
 west, which are more likely to have resulted from speculative development over a number
 of periods. The eastern side features some streets with a relatively distinctive heritage
 character.
- A greater degree of infill has occurred west of the Highway however the character of the
 area has generally been retained through setbacks, scale, siting, form and vegetation.
 The character of the area has less to do with the consistency in period and style of the
 building stock than the streetscapes patterns of development.
- The commercial strip along the Pacific Highway has been heavily modified and does not demonstrate a significant heritage character.
- There are a number of individual buildings along the commercial strip, such as the former Commonwealth Bank and the adjacent Post Office, which demonstrate some heritage values and have the potential for adaptive reuse.
- The buildings on the north east and north west corners of the Pacific Highway and St
 Johns Avenue are typical commercial/retail buildings of the Inter War period. Together
 they form a gateway into the commercial precinct and have some potential for the
 adaptive reuse of the main corner frontages.
- The Inter War flat buildings opposite the Station along Werona Avenue are not excellent individual or group examples of their type. A small, very typical corner shop has been heavily modified; its significance has been substantially compromised.
- Many of the areas adjoining the study area, particularly east of the Highway feature significant buildings and streetscapes with a relatively good heritage character eg. Mt Park Avenue, McIntosh Street, Bushlands Avenue. New development should respond to surrounding context.
- A number of residential items located west of the Highway are reasonable but not excellent examples and are not high in significance. There is the potential to retain these items if the surrounding zoning maintains a sympathetic context.
- There is a relatively significant precinct of Church buildings located on the block bounded by St Johns and Bushlands Avenues and the Pacific Highway. The single detached dwellings on this block are not of high significance.
- The areas surrounding the study area feature many heritage items and other places which are comparable and in many cases better examples of those within the study area.

3.2 ITEMS REVIEWED

Potential Heritage Item

2a Park Avenue
7 Ravenswood Avenue (incorporated into currently listed school site)
57 Dumaresq (remnant bushland site)
36 Henry Street

Heritage Item

24 St Johns 748, 738, 750-754, 818 (Council Chambers), 799, 707 Pacific Highway Gordon Station Group 16 Khartoum

Item Appropriate for Lower Density

11 Park 7 Robert

Further Research

18 Khartoum

Potential Adaptive Reuse

741, 747, 725-737, 756-758 Pacific Highway

Potential Removal of Item (draft or existing)

36, 42 McIntyre 55, 49, 33, 42 Moree 77 Werona 8 Pearson 21 Mt William 7, 8 Khartoum 10 Rosedale 1, 3, 5 Bushlands

3.3 Map of Recommendations

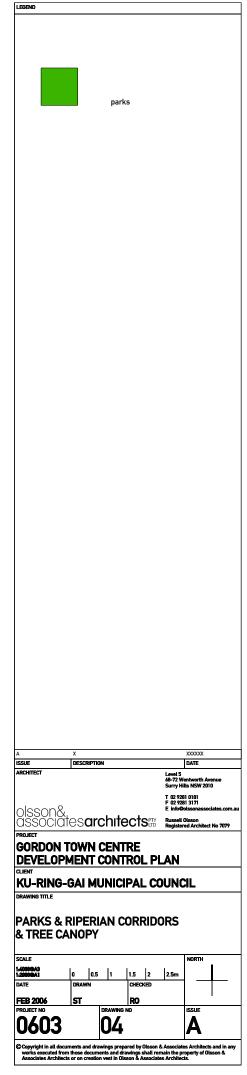
Draft Map of Recommendations:
Dark Blue – Potential Heritage Item
Blue – Heritage Item
Item Appropriate for Lower Density – Green
Further Research – Yellow
Potential Adaptive Reuse – Orange
Potential non listing of Item (draft or existing) – Red



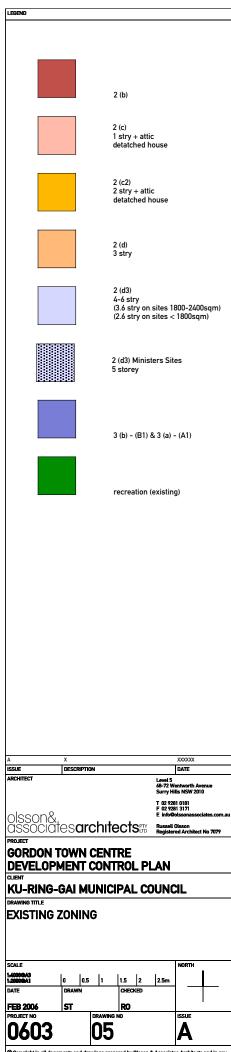










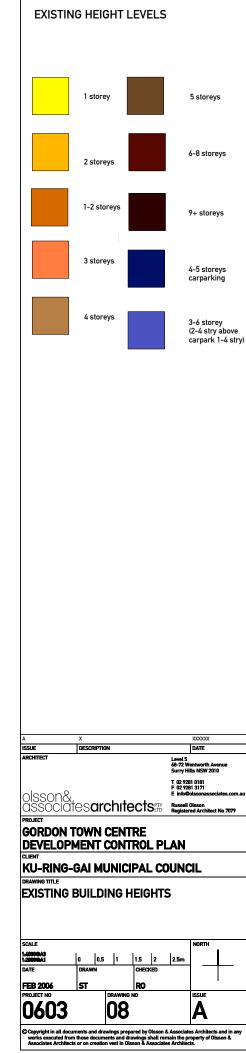




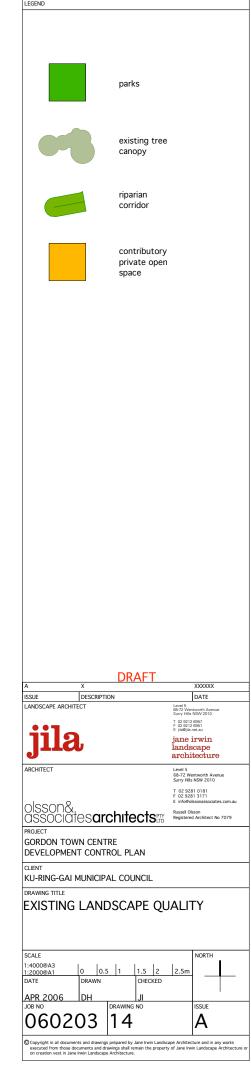


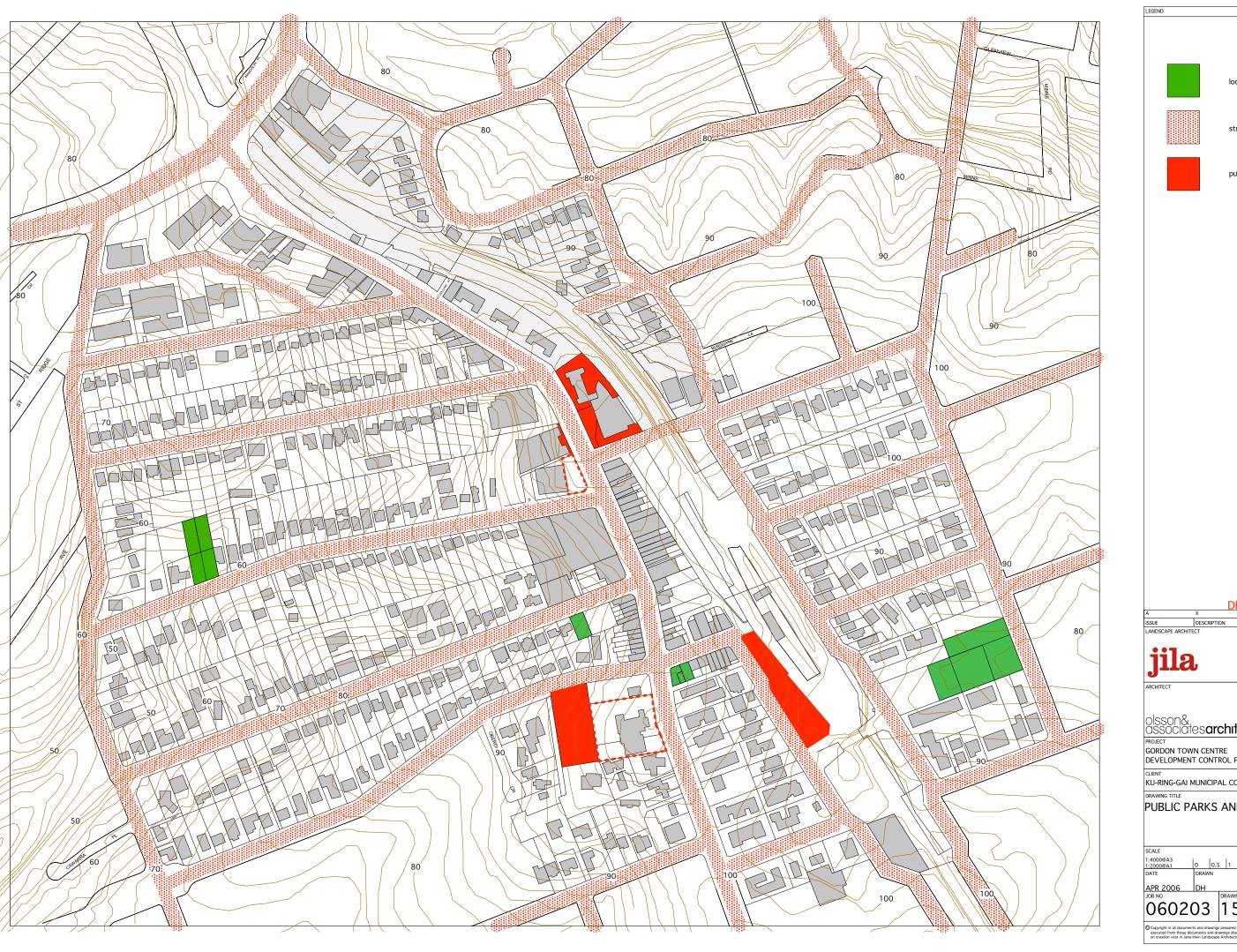
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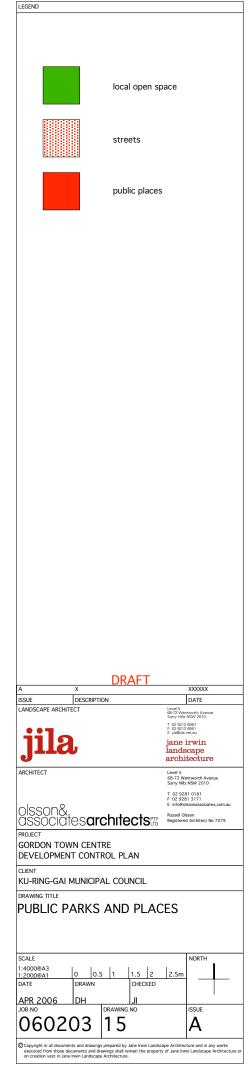


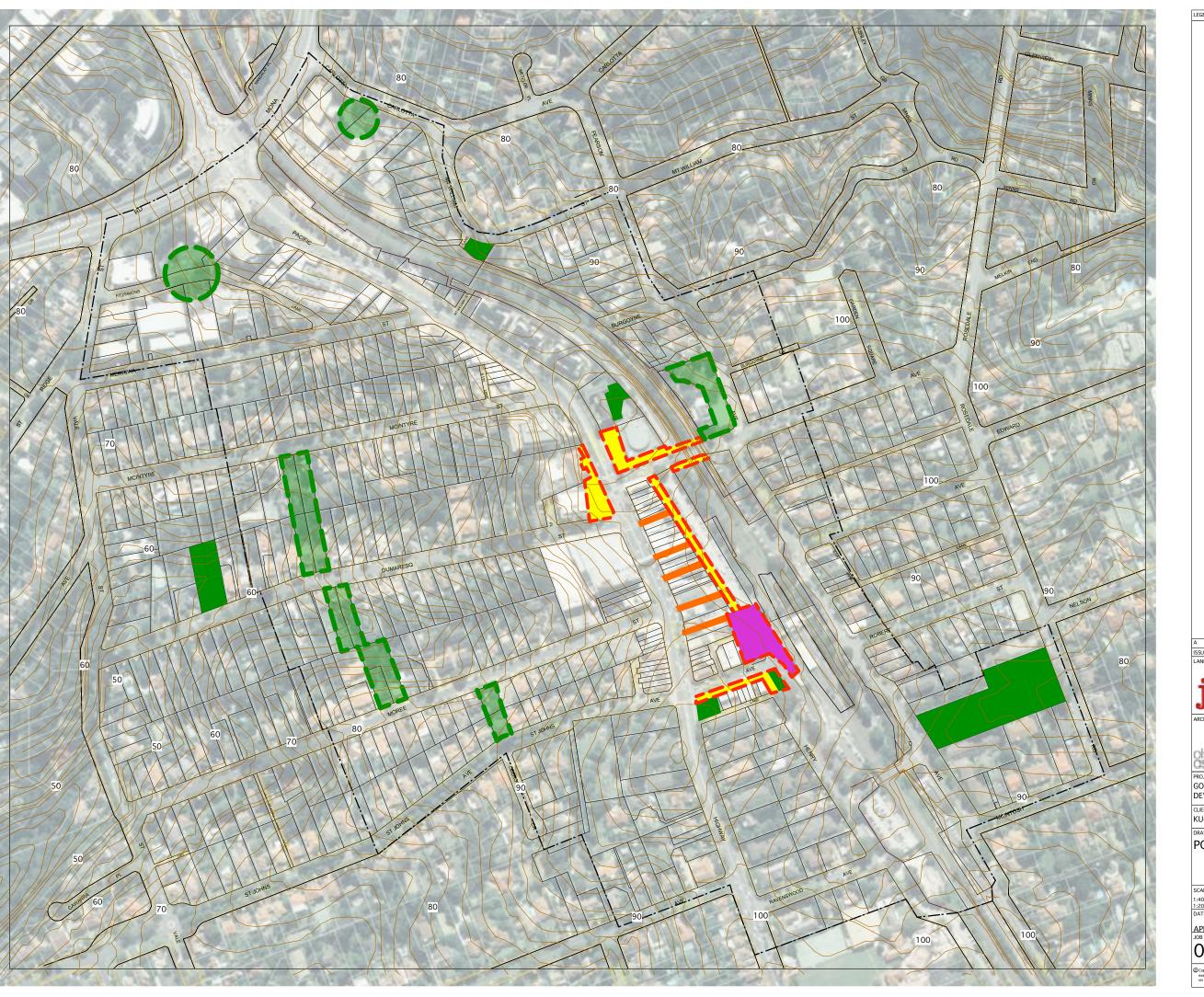


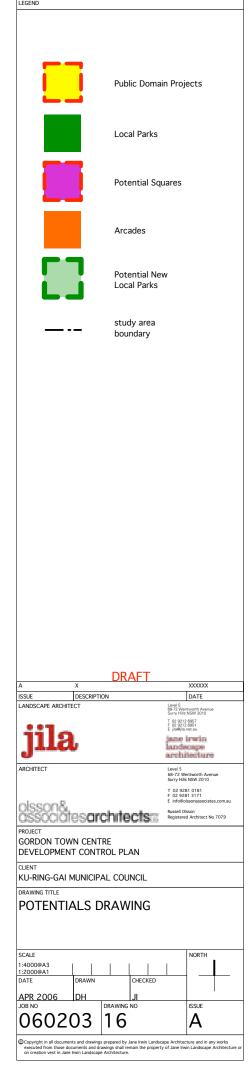








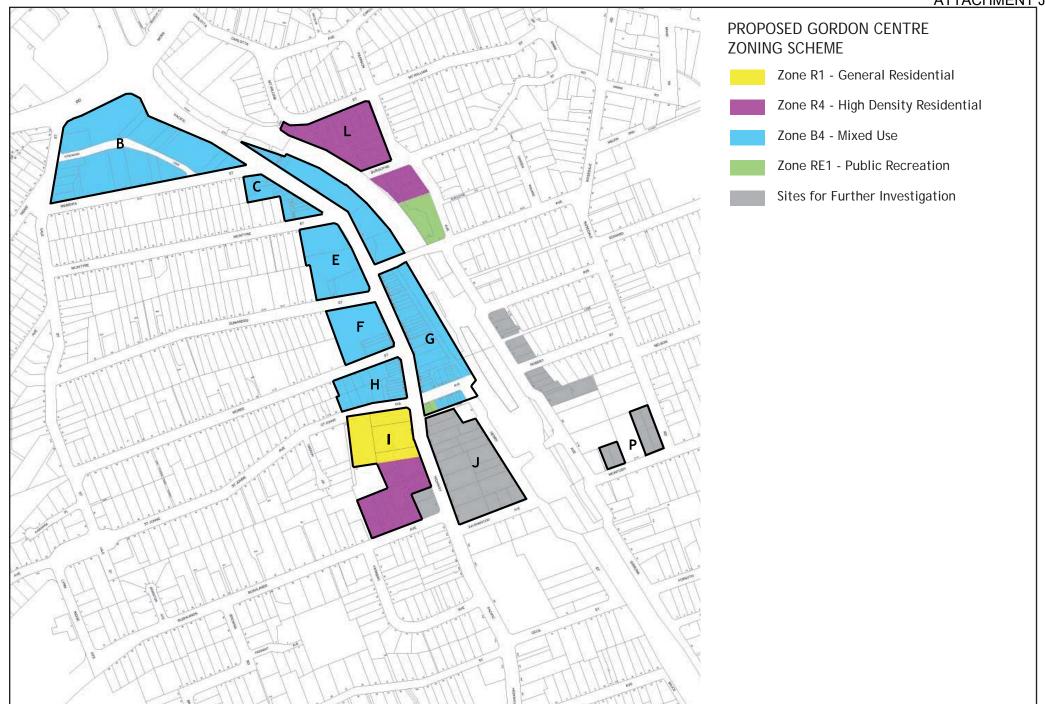








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DELEGATIONS OF AUTHORITY - GENERAL MANAGER

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To grant Delegations of Authority from Council

to the General Manager, Mr John McKee, in accordance with the Local Government Act.

BACKGROUND: Section 377 of the Local Government Act

provides that Council may delegate to the General Manager any functions of the Council except those listed in that Section of the Act.

COMMENTS: The Delegations should be now delegated from

Council to the General Manager, Mr John

McKee.

RECOMMENDATION: That the Delegations of Authority as set out in

Appendix 'A' be delegated to the General Manager, Mr John McKee, in accordance with Section 377 of the Local Government Act 1993

effective from 27 March 2006.

PURPOSE OF REPORT

To grant Delegations of Authority from Council to the General Manager, Mr John McKee, in accordance with the Local Government Act.

BACKGROUND

Section 377 of the Local Government Act provides that Council may delegate to the General Manager any functions of the Council except those listed in that Section of the Act. The functions which are excluded are:

the appointment of a general manager

the making of a rate

a determination under section 549 as to the levying of a rate

the making of a charge

the fixing of a fee

the borrowing of money

the voting of money for expenditure on its works, services or operations

the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property

the acceptance of tenders which are required under this Act to be invited by the council

the adoption of a management plan

the adoption of a financial statement included in an annual financial report

a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6

the fixing of an amount or rate for the carrying out by the council of work on private land

the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work

the review of a determination made by the council, and not by a delegate of the council, of an application for approval

the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194

a decision under section 356 to contribute money or otherwise grant financial assistance to persons

the power of the council under section 455 in relation to attendance at meetings

the making of an application, or the giving of a notice, to the Governor or Minister

this power of delegation

any function under this or any other Act that is expressly required to be exercised by resolution of the council.

COMMENTS

The **attached** Delegations of Authority were granted to the previous General Manager, Mr Brian Bell.

The Delegations should be now delegated from Council to the new General Manager, Mr John McKee following his appointment as General Manager on 27 March 2006.

The Delegations are in addition to the General Manager's functions as set out in Section 335 of the Local Government Act and may be sub-delegated by the General Manager to other Staff in accordance with Section 378 of Local Government Act 1993.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Not applicable

S02017 20 April 2006

RECOMMENDATION

That the Delegations of Authority as set out in Appendix 'A' be delegated to the General Manager, Mr John McKee, in accordance with Section 377 of the Local Government Act 1993, effective from 27 March 2006.

Geoff O'Rourke John McKee

Senior Governance Officer General Manager

Attachments: Appendix A: Delegations of Authority, Council to General Manager,

Section 377 - 484649

DELEGATIONS OF AUTHORITY

COUNCIL TO GENERAL MANAGER Section 377 of Local Government Act 1993

A1 Legal Proceedings

- Institute, conduct and defend legal proceedings including the matter of consent orders where 1. appropriate with respect to Council's activities in all Courts and instruct and engage Council's solicitors and counsel where necessary except where they are called to Council prior to the execution of appropriate delegations.
- 2. To authorise the laying of any information or complaint for the recovery of any penalty or the making of any order for or in respect of any offence, nuisance or other matter or thing whatsoever under the Local Government Act 1993 and the Environmental and Planning Assessment Act 1979 and Regulations, or any Regulation thereunder or any other Act, or Regulation and to lay any such information.
 - b. To order the institution of proceedings by way of any penalty and/or the making of any order for or in respect of any offence, nuisance or other matter or thing whatsoever under the Local Government Act 1993, or any Regulation made thereunder or any other Act or Regulation.
- To issue and serve all orders, lay Information and complaints and take, institute or commence all 3. proper proceedings, actions and prosecutions against all persons committing any offence under the relevant Acts, Regulations including and without limiting of the foregoing:
 - for the recovery of any rate charge fee or money under the provisions of the Local Government a. Act 1993 and the Environmental Planning and Assessment Act 1979 and Regulations or of any other Act;
 - b. for the recovery of any penalty or in respect of any offence under the provisions of the Local Government Act 1993 or any other Act or of any Regulation:
 - for any purpose that the Delegate deems proper and to take all such steps as may be C. necessary for the conduct of such proceedings.
 - d. Environmental Planning and Assessment Act 1979 and Regulations thereunder in respect to any matter associated with the erection or demolition of buildings.
 - Any other Act which enables the Council to authorise a staff member to enter upon any land or building and in and upon any such land or building to make inspections.
- To represent the Council in all respects in any proceedings at the Land and Environment Court, any 4. Local Court or before any Justice.
- 5. To authorise the withdrawal of legal proceedings commenced on behalf of Council where the circumstances are of compelling justification.

A2 Fees Generally

- 1. To exercise discretion and interpret application of fee based on existing scales provided that any such common usage of a multiple of existing fees be included in future additions of Council's annual list of Fees and Charges.
- 2. To waive or reduce various general fees chargeable by Council in those circumstances where the use is a charitable organisation or where the fee charged by Council is not consistent with the degree of use envisaged by a hirer.
- 3. To waive or reduce fees in individual cases of pressing financial or social need.

A3 To Approve the Consumption of Alcoholic Liquor

To approve the consumption of alcoholic liquor at public reserves pursuant to the provisions of Section 632 of the Local Government Act 1993.

Tenders & Quotations

- 1. To invite public tenders for approved works, materials, vehicles, plant and equipment.
- 2. To invite oral and/or written quotations for approved works, materials, vehicles, plant and equipment in accordance with Council policy.
- 3. To determine method of calling of tenders in accordance with Clause 7 of the Local Government (Tendering) Regulation 1999.

A5 Tenders - Opening

To act as the appropriate person in accordance with Clause 16(1) of the Local Government (Tendering) Regulation 1999 for the opening of tenders received in Council's Tender Box.

*A*6 General Authorities - Power of Entry to any premises

Subject to compliance with the requirements of the Local Government Act 1993, (including Section 194) and Regulations and Section 118A of the Environmental & Planning Authority Act thereunder, and any expressed policy of the Council, or regulation of any public authority concerned other than the Council, to exercise or perform on behalf of the Council the following powers, duties and functions:

- At any reasonable hour to enter and examine any premises situated within the Council area of Ku-ring-gai for any purpose relating to the administration of the Local Government Act 1993, the Environmental Planning and Assessment Act 1979, the Public Health Act 1991, the Food Act 1989 and all other Acts which the Ku-ring-gai Council is required by law to administer.
- 2. To issue or serve all orders, lay Informations and Complaints and take, institute or commence all proper proceedings, actions and prosecutions against all persons committing any offences under relevant Acts and Regulations lawfully given and which may be dealt with by Ku-ring-gai Council.

A7 **Urgent Works**

To approve work which is considered urgent and in the public interest, and for which there is no budget provision but where funds are available within the Department voted funds as set out in the adopted Management Plan. Where such expenditure occurs, it be reported to the next Council Meeting.

A8 Protection of the Environment Operations Act 1997

To exercise the functions of an authorised officer under Chapter 7 of the Protection of the Environment Operations Act 1997.

A9 Appeals - Discretion to Negotiate

When Council is the respondent to any appeal or application before the Land and Environment Court, the Delegate, after obtaining the advice of the Solicitors for the Council to negotiate settlement of such appeal or application on terms which in the opinion of the Delegate are likely to be more advantageous to the Council than a decision or award by the Land and Environment Court PROVIDED THAT the Delegate shall report any such settlement of any such appeal or application to the General Manager for submission to the next meeting of Council.

A10 Abandoned Articles

To act as "impounding officer" to exercise the powers conferred by the Impounding Act 1993 in respect of any article (including a motor vehicle) abandoned or left unattended in a public place and to deal with that article in accordance with that Act.

A11 Disposal of Old Stock, Plant, Tools etc

- 1. To authorise the disposal or destruction of stores and materials that have deteriorated, or become damaged or are surplus to requirements and are therefore unusable.
- 2. To authorise the destruction of old stock and small items of plant that have worn out, or become damaged, and therefore are unusable.
- 3. To authorise the disposal of old stock, tools, plant etc, by the calling and acceptance of quotations or tenders.

A certified list of all such items disposed of or destroyed shall be submitted to the Director Finance & Business for the adjustment of records.

A12 Care, Control & Management of all Public Parks, Reserves, Recreation Areas & Free Parking Areas.

Pursuant to Division 2 of Chapter 6 of the Local Government Act 1993 and Section 650 of the Local Government Act 1993:

- Act on behalf of Council in determining the nature and extent of appropriate activities in a public place and the placement of appropriate notices in accordance with Section 632 of the Local Government Act 1993.
- 2. Act on behalf of Council in the removal of offenders breaching Section 632; according to Section 681 of the Local Government Act 1993.
- Act on behalf of Council with respect to the confiscation of recreational equipment being used in 3. contravention of a notice executed in accordance with Section 632; according to Section 681A of the Local Government Act 1993.
- Act on behalf of Council as Manager of Crown Reserve Trusts where Council has been appointed by 4. the Minister for Land and Water Conservation under the provisions of the Crown Lands Act 1989.

- Act on Council's behalf to regulate the use and management of Community Land according to the 5. provisions of Section 35 of the Local Government Act 1993.
- 6. To act on Councils behalf to approve, approve subject to conditions, or refuse applications for use of public open space for activities which are consistent with the relevant Plans of Management and Council Policy.
- 7. To act on Council's behalf to approve, subject to conditions, or refuse applications for use of public open space for activities which are consistent with the relevant Plans of Management and Council Policy.

A13 Emergency Management

- To act on Council's behalf in fulfilling the duties and obligations for emergency management at a district level as prescribed in Part 2 Division 2 of the State Emergency and Rescue Management Act 1989 - including to act as Council's representative on the Sydney North District Emergency Management Committee.
- To act on Council's behalf in fulfilling the duties and obligations for emergency management at a local 2. level as prescribed in Part 2 Division 3 of the State Emergency and Rescue Management Act 1989 including to act as the Chairperson of that Local Emergency Management Committee or as the Local Emergency Management Officer, as appropriate, in accordance with the agreement with Hornsby Shire Council.

A14 Roads & Traffic

- 2. To act on Council's behalf to administer and implement the traffic management arrangements delegated by the Roads & Traffic Authority to Council under the Transport Administration Act 1988 including:
 - to issue works instructions to the Roads and Traffic Authority of New South Wales or other service provider for constructing, erecting, affixing or removing a traffic control facility authorised by Council.
- 3. Act on behalf of Council as the Roads Authority in accordance with the provisions of Section 7 of the Roads Act 1993 for all public roads for which Council is the owner, including carrying out works, regulating traffic, controlling the carrying out of activities and other operational functions as conferred by this Act or any other Act.
- 4. To act on Council's behalf to administer and implement the financial arrangements agreed between the Roads & Traffic Authority and Council for road management under Part 13 Division 1 Sections 207 and 208 of the Roads Act 1993.
- 5. To act on Council's behalf to issue, or serve, notices pursuant to the provisions of Section 103 of the Roads Act 1993, requiring the fencing of any entrance, area, garden or other open space adjoining the footway or roadway, where such entrance, area, garden or open space is beneath the level of the footway or roadway.

A15 Fire Management

- 1. To act on behalf of Council to perform the duty with respect to preventing bushfires as prescribed in Part 4 Division 1 of the Rural Fires Act 1997.
- To act on behalf of Council to require bushfire hazard reduction according to Part 4 Division 2 of the 2. Rural Fires Act 1997.

- 3. To act on behalf of Council to deal with bushfire hazard complaints according to Part 4 Division 2A of the Rural Fires Act 1997.
- 4. To act on behalf of Council to vary the bushfire danger period under Part 4 Division 4 of the Rural Fires Act 1997.
- 5. To act on behalf of Council to refuse, approve, or approve with conditions the lighting, use or maintenance of a fire under Part 4 Division 5 of the Rural Fires Act 1997.
- To act on behalf of Council to perform the duties with respect to total fire bans as prescribed in Part 4 6. Division 6 of the Rural Fires Act 1997
- 7. To act on behalf of Council to perform the duties with respect to lighting fires without authority (offences) as prescribed in Part 4 Division 7 of the Rural Fires Act 1997.
- 8. To act on behalf of Council to perform the duties with respect to preventing bushfires as prescribed in Part 7 of the Rural Fires Act 1997.
- To act on behalf of Council to perform the duties with respect to preventing bushfires as prescribed in 9. Rural Fires Regulation 2002, Part 4, Divisions 1, 2 and Part 6.

A16 Notices in Parks

To authorise erection and display of Notices and Signs in Parks and Reserves, etc.

A17 Parking on Footways

To initiate prosecutions against persons responsible for the parking of motor vehicles on footways, where such parking contravenes Council's policy.

A18 Fencing - Private Land below level of road - Service of Notices

To issue, or serve, notices pursuant to the provisions of Section 103 of the Roads Act 1993, requiring the fencing of any entrance, area, garden or other open space adjoining the footway or roadway, where such entrance, area, garden or open space is beneath the level of the footway or roadway.

A19 Use of Public Parks, Reserves & Playing Fields

To act on Council's behalf to approve, approve subject to conditions, or refuse applications for use of public open space for activities which are consistent with the relevant Plans of Management and Council Policy.

A20 Load Limits - Legal Proceedings

- To stop vehicles on public roads, check the gross weight of such vehicles and determine whether 1. such vehicles comply with any load limit imposed upon the road.
- 2. To institute legal proceedings and to conduct prosecutions under the provisions of the Roads Act 1993.

A21 Bad Debts

To approve the writing off of any debts (not including rates) considered irrecoverable to the limit of \$1,000.

A22 State Environmental Planning Policy No 1

To approve, with or without conditions, or refuse, objections made under State Environmental Planning Policy No 1 (Development Standards).

A23 Occupation & Use of Incomplete Buildings

To advise the Director Development & Regulation as to whether or not and upon what conditions, applications for the occupation and/or use of any incomplete building for which prior development consent was required, may be approved; and that all or any of the following conditions (as deemed to be appropriate) shall apply as conditions of approval in respect of any such application:

- That the Building, Landscaping, Car Parking and related works are safe and suitable for use, completed or will be completed within a reasonable time, to be specified in appropriate Conditions, Bonds or Legal Agreements, to the satisfaction of the Director Development & Regulation and other appropriate Heads of Department.
- 2. That in Staged Developments, that the specific requirements of any Determination or Planning Instrument is complied with and that full facilities of the total development are provided pro-rata or fully to the staging to be occupied or to be completed within a reasonable time, to be specified in appropriate Conditions, Bonds or Legal Agreements, to the satisfaction of the Director Development & Regulation and other appropriate Heads of Department.
- 3. That suitable conditions for performance of unfinished works and Deeds related to time, be imposed in appropriate form including Bonds, Legal Agreements or other binding appropriate undertaking.

A24 Renewals of Consent

To approve or refuse, with or without conditions, applications submitted under Section 95A of the Environmental Planning and Assessment Act 1979 for extensions of the term of Development consents in accordance with the requirements of that Act; but notwithstanding the foregoing, no approval shall be granted where changes in any newly proclaimed Environmental Planning Instrument have occurred and where the Council by resolution has adopted a strategy plan which would conflict with the application in respect of which an extension or renewal of development consent is being sought.

A25 Strata Title

To approve or disapprove applications submitted for Strata Plan, Strata Plan of Subdivision of properties or Community Title of properties and to approve or disapprove applications made for alterations to by-laws under the Strata Schemes Management Act 1996 or Community Land Management Act 1989, provided however, that in the event of approval it is of the opinion the proposed Strata Plan or Community Titles Plan accords with the requirements of the various acts in particular Section 37, Strata Titles, relating to the circumstances of the case and the public interest, and subject further to signing and issuing of Strata Plan or Strata Plan of Subdivision or Community Title Plan by the General Manager being contingent upon.

A26 Cash Contributions

To enter into a time payment arrangement with a contributor as a result of a condition of a Development Consent or Order of the Land and Environment Court in exceptional circumstances on the following conditions:

1. That the contributor provide a Bank Guarantee of any amount, the payment of which is deferred.

- 2. That interest at the rate of 2% per annum above ruling bank overdrafts be charged upon reducing balance outstanding.
- 3. That the Director Finance & Business be immediately advised of such decision.

A27 Re-draft Conditions for Approvals/Consents

To re-draft conditions for approvals/consents so as to re-word phrases, etc that might be capable of a different interpretation and to make clear the intention of the Committee or Council and to review standard conditions of consent to respond to legislative changes.

A28 Development Applications Lacking Sufficient Information

Refuse all development and related applications in respect of which insufficient information has been submitted to allow a full and proper assessment pursuant to Section 79C of the Environmental Planning & Assessment Act.

A29 Merit-based Refusal of Certain Applications

To refuse development applications (except applications for multi-unit housing in the Residential 2(d3) zone and applications called to Council by a Councillor) that on merit would warrant refusal.

A30 Local Development - Section 76A (4) Environmental Planning & Assessment Act

To approve with or without conditions or to refuse applications for development which are classified as Local Development in any Environmental Planning Instrument, provided that the delegate shall not approve any application:

- Which is an application for Torrens Title subdivision, which creates additional allotments. a.
- b. Which is the subject of a written or oral request by the Director Development & Regulation, General Manager or by any Councillor, for the application to be referred to Council.
- Which conflicts with the aims and objectives of Council's policies, codes and guidelines. c.

A31 Review of Determination - Section 82A Environmental Planning & Assessment Act

- 1. To review a determination of an application other than a determination to issue or refuse to issue a complying development certificate, a designated or integrated development in all instances other than where the decisions which the review relates, was made by full Council.
- To waive the fee for a request for a review of minor significance. 2.

A32 Complying Development - Sections 85 & 85A Environmental Planning & Assessment Act

Subject to Section 76A (5) & (6) of the Act, to determine applications for complying development and issue or refuse complying development certificates on developments that are identified in environmental planning instruments as complying development and to apply conditions.

The delegate shall not approve applications:

Which do not comply with the prescribed standards or the aims and objectives of Council's policies, codes and guidelines.

A33 Integrated Development - Division 5 Environmental Planning & Assessment Act

To consider all applications for integrated development and discharge the functions and duties under Division 5 of the Act. The delegate shall not approve any application:

Which is the subject of a written or oral request by the Director Development & Regulation, General Manager or by any Councillor, for the application to be referred to Council.

A34 Modification of Consents - Section 96 Environmental Planning & Assessment Act

1. Section 96(1)

> To modify (on application) a development consent to correct a minor error, misdescription or miscalculation.

2. Section 96(1A) and (2)

> To otherwise determine applications for modification for consents subject to the restrictions of the Act. The delegate shall not approve any application which is the subject of a written or oral request by the Director Development & Regulation, General Manager or by any Councillor, for the application to be referred to Council.

A35 Part 4A Certificates - Section 109C Environmental Planning & Assessment Act

- Compliance Certificate to the effect that: a.
 - i. specified building work or subdivision work has been completed as specified in the certificate and complies with specified plans and specifications, or
 - ii. a condition with respect to specified building work or subdivision work (being a condition attached to a development consent or complying development certificate) has been duly complied with, or
 - a specified building or proposed building has a specified classification identified in accordance iii. with the Building Code of Australia, or
 - ίV. any specified aspect of development complies with the requirements of any other provisions prescribed by the regulations.
- Construction Certificate being a certificate to the effect that work completed in accordance with b. specified plans and specifications will comply with the requirements of the regulations referred to in Section 81A.
- Occupation Certificate* being a certificate that authorises for Class 2 to 9 buildings only: c.
 - i. the occupation of a new building, or
 - ii. a change of building use for an existing building.

- *If Council is appointed as Principle Certifying Authority
- d. Subdivision Certificate* (interim or final) - being a certificate that authorises the registration of a plan of subdivision under Division 3 of Part 23 of the Conveyancing Act 1919.
 - *If Council is appointed as Principle Certifying Authority.

A36 Powers of Entry - Part 6, Division 1A Environmental Planning & Assessment Act

To authorise a person, in writing, to enter any premises for the purpose of enabling the exercise the Council's functions pursuant to Sections 118A through to 118N of the Division and in accordance with Section 194 of the Local Government Act.

A37 Giving of Orders - Part 6, Division 2A Environmental Planning & Assessment Act

To issue orders pursuant to the Table in Section 121B of the Act subject to the restrictions and procedures specified in the Part except orders that are likely to make persons homeless.

A38 Giving of Orders which are likely to make persons homeless - Part 6, Division 2A Environmental Planning & Assessment Act

To issue orders which are likely to make persons homeless.

A39 Certificates as to Orders - Section 121ZP Environmental Planning & Assessment Act

To issue certificates regarding any outstanding orders or notices of intention to issue orders.

A40 Issue of Building Certificates - Section 149A Environmental Planning & Assessment Act

To issue building certificates pursuant to the requirements of the Act.

A41 Applications for Approval - Alterations to Existing Buildings

To exercise or perform on behalf of the Council all powers, authorities, duties and functions of the Council pursuant to Clause 79E of EPA Regulation 1994 including, and without limiting the generality of the foregoing, the power to form any opinions as the certifying authority required to be formed by the said clause to permit alterations to existing buildings where the certifying authority is satisfied that completion of the building work:

- Will not unduly reduce the existing level of fire protection afforded to persons accommodated in or 1. resorting to the building;
- 2. Will not unduly reduce the existing level of resistance to fire of the building structure; and
- 3. Will not unduly reduce the existing safeguards against spread of fire to adjoining buildings.

A42 Applications for Approval - Structures or places of Public Entertainment

To exercise or perform on behalf of the Council all powers, authorities, duties and functions of the Council pursuant to Clause 7 Part A - Buildings, Temporary Structures or Moveable Dwellings, of Approvals Table of Chapter 7 of the Local Government Act 1993.

A43 Development Applications - Notification to Persons other than Adjoining Owners

To form an opinion as to which persons other than adjoining and adjacent owners need to be notified of the receipt of a Development Application pursuant to the provisions of and in accordance with Council's Notification Policy.

A44 Fire Protection in Existing Buildings - Orders & Notices

To make and serve orders pursuant to Clause 121B of EP&A Act 1979, as amended, and to specify periods for the purposes of that Section.

A45 Septic Tanks - Installation of

To approve, disapprove or approve with conditions applications for septic tanks, septic closets, chemical closets pursuant to Local Government Act (Approvals) Regulation and Clause 5 of Part C, Management of Waste of the Approvals Table of Chapter 7 of the Local Government Act 1993.

A46 Swimming Pools - Fencing of

To exercise and perform on behalf of the Council all powers, authorities, duties and functions of the Council pursuant to The Swimming Pools Act 1992, including and without limiting the generality of the foregoing the power to form any opinions required to be formed by the said Act order that the powers granted by the said Act may be exercised with discretion in the administration of Council's Pool Safety requirements consistent with the maintenance of reasonable public safety, having regard for individual circumstances, and so that unreasonable situations do not arise, and to issue and serve any notices authorised by the said Act and to make any specifications authorised by the said Act and to revoke any directions given by the Delegate under the said Act.

A47 Tree Preservation Order - Development Applications

- 1. To administer the Tree Preservation Order in respect of any development application.
- In dealing with development applications, to impose conditions of consent and to exercise discretion
 pursuant to the requirements of the Tree Preservation Order for the protection of buildings, essential
 services and associated works in respect to the removal of trees, replacement plantings, screen
 planting, protection of trees not affected by building works.

A48 Environmental Restoration & Rehabilitation Trust

To act as Council's Delegate to enable the authorisation of expenditure in compliance with the procedures and conditions of the approved release of funds by the Trust for the purpose of receiving the prevention, control and removal of serious pollution occurrences.

A49 Grant/Fee Relief

To authorise on-going grant and fee relief returns to government funding programs.

A50 Council-operated Child Care Services

To act as licence holder for child care services operated by Council.

A51 Determination of Development Applications for Dual Occupancy Subdivision

To approve or refuse development applications for the subdivision of existing and/or approved dual occupancies unless a Councillor, the General Manager or the Director Environment & Regulation exercises the right of "call-up" and directs that the application be determined by Council.

The delegate shall not approve any application which is the subject of a written or oral request by the Director Development & Regulation, General Manager or by any Councillor, for the application to be referred to Council.

A52 Determination of Development Applications for Proposed Dual Occupancies

To approve or refuse development applications for the subdivision of existing and/or approved dual occupancies unless a Councillor, the General Manager or the Director Environment & Regulation exercises the right of "call-up" and directs that the application be determined by Council.

That all development applications proposing Dual Occupancies be determined by staff under delegated authority, excepting those called by a Councillor to full Council. The delegate shall not approve any application which is the subject of a written or oral request by the Director Development & Regulation, General Manager or by any Councillor, for the application to be referred to Council.

A53 Breach of Water Restrictions

That the General Manager grant approval for regulatory officers of Council to issue infringement notices for breach of water restrictions.

2.0 Preliminary Gordon Consultation

As with Council's recent approach on planning of the St Ives and Turramurra town centres, Ku-ring-gai Council has indicated strong commitment to broad-based, open and transparent engagement with the Gordon town centre user community. We recognise the breadth of experience, perspectives and ideas that it is possible to draw from interested people in its constituency – including the silent majority. At the same time, seeking the advice of local interest groups can provide input and opportunities that are important when considering strategic issues in a practical light.

Use of major household surveys and sample workshops – coupled with current internet and related technology – allows messages, material and survey responses to be available quickly and at low cost, to and from large numbers of interested persons and groups. Ku-ring-gai is committed to applying these media to assist its on-going, two-way links with the community in the planning of the Gordon town centre.

2.1 Stakeholder Surveys & Consultations

At the instance of the NSW Government, the timeframe adopted by Council for planning in the Gordon town centre has meant consultations will continue to be concise but effective. Consultations to date have been completed in 3 phases — initially with local groups and interested residents, then further workshopping to provide the foundation to establish a Character for Gordon town centre planning. Consultation will be continued with interested stakeholders, business owners and commercial property owners, to initiate and develop contacts in the Gordon town centre, throughout the planning process. These comprise:

- Resident groups from Gordon
- Business-owners and retailers in Gordon
- Gordon Shoppers
- Persons in retirement villages
- Young people.

Analysis of the Shopper and Youth responses is not yet completed.

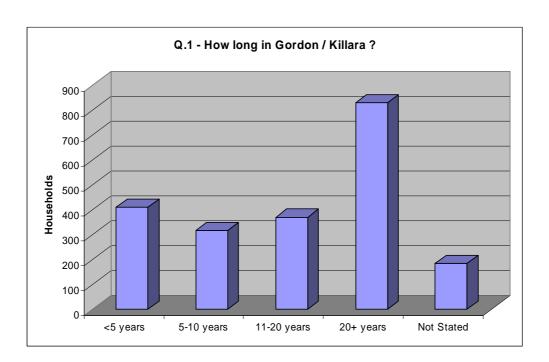
2.2 Initial Surveys

A large survey was posted to some 7500 householders in the Gordon /Killara postcode area in April 2005. This survey sought information & opinion on:

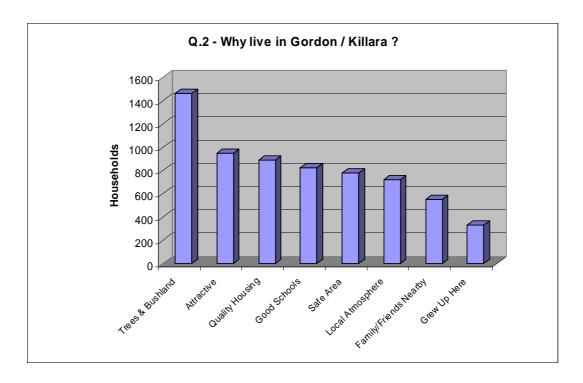
- Demographics
- Opinion on shops & business
- Shopping location choices
- Opinion about Gordon
- Sport & recreation choices
- Planning for the future.

Nearly 2100 responses were received (28% response rate), giving a good depth of information on habits, opinion and experience of living in the area. Qualitative, open questions, including good points and bad points about Gordon shops and businesses, were complemented by quantitative ones seeking ratings on statements like *car parking and traffic flow is satisfactory*. Passive and active recreation choices were also sought. Notably, contact details via 'phone and / or email were also given by many interested residents, for further occasional contact in relation to the planning of Gordon town centre, or for other Council-wide issues. A youth survey # was also distributed to students of Ravenswood Ladies' College; responses were predominantly qualitative and have been included in the Youth Responses below. A selection of results from the householders' survey is shown below; full details are available on CD from the Gordon Library:

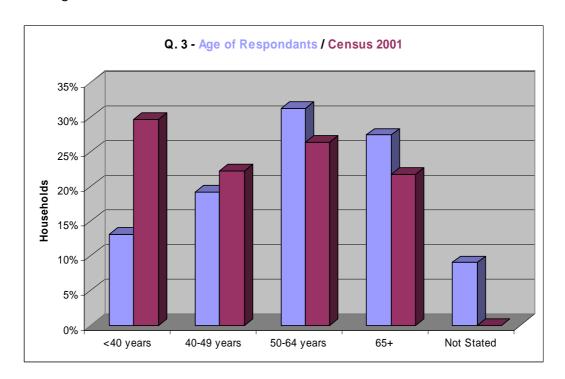
Demographics



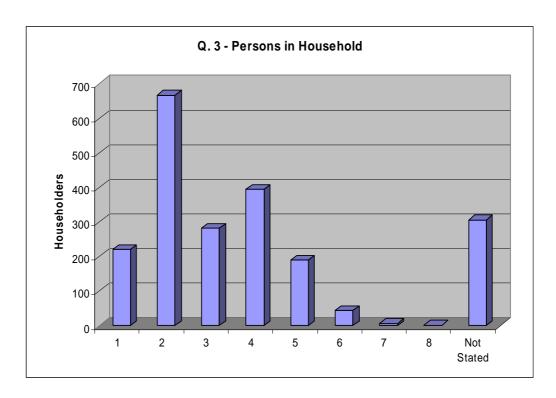
Some 700 Gordon/Killara householders responding indicated they had lived in the area for 10 years or less, but a larger group of 800 said that they had lived there for over 20 years. Comparatively few respondents had lived in the area between 11 and 20 years.



Trees and bushland setting was the reason identified by a notably large number of responses to the 2005 Household Survey question about why they chose to live in Gordon/Killara. Less highly-ranked reasons were Attractive Area, Quality Housing and Good Schools.

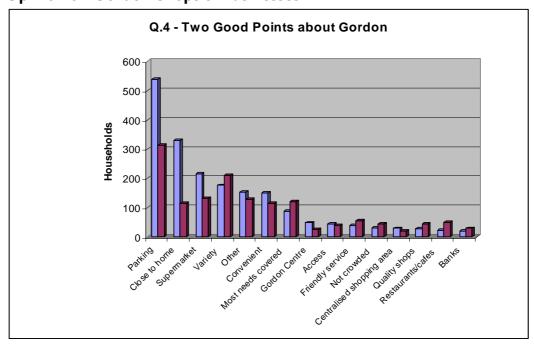


A measure of survey validity is comparison with most recent ABS Census data. While there was notable under-representation of persons below 39 years of age, and slight over-representation of those groups aged 50+ responding to the survey, this is not unexpected given that real estate prices in this area may mitigate against many householders, as survey respondents, being under age 40.

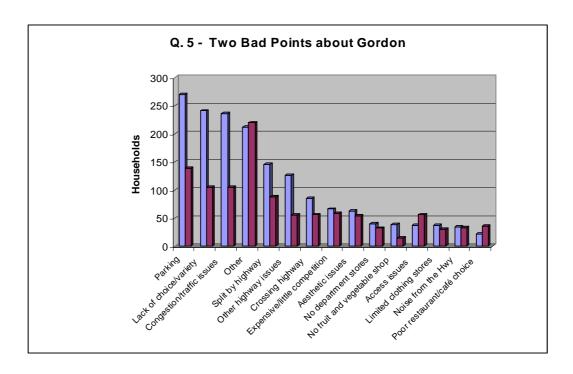


Two-person households were by far the largest numbers responding to the survey; the next highest were 4 person households. This may reflect a notable number of older, *empty nest* households. There is a fair number of households with 4, 3 and 5 persons, possibly reflecting younger families in the area.

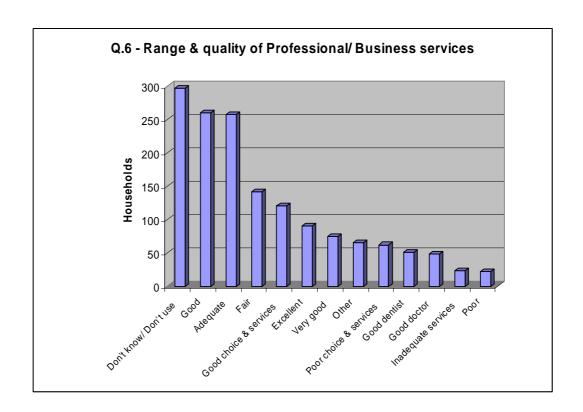
Opinion on Gordon Shops & Businesses



Asked to identify 2 good points about shopping in Gordon, by far the largest group of respondents rated *Parking* as being good. Also well noted were *close to home*, supermarket, and good variety of shops.

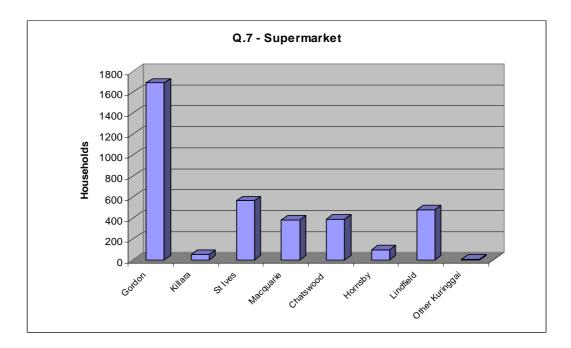


The most noted bad point about the Gordon centre, reported by householders, was parking (some 800 people thought parking was good, only 400 said it was bad), that it had lack of choice/variety of shops and merchandise and then identified congestion/traffic concerns; the issue of it being split by the highway and other highway issues ranked slightly less.

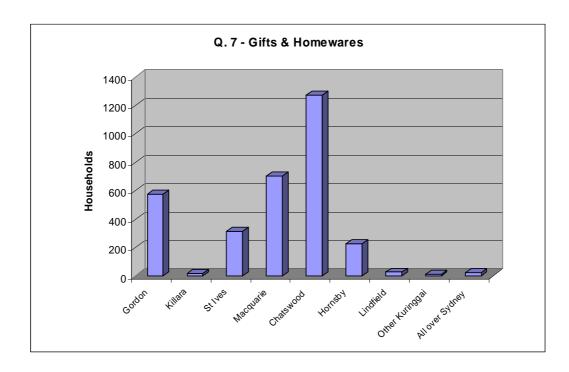


While the largest number of households (some 300) indicated they did not use professional /business services in Gordon, most responses (some 500) said they were good or adequate. Barely 50 rated them as inadequate or poor. In other responses to the survey, use of Gordon optometrists and dentists was notable. It appears that Gordon is well regarded overall and has capacity to build its professional /business services sector.

Shopping Location Choices



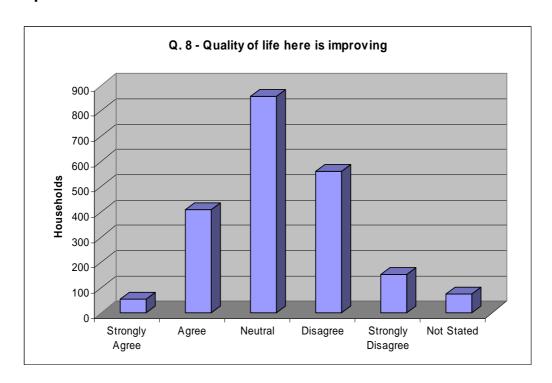
The large majority of Gordon/Killara residents (1600) did their supermarket shopping at Gordon. St Ives (550) was next highest, then Lindfield (some 500), with Chatswood and Macquarie around 400 each. Hardware, Banks, Chemist, Post Office, Butcher, Video hire, Fish/take-away, Restaurants, Liquor, Furniture, Carpet, Electrical and Travel each followed generally similar patterns of predominant shopping at Gordon.



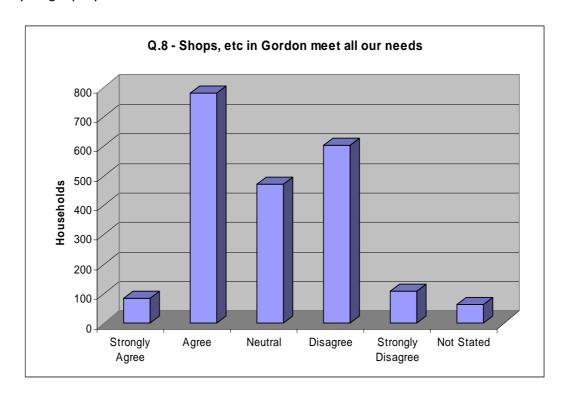
The exceptions to the retail predominance of Gordon were mainly in the areas of Gifts /Homewares, and Clothing, where Chatswood and Macquarie are notable.

The above shopping location choice patterns tend to indicate that while many retail/service areas are provided for in what Council has designated as the major hub for Ku-ring-gai, there are notable areas of retail and services, mentioned above, that could be enhanced and augmented.

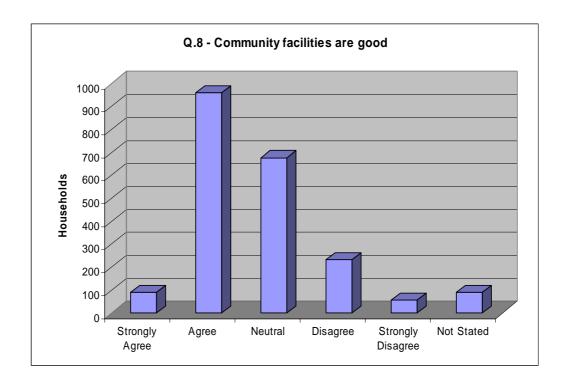
Opinion about Gordon



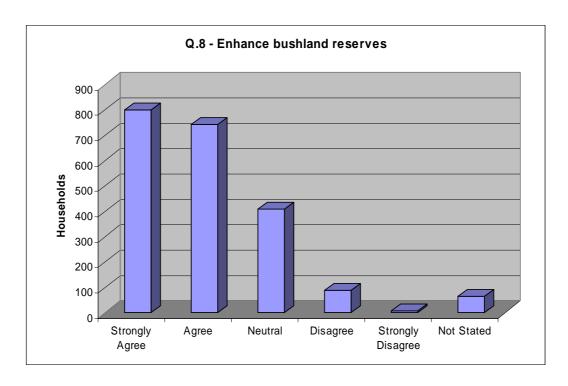
The largest level of support by Gordon households to the proposition that the quality of life here is improving was for a neutral response, with overall disagreement notably ahead of overall agreement. Similar divided agreement/ disagreement was apparent to the statement that older and disabled persons housing is adequate, and stronger disagreement to there are enough facilities for younger people.



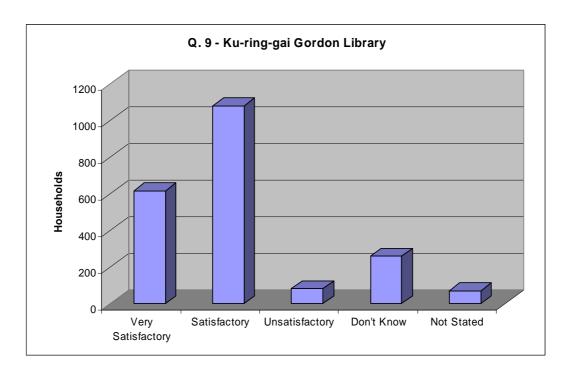
Despite the large use of Gordon as a shopping and service destination by Gordon / Killara residents, there was a notable level of disagreement (600) compared to agreement (750) to this proposition. There seems real opportunity for better service and shopping provision in Gordon. Carparking and traffic flow is satisfactory showed a similar response pattern. Footpaths and cycleways are good indicated similarly, but with a higher level of disagreement.



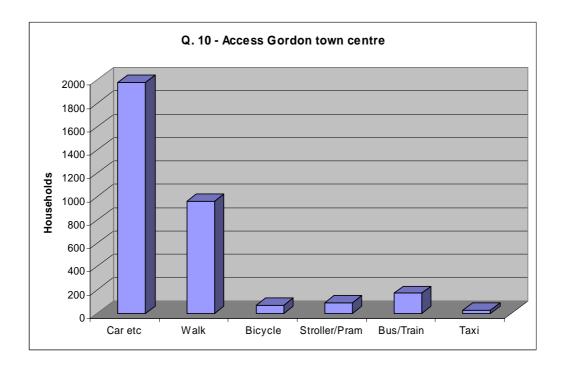
There was a high level of agreement to the concept that *local community facilities* are good in Gordon. This general pattern was repeated in agreement to sports facilities are sufficient, and parks have sufficient facilities.



There were very high levels of strong agreement to the proposition that Bushland reserves should be enhanced, and Natural Environment must be retained. A similar pattern of agreement was apparent to Medium Density here is sufficient.

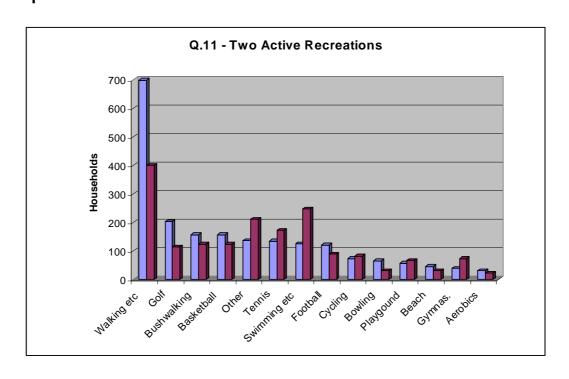


Ku-ring-gai Gordon Library was regarded with very high levels of satisfaction by a large number of local householders in Gordon / Killara. Other Gordon facilities surveyed, the Gordon Student Resource Centre, indicated very high levels of don't know.

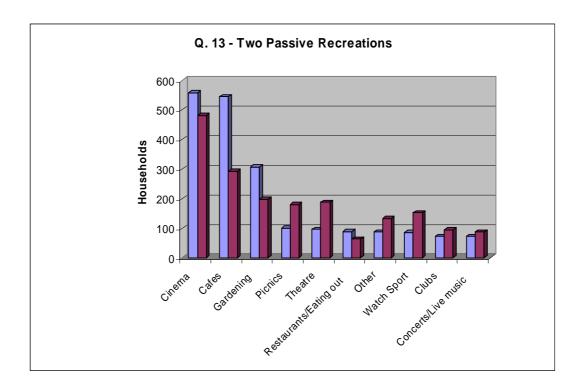


As expected, there were very high levels of car use to access the Gordon town centre. Similar to other town centres in Ku-ring-gai was the notable level of walking access reported by households responding to the survey. The regularity of household access was similar to St Ives and Turramurra – higher levels of access every few days. Given bus and rail access to Gordon, it is significant that only one in ten responses used those means.

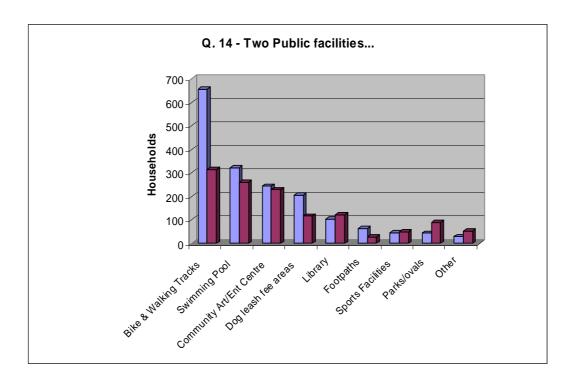
Sport & Recreation Choices



Walking was nominated by far the largest number of householders (1100) as their choice of active recreation. Swimming followed with much lower responses (350), then Golf (300), then Bushwalking and Basketball and Tennis (each around 250). Of interest, swimming had lower levels of first than second choice expressed – this reflects its more seasonal attraction, a pattern consistent with other household surveys.

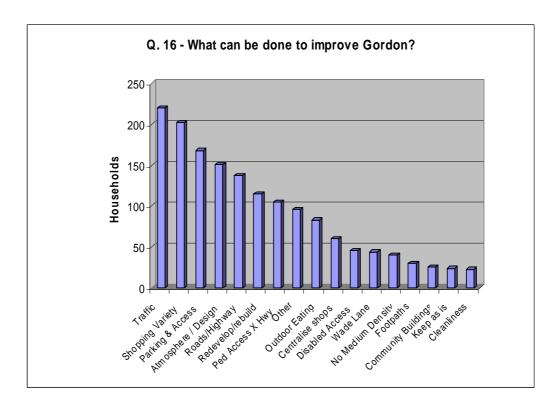


Passive recreations reflected high levels of use of cafes and cinemas. Of interest, are the overall higher levels of use of cinemas reported by householders (some 1000+), compared to cafés (850). Cinemas use may reflect a choice by numbers of families, and possibly numbers of older persons in Gordon/Killara.



Consistent with the high levels of walking as an active recreation reported at Question 11, Walking Tracks as a first preference was nominated by the largest group (950) on what public facilities [they] would like to have more of, or have improved in Ku-ring-gai. Swimming Pool — with some emphasis on all-year use - was next, at around (550) then Community Art/entertainment Centre (450).

Similar to other town centres, there was a very high level of *don't* know (over 1100), in householders' responses to naming local community events or festivals they attended in the last 12 months.



A large number of comprehensive responses were given by Gordon/Killara residents to this question. The above is a summary of the areas they identified. Prime amongst these was *traffic* (220) in and around the shopping area – exacerbated by back-road/lane capacity limits. Shopping variety (200), parking and access (160) and Atmosphere/Design (150) were slightly less identified by householders. These reinforce much of the responses given earlier in the survey.

Of note is that parking was not rated as the most needed improvement – traffic was.

2.3 Initial consultations

Consultations were held with representatives of the following organisations who kindly expressed interest and opinion on Gordon town centre:

- Friends of Ku-ring-gai Environment (Gordon)
- Friends of East Killara
- Gowrie Village
- Lourdes Village

Questions were kept open to seek the widest possible array of input, and consultations were kept balanced and inclusive so that all participants had opportunity to respond individually to each issue.

Resident groups – suggested:

- Good it is not a big centre speedy shopping
- Pleasant village atmosphere meeting people I know there
- Not enough shop variety trucks burden the highway
- Needs something like old Farmers Restaurant on western side
- Department store would be good too
- Need Pedestrian crossing at Pearson/Werona
- Make Wade Lane a Pedestrian Mall and civic space
- Reinforce Gordon as the civic heart of Ku-ring-gai
- Important to put pedestrian barriers along highway a bit
- Double Bay has created off-road rear courtyards good!
- Look also at Mosman Mews for good practice
- Need a delicatessen (like Delish)
- Need home wares and accoutrements shop
- Need more choice Woollies is too dominant
- Need more interesting small shops
- We need an ice cream/gelato shop
- Keep it to a small and friendly scale
- Poor variety
- Convenient, community rooms next to library, historical society

- Dangerous traffic incl semi-trailers through shopping centre area
- Shopping divided by highway overpass inconvenient
- Use PO area as local public outdoor space
- Cafes needed but traffic is a problem
- Coming out of Woolies car park a right turn into Park Ave would help access to East Killara
- Exit from Gordon Centre lane network needed to avoid Highway like Lindfield
- Parking at Gordon is good and quick for strip shops
- Dual access could be safer, would make strip shops more attractive
- Parking in Gordon is great good car parking
- Keep the cemetery behind the Church as a special space
- Get rid of Gordon speed humps
- Public areas are important in redevelopment of Gordon town centre people currently meet at McDonalds!

Retirement village residents – included responses:

- Everything I want his at Gordon, including the bank, fruit, fish shop and Woollies
- Chemist, a dentist, handy for coffee and meeting friends
- The new Post Office is not take easily accessible steps are bad for older people
- The arcade has to many steps before you can get to a lift
- Dress shop is needed
- Small shops are OK but we need a department store
- Week would use an RSL club here we are very isolated
- Reopen Farmers restaurant
- Not to big compact
- Traffic in ways Lane and into Park Avenue is a problem needed to fit a mirror or to see oncoming Park Avenue traffic
- Need for al fresco restaurants, for example looking across Wade Lane use the green views
- Traffic problems reading divide Gordon both sides of the highway
- Need for al fresco restaurants, for example looking across Wade Lane use the green views
- Good examples of these are at Northbridge look at before/after photos
- Keep the little shops large shops meaningless service
- Please keep old Post Office as a restaurant--it is a reminder of the past.

2.4 Land-use workshop & email survey

A workshop was convened in central Gordon library Wednesday 5 April 2006. It included some 60 Gordon householders, shoppers, business and resident group nominees. These householders, who had volunteered to attend consultations when they completed the above resident survey, were invited as a sample to range across

age, time lived in the locality and gender, so as to provide a broad array of contributions to the workshop. The workshop commenced with a summary of the 2005 Household survey results, presentation by the lead consultations *Olssen Associates*. Participants then worked in small groups to document issues about Gordon, with a member of Council's planning staff to assist. A summary of their work is attached. From that, planning staff have distilled some key themes and a Draft Character for Gordon town centre.

A survey of their opinion about the Draft Character was then emailed to some 700+ Gordon/Killara residents, business and other stakeholders who had previously provided their email address for Gordon planning and other Council-contact purposes. Responses were sought within 7 days and despite Easter school holidays, a notable number of responses is anticipated. A range of planning support material was provided on the Council web-site to facilitate their responses.

2.5 A Draft Character for Gordon town centre

The draft character comprises the following elements:

- Gordon will develop as Ku-ring-gai's principal centre and would serve the current and future retail, commercial, business and employment needs of the local community. There will be residential apartments and a variety of retail activities like departmental stores, speciality shops and peripheral retailing.
- Gordon will encourage viable mix of uses including shop top housing, supermarkets, professional offices and medical centres above retail, to cater to the local as well as regional needs.
- Additional green / open spaces will be identified to complement the increase in the residential, retail and commercial component. They will have improved access, linkages, amenities and comfort. Options for retail frontage on both sides of Wade Lane can be worked out.
- The bus-interchange, movement and amenities like shelters, signage & lighting will be reorganised for smooth and safe public use. Pedestrian and cycle routes from the residential areas to the bus / rail station will be strengthened and linked in a better way.
- Traffic improvements will be made to major streets facing traffic problems like bottlenecks or conflicts with the pedestrians in terms of lane increase and one way access. Parking will also have to be streamlined in terms of its location, design, quantity and safety.
- Gordon will take care of its heritage buildings and work towards identifying and creating new urban spaces on major streets which can act as major places for people to meet and interact. The space outside the library is one example.

The responses to the above also provided an additional opportunity for stakeholder feedback to Gordon centre planning.

As with St Ives, Turramurra and Pymble centres, further consultation, including that businesses and commercial property owners will be completed, and information and feedback links maintained with emailable stakeholders throughout the planning steps ahead.





furniture upgrades, night bus/taxi for late workers to the station or remote car park, increased security/cleaning etc. The special rate levy would be incorporated within the existing council rates.

- 2. Market the town centre and its attributes for commercial/retail development as one would for a stand alone business park or shopping centre. Initiatives might include:
 - a. providing subsidised child care;
 - b. Improvement to recreational activities including membership;
 - c. Shuttle bus to educational and sporting establishments;
 - d. National advertising and brochures; and
 - e. Survey of available site for sale or lease.
- 3. Identify sites suitable for large scale development, by accommodating more efficient use of land and building within or surrounding existing centres.
- 4. Revitalisation strategies from time to time will require amendment to the centre boundaries to permit large scale development including supermarket and bulky goods retailing and redevelopment for mixed use high density residential development.
- 5. Encourage and accommodate for an anchor tenant such as a 1,500 to 3,000sqm supermarket (plus some additional specialties at say 1,000sqm) in those neighbourhood centres that lack them (Pymble and Roseville). This will raise the profile of those centres making them destination centres for regular food and grocery shopping.
- 6. Encourage more intense development within the centres including shop top housing to help foster the "living cities" or "urban village" concept. Additional residents generate demand for local retail services as well as demand for regional services. Within the neighbourhood centres every new dwelling requires an additional 2 to 2.5sqm of retail floor space.
- 7. Prepare master plans for each of the neighbourhood and district centres to assist in identifying options for growth, to guide future development and set the guiding principles for statutory plans.
- 8. Adopt a vision led approach to planning whereby the vision has public support for the long term plan which fosters confidence in the business community to invest and support the success of implementing the plan. This vision acts both as a marketing tool to stimulate demand and secondly as guide for businesses to frame their plan.

8.6 Principles in Relation to Specific Centres

Gordon

Demand for additional retail space in Gordon will increase over the next decade or so for all expansion options – particularly for Option 3 which involves at least a three-fold increase in retail floor space.

A masterplan should be prepared to identify all possible options for expansion of the centre. Objectives should include:



- Maximising concentration of activity in the centre including commercial and residential as well as retail floor space. Based on Option 3 this may mean incorporating higher FSR and building heights;
- Containment of the centre and minimisation of retail sprawl;
- Improvement of pedestrian links across the highway and a greater priority given to pedestrians rather than cars through the centre;
- Improvement of relationship between the railway station and the retail.

Large areas are required to accommodate some major tenants including a second supermarket, at least one, if not two, discount department stores and possibly entertainment uses such as a cinema complex. Options for expansion of retail space include the multi-level Council car park, the Gordon Centre car park and the Council Library site as well as site amalgamations of strip shops.

St Ives

Whilst demand for retail floor space in St Ives is strong, traffic and parking issues remain a high constraint and if levels of expansion are too high it would potentially undermine the role of Gordon being developed as the principal centre under Option 3.

Even under Option 3 some expansion of St Ives Village should be allowed to take advantage of potential fixing of traffic, access and parking problems. Shop top housing may also improve the viability of addressing some of the current problems. Objectives for St Ives Village include:

- Providing a better front address to Mona Vale Road;
- Integrating the indoor centre better with the strip retail;
- Improving the pedestrian links from the Village Green area;
- Increasing more car parking spaces;

If Option 3 is selected (Gordon to be the principal centre) then expansion of St Ives should be contained to around 12,000sqm (15,000sqm absolute maximum) and preferably it should not have a DDS in the short-term – not at least until a DDS is established in Gordon. Furthermore St Ives should not have entertainment uses with large trade areas (such as cinema complex) as these uses should be located in the principal centre at Gordon where integration with public transport is stronger.

There is still the sub-option of another neighbourhood centre in St Ives preferably on the east side of Mona Vale Road (such as the Eden Brae site) comprising a supermarket (2,500sqm to 3,500sqm) and around 10 to 15 specialty shops (1,000sqm to 1,500sqm). This sub-option would alleviate some of the traffic pressures around St Ives Village. With this sub-option expansion of St Ives Village should be contained to around 8,000sqm (10,000sqm absolute maximum).

Turramurra

Turramurra can be allowed to have some expansion (up to around 4,000sqm). Some of this would be in the expansion of the two existing supermarkets, which are both undersized for modern supermarkets.



There are several options being investigated for the retail centre including one option to remove the retail on the south side of the Highway. The disadvantage with that option is that it results in an undersupply for the trade area south of the Highway. Turramurra residents north of the highway have good access to a range of centres including Hornsby and St Ives, whereas residents south of the Highway are less serviced. Removing the retail south of the Highway would undermine convenience and accessibility for these households, forcing them to travel further and/or travel across the highway.

Lindfield

Lindfield requires some expansion up to around 6,000sqm to meet future demand. Alternatively if Roseville were to expand with the addition of supermarkets then expansion of Lindfield should be minor.

In some respects Lindfield is a good model with two anchors (Coles and Franklins) at either end of the town centre and at either side of the railway line. The two anchors are more of less joined by strip retail in between. However the centre is not well contained. The distance between the two anchors is probably too excessive (or perceived to be too excessive) for most people to traverse and the Highway creates an unpleasant ambience.

Pymble

The single best option for Pymble is to gain a medium to large supermarket (1,500 to 3,000sqm) to provide for regular food and grocery shopping for the immediate residents of the area. This would significantly improve investment interest and the neighbourhood role of the centre.

Roseville

As with Pymble the single best option for Roseville is to gain a medium to large supermarket (1,500 to 3,000sqm) to provide for regular food and grocery shopping for the immediate residents of the area.



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This report and its attached appendices are based on estimates, assumptions and information sourced and referenced by Hill PDA. We present these estimates and assumptions as a basis for the reader's interpretation and analysis. With respect to forecasts we do not present them as results that will actually be achieved. We rely upon the interpretation of the reader to judge for themselves the likelihood of whether these projections can be achieved or not.

Gordon Town Centre DCP and LEP

Retail and commercial development advice

Ku-ring-gai Council

April 2006



This report has been prepared on behalf of:

Ku-ring-gai Council



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1 Introduction

SGS Economics and Planning was commissioned by Ku-ring-gai Council to review the retail and commercial development recommendations and advice contained within the Hill PDA Retail Strategy, and to provide advice and recommend on the future retail/ commercial requirements within the proposed Gordon Town Centre.

The report addresses these objectives as follows. It:

- provides an outline of the subregional and metropolitan context provided by the state government's recently released Metropolitan Strategy (section 2);
- reviews Hill PDA's Strategy and provides item by item responses (section 3);
- identifies important characteristics of the Gordon Town Centre and identifies a series of development principles or guidelines relevant to each, which can inform the planning for the centre (section 4); and
- summarises the findings (section 5).

All floor space is discussed in this report in terms of net letable area (NLA).



2 Metropolitan and Subregional Context

2.1 The Metropolitan Strategy's Centres Typology

Planning policy has always maintained a focus on activity centres as an organising element in structuring neighbourhoods and districts. The State Government's Sydney Metropolitan Strategy ('City of Cities: A Plan for Sydney's Future') released in December 2005 aims for a greater concentration of activities within centres so as to promote alternative forms of transportation (walking, cycling and public transport) and to reduce trip length and frequency. The focus on centres addresses the aims of the Metropolitan Strategy which are to:

- **Enhance liveability** by providing for interesting places with a diversity and density of activities near to each other;
- **Ensure economic competitiveness** by clustering activities and derive benefits from collaboration and competition;
- Address fairness by spreading activities to different centre types with good public transport access, to all parts of the city;
- Address environmental protection to concentrate activities to reduce sprawl and make them accessible to a range of transport modes (including walking, cycling and public transport);
- Address improved governance by providing clearer signals about where government priorities for investment will be.

The Sydney Metropolitan Strategy has generated a centres typology, to create a 'common language' and inform the planning decisions of State and local governments regarding this 'centres policy'. Ku-ring-gai Council's current work focussed on enhancing and supporting its centres is consistent with Metropolitan Strategy aspirations.

Though the details are evolving the types of centres identified in the Metropolitan Strategy and some of their possible characteristics are identified in Table 1 below.

SGS has been undertaking in-house work since the release of the Metropolitan Strategy to inform planning for centres using the typology. We have identified the draft retail floorspace ranges which might apply to each type of centre and these are also shown in Table 1.

The State Government has designated 25 centres in the Global Sydney, Regional City, Specialised centre and Major Centre categories 'strategic centres'. These centres have been identified as being of particular planning interest to the state, because they contain concentrations of employment (more than 8,000 jobs), or provide a focus for the shopping, entertainment and service needs of significant catchments.



Table 1. Metropolitan Strategy Centres Typology with Draft SGS Retail Floorspace Ranges

	I		TYPI Area (squa	-
Туре	Area	Description	Ret	ail
Global City Sydney		Main headquarters for national and international corporations, government and higher order retail, significant residential and tourist population, University/TAFE & hospital, 250,000+ jobs.		
Regional City	approx. min. 1200m radius- varies	Full range of business, Government, community services, cultural, entertainment and recreational activities and river frontages. Areas providing important employment, services and residential opportunities with large growing catchment areas. Major retail, department stores, medical centres, regional library. Sydney's regional cities are Parramatta, Liverpool and Penrith 15,000+ jobs	Over	130,000
Major Centre	approx. 1000m radius	Contain the main shopping and business centre for a district. Includes a full scale shopping mall, council offices, central community facilities, taller office and residential buildings. 70+ shops, 3+ supermarkets, department stores, library, community, government and commercial offices, medical centres and services. 8,000+ jobs	70,000 to	130,000
Specialised Centre		Specialised activities that perform vital economic and employment roles across the metropolitan area such as include airports, ports, major recreation, health and education precincts, research and business activities.		25,000
Town Centres	approx. 800m radius	A large group of shops and services. Generally 1-2 supermarkets, sometimes a small shopping mall, some community facilities such as a branch library, banks and a medical centre.	40,000 to	80,000
Village	approx. 600m radius	May contain a small supermarket, a strip of shops for daily shopping such as a butcher, fruit and vegetable market, café, hairdresser, take away food and restaurants. Some services such as health providers, bank, post office. Typically 10+ shops	15,000 to	40,000
Small Village	approx. 400m radius	Contains a small strip of shops for daily shopping such as a butcher, hairdresser, café and take away food. Typically 5+ shops	2,500 to	15,000
Neighbourhood	approx. 150m radius	May contain a small group of 2 - 5 shops supplying daily convenience needs such as a milk bar and newsagency. Has public transport services nearby. Child care centres, schools and other compatible activities in nearby areas. Some medium density housng such as townhouses and villas.	Under	2,500
Enterprise Corridor		Blocks adjacent to major roads retained for low intensity employment uses such as independent retailers and suppliers, light industry and small emerging businesses with added benefit of providing a physical buffer to unpleasant traffic impacts for residential areas behind		
Employment Lands		Factories and warehouses, associated offices, high tech manufacturing, transport logistics, major storage operations, vital to the economy and ability to service the city.		

Figure 1 shows the Ku-ring-gai LGA highlighted on the key Metropolitan Strategy 'map'. None of the strategic centres are within the LGA. The nearest are the Major Centres of Chatswood and Hornsby and the Specialised Centres of Macquarie Park and St Leonards. Brookvale/Dee Why is a Major Centre on the northern beaches.



1,100,000 more people 640,000 new homes 500,000 new jobs 25 year plan 5 cities Ku-ring-gai LGA 3 corridors 1 global city Gordon Town Centre North West Growth Centre M4 NORTH SYDNEY SYDNEY Bondi Junction South West Growth Centre ey Airport man million Port Botany 0 POTENTIAL MAJOR CENTRE Wollongong

Figure 1. Ku-ring-gai LGA in Metropolitan Strategy Context

Source: NSW Department of Planning (2005)

The Metropolitan Strategy contains employment targets for the strategic centres. The targets for those nearest the Ku-ring-gai LGA are shown in Table 2. The main reason for highlighting this table is to indicate that further growth is anticipated in these centres, and this needs to be taken into account when considering growth prospects in Gordon, and the other centres in Ku-ring-gai.

Table 2. Selected Metropolitan Strategy Centres Employment Targets

Centre Type	Centre/Precinct	2001	2031 Capacity	Change
		Employment	Target	2001 - 31
Specialised Centres	Macquarie Park	32,308	55,000	70.0%
	St Leonards	25,166	33,000	31.0%
Major Centres	Brookvale / Dee Why	9,663	12,000	24.1%
	Chatswood	22,923	28,000	22.2%
	Hornsby	9,412	12,000	27.5%
Total for all		763,953	1,000,000	31.0%
Strategic Centres				



Centres 'below' the Major Centre category – the Towns, Villages, Small Villages and Neighbourhoods – are considered to be largely the planning domain of Local Government.

According to the Hill PDA report on Ku-ring-gai's retail centres Gordon currently has around 17,000 square metres of retail floorspace while St Ives has around 23,000 square metres. This puts both into the larger 'Village' category according to SGS's interpretation of the centres typology in Table 1. The Hill PDA report proposes an expansion of retail floorspace in Gordon which would take it above 40,000 square metres and into the 'Town Centre' category. It should be noted that this is not a 'strategic centre' category. Principal planning responsibility and interest will reside with Local Government.

2.2 Subregional Planning

The Metropolitan Strategy also proposes a subregional planning process to identify which centres and locations should accommodate future population and employment growth. Ku-ring-gai Council has been grouped with Hornsby Council in the North subregion (one of ten across Sydney – see Figure 2).

West

North

Rown Centre

Grodon Town Centre

Growth Central

Paramatta

Holloyd

Fairfield

West

Central

South West

GROWTH CENTRE

Paramatta

Holloyd

Fairfield

West

Central

Bankstown

Campbelltown

South

Campbelltown

South

Figure 2. Sydney Metropolitan Strategy, Subregions

Source: NSW Department of Planning (2005)



The relevant dwelling and employment 'targets' from the Metropolitan Strategy are shown in Table 3.

Table 3. Metropolitan Strategy Potential / Target Dwellings and Jobs in the North Subregion and the Sydney Region 2004 to 2031

	Existing Dwellings 2004	Additional Dwellings by 2031	Total Dwellings by 2031	% Change 2004 - 31
North	88,024	20,000	108,000	23%
Total (Sydney region)	1,597,012	445,000	2,042,000	28%
	Existing Jobs 2004	Additional Jobs	Total Jobs by 2031	% Change 2004 - 31
North	82,453	8,047	90,500	9.8%
Total (Sydney region)	2,045,988	454,013	2,500,000	22.2%

The table shows a relatively modest residential growth target for the North region over the 25 year period. Employment is not expected to grow significantly (largely reflecting the absence of significant existing employment centres or precincts in the subregion). In the North subregion Kuring-gai Council might expect to accommodate around half of the residential growth potential and something like 20 to 40 percent of the jobs (Hornsby Major Centre will accommodate a significant share), though it should be stressed these details will be resolved in the course of the subregional planning process which is due to be finalised during 2006.

If these aspirations for the North subregion come to pass residential growth will be greater than in recent years, though still modest, while employment growth will be mostly concentrated in Hornsby Major Centre, but mainly in other locations on the north shore. From this broader perspective Gordon is in a steady but modest growth context for the medium to longer term.

2.3 Overview of Metropolitan and Subregional Context

- The State Government's Sydney Metropolitan Strategy released in December 2005 aims for
 a greater concentration of activities within centres to create more liveable places, make
 services and shops more accessible and protect the environment by providing access by
 alternative forms of transportation (walking, cycling and public transport). Ku-ring-gai
 Council's current work focussing on enhancing and supporting its centres is consistent with
 Metropolitan Strategy aspirations.
- The Metropolitan Strategy contains a centres typology, which identifies 27 'strategic centres' (having more than 8,000 jobs) of particular interest to the State Government, and categories of town, villages and neighbourhoods which remain primarily the focus for Local Government. The Ku-ring-gai LGA does not contain any of the designated strategic centres



(the nearest are Chatswood, Hornsby and Macquarie Park). Employment growth targets are identified for the strategic centres.

- The Hill PDA report on Ku-ring-gai's retail centres proposes an expansion of retail floorspace in Gordon which would take it above 40,000 square metres and into the 'Town Centre' category. It should be noted that this is not a 'strategic centre' category.
- The Metropolitan Strategy contains dwelling and employment targets to 2031 for ten subregions across Sydney. Ku-ring-gai and Hornsby Councils are within the North subregion. The aspirations for the North subregion imply a modest increase in residential growth compared to recent years, while employment growth will be mostly concentrated in Hornsby Major Centre, but mainly in other locations on the north shore. From this broader perspective Gordon is in a steady but modest growth context for the medium to longer term.



3 Hill PDA Report Review

3.1 Chapter by Chapter

In general terms SGS consider the Hill PDA report to be a comprehensive analysis of retailing in Ku-ring-gai LGA, with plausible findings and recommendations. On the whole the following analysis focuses on the few points where SGS has issues or contrary views, rather than on the many aspects or points which we agree upon. All floor space is discussed in this report in terms of net letable area (NLA).

Introduction

Overview of Hill PDA Report	Sets out the background and context for the analysis – including reasons for having a retail centres study and objectives of the strategy.	
SGS View	 SGS support these findings. Of particular relevance given subsequent aspects of the report are the comments that: The influence of retailing outside the LGA affects investment decisions; Commercial offices in town (city) centres are economic multipliers; and Residential living in Town Centres is recognised as important elements of fostering the living city concept 	

Retail Trends

Overview of Hill PDA Report	Sets out the changing context for retailing including changing demographics, deregulation of shopping hours, the development of larger supermarkets, out of centre retailing, increased diversification, convenience shopping and electronic retailing.	
SGS View	 SGS agree that the trends Hill PDA describe are key drivers of change. We would also point out that many of these trends are 'allowed' by policy so it would be worth taking a more critical perspective about which trends come with community 'costs', for example, is there a need for extra public investment in infrastructure to support 'out of centre' retailing? SGS would also point out that electronic retailing is likely to affect particular types of goods (e.g. CDs, books, electronic equipment etc) rather than comparison goods (e.g. clothes, shoes, furniture). 	

Analysis of Existing Centres

Overview	Describes the retail hierarchy, floorspace and characteristics of the centres in the
of Hill PDA	LGA. Points out that Gordon, along with St Ives in Ku-ring-gai, is at the district centre
Report	level in the hierarchy listed in the study. Gordon has an estimated 17,025 square
	metres of retail floorspace.
SGS View	• SGS has not undertaken a floorspace analysis so can only assume that Hill PDA's
	floorspace figures are accurate



- There is a short discussion of the character of each of Ku-ring-gai's centres but this does not seem to have been used in the analysis to consider how realistic it is for the different centres to grow and what might be an 'ideal' hierarchy in the future given the nature of the catchment and the competition from centres nearby.
- The Metropolitan Strategy, released since Hill PDA's work was completed, proposes a new centres typology for centres in the metropolitan area. In this typology Gordon would constitute a large 'village' (see earlier discussion).

Trade Area Analysis

Overview of Hill PDA	Defines trade areas of Ku-ring-gai's centres for various commodity groups based on origin-destination shopping information for: Food & Groceries, Clothes and Bulky		
Report	Goods commodity types. Also discusses the 'reasons' for selecting different centres		
	based on a survey of shoppers.		
SGS View	It would be useful to understand the trade areas for other commodity groups.		
	• In the reasons for retail centre selection, it doesn't distinguish whether the choice		
	of centre was affected by the location or place of employment.		
	SGS is unclear why the household numbers against each suburb are different in		
	Tables 5 and 8		

Demand for Retail Space

	·
Overview	Calculates the future demand for retail floorspace in square metres in the identified
of Hill PDA	retail centres by allocating future household expenditure to future residents, and then
Report	allocating this to the retail centres using 'target turnover rates' (\$/sqm/ann).
SGS View	SGS agree with the statement that the demand for retail floorspace is dependent
	on population, number of households and demographic characteristics – especially
	household income.
	■ The assumption of a 1% / annum growth in real retail expenditure for food and
	groceries and 0.5% / annum for other commodities is reasonable.
	SGS agree with the method for estimating the performance of the retail centres –
	i.e. dividing the capture of expenditure by the existing retail floorspace to derive
	actual RTDs (or 'turnover rates') and comparing these against 'standard' RTD
	averages (though these are also related to rents which vary between locations).
	SGS disagree with the method for calculating forecast household expenditure by
	trade area, by 2011. Population forecasts are based on the <i>maximum</i> amount of
	additional dwellings allowed under the existing LEP. These are then multiplied out
	according to the trade area analysis and real growth in retail expenditure is
	incorporated. The resultant forecast expenditure is shown as in Table 14 as a
	2011 forecast. However, the recent growth of dwellings in the LGA has been low,
	at around 141 per year in the period 1996-2001. Though this rate may
	accelerate with the increase in supply provided by recent re-zonings it is unlikely
	to reach the implicit rates suggested by Hill PDA (of around 1,400 per year to
	2011). SGS therefore consider the estimate of available household expenditure in
	2011 in Table 14 to be very high. A further discussion of this point of future
	possible growth rates is provided below.
	SGS note that the demand for additional floorspace is calculated by dividing the



turnover for each centre by the 'target RTD' (turnover rates - \$/sqm/ann) (according to standard retail averages) and then subtracting the existing floorspace. This assumes that centres with either above to below average RTDs will naturally move towards operating at the average 'target' level. While methodologically coherent, this approach does not necessarily reflect 'reality'. In essence it assumes that turnover, and therefore rents, in Ku-ring-gai's centres will move toward a standard or average level. This is unlikely.

- The report estimates that Ku-ring-gai LGA is losing more than 40% of its total retail expenditure mostly captured by Hornsby, Macquarie Centre and Chatswood. Given the retail offer and employment role of these centres, and their locations on the edge of the Ku-ring-gai LGA this level of escape expenditure is likely. The report implies that this escape expenditure is injurious to the LGA but it may be that it is inevitable given the geography of the area and how it affects centre catchments, and the structure and traditional roles of the various centres.
- The Hill PDA report suggests that the existing escape expenditure can be captured by either:
 - Expanding St Ives or Gordon into the principal retail centre to include one
 Discount Department Store and additional specialities
 - Development of a bulky goods cluster. The highway between Gordon and Mona Vale is highlighted as a possible location.
- Notwithstanding how desirable it is to 'capture' escape expenditure, these suggestions remain untested by reference to the nature of the catchment (e.g. whether Discount Department Stores are supportable in this location) and by underlying land and rental values ('genuine' bulky goods tend to favour low land value locations). This is discussed in more detail below.

Expansion Options

Overview of Hill PDA	Three base options have been described to accommodate retail floorspace expansion – 1) minimal change to current retail hierarchy, 2) maximum expansion at St Ives	
Report	and 3) maximum expansion at Gordon (Gordon by 30 to 40,000 square metres of a total 55,000 to 65,000 square metres across the LGA.). Sub-Options within Option 3 are for peripheral retailing at Gordon (along the Pacific Highway) and a factory outlet.	
SGS View	 The main problem SGS sees with these options is the way they assume floorspace can be distributed by planners without reference to the physical and future demographic character of the catchments, whether the market will respond as planned and whether, inherently, such a distribution is desirable, given the roles and possible futures of the centres. This is not to say that these distributions are not possible, just that the discussion of these variables and factors is limited. SGS suggest that expansion at Gordon by 27,000 square metres would be an optimistic upper limit (see further discussion below). 	

Retail Centres Strategy

Overview	Proposes broad development principles, a retail hierarchy for Gordon (with Gordon at
of Hill PDA	55,000 square metres), criteria for assessing new development and initiatives for
Report	revitalising town centres and principles in relation to specific centres.
SGS View	• SGS supports the suggestions and initiatives in most of this section, though as



mentioned above we would question whether the centre could expand to 55,000 square metres. Our review of the data suggests that between 40,000 and 45,000 by 2031 might be more realistic (see further discussion below).

The main reservations SGS has in relation to the Hill PDA report, summarised from the above, are:

- The extent to which the sub-regional retail pattern and typology of centres has been discussed, particularly given the recent release of the Metropolitan Strategy;
- The importance of employment in centres as a driver of retail performance, which has not been given enough prominence;
- The realistic timing for growth at Gordon given likely dwelling and population growth in its catchment;
- The way the pattern of rents may limit the extent to which floorspace can be 'added' or planned for, to bring turnover per square metre down to average or standard levels;
- The realistic extent that 'escape expenditure' can be captured;
- How the catchment's characteristics and established land values may limit certain types of uses;
- Whether the floorspace suggested for Gordon, can be realistically supported in the future.

These issues are discussed in turn below.

3.2 Discussion of Issues Arising from Hill PDA Report

3.2.1 Sub-regional retail pattern and typology of centres

As discussed earlier Gordon is in the middle of three strongly performing major / specialised centres with significant retail floorspace – Hornsby, Macquarie and Chatswood. All are earmarked for employment growth in the Metropolitan Strategy. Growth in Ku-ring-gai will also add to the catchment of these centres.

The existing centres in Ku-ring-gai perform different roles and have different potential, given their characteristics.

Gordon's central location (to the LGA), its rail station, its civic facilities and its adjacent employment distinguish it from the more retail focussed St Ives for example. However, St Ives appears to draw from a wider catchment.

This sub-regional and local context needs to inform strategic thinking about prospects for the different centres.

3.2.2 Employment as a driver of retail performance

Related to this it is important to consider what the performance of the centres will be given the future distribution of subregional employment. Centres with strong non-retail employment also



perform well from a retail point of view. Workers shop at lunchtime, afterwork and demand dining and café opportunities as well as 'standard retail'. The role that employment might have to play in Ku-ring-gai's future is insufficiently explored in the Hill PDA report.

Ku-ring-gai LGA is relatively 'job-poor' on upper north shore. This will affect the retail performance of centres in the LGA, as they can't capture retail expenditure 'at work' – from people living outside the LGA. Table 4 shows how the surrounding LGAs have a much greater number of jobs than Kuring-gai.

Table 4. Employment in Ku-ring-gai and Neighbouring LGAs (2001)

LGA	Jobs
Ku-ring-gai	27,461
Ryde	52,212
Willoughby	52,192
Hornsby	40,316
Warringah	44,064

Ku-ring-gai also has relatively fewer of its residents actually working in the LGA compared to those surrounding it, as Table 5 shows.

Table 5. Share of Resident Labour Force Working in Ku-ring-gai and Neighbouring LGAs (2001)

LGA	Share of Resident Labour Force
Ku-ring-gai LGA	26.4%
Ryde	28.1%
Willoughby	27.7%
Hornsby	27.2%
Warringah	39.8%

These two features of employment and the labour force in Ku-ring-gai LGA won't change dramatically because there are so few concentrations of employment and areas for growth. This somewhat limits the scale and nature of growth Gordon and the other LGAs can anticipate.

However, Gordon does have a business area adjacent, and it could play a more important role in a richer and diverse centre into the future. Cardno, the engineering consulting firm, are a tenant in an office building on the Pacific Highway, near Ryde Road. Their experience is instructive and highlights the potential of this business precinct, in the context of Gordon maturing as a more diverse centre.

In their previous incarnation they were in Crows Nest in 440 square metres with only four car parking spaces. They looked for new offices and compared Rhodes, Chatswood and Gordon.. Rhodes was ruled out because of the infrequent train service and in Chatswood rents were higher and parking was constrained. Gordon rated higher than these alternatives because of a combination of factors including:

• It is close to Directors who live on the north shore



- The location provides excellent access to clients on the Central Coast and the Lower Hunter, and a good run into the Sydney CBD and to the airport beyond, and also to Homebush Bay and western Sydney via Ryde Road;
- The station is a major one on the north shore line with relatively frequent services to the city (of 110 staff around 60 drive and 50 use public transport); and
- The building at Gordon offered generous parking (100 spaces).

Staff at Cardno walk the 10 minutes to Gordon for banking, lunches and more formal restaurant 'nights out'. It is noted that lunch options are limited in the business precinct.

3.2.3 The scale and timing of growth

The forecast available expenditure in the Hill PDA report, which is related to the rate and type of population growth, is optimistic, particularly in relation to its timing. As Table 6 shows Hill PDA are projecting growth at a much faster rate than other authoritative sources.

Table 6. Extent of dwelling growth in Ku-ring-gai LGA – recent and projected future rates.

	Total Dwellings	Dwellings / year
1996 to 2001 Ku-ring-gai LGA	703	141
2004 to 2031 Metro Strategy North Subregion	20,000	741
2004 to 2031 Metro Strategy Ku-ring-gai LGA (50%	10,000	370
of above)		
2004 to 2011 Hill PDA report Ku-ring-gai LGA	10,000	1,429
	Total Population	Persons / year
2001 to 2031 TPDC Ku-ring-gai LGA	17,770	1,777

The Metropolitan Strategy aims for growth in the north subregion of around 20,000 between 2004 and 2031. Initial estimates from Council suggest that around half of this could be accommodated in Ku-ring-gai LGA (10,000 or around 370 per year). This is modest but would represent more than double the recent rate of growth (of 141 per year). Hill PDA allocate this 10,000 total to 2011 – twenty years ahead of the Metropolitan Strategy.

Clearly the timing of growth and expansion in the retail centre at Gordon will be an issue. The figures show that a strategic and considered approach is possible and necessary and that there should be scope to stage change if necessary.

3.2.4 The pattern of rents

A central assumption of the Hill PDA report in calculating additional future floorspace potential is the assumption that turnover levels in the larger centres will 'come back' to averages for those types of centres (some smaller centres will 'increase' to the average). But this ignores differences in performance between centres at different levels of the hierarchy (e.g. supermarkets have different turnover rates depending on whether they are in a major centre or a village) and by location (supermarkets will have higher RTD in a village on North Shore versus a village in western



Sydney). These differences reflect differences in rentals and the purchasing power of catchment households.

Table 7 shows how rents vary across centres. Similar uses in the CBD, Gordon and Chatswood pay higher rents than in Parramatta, St Marys or Strathfield. Higher rents reflect underlying higher land values. Higher value turnovers are required to meet the rents. There is no reason to suggest that turnover on the north shore will 'come back' to a metropolitan or national average, and in so doing yield additional floorspace.

Table 7. Selected Rents at Centres Across Sydney

LOCATION	TYPE OF PROPERTY	NLA (M2)	RENT (\$ GROSS; PSMPA; EXCL GST)		
Sydney CBD					
56 York St	Retail	673	550		
50 Carrington St	Retail	259	600		
10 Spring St	Retail	115	750		
Chatswood					
Victoria Plaza	Retail	66	1150		
Victoria Avenue	Showroom	286	485		
West Chatswood	Office/shop	326	250		
West Chatswood	Bulky Goods	227	262		
Gordon					
Pacific Hwy	Office	28	1114		
St Johns Ave	Shop	95.5	785		
Parramatta					
	Bulky Goods incl Office	247	220		
St Mary's					
Queen St	Office/shop	105	272		
Queen St	Office/shop	99	298		
Strathfield					
Parramatta Rd	Old showroom	600	100		
52 Parra Rd	Shop Office	75	320		
146 Parra Rd (New)	Retail	135	693		

Source: Sphere 2006

3.2.5 Capturing 'escape expenditure'

As discussed above the existing major and higher order retail centres of Hornsby, Chatswood and Macquarie are on the edge of the Ku-ring-gai LGA and have an entrenched market position,



effectively supported by policy supporting centres. It will be difficult for the Ku-ring-gai LGA to capture expenditure from these centres (if this is seen as desirable).

As well as keeping 'head on' for some expenditure, the Ku-ring-gai centres need to provide a unique offer. In Gordon's case the best approach may be to provide a more intimate environment, with high quality public domain, and an integrated residential, shopping, employment and 'lifestyle' product. Just competing for retail floorspace in a 'numbers game', and controlling or manipulating supply through planning controls, is unlikely to be sufficient.

3.2.6 Local and catchment limits for certain types of uses

The nature of Gordon's catchment and how it affects future prospects for growth need to be given additional emphasis in the Hill PDA report. Gordon is in the centre of long thin, north south strip, constrained to east and west by conservation/natural areas. The centre attracts a good share of passing trade along the Pacific Highway but its east-west trade is limited. Geographic limits to the catchment are significant.

There is potential for around 1350 additional dwellings in the immediate vicinity of Gordon (in 2(d) 3 zones). Additional residential potential exists in and around the centre. Prospects for capturing expenditure from these future households is high, with the right 'offer'. Currently the catchment is mature, with generally higher than average incomes. The incoming residents may be younger – perhaps the children of north shore families setting up new households. This market may be attractive to new retail and service offerings. Home-making, entertaining and dining out will be attractive to this 'demographic'.

More research can be undertaken to identify how the Gordon town centre might evolve to establish a close relationship with incoming households in the next ten to fifteen years.

The Hill PDA report suggests that the Gordon town centre should expand to include:

- One Discount Department Store (DDS) and possibly two;
- Some additional recreational facilities in Gordon such as a cinema complex;
- Peripheral retailing;
- Possibly a factory outlet.

The aspiration for a DDS (or two) may not be appropriate. These tend to be in major centres or, in smaller centres in lower income suburban areas as Figure 3 shows. The scarcity of DDSs on the North Shore may be a sign of latent demand; it may also reveal that they are only likely to locate in major centres in higher income areas.



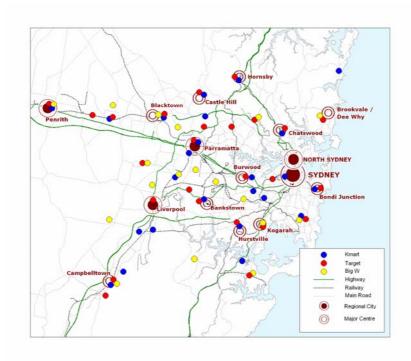


Figure 3. Discount Department Stores in Sydney

Regarding **cinemas**, the north shore region is already well catered for as Table 8 shows. After central Sydney the ratio of people to screens is the lowest of these regions in Sydney. However, only the Roseville cinema on the north shore plays to 'art house' patrons, and the northern end of the north shore region is relatively undersupplied with cinemas.

SGS has been in contact with Hoyts, Greater Union and Dendy and all stated that they would be interested in locating a cinema complex in Gordon town centre if it was to expand and attract patrons from outside its traditional catchment area.

If the right 'urban' environment can be provided, and given the likely slow change in demographics profile in the area, the prospects for an arthouse cinema would be positive in the medium term.

Table 8. Cinema Screens per Region

Region	Population (ABS 2001)	Number of Screens	Persons per screen
Sydney City	72,840	61	1,194
North Shore ¹	785,080	78	10,065
Western Sydney ²	1,778,810	129	13,789
Southern Sydney ³	1,139,260	67	17,004
Total	3,775,990	335	11,272

Source: ABS, SGS Economics and Planning



¹ Comprising the subregions of North, North East and Inner North.

² Comprising the subregions of North West, West Central and South West.

³ Comprising the subregions of Inner West, East and South.

Peripheral retailing is already successfully established in Gordon, particularly between McIntyre and Merriwa Streets, including a lighting shop. Opportunities for additional peripheral retailing in this location could be considered.

Discount Factory Outlets will only tend to establish in industrial areas or lower land value locations. 'Genuine' bulky goods outlets also favour low land value locations. It is unlikely these will be attracted to Gordon where land values already include retail or commercial use premiums. An integrated homemaker centre in a peripheral location or incorporated on an upper floor into an anchor centre is a possibility.

3.2.7 Supportable floorspace at Gordon

There has not been the scope for SGS to undertake a 'full blown' retail analysis, using SGS's own retail model. However, we have done a rough calculation of what may be possible at Gordon using the available data and a simple alternative model. Using quite optimistic assumptions about the additional residential growth in Gordon and the share of leakage expenditure able to be captured by Gordon something up to 27,000 square metres additional floorspace (to a total of say 44,000 square metres NLA) would be a still ambitious but more realistic ultimate target **by 2031.**

This simple model assumes:

- Population related growth in floorspace for the larger centres in Ku-ring-gai LGA at roughly similar proportions to their current share;
 34,000 households in 2005 and 44,000 in Ku-ring-gai by 2031;
- 1% real growth per annum in retail expenditure (and associated floorspace);
- Ku-ring-gai captures 20 per cent of the current leakage of the LGA's household expenditure to larger centres and Gordon captures 60 per cent of that (this can also be a proxy for the centre capturing some larger footprint retailing).

Year		2005		2031		
Households		34000		44000		
				2031 floorspace		
	Existing	Current ratio	Inflated ratios	at inflated	Natural	
	floor space	to households	@ 1% pa	2005 ratios	Growth 05-31	
Gordon, St Ives, Lindfield, Turramurra	71,241	2.10	2.71	119,415	48,174	
Wahroonga, Pymble, Roseville	21,012	0.62	0.80	35,221	14,209	
Neighbourhood Centres Elsewhere	18,792	0.55	0.72	31,499	12,707	
	111,045	3.27	4.23	186,135	75,090	
Expenditure per household	\$30,750					
Total Annual Catchment Expenditure 05	\$1,045,500,000					oro rata growth
Nominal Future Catchment Expenditure 3	\$1,353,000,000		Gordon	17025	24%	11,513
Real Growth	1%		St Ives	23303	33%	15,758
Years	26	ра	Lindfield	14760	21%	9,981
Total Future Catchment Expenditure 31	\$1,752,481,794		Turramurra	16153	23%	10,923
Leakage to Major Centres	40%			71241	100%	48,174
Realistic capture of leakage	20%					
Expenditure available for capture	\$140,198,544					
Retail turnover density (\$/sqm/yr)	5,500					
Possible additional floorspace	25,491	Assume p	ro rata capture of growth	and 50% of leakage captu	red by Gordon	26,807
% Capture by Gordon	60%					
Capture by Gordon	15,294					



4 Centre Development Principles

4.1 What Makes a Centre?

Successful centres seeking to grow need to be more than just 'shopping centres'; they need to evolve as small business hubs, and contain community meeting places and welcoming civic spaces. The connections between the centre and surrounding residential areas need to be strong; the centre needs to be a place to which the surrounding community feels attached.

Planning for Gordon needs to be undertaken with this in mind. A successful future for Gordon may be less about competing or going 'head to head' with surrounding major centres such as Chatswood and Hornsby and more about being different, building on what makes it unique now and on opportunities that arise from growth and change in and around the centre.

SGS has identified the following management and physical development principles for successful centres.

Management principles

- Understand the market (customer needs) and be prepared to respond by developing strategies to influence tenant mix and new developments.
- Undertake coordinated centre marketing.
- Recognise and move beyond obsolescence e.g. in stock and shop appearance and layout.
- Improve customer service.
- Extend the hours of activity.
- Accept, promote and incorporate non-retail uses such as residential, education, leisure and community activities.

Physical Development principles

- Promote accessibility pedestrian friendly while providing for public transport and vehicular access (including parking) and passing trade.
- Incorporate and promote residential development.
- Seek 'compactness' with magnets located to maximise the passing trade for street traders.
- Maximise active frontages to pedestrian and public areas.
- Streetscape and infrastructure works should:
 - Priorities and promote safety and security;
 - o Improve the actual perceived pedestrian scale;
 - Provide weather protection;
 - o Provide opportunities for rest, meetings and interaction.
- Develop linkages and 'synergies' between shopping and social functions, community functions, train stations, services and fast food outlets.

A further strategy is required to realise the management principles.



The current structure planning for Gordon should focus on the physical development principles, but to undertake this sort of planning it is important that the physical characteristics aspects relating to the location and catchment of the centre are documented and understood, and are factored into plan-making. This local 'planning context' for Gordon is considered below.

4.2 The Local Planning Context: Opportunities and Constraints

Physical Characteristics

Current physical characteristics of the Gordon Town Centre include the following.

- It is a **'stretched' out retail strip** of approximately 17,000 sqm, either side of the busy Pacific Highway. It is approximately 600 metres from Church Hill Lane to Merriwa St and a further 400 metres to the commercial development on the corner of Ryde Road.
- The enclosed **'Gordon Centre'** is the anchor development on the western side of the Highway. It is linked to the east by a narrow bridge across the Highway.
- The **Gordon rail station** is to the east of the centre and is somewhat detached from retail. The exit from the station is to the rear of the shops.
- The rail line and the **thin two storey car park are on the east side of Wade Lane**, the rear of shops is on the west side of Wade Lane, which acts as a service road, pedestrian thoroughfare for movement from the station to the north and access road for the car park.
- There is a **complex of commercial office buildings to the north** (with some vacancies) on the south west corner of Ryde Road and Pacific Hwy 400 to 500m from the retail core (there uses to be an Ikea outlet on this site).
- The main traffic constrained junction is at St Johns Avenue and Pacific Highway at the southern end of the retail strip.
- The **bus interchange** is adjacent to the station at St Johns Avenue, and **commuter car parking** is further to the south.
- A **civic precinct** is focussed around the junction of Park Avenue and the Pacific Highway, including the Council offices, library and police station.

Some of these physical characteristics are shown on Figure 4.

Catchment Characteristics

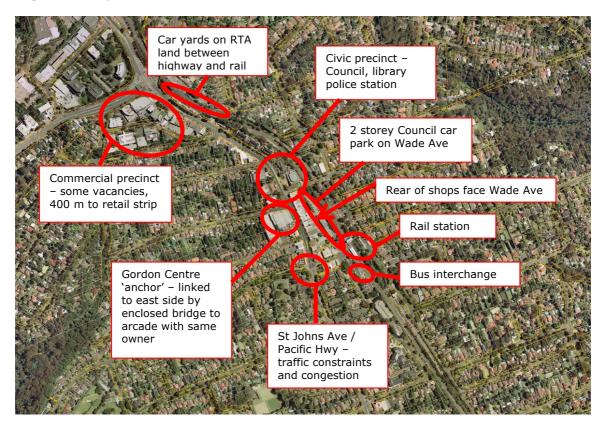
Without being exhaustive, some key catchment characteristics include the following.

- Gordon and St Ives are the largest centres in the LGA but all the major retail/business centres of Hornsby, Macquarie and Chatswood are just outside the LGA and all have high quality arterial road access.
- The Gordon centre is situated in the middle of a relatively 'thin' north south corridor with natural constraints to the east and west.
- High 'wealth' catchment but with additional medium density development there will be future changes in the demographic profile.
- There has been significant (Minister directed) recent higher density residential rezoning around the centre. The anticipated yield of these is 1352 additional units within 100 metres or so from the centre on both sides of the rail line.



 There is limited non-retail employment nearby with a small area to the north on the Ryde / Mona Vale Road and Pacific Highway corner.

Figure 4. Physical Characteristics of Gordon Town Centre



4.3 Expansion Proposals in Hill PDA Report

The option in the Hill PDA report on Ku-ring-gai's retail centres which focuses on concentrating growth in Gordon includes the following aspects.

- Expansion by 30,000 to 40,000 square metres (from the current 17,000)
- At least one Discount Department Store;
- A Cinema complex over and above the retail expansion;
- Possible 'peripheral retailing' (Bulky Goods)
- Possible Discount Factory Outlet

4.4 Best Practice Development Principles Addressing the Opportunities and Constraints

The following table summarises the physical characteristics and catchment characteristics of the Gordon Town Centre and lists the main aspects of the Hill PDA expansion option for Gordon. Best practice principles to be used in development planning and scenario assessment are provided for each.



Summary of Opportunities and Constraints	Associated 'Best Practice' Principles for Renewal and Development and Assessing Scenarios
Current Physical	
characteristics A 'stretched' out retail strip (approx 17,000 sqm) either side of the busy Pacific Highway (approx 600m from Church Hill Lane to Merriwa St	 The longest distance for a continuous viable retail strip is about 600 m but the ends will be weak Preserve opportunities for passing trade from motorists on Pacific Highway (short stay parking) but recognize that this means Highway frontage will be car oriented not pedestrian oriented
– further 400 m to Mona Vale Road)	Multiple computer linked crossings should be considered for traffic calming; alternative circulation options for 'internal' traffic are desirable
Enclosed 'Gordon Centre' as anchor on western side – linked to east by bridge across Highway	 Every centre needs a 'retail core – i.e. contiguous retail at the centre A bridge with retail on both sides of the road can aid continuity if
riigiiway	it is flat and wide, so may need to think about reconfiguring existing (narrow) bridge.
Rail station east of centre – detached from retail – exit from rail to rear of shops	Taking the retail right to the station entrance is good – this both enhances and emphasises safety and security and creates passing traffic for retailers
	To bring the retailing closer to the station entrance / exit may require replacing some parking – may meet resistance from parking commuters. So need to ensure parking is not diminished – and opportunities to 'capture' commuters as they 'break their trip' are maximised
Rail and thin two storey car park on east side of Wade Lane, rear of shops on west side of Wade Lane	Consider potential to change over to retail for part of this at ground level, perhaps by raising or widening the car park
	 Create frontages on Wade Lane, both sides if possible (will require reconfiguration, creation of arcades, amalgamation of shops, and new servicing arrangements)
	Upper level car parks can be used to make viable upper level retail, within limits
Commercial office buildings (some vacancies), ex Ikea on south west corner of Mona Vale Road and Pacific Hwy 400-	 Create 'campus' environment for office buildings, increase densities to increase office employment. This will be important to add to the diversity and future prospects for expanding retailing at Gordon.
500m from retail centre	Better link by pedestrian access, amenity improvements to centre to capture lunch-time, convenience expenditure of office workers
Traffic constrained junction (St Johns Ave / Pacific Hwy) southern end of retail strip	Look to create other circulation opportunities – lane to rear of shops on west side of Pacific Highway in particular
Civic precinct	Look to redevelop library as a learning / education centre with private colleges etc, to bring additional activity to centre
	Increase opportunities for civic precinct as a community activities hub in any redevelopment
Catchment and context characteristics	
Gordon and St Ives the largest centres in LGA but close to major retail/business centres of Hornsby, Macquarie, Chatswood (all with high quality arterial road access)	Gordon and St Ives mainly the focus for residents in immediate catchments and for passing trade
	Highly likely Ku-ring-gai residents working elsewhere on North Shore shop near their work locations as well
	Not all of the future growth in retail expenditure in the LGA can realistically be captured by Gordon because of advantages for centres in the subregion – need to be clear about the role and function of Gordon
In middle of 'thin' north south	Potential to capture additional retail expenditure constrained by 1)



catchment – natural constraints to east and west	geography (only a limited increase in households in the true natural catchment east and west of the centre and 2) access (other intervening opportunities given road network), and 3) highly likely Ku-ring-gai residents working elsewhere on North Shore shop there as well
High 'wealth' catchment but future changes in profile	 Opportunity to create a distinct 'niche' – has to become a unique destination, not compete head to head with major centres
	 Could aim for 'upmarket' fashion and food precinct; but depends on the region – relies on a few key stores opening first and then others will follow. Footpath amenity and high quality public domain important.
Significant recent higher density residential rezoning around centre – 1352 additional units within 100 m or so from the centre – both sides of the rail line	 Need to establish the realistic timing for this development (will occur over 15 to 30 years) but new medium density residential development will provide new housing opportunities for smaller – older and younger – households. Provides opportunities for new and different retailing 'offer'.
of the fall line	 There is scope for a local focus to retail west of rail line – serving immediate and convenience needs of residential – but it is never a good idea to 'split' the centre
Limited non-retail employment nearby – pocket to the north	 Reduces the effective catchment of this town centre if only resident shopping, and residents work elsewhere; need to create a more complex town centre dynamic with mix of retail and other employment, and attractive centre for nearby residents
Expansion Proposals in Hill PDA Report	
Expansion by 30,000 to 40,000 square metres NLA from 17,000	 Main caveats relate to: extent to which Gordon can capture existing and future potential given geography and nature of catchment, true growth potential given expansion at other centres; relationship between retail and place of work, and timing of development (need to think carefully about staging)
	Also, what objective is being served in such an expansion?
Cinema	 Viability depends on how the region is catered for - maybe prospects at Gordon given that north shore mainly catered for by Macquarie and Chatswood and small 'arthouse' at Roseville.
	 Cinemas 'complement' retailing in 'modern' centres because they enable the owner to generate a greater return on car spaces (i.e. 18 hours per day instead of half that).
	 'Multiplex' complexes can be anywhere really because people will drive but ideally behind the retail core where people can wine and dine in combination with a cinema experience
	 Arthouse favour 'urban locations' and entertainment precincts (shop/wine bar/cafe/restaurants). Possible at Gordon if this profile built on back of new residential development in the vicinity. Don't combine with an enclosed shopping centre.
Discount Department Store	 Limited out of Major Centres except in lower income areas – probably not attracted to Gordon
Bulky Goods	 High land values (in already zoned retail areas) at Gordon may deter 'genuine' bulky goods retailers (office works, IKEA), but will still attract white goods, furniture, homewares etc (specific purpose car trips) to existing, growing retail centres (such as Gordon)
	 Given looming development potential may be possible to establish a 'homemaker' centre with a Freedom or similar anchor in peripheral location or in an expanded centre.
Factory Outlet	 Unlikely at Gordon – DFOs are opportunistic and prefer low land value locations



5 Conclusion and Summary

The key conclusions from the above analysis and description of principles are the following.

5.1 Strategic context

- Development at Gordon is consistent with the State Governemnt's Metropolitan Strategy which encourages the focussing of development at centres with good public transport.
- Ku-ring-gai LGA does not contain any of the 27 'strategic centres' identified in the
 Metropolitan Strategy. Hornsby, Macquarie, Chatswood and Brookvale/Dee Why, with
 nominated employment growth targets, are the closest. An expanded Gordon would be a
 'town centre' in the centres typology in the Strategy.
- Given the Metropolitan Strategy's employment and residential growth targets for the north region and the centres it contains - Gordon is in a steady but modest growth context for the medium to longer term.

5.2 Best Practice Development Principles

- The length of the retail at Gordon should be limited to about 600 metres (the current distance between Merriwa Street and Church Hill Lane) to provide for as compact and 'walkable' centre as possible.
- Opportunities for passing trade for motorists on the Pacific Highway should be protected.
- Opportunities to take the retailing closer to the station entrance/exit should be sought.
- Ground level retail frontages to both sides of Wade Lane are desirable (this will require reconfiguration, creation of arcades, amalgamation of shops, and new servicing arrangements).
- Create 'campus' environment for office buildings, increase densities (by say 25 per cent), provide for small 'town square', to increase commercial employment in precinct north of Merriwa Street to Ryde Road – provide good pedestrian connections back to the retail
- Develop civic precinct as a community activities 'hub' in any redevelopment, e.g. look to redevelop library in time as a learning / education centre (with private colleges etc, to bring additional activity to centre).

5.3 Catchment and Context Characteristics

- Potential to capture additional retail expenditure constrained by
 - 1) geography (only a limited increase in households in the true natural catchment east and west of the centre;
 - 2) access (other intervening opportunities given road network); and
 - 3) highly likely Ku-ring-gai residents working elsewhere on North Shore shop there as well.
- High wealth catchment but future changes in profile with smaller older and younger –
 households provide an opportunity to create a distinct 'niche'. Gordon has to become a
 unique destination, not necessarily compete 'head to head' with major centres. Public



domain, entertainment and lifestyle options, links to surrounding residential areas and role as a business and employment centre are critical.

5.4 Response to Hill PDA Report Option 3 – Maximum Expansion Option

As well as addressing the Hill PDA report method and approach, SGS has been asked to specifically address their recommendations for Gordon Town Centre. In addition to the above points about the development of Gordon in context, our summary responses to the Hill PDA report recommendations are as follows.

Hill PDA recommendations

SGS response

Reclassification of Gordon as Ku-ringgai's Principal Centre This is desirable given the public transport, civic and non-retail employment activities in the centre. Will require appropriate quality planning, urban design, transport and public domain investment by local and state government.

Expansion by 30,000 to 40,000 square metres NLA

 SGS believe this is optimistic. While there has not been the scope for SGS to undertake a comprehensive retail analysis, using quite optimistic assumptions about the additional residential growth in and around Gordon, growth in retail expenditure and the share of leakage expenditure able to be captured by Gordon something up to 27,000 square metres additional floorspace (to a total of say 44,000 square metres NLA) would be a still ambitious but more realistic ultimate target by 2031.

One Discount
Department Store
(DDS), possibly two

 Limited in locations out of Major Centres except in lower income areas – unlikely to be attracted to Gordon

Some additional recreational facilities in Gordon such as a cinema complex

- If the right 'urban' environment can be provided, and given the likely slow change in demographics profile in the area, the prospects for an arthouse cinema would be positive in the medium term.
- Arthouse favour 'urban locations' and entertainment precincts (shop/wine bar/cafe/restaurants). Don't combine with an enclosed shopping centre.

Peripheral retailing

 Already successfully established in Gordon, particularly between McIntyre and Merriwa Streets, including a lighting shop.
 Opportunities for additional peripheral retailing in this location – as an active frontage link to the business / office precinct – would be appropriate.

Bulky Goods

- High land values (in already zoned retail areas) at Gordon may deter 'genuine' bulky goods retailers (office works, IKEA), but will still attract white goods, furniture, homewares etc (specific purpose car trips) to existing, growing retail centres (such as Gordon).
- Given looming development potential may be possible to establish a 'homemaker' centre with a Freedom or similar anchor in peripheral location or in an expanded centre.

Possibly a Factory Outlet Unlikely at Gordon – DFOs are opportunistic and prefer low land value locations.



3.0 GORDON

3.1 URBAN DESIGN CONSIDERATIONS

- There are a number of heritage items throughout the Town Centre, most of which are public or community buildings such as the schools, churches, Council building, the railway station, post office and bank.
- The dwellings on the east of the railway are generally more substantial than those on the
 west, which are more likely to have resulted from speculative development over a number
 of periods. The eastern side features some streets with a relatively distinctive heritage
 character.
- A greater degree of infill has occurred west of the Highway however the character of the
 area has generally been retained through setbacks, scale, siting, form and vegetation.
 The character of the area has less to do with the consistency in period and style of the
 building stock than the streetscapes patterns of development.
- The commercial strip along the Pacific Highway has been heavily modified and does not demonstrate a significant heritage character.
- There are a number of individual buildings along the commercial strip, such as the former Commonwealth Bank and the adjacent Post Office, which demonstrate some heritage values and have the potential for adaptive reuse.
- The buildings on the north east and north west corners of the Pacific Highway and St
 Johns Avenue are typical commercial/retail buildings of the Inter War period. Together
 they form a gateway into the commercial precinct and have some potential for the
 adaptive reuse of the main corner frontages.
- The Inter War flat buildings opposite the Station along Werona Avenue are not excellent individual or group examples of their type. A small, very typical corner shop has been heavily modified; its significance has been substantially compromised.
- Many of the areas adjoining the study area, particularly east of the Highway feature significant buildings and streetscapes with a relatively good heritage character eg. Mt Park Avenue, McIntosh Street, Bushlands Avenue. New development should respond to surrounding context.
- A number of residential items located west of the Highway are reasonable but not
 excellent examples and are not high in significance. There is the potential to retain these
 items if the surrounding zoning maintains a sympathetic context.
- There is a relatively significant precinct of Church buildings located on the block bounded by St Johns and Bushlands Avenues and the Pacific Highway. The single detached dwellings on this block are not of high significance.
- The areas surrounding the study area feature many heritage items and other places which are comparable and in many cases better examples of those within the study area.

3.2 ITEMS REVIEWED

Potential Heritage Item

2a Park Avenue
7 Ravenswood Avenue (incorporated into currently listed school site)
57 Dumaresq (remnant bushland site)
36 Henry Street

Heritage Item

24 St Johns 748, 738, 750-754, 818 (Council Chambers), 799, 707 Pacific Highway Gordon Station Group 16 Khartoum

Item Appropriate for Lower Density

11 Park 7 Robert

Further Research

18 Khartoum

Potential Adaptive Reuse

741, 747, 725-737, 756-758 Pacific Highway

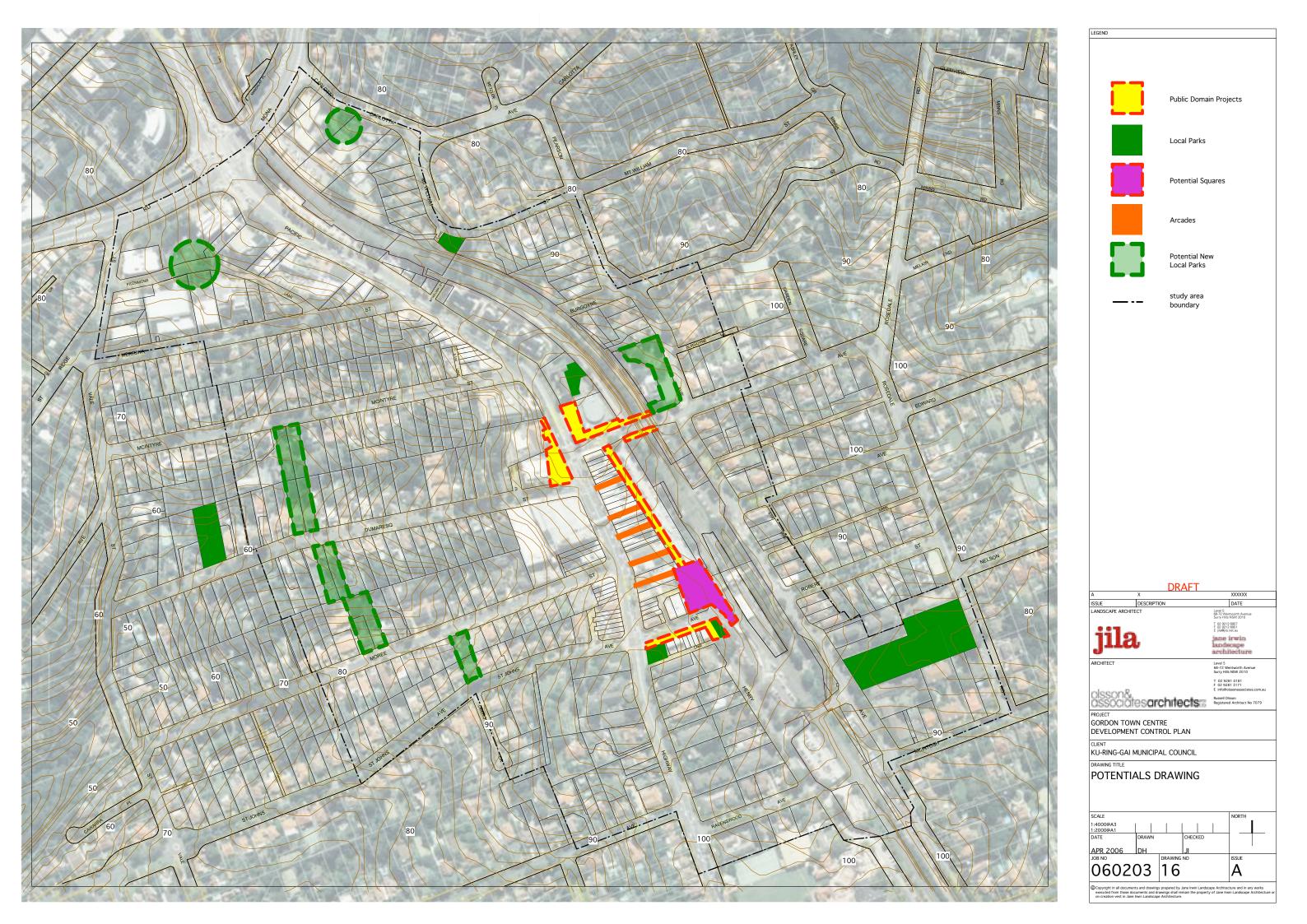
Potential Removal of Item (draft or existing)

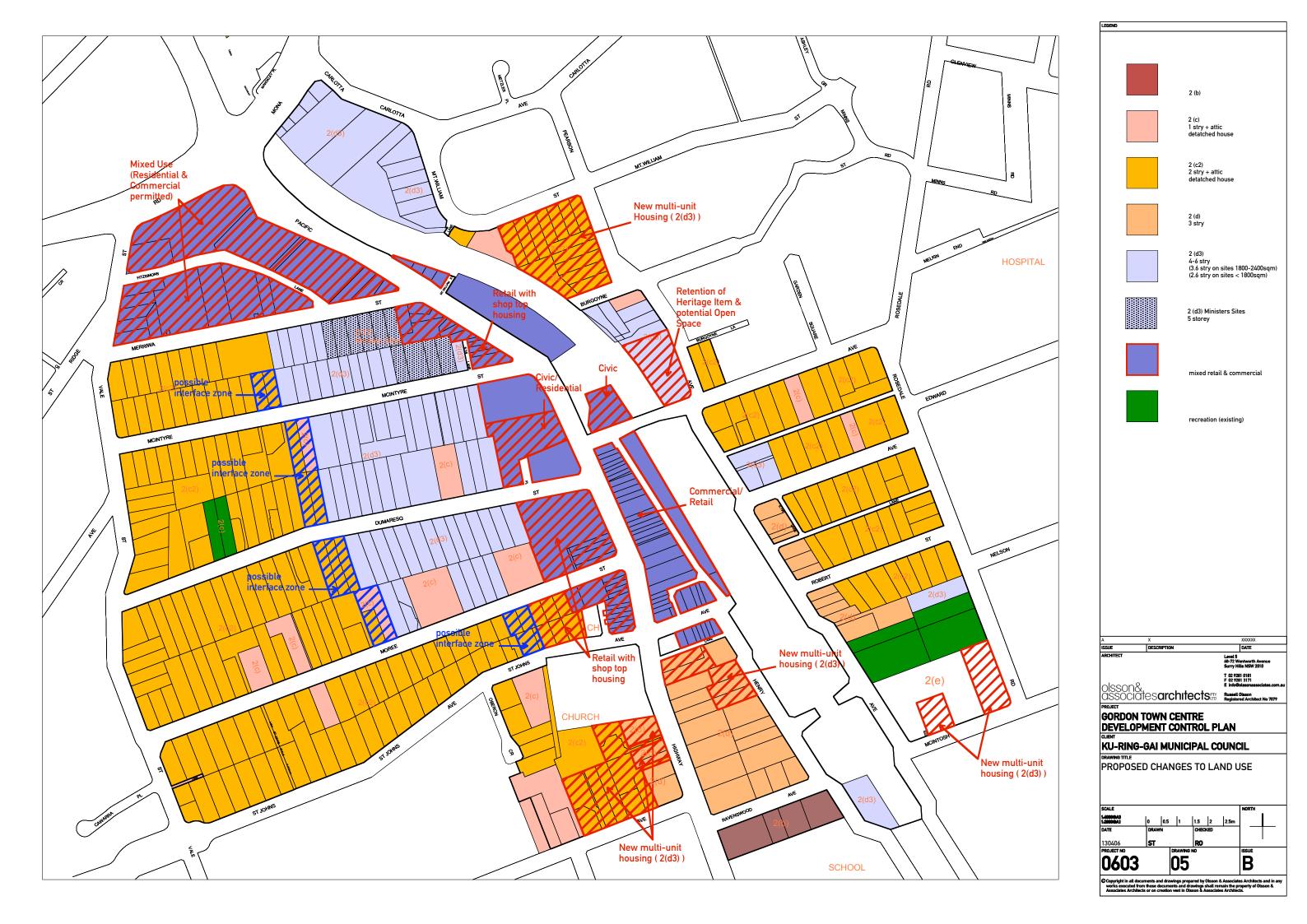
36, 42 McIntyre 55, 49, 33, 42 Moree 77 Werona 8 Pearson 21 Mt William 7, 8 Khartoum 10 Rosedale 1, 3, 5 Bushlands

3.3 Map of Recommendations

Draft Map of Recommendations:
Dark Blue – Potential Heritage Item
Blue – Heritage Item
Item Appropriate for Lower Density – Green
Further Research – Yellow
Potential Adaptive Reuse – Orange
Potential non listing of Item (draft or existing) – Red







NOTICE OF MOTION

RELEASE OF CONFIDENTAIL INFORMATION ON PROPERTY REVIEW

Notice of Motion from Councillor L Bennett dated 10 April 2006.

I move that:

- "A. The following documents marked confidential by the General Manager be released to Press and Public:
 - (i) The document on confidential paper released to Councillors on 23rd February 2006 entitled 'Proposed Community Facilities Summary Information and Outcomes of Workshop' and that this include the attached spreadsheet.
 - (ii) The document entitled 'Future Planning of Ku-ring-gai and Property Portfolio Review' and dated February 2006
- B. Any material pertaining to the Council Depot be deleted from this material given that the property has gone to tender."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Laura Bennett Councillor for St Ives Ward