



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 20 APRIL 2010 AT 7.00PM
LEVEL 3, COUNCIL CHAMBERS**

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

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

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

ADDRESS THE COUNCIL

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

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 23 March 2010

Minutes numbered 57 to 73

MINUTES FROM THE MAYOR

PETITIONS

PT.1 **Lorne Avenue, Killara - Petition for Possible Installation of Speed Humps - (Twenty-Four [24] Signatures)**

File: TM5/02

"We, the undersigned, lodge a formal request to investigate methods to curb down the traffic speed and traffic noise in Lorne Avenue, Killara.

The current speed limit is known to be 50km per hour on the road. However, majority of vehicles travel much higher than the speed limit. Consequently, the road is not safe to pedestrians and the noise is unbearable to residents.

We hereby ask the Council to investigate the situation and apply proper methods to address the issue."

REPORTS FROM COMMITTEES

Minutes of Ku-ring-gai Traffic Committee

File: S02110

Meeting held 18 March 2010

Minutes numbered KTC1 to KTC3

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 allowing for minor changes without debate.*

GB.1 **Review of Council's Investment Policy - 2010**

1

File: S03537

To review Council's Investment Policy to ensure that it complies with the Local Government Act (1993), Local Government (general) Regulation (2007) and other relevant legislation as well as maximises returns on Council's investments.

Recommendation:

That Council adopts the revised Investment Policy.

GB.2 **Risk Management Framework and Policy** 13

.
File: S04753

To adopt Council's new Risk Management Framework and Policy.

Recommendation:

That Council adopt the Risk Management Framework and Policy.

GB.3 **14 Nelson Street, Gordon - Alterations and Additions** 24

.
File: DA0032/10

Ward: Gordon

Applicant: Mr John Carr-Greg and Mrs Susan Carr-Greg

Owner: Mr John Carr-Greg and Mrs Susan Carr-Greg

To determine development application No.0032/10 for alterations and additions to an existing dwelling.

Recommendation:

Approval.

GB.4 **Tender T17/2010 - Research Partner for the Enabling Effective Community Education & Engagement as a Driver for Sustainability in Local Government (EECEE) Program** 58

.
File: S06972

To report on the results of the public tender for a research consultant for the Enabling Effective Community Education and Engagement as a Driver for Sustainability in Local Government (EECEE) program.

Recommendation:

That Council accept the tender from Inca Consulting and enter into negotiations with this consultant for the contract.

GB.5 Sports Facilities Plan of Management

63

.
File: S06604

To recommend adoption of the draft Sports Facilities Plan of Management following the recent public exhibition period and the consideration of community submissions.

Recommendation:

That Council adopt the draft Sports Facilities Plan of Management incorporating the amendments as outlined.

GB.6 Energy Reduction and Alternate Energy

147

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File: S02166

To present to Council a draft Energy Reduction Strategy.

Recommendation:

The program of works be funded through the Environmental Levy (previously allocated to the Town Centres Sustainability Fund) and operational budgets (typically minor projects).

GB.7 Heritage Reference Committee - Notes of Meeting held 7 December 2009

169

.
File: S07620

To advise Council of the notes of the Heritage Reference Committee meeting held 7 December 2009.

Recommendation:

That Council receive and note the Heritage Reference Committee meeting notes from 7 December 2009, endorse the recommendation to seek State listing of the Army Relief Map and seek community suggestions for State Heritage nominations via Council's website and local media.

GB.8 Department of Environment Climate Change and Water - Waste Action Plan 174

File: S02294

To comply with the Department of Environment Climate Change and Water - Waste Performance Certificate 2009, Council is required to complete a Waste Action Plan.

Recommendation:

That Council adopt the Waste Action Plan.

GB.9 Open Space Reference Committee - Meeting held 29 March 2010 196

File: S07618

To advise Council of the notes from the Open Space Reference Committee meeting held on 29 March 2010.

Recommendation:

That the notes from the Open Space Reference Committee meeting of 29 March 2010 be received and noted.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 West Pymble Pool's Program 204

File: S04066

Notice of Motion from Councillor E Malicki dated 29 March 2010

I move that:

"Hydrotherapy be incorporated as a specified use of West Pymble Pool's program pool, particularly given the high aging population and the shortage of such facilities in our LGA.

The financial modelling by Sport and Leisure Solutions is to be adjusted to incorporate a strong level of hydrotherapy use of the programme pool and this adjusted modelling brought back to Councillors as soon as it is available."

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File: S06347

Notice of Motion from Councillor Elaine Malicki dated 9 April 2010

I move:

"That Council write to the Minister for Planning to ask for the immediate removal of the Ku-ring-gai Planning Panel, and that letter should include the following details:

In 2010 to date, four meetings of the Panel have been cancelled with only two actually taking place. At those two meetings only two Panel members were present to replace the elected Council, with a third member and an alternate apparently unavailable.

Added to this, several meetings have been cancelled due to potential lack of a quorum although there are four items of business that have been awaiting a Panel determination for several weeks, adding to the determination time of these applications.

Council is being asked to pay each Panel member \$21,000 pa and the Panel Chair \$23,000pa, which is way in excess of Councillors' allowances. For this the Chair has attended a single meeting lasting 29 minutes, another member attended a single meeting which lasted 41 minutes A third attended both of these meetings."

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File: S04668

Notice of Motion from Councillor Tony Hall dated 12 April 2010

I move that this Council:

- "1. Acknowledges that rabbit calicivirus is cruel and inhumane and involves suffering which would be considered unlawful if it were carried out on our pets or companion animals;
2. Acknowledges that there is growing public concern about the treatment of feral animals;
3. Acknowledges that there are human health risk concerns involved in the release of caliciviruses;
4. Commits to any measures it may deem appropriate in order to eliminate the release of calicivirus within its borders including removing already laid calicivirus baits;
5. Commits to supporting research into non-lethal, humane methods of feral animal control;
6. Refer this motion, if adopted, to the Local Government Association to include the Motion in its 2010 Annual Conference agenda, for adoption in all Council areas."

File: S04302

Notice of Motion from Councillor Tony Hall dated 12 April 2010

In view of recent Land & Environment Court appeals such as "Willis v Ku-ring-gai Council [2009] NSWLEC 1378" attached, being Upheld against this Council's refusal of DA's for garages in front of the building line, there appears to be an unnecessary hardship on Assessment Staff to determine such applications under the relevant existing clauses of DCP 38. The relevant planning policies are set out in the Judgment.

I move:

- "1. That Council review the setback conditions of DCP 38 for amendment, to ensure fairness and equity is applied to Development applications lodged by residents for extensions to existing houses forward of the building line and a report be submitted to the next Planning Committee meeting for consideration recommending appropriate changes to DCP 38 to reflect recent decisions of the Land & Environment Court against its existing provisions.
2. That, as Council has now to meet mandated planning outcomes such as amendments to its DCPs., if (1) cannot be achieved in the short term but must await the delivery of the required LEP/DCP report, that at least a status report on the amendments to Council's LEP/DCP's and in particular DCP 38, be provided to the same committee."

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 241 OF GENERAL REGULATIONS**QUESTIONS WITHOUT NOTICE****INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS**

**** ****

Environmental Planning & Assessment Act 1979 (as amended)

Section 79C

1. Matters for consideration - general

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

a. The provisions of:

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

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

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

PETITION

LORNE AVENUE, KILLARA - PETITION FOR POSSIBLE INSTALLATION OF SPEED HUMPS - (TWENTY-FOUR [24] SIGNATURES)

"We, the undersigned, lodge a formal request to investigate methods to curb down the traffic speed and traffic noise in Lorne Avenue, Killara.

The current speed limit is known to be 50km per hour on the road. However, majority of vehicles travel much higher than the speed limit. Consequently, the road is not safe to pedestrians and the noise is unbearable to residents.

We hereby ask the Council to investigate the situation and apply proper methods to address the issue."

RECOMMENDATION

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

REVIEW OF COUNCIL'S INVESTMENT POLICY - 2010

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To review Council's Investment Policy to ensure that it complies with the Local Government Act (1993), Local Government (general) Regulation (2007) and other relevant legislation as well as maximises returns on Council's investments.

BACKGROUND:

Council's current Investment Policy is to be reviewed within two (2) years, or earlier if emergent circumstances require it. Changes to legislation governing investments necessitate that Council periodically reviews and updates its Investment Policy.

Council's Investment Policy was last reviewed in August 2007.

COMMENTS:

Council has sought the advice of Denison Financial Advisory Pty Ltd in reviewing the Investment Policy.

RECOMMENDATION:

That Council adopts the revised Investment Policy.

PURPOSE OF REPORT

To review Council's Investment Policy to ensure that it complies with the Local Government Act (1993), Local Government (general) Regulation (2007) and other relevant legislation as well as maximises returns on Council's investments.

BACKGROUND

Council's current Investment Policy is to be reviewed within two (2) years, or earlier if emergent circumstances require it. Council's Investment Policy was last reviewed in August 2007.

The review of Council's existing Investment Policy has been delayed pending the finalisation of Investment Policy Guidelines to be issued by the Department of Local Government (DLG). Draft guidelines were released in May 2009 and it was thought that the best approach was to wait for the final version to be released so that the policy did not have to be reviewed again once the final guidelines were made available. However, following the appointment of new investment advisors in late 2009 and the fact that some 10 months have elapsed since the DLG's draft guidelines were issued, it is appropriate that the policy be revised now to accord with the relevant legislation.

Council currently has \$80 million invested. Investment earnings are a significant source of revenue for Council and it is important that Council maximises returns on investments as well as minimises risk.

COMMENTS

As previously reported to Council, in April 2008 the Department of Local Government (DLG) issued Circular 08-10 'Council Invested Funds and the Cole Inquiry Report', which advised that the report by Michael Cole on a review of NSW Local Government investments had been released. The Circular summarised the recommendations contained within the report and the implementation process for those recommendations that the DLG was undertaking.

A new Ministerial Order dated 31 July 2008 has been legislated- **attached**. Draft investment policy guidelines for consultation were released by the DLG on 25 May 2009 (Circular No. 09-20).

Since the Cole Inquiry report, Council has significantly narrowed the range of investments in its portfolio by:

- Type of investment security
- Investment market

In summary, the Ministerial Investment Order of July 2008 means that Council will only invest in:

- deposits, debentures or bonds with an authorised deposit taking institute (as defined by the Banking Act 1959), but excluding subordinate obligations;
- deposits with Local Government Financial Services Pty Ltd and;
- deposits with New South Wales Treasury Corporation.

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The proposed investment policy includes some modest changes, including:

- Recognising new Minister's Order and draft Guidelines.
- Removes, but 'grandfathers' some investments.
- Refers to Australian Prudential Regulation Authority for current Approved Deposit-taking Institution list.
- Clearly sets out that a deposit or other investment that is fully insured by a government is included in the AAA category rather than as a lower rated (or potentially unrated) investment.
- Credit ratings not be used in isolation – Council should also have regard to matters such as external support (for example, government guarantees) and liquidity.
- In holding investments in safe custody, Council will have due regard for any consequences of doing so.
- Bank bill index as a single benchmark for anything but diversified funds. TCorp would continue to be reported against TCorp's own benchmark.
- While aligned to Management Plan, no compulsion for long-term securities – can be kept short (defensively).
- Annual review, or as Department of Local Government propose.

A copy of the revised policy is **attached**.

CONSULTATION

Council's Investment Policy has been reviewed in consultation with Denison Financial Advisory Pty Ltd.

FINANCIAL CONSIDERATIONS

Investment income is a significant revenue source for Council and it is important that returns are maximised, risk minimised and that Council's investments are made in accordance with the relevant legislation.

Council's budget for investment earnings in 2009/2010 is \$1.6 million. Investment earnings consist of interest payments and net change (increases less decreases) in the capital value of securities.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Council's current Investment Policy is to be reviewed within two (2) years, or earlier if emergent circumstances require it. Council's Investment Policy was last reviewed in August 2007.

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Council currently has \$80 million invested. Investment earnings are a significant source of revenue for Council and it is important that Council maximises returns on investments as well as minimises risk.

A new Ministerial Order dated 31 July 2008 has been legislated- **attached**. Draft investment policy guidelines for consultation were released by the DLG on 25 May 2009 (Circular No. 09-20).

A revised draft Investment Policy has been prepared for Council's consideration.

RECOMMENDATION

- A. That the attached revised Investment Policy be adopted by Council.
- B. That Council's Investment Policy be reviewed again within one (1) year, or earlier if emergent circumstances require it.

Tino Caltabiano
Manager Finance

John Clark
Director Corporate

Attachments: **A. Draft Investment Policy - 2010/017770**
 B. Ministerial Order dated 31 July 2008 - 984309

Ku-ring-gai Council Investment Policy

1. Purpose

To comply with the Local Government Code of Accounting Practice and Financial Reporting which states “Council must maintain an investment policy that complies with the Act and ensures it or its representatives exercise care, diligence and skill that a prudent person would exercise in investing council funds.”

2. Objectives

The objectives of this investment policy are:

- To set a framework that establishes Council’s tolerance for risk associated with investment of funds
- To ensure that the fullest range of potential investments is considered and evaluated against the established framework, particularly in terms of credit risk and diversification limits.
- To maximise earnings from authorised investments.
- To ensure the liquidity and security of Council Funds.

3. Legislative Framework

All Council investments are to be made in accordance with:

- Local Government Act 1993 – Sections 412 and 625;
- Local Government Act 1993 - Order (of the Minister) Circular number 08/48 dated 31 July 2008;

Doc distribution	Internal only	Doc status	Draft	File No	S03537
Document owner	Dir Corporate	Contact officer/s	Directors		
Approval date		Approved by	Council (meeting date & Minute #)		
Effective date		Review period	1 year	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
1.0	28/08/07	Original			
1.1		Revision following Ministerial Order 31/07/08 & DLG draft guidelines 2009			

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- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) &(2);
- Local Government (General) Regulation 2005 – Clause 212
- The NSW Department of Local Government (DLG) Investment Guidelines (in the absence of final Guidelines, investments shall have regard to the current draft, dated May 2009).

4. Principles

4.1 Authorised Investments

All investments must be denominated in Australian Dollars. Authorised Investments include any investment authorised by the Minister's Order, including the retention of any permitted investments that are closed to new money.

However, having regard to the specialised nature of investments such as land and commercial mortgages, Council shall not make "portfolio" investments in these investment classes notwithstanding the authorisation under the Minister's Order. Only investments to support Council business will be made in these sectors.

At the revision date of this policy, new investments in other securities based on credit ratings have been suspended. However, existing securities may be retained as permitted by the Order.

4.2 Credit Ratings

Ratings agencies assign credit ratings to securities according to their ability to pay interest and principal on outstanding debt. Standard and Poor's (Australia) or equivalent ratings are used to assist with understanding the risk of capital loss.

The highest Standard and Poor's (Australia) rating is AAA and the lowest is D (for Default).

The Minister separately recognises the safety and security of a bank, building society or credit union authorised by the Australian Prudential Regulatory Authority (APRA), and therefore allows investments in a licensed bank, building society or credit union via interest bearing deposits, bills of exchange, debentures or senior securities, regardless of rating (or the absence of rating), provided they are current Authorised Deposit-Taking Institutions (ADIs) as notified by APRA. If in doubt, APRA's website maintains a current list of ADIs.

If any of Council's investments are downgraded such that they no longer fall within investment policy guidelines, they will be divested as soon as is practicable. However, this will take due regard to the best interests of the

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Council, and independent advice shall be taken in respect of any investments that cease to comply. Any sales, switches or restructures shall be reported on a fair market value basis and shall be into complying investments.

4.3 General Policy Guidelines

(A) Credit Rating and Investment Issuer Constraints

The appropriate credit rating of any proposed investment should be ascertained and the investment only made if it will not cause the composition of the investment portfolio to exceed the proportions in the following table:

Category	Long Term Rating ⁽¹⁾ (Investments maturing in over 12 months)	Short Term Rating ⁽¹⁾ (Investments maturing in less than 12 months)	Maximum Percentage of Portfolio	Maximum Percentage of Portfolio with One Financial Institution
1	AAA to AA-	A-1+	100%	25%
2	A+ to A	A-1	50 %	15%
3	A- to BBB ⁽²⁾	A-2 ⁽²⁾	25%	10%
4	Less than BBB ⁽²⁾	Less than A-2 ⁽²⁾	10%	5%

(1) These are Standard and Poor's ratings. Equivalent ratings from either Moody's or Fitch may be used.

(2) Unrated investments, or investments with long term ratings below 'A' and short term ratings below 'A-1' are only permissible if they are issued by a Bank, Building Society, Credit Union, the Local Government Investment Services (LGIS), or the NSW Treasury Corporation.

In situations where securities have a different rating to the rating of the institution offering the security (for example, subordinated debt), the security credit rating must be used to meet the tests in the above table. Where a guarantor is in place (eg "wrapped" bonds, or deposits guaranteed under the government's Financial Claims Scheme), the rating of the guarantor shall be taken into account in assessing the category of the investment.

It is important that credit ratings not be used in isolation – Council should also have regard to matters such as external support (for example, government guarantees) and liquidity.

(B) Accounting for Investments

Investment securities must be recorded as assets in Council's accounts. Their valuation is determined by the provisions of several Australian Accounting Standards, particularly AASB 139 "Financial Instruments: Recognition and Measurement" and AASB136 "Impairment of Financial Assets".

The valuation of investment securities is dependent upon whether the purchaser intends to hold them to maturity or actively trades the securities.

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Investments with fund managers must be valued to fair market value at all times. Whilst these are not actively traded by Council, the securities underlying the fund are actively traded by the fund manager and so are not purchased with the intent of holding to maturity.

Council's other direct investments will be in securities such as Deposits and Floating Rate Notes, and existing investments in Collateralised Debt Obligations and Property or Equity Linked Notes. Council is not an active trader of such securities and so the standard requires only that the investments are valued at their original purchase price, except in the following cases:

- Where Council's intent of holding to maturity has changed, or, through sales of a significant value of previously held-to-maturity assets (other than under specified exemptions) is deemed to be changed. In this case all remaining securities must be re-valued to their fair value.
- Where Council has become aware of a significant event which financially impairs the value of a security in its investment portfolio. This may be financial difficulties or credit worthiness of the security issuer, high probability of bankruptcy, granting of concessions to the issuer, the disappearance of an active market for the security, non-payment of interest or adverse changes in the markets that support the security.

For audit purposes, certificates must be obtained from the banks/fund managers/custodian confirming the amounts of investment held on Council's behalf at 30 June each year.

Council shall receive a monthly report on the investments.

(C) Safe Custody Arrangements

Where necessary, investments may be held in safe custody on Council's behalf, as long as the following criteria are met:

- Council must retain beneficial ownership of all investments.
- Adequate documentation is provided, verifying the existence of the investments.
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems.
- The Institution or Custodian recording and holding the assets will be:
 - Austraclear; or
 - An institution with an investment grade Standard and Poor's, Moody's or Fitch rating or;
 - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

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In holding investments in safe custody, Council will have due regard for any consequences of doing so (for example, any impact on the eligibility for the government's deposit guarantee scheme).

(D) Performance Benchmarks

Investment	Performance Benchmark
Cash	11am Cash Rate
Other fixed interest investments	UBSWA Bank Bill Index
Other assets	Other suitable benchmark chosen on advice (for example, a fund's internal benchmark).

(E) Investment Time Frame

Council's available investment funds must be categorised according to their intended period of planned expenditure as designated in budget estimates contained within the currently approved Management Plan and Long Term Financial Plan (LTFP). Such categories are:

- Short term – funds required within the current financial year. This is net funds (in excess of current income) planned to be drawn from the portfolio of investments.
- Medium term – net funds planned to be withdrawn from investments within the 4 year period of the current Management Plan.
- Long term – the remainder of the investment portfolio in accordance with LTFP.

Funds allocated to each category must be reviewed upon approval of a new Management Plan. This shall not constitute part of the policy, but a separate Investment Strategy.

When allocating funds to purchase investments, the maturity dates of the investments must be aligned with the total funds in an investment category, eg if Council has determined that only \$5 million of its investment funds are long term, then only \$5 million of securities with maturity dates greater than 4 years (from the date of purchase) can be purchased. As time progresses, investments will change from one category to another as their maturity dates become closer.

There is no lower limit to long-term investment – it is permissible at any time having regard to market conditions or other factors to hold investments shorter than aligned with the Management Plan.

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(F) Reporting

As required by legislation, a report must be presented to Council each month. The report must detail, at minimum, the following matters concerning all investments:

- Performance figures for each investment on the same basis as its treatment in the financial statements. This is:
 - an annualised percentage return on the funds invested,
 - including market value movements if appropriate,
 - measured over a financial year to date period,
 - includes both returns on current investments and “expired” investments held within the financial year,
 - net of any fees,
 - incorporates both coupon interest payments and capital gains or losses from marking short term investments to market. Medium and long term investments and/or investments with capital guarantees at maturity, expected to be held to maturity, are reported on the basis of coupon payments (including coupons accrued).
- Total investment earnings related to budget.
- All performance should be related to performance benchmarks detailed in Section (D).
- Certification that all investments held are in accordance with Council policy and applicable legislation.

(G) Delegations and Variation to Policy

The General Manager or his delegated representative be authorised to approve variations to this policy if the investment is to Council’s advantage and/or due to revised legislation.

Any delegations of authority under which investments are made are to be documented.

Any investment which has a change in any of its fundamental characteristics such that it falls outside the provisions of this policy must be divested at the earliest practicable time. However, this will always be subject to a “public interest” test.

All changes to this policy are to be reported to Council within 28 days and the varied policy adopted by Council resolution.

This investment policy should be reviewed annually, or such other frequency as recommended by the DLG from time to time.

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(H) Independent Advice

The DLG's Investment Guidelines encourage the use of independent advice in relation to policy review, investment execution, and monthly reporting and review. Council may from time to time appoint an independent advisor to assist with the management of the portfolio. Such appointment shall comply with the following requirements:

- The advisor shall not be involved in the structuring, sale or management of Council's investments.
- Council shall retain ultimate control over investment decisions – this authority shall not be delegated to a discretionary management agreement.
- The advisor shall be remunerated solely by agreed advice fees, and not through other commissions, incentives, distribution margins, or similar means.
- Council's assets will be kept physically separate from the advisor's assets and subject to specific confirmation for audit purposes – they will not be pooled or held in a sub-account of the advisor.
- If any conflicts of interest arise, these must be immediately disclosed.
- All arrangements are to be documented in writing.

5. Accountabilities

The General Manager, Director Corporate, Manager Finance, Financial Accountant and Management Accountant have authority to invest surplus funds.

Officers are to exercise the care, diligence and skill that a prudent person would exercise in investing Council funds.

6. Associated Documents and Information

- The Code of Accounting Practice and Financial Reporting
- <http://www.apra.gov.au/ADI/ADIList.cfm> - current list of ADIs

LOCAL GOVERNMENT ACT 1993 – INVESTMENT ORDER

(Relating to investments by councils)

I, the Hon. Paul Lynch MP, Minister for Local Government, in pursuance of section 625(2) of the *Local Government Act, 1993* and with the approval of the Treasurer, do, by this my Order, notify for the purposes of section 625 of that Act that a council or county council may only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- (a) any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;
- (b) any debentures or securities issued by a council (within the meaning of the *Local Government Act 1993* (NSW));
- (c) mortgage of land in any State or Territory of the Commonwealth (restricted to first mortgages over land with a Loan to Value ratio of no greater than 60%);
- (d) interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution (as defined in the *Banking Act 1959* (Cwth)), but excluding subordinated debt obligations;
- (e) any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- (f) a deposit with the Local Government Financial Services Pty Ltd
- (g) a deposit with the New South Wales Treasury Corporation or investments in an Hour-Glass investment facility of the New South Wales Treasury Corporation.

All investment instruments (excluding short term discount instruments) referred to above include both principal and investment income.

Transitional Arrangements

- (i) Subject to paragraph (ii) nothing in this Order affects any investment made before the date of this Order which was made in compliance with the previous Ministerial Order dated 15 July 2005, and such investments are taken to be in compliance with this Order.
- (ii) Paragraph (i) only applies to those investments made before the date of this Order and does not apply to any restructuring or switching of investments or any re-investment of proceeds received on disposal or maturity of such investments, which for the avoidance of doubt must comply with this Order.

Dated this 31st day of July

2008


Hon PAUL LYNCH MP
Minister for Local Government

RISK MANAGEMENT FRAMEWORK AND POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To adopt Council's new Risk Management Framework and Policy.
BACKGROUND:	Morrison Low Consultants were engaged to assist the Council in preparing a corporate Risk Management Framework to provide for an integrated process of risk management for Council.
COMMENTS:	The Framework is a model setting forth the lines of authority, managerial and administrative mechanisms and the guidelines and procedures for drawing together into a unified focus the various aspects of risk management activities expected of modern local governments.
RECOMMENDATION:	That Council adopt the Risk Management Framework and Policy.

PURPOSE OF REPORT

To adopt Council's new Risk Management Framework and Policy.

BACKGROUND

Morrison Low Consultants were engaged to assist the Council in preparing a corporate Risk Management Framework to provide for an integrated process of risk management for Council.

A key finding in the Ku-ring-gai Council Promoting Better Practice Program Review report dated January 2010, prepared by the Division of Local Government, Department of Premier and Cabinet, recommended an area of improvement being, more extensive use of risk management techniques. The report stated:

Risk Management, Legislative Compliance and Internal Control

Council has adopted a policy position which recognises the broad range of risks Council is exposed to and the importance of assessing and treating those risks. However, there remains significant work to be done for Council to extend the practical application to areas beyond insurable risks which have been the typical focus of many councils when it comes to applying risk management techniques.

The Framework is a model setting forth the lines of authority, managerial and administrative mechanisms and the guidelines and procedures for drawing together into a unified focus the various aspects of risk management activities expected of modern local governments.

The overall model of the proposed framework is illustrated diagrammatically in **Appendix A** to this report.

COMMENTS

Ku-ring-gai Council is committed to the effective management of all manner of risks associated with the conduct of local government functions and responsibilities within its area of jurisdiction.

This framework represents the means by which risk management will be pursued by the various levels of authority within the Council's organisation.

The framework comprises the following key components:

1. All Commonwealth and State legislation and Australian industry standards bearing upon Risk Management
2. Council's Risk Management Policy
3. Council's Risk Management Strategy
4. Council's Risk Management Manual
5. Council's Risk Register

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6. Council's Annual Risk Management Action Plan
7. Risk Management Coordination function
 - a. Risk Management Coordinator
 - b. Risk Management Coordinating Committee
 - c. Risk Management Reporting

It should also be noted that risk management will be a critical link to the newly established Audit Committee.

Legislation and Standards Bearing upon Risk Management

The conduct of risk management within the context of Council's jurisdiction is not confined to its own policies and management directives. To ensure compliance with appropriate legislative requirements and in order to encourage continuous improvement toward best practice, Council must be aware of and comply with the requirements of the law relating to risk management and embrace the Industry Standards that are developed to provide guidance to practitioners.

Without limiting the scope of Council's need to explore the range of references available in this respect, the following represent key references for attention:

- Australian Standard **AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines**
- All relevant Commonwealth and State Acts and Regulations appropriate to Risk Management

All policies and procedures adopted by Council in relation to risk management should be consistent with the provisions and guidelines of these sources.

Council's Risk Management Policy

In order to establish corporate leadership for the risk management function it is imperative that the elected Council, as governing body for the organisation, demonstrate commitment to strong risk management principles. The most effective way to do this is by adopting an appropriately worded policy that provides clear direction to the organisation. This implies of course that the Council itself will be content to be bound by the policy and will act accordingly.

A draft policy is provided in **Appendix B** to this report.

CONSULTATION

Morrison Low Consultants were engaged to assist Council in preparing a corporate Risk Management Framework to provide for an integrated process of risk management for Council.

FINANCIAL CONSIDERATIONS

It is anticipated that the Risk Management Framework will be funded from existing resources.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Morrison Low Consultants have consulted with the General Manager, Directors and senior staff from all departments within Council.

SUMMARY

A key finding in the Ku-ring-gai Council Promoting Better Practice Program Review report dated January 2010, prepared by the Division of Local Government, Department of Premier and Cabinet, recommended an area of improvement, being more extensive use of risk management techniques.

The Risk Management Framework and Policy proposed in this report is a model setting forth the lines of authority, managerial and administrative mechanisms and the guidelines and procedures for drawing together into a unified focus the various aspects of risk management activities expected of modern local governments.

This framework represents the means by which risk management will be pursued by the various levels of authority within Council's organisation.

The framework comprises the following key components:

1. All Commonwealth and State legislation and Australian industry standards bearing upon Risk Management
2. Council's Risk Management Policy
3. Council's Risk Management Strategy
4. Council's Risk Management Manual
5. Council's Risk Register
6. Council's Annual Risk Management Action Plan
7. Risk Management Coordination function
 - a. Risk Management Coordinator
 - b. Risk Management Coordinating Committee
 - c. Risk Management Reporting

The Risk Management Framework as proposed will provide a valuable tool for Council to meet its obligations with regard to risk. The components of the framework are designed to integrate with existing organisational arrangements of the Council and operate in the traditional reporting structure of Local Government.

RECOMMENDATION

- A. That Council adopt the Risk Management Framework proposed in this report and outlined in Appendix A.
- B. That Council adopt the draft Risk Management Policy as outlined in Appendix B.
- C. That the General Manager be charged with the implementation and further development of the Risk Management Framework, which includes:
 - 1. All Commonwealth and State legislation and Australian industry standards bearing upon Risk Management;
 - 2. Council's Risk Management Strategy;
 - 3. Council's Risk Management Manual;
 - 4. Council's Risk Register;
 - 5. Council's Annual Risk Management Action Plan.
- D. That the General Manager address the issue of resourcing the Risk Management Framework and in particular the initial and ongoing training and development of all staff actively involved in the elements of the Risk Management Framework.

Tino Caltabiano
Manager Finance

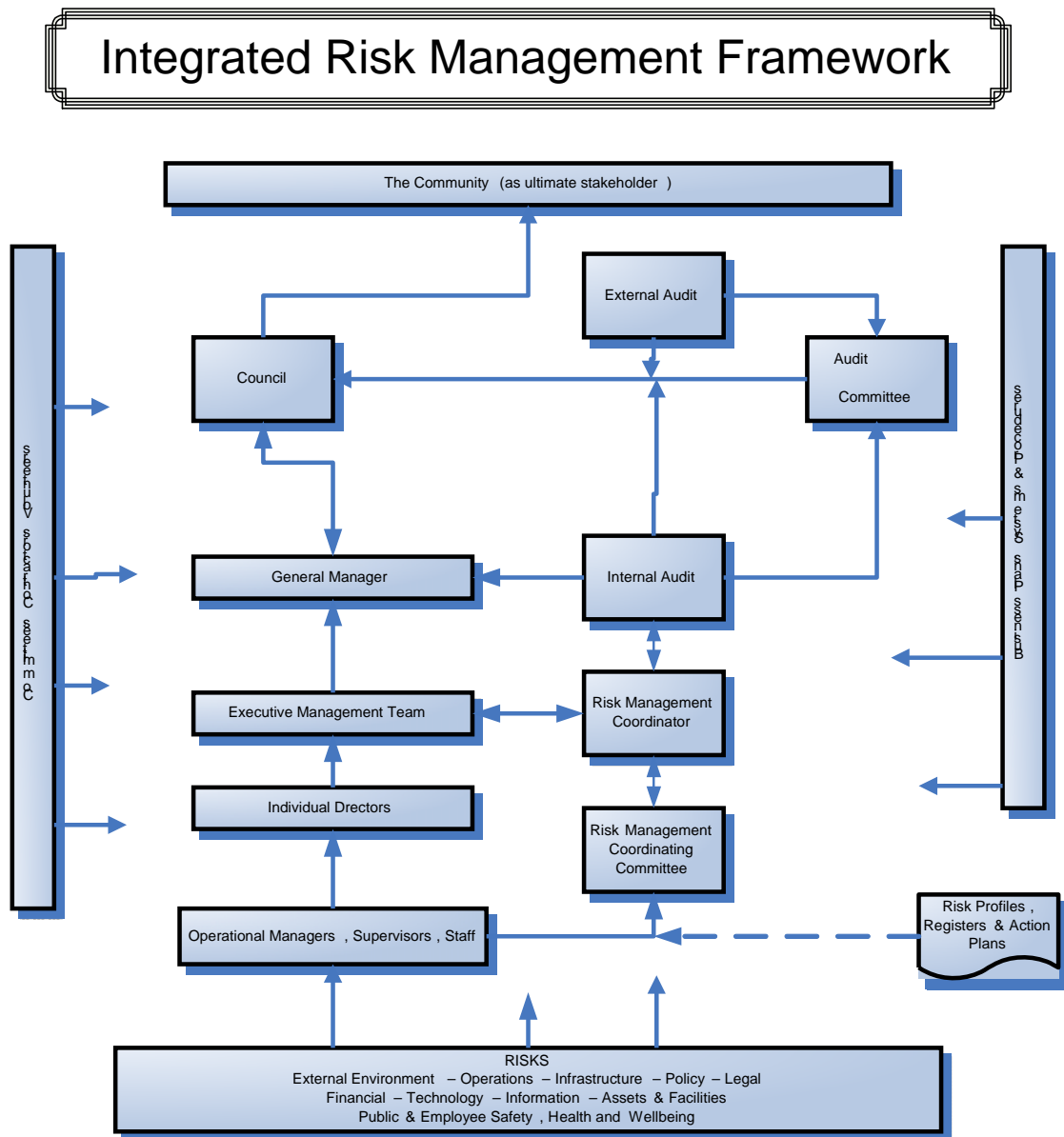
John Clark
Director Corporate

John Mckee
General Manager

Attachments: **A. Diagram of Risk Management Framework - 2010/057373**
 B. Draft Risk Management Policy, April 2010 - 2010/057981

Risk management Framework - APPENDIX A

Diagram of Risk Management Framework



Risk Management Policy

1. Purpose

Ku-ring-gai Council recognises that as a constituted local government it has a responsibility to identify and address all threats and opportunities associated with:

- The provision of a safe and healthy operating environment for all employees, the general public and other stakeholders involved with the provision and use of Council services.
- The prudent management of Council property and resources on behalf of ratepayers.

To that end this Policy establishes the framework for the governance and management of Council's risk management responsibilities.

2. Objectives

The objective of this Policy is to ensure that sound risk management practices and procedures are fully integrated into the Council's strategic and operational planning processes in a clear and transparent manner which increases Council's ability to achieve its objectives and maximize its potential opportunities by managing threats to acceptable levels. This Policy will be supported by a complementary Risk Management Strategy. Together, these documents will ensure that the outcomes described in Section 5 below are achieved.

3. Definitions

To assist in interpretation, the following definitions shall apply:

Risk: *"The chance of something happening that will have an impact on objectives".*

AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines.

Consequently it is the threat or probability that an action or event, will adversely or

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Approval date		Approved by	Council (meeting date/Minute #)		
Effective date		Review period	2 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
1.0		Original			

Ku-ring-gai Council – Risk Management Policy – effective date

beneficially impact on Council's ability to achieve its objectives or in simple terms the "Uncertainty of Outcome" from pursuing, either a future positive opportunity or an existing negative threat, in trying to achieve a current objective. It is measured in terms of Consequences and Likelihood.

Risk Management: *"The culture, processes and structures that are directed towards the effective management of potential opportunities and adverse effects".*

AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines.

For the purposes of this Policy, Risk Management is defined as *"the planned and systematic approach to manage risk within Council's risk appetite and risk tolerance levels and provide reasonable assurance regarding the achievement of Council's aims, objectives and opportunities within the Council by the identification, assessment and control of uncertainties which may impact on the achievement of Council's aims, objectives and opportunities."*

Risk Appetite: *"The amount of risk Council is willing to accept in pursuit of value".*

The underlying premise of risk management is that Council exists to provide value for its stakeholders. The challenge for Council is to determine how much uncertainty to accept as it strives to grow stakeholder value as uncertainty presents both risk and opportunity, with the potential to erode or enhance value. It refers to the totality of risk Council is prepared to accept.

Risk Tolerance: *"The willingness of Council to take risk in order to achieve a predefined objective."*

Value is maximized when strategy and objectives are set to strike an optimal balance between growth and return goals and related risks, and Council efficiently and effectively deploys resources in pursuit of Council's objectives. This tolerance may vary with each predefined objective and refers to the amount of specific risk associated with each objective council is prepared to accept.

4. Policy Statement

Scope:

The Councillors, executives, managers and staff of the Ku-ring-gai Council are committed to the identification and management of all risks associated with the performance of Council functions and the delivery of Council services. This Policy therefore applies to elected members, staff, contractors, suppliers, volunteers and others engaged on Council premises or Council projects.

The Framework for the application of this Policy is described in the attached diagram illustrating the key organisational components participating in the framework.

Ku-ring-gai Council – Risk Management Policy – effective date

Practical Outcomes to be achieved in the application of this Policy:

- All Council Risk Management activities are clearly linked to and support one or more of the Strategic Objectives outlined in the **Ku-ring-gai Council Community Strategic Plan 2010**.
- Agreed Risk Management performance measures are established for all Council activities and incorporated into Council plans, position descriptions and annual staff evaluations as appropriate.
- The threats and opportunities associated with all identified performance measures are identified, evaluated, treated, monitored and communicated, in accordance with the processes described in **AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines**.
- The equipment and facilities used for the provision of Council services are fit for their intended purpose.
- Safe and secure systems of work are implemented and maintained.
- Adequate Risk Management information, training and supervision are provided to all staff, contractors, committees and volunteers.
- The Council's services are provided in compliance with all relevant Acts Regulations, Codes and Standards.
- All incidents and hazards are reported, investigated and addressed.
- Remedial actions identified as a result of incident investigations are adopted and communicated to prevent recurrence.
- The Risk Management program is effectively supported by consultation and communication at all levels.
- Council staff members with specific risk management responsibilities are aware of and effectively exercise those responsibilities.
- All Council staff members, committees, contractors, business partners, volunteers and the public co-operate to create a safe environment and preserve our assets for the future.
- The Council's Audit Committee provides assurance of the effectiveness of risk management throughout the organisation by means of its inclusion in the Audit Program.

5. Implementation

Responsibilities of Management and Staff

Council expects its management to co-operate and consult with employees and external stakeholders, to ensure that the risks associated with all Council services and facilities are formally identified, assessed and managed in accordance with the principles outlined in Australian Standard **AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines**

The Council's General Manager will implement through the Executive Management Team a Risk Management Strategy to govern the operational aspects of the Risk Management function across the organisation.

Ku-ring-gai Council staff members also have a duty of care under this policy to each other and the general public. Staff are accountable for the care of their own health and safety and that of others affected by their actions whilst they are engaged on Council business. They are also accountable for the proper and prudent management of property and assets in their control, in order to minimise loss, theft and damage. This includes, but is not restricted to observing all relevant Occupational Health and Safety and wider Risk Management procedures put in place by the Council. Contractors, committees and volunteers engaged in the provision of Council services, or the management of Council facilities and assets are also required to comply with this policy.

Sponsor	General Manager
Business Owner	Director Corporate
Policy Owner	Manager Finance
Policy Compliance	Corporate department

6. Associated Documents or References

This Policy is to be read in conjunction with the following documents:

- Australian Standard AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines.
- All relevant Commonwealth and State Acts and Regulations appropriate to Risk Management.
- The Council's Risk Management Strategy.
- All relevant Risk Management Procedure and Practice Manuals approved by the Executive Management Team.

7. Evaluation Process

This Policy is reviewed when any of the following occur:

1. The related information is amended or replaced;
2. Other circumstances as determined from time to time by the Council.

Notwithstanding the above, the Council's Audit Committee is to review this Policy and its accompanying Strategy annually. Suggested revisions are to be submitted to Council's General Manager for attention.

8. Changes to Policy

This policy is to remain in force until otherwise determined by Council.

DEVELOPMENT APPLICATION

SUMMARY SHEET

REPORT TITLE:	14 NELSON STREET, GORDON - ALTERATIONS AND ADDITIONS
WARD:	Gordon
DEVELOPMENT APPLICATION N^o:	DA0032/10
SUBJECT LAND:	14 Nelson Street, Gordon
APPLICANT:	Mr John Carr-Greg and Mrs Susan Carr-Greg
OWNER:	Mr John Carr-Greg and Mrs Susan Carr-Greg
DESIGNER:	House Plans by Design
PRESENT USE:	Residential dwelling
ZONING:	Residential 2(c)
HERITAGE:	Yes - draft conservation area
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	KPSO, DCP 38 - Residential Design Manual, DCP 40 Waste Management, DCP 43 Car parking, DCP 47 Water Management
COMPLIANCE WITH CODES/POLICIES:	No
GOVERNMENT POLICIES APPLICABLE:	SEPP 1 – Development standards, SEPP (BASIX) 2004, SEPP 55 – Remediation of land, SREP Sydney Harbour Catchment
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	25 January 2010
40 DAY PERIOD EXPIRED:	6 March 2010
PROPOSAL:	Alterations and additions
RECOMMENDATION:	Approval.

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DEVELOPMENT APPLICATION N^o DA0032/10
PREMISES: 14 NELSON STREET, GORDON
PROPOSAL: ALTERATIONS AND ADDITIONS
APPLICANT: MR JOHN CARR-GREG AND MRS SUSAN CARR-GREG
OWNER: MR JOHN CARR-GREG AND MRS SUSAN CARR-GREG
DESIGNER HOUSE PLANS BY DESIGN

PURPOSE FOR REPORT

To determine development application No.0032/10 for alterations and additions to an existing dwelling.

Consideration of variation Pursuant to SEPP No. 1

Council's attention is directed to the recent circular PS 08-014 (**see attachment**) from the NSW Department of Planning concerning the determination by Council of Development Applications where a variation of a development standard is sought under the provisions of SEPP No. 1.

The circular requires all development applications which involve a variation greater than 10% under the provisions of SEPP No. 1 to be determined by full Council and not by Council staff under delegated authority.

The maximum built-upon area allowed by clause 60C(2) of the KPSO is 60%. The existing built-upon area of the site is 72% and the proposed development results in a reduction in built-upon area to 71.5%. Accordingly, a SEPP No. 1 objection has been submitted. As the proposal still involves a variation of 19% to Council's maximum built-upon area requirement, the application is referred to full Council for determination.

EXECUTIVE SUMMARY

Issues:	Built-upon area
Submissions:	No submissions received
Land & Environment Court Appeal:	No
Recommendation:	Approval

HISTORY

Development application history:

- BA82/01683

Building Application No. 82/01683 for alterations and additions to the dwelling was approved by Council on 12 October 1982.

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- BA94/00083

Building Application No. 94/00083 for a front fence was approved by Council on 16 April 1994.

Current application history:

- 25 January 2010 – The application was lodged.
- 29 January – 15 February 2010 – The application was notified to owners of surrounding properties. No submissions were received.
- 9 March 2010 – The applicant was asked to provide additional information concerning existing/proposed built-upon area and solar access. The information was received on 18 March 2010.

THE SITE AND SURROUNDING AREA

The site

Zoning:	Residential 2(c)
Visual Character Study Category:	1920-1945
Lot Number:	6
DP Number:	3662
Area:	1758m ²
Side of Street:	Northern
Cross Fall:	North to south
Stormwater Drainage:	To street To street
Heritage Affected:	Yes - draft conservation area
Required Setback:	12 metres
Integrated Development:	No
Bush Fire Prone Land:	N/A
Endangered Species:	Yes – Blue Gum High Forest (no impact)
Urban Bushland:	No
Contaminated Land:	No

SITE DESCRIPTION

The subject site is located on the northern side of Nelson Street, Gordon. The site has a width of 20.115 metres, length of 87.6 metres and an area of 1758m². The site is situated on the high side of the street and has a fall of 7.1 metres from the rear to the street frontage.

Development currently on the site comprises a part single part two storey dwelling with a detached carport. To the rear of the dwelling are an inground swimming pool and a tennis court. There are extensive areas of paving on the site including the driveway, turning bay and pool area.

Surrounding development:

The site is surrounded by residential development.

The adjoining property to the west is known as No. 12 Nelson Street. The property currently contains a modest single storey dwelling, though a larger two storey dwelling was approved on 7 December 2009 (Development Application No. 574/09).

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The adjoining property to the east is known as No. 16 Nelson Street and contains a three storey dwelling.

THE PROPOSAL

The application proposes alterations and additions to the existing dwelling. The proposed alterations and additions are as follows:

Ground floor

- demolition of the existing kitchen, sunroom, laundry, carport
- demolition of part of the existing TV room and removal of doors
- construction of a new sitting room, bathroom/laundry and kitchen/family room
- construction of a new garage with automatic door
- construction of a new wall for the TV room and provision of new windows and cabinetry; provision of new cabinetry for the foyer
- installation of a rainwater tank in the eastern side setback

First floor

- demolition of the existing bathroom and balcony
- conversion of an existing bedroom to a bedroom and study; provision of a new window to the study
- construction of an addition comprising a new bedroom with a walk-in-wardrobe and ensuite

CONSULTATION - COMMUNITY

In accordance with Development Control Plan No. 56, owners of surrounding properties were given notice of the application. In response, no submissions were received.

CONSULTATION - WITHIN COUNCIL

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

Heritage status

The property is not a heritage item and does not adjoin an item. There are several heritage items in Nelson Street, including Nos. 1, 22 and 23.

The site is within a draft Heritage Conservation Area (HCA) – draft LEP 25. The draft plan has not been exhibited and thus it is doubtful how much weight can be given to it. The area includes a broad area on the east side of Gordon from Werona Avenue to the ridge adjoining the reserve to the east, McIntosh Avenue to the south and Mt William Street to the north. The area is similar to UCA No. 13.

The site is within the National Trust UCA No. 13 – Gordon. A Trust classification is non-statutory however Council may consider the values identified by the Trust in its classification.

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Applicant's Heritage Impact Statement (HIS)

The applicant has recognised that the site is within a draft HCA. The report was prepared by the same company that prepared the drawings and may not be critical of the design. It does not address the questions in the Heritage Council guidelines about preparation of a HIS.

The HIS does not contain a detailed assessment of the impact on the works on the heritage significance of the draft HCA and mainly describes the proposed work and provides some recommendations on measures that might reduce any negative impacts.

The recommendations are:

- That new materials and colour scheme be sympathetic to the original dwelling. Neutral and subdued tones are preferable for rendered and painted walls to minimise their impact upon existing cottage. The colour of the garage door should also be recessive.*
- That new external window and doors be painted timber and vertically proportioned to be consistent with the original window openings.*
- That new skylights be flush with the roof plane.*

Comments

The existing dwelling is considered to be a good example of a brick late Federation period house, with a relatively intact front façade and timber posted veranda. It presents to the street behind a low fence and broad lawn area. There is a recent brick driveway on the western boundary of the site leading to a flat roofed, partially enclosed double carport. There is a tennis court and pool at the rear of the site. From the street, the house reads as highly intact and contributes to the streetscape of Nelson Street and the broader draft HCA. The brick two storey addition (c.1970) at the rear of the house is not a dominant element of the property and is not easily discernible from the public realm.

The proposed works would intensify the rear portion of the property, formalise the lightweight sunroom addition, formalise the carport and provide a larger two storey addition. The proposed works would be partially obscured from the streetscape but would be visible from oblique angles, particularly the view along the driveway.

I consider that the proposed works would have minor impacts on the overall values of the draft HCA and would not affect any nearby heritage items. An existing fireplace is proposed to be "blocked up". There is conflict between the chimney flue and the proposed first floor addition. It is not clear what is proposed and presumably the flue would be removed which is not a desirable outcome.

Conclusions and recommendations

The proposed additions and alterations would have an acceptable level of impact on the draft HCA and no adverse impact on nearby heritage items. Given the status of the draft

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HCA, the heritage impacts are considered to be minimal and acceptable. No heritage conditions are considered necessary.

Comment

The architectural plans show the chimney/flue to be retained. This matter has been clarified by the applicant who has advised that the chimney/flue will be retained.

Nevertheless, it is recommended that a condition be imposed to ensure the chimney/flue is retained in its entirety **(Condition 26)**.

The Heritage Impact Statement states that new walls on the western elevation will be tuck pointed facebrick with sandstone cladded foundations to match the existing dwelling. To the rear of the dwelling, new and existing brick walls and the garage will be rendered and painted. The render will not be easily discernible from the street and will not result in any adverse streetscape impacts to the draft Heritage Conservation Area.

Landscaping

The subject site has been identified on Council's predictive mapping system as potentially containing Blue Gum High Forest Critically Endangered Ecological Community. The proposed development does not involve the removal of any trees, nor will it result in any adverse impacts on trees to be retained. The proposed landscape works, being the removal of paving, are not in the vicinity of any trees which form part of the Blue Gum High Forest Community. Consequently, the proposed development will not impact upon the Critically Endangered Ecological Community.

Council's Landscape Assessment Team Leader, Ian Francis, has reviewed the application and has no objection to the proposed development, subject to imposition of standard landscaping conditions **(Conditions 21 and 22)**.

Engineering

Council's Development Engineer Team Leader, Kathy Hawken, has no objection to the proposed development, subject to the inclusion of standard engineering conditions **(Conditions 4, 9, 17-20, 23 and 25)**.

STATUTORY PROVISIONS

State Environmental Planning Policy (SEPP) No. 1 - Development Standards

Clause 60C(2) of the KPSO states that the maximum built-upon area to any on land on which a dwelling-house is erected is 60%.

The existing built-upon area of the site is 72% and exceeds this maximum. The proposed development results in a reduction in built-upon area to 71.5% as it is proposed to remove some existing paving. Accordingly, a SEPP No. 1 objection has been lodged, which has been considered below.

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State Environmental Planning Policy No. 55 - Remediation of Land

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A valid BASIX certificate has been submitted. The certificate demonstrates compliance with the provisions of the SEPP and adequately reflects all amendments to the application.

Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005

Matters for consideration under SREP 2005 include biodiversity, ecology and environmental protection, public access to and scenic qualities of foreshores and waterways, maintenance of views, control of boat facilities and maintenance of a working harbour. The proposal is not in close proximity to, or within view, of a waterway or wetland and is considered satisfactory. Water re-use measures will minimise any impact on downstream waterways.

Ku-ring-gai Planning Scheme Ordinance**Part A: Development standards**

Development standard	Proposed	Complies
Site area: 1758m ²		
Building height 8m (max)	6.02m	YES
Built upon areas 60% (1054.8m ²)(max)	71.5% (1256.7m ²)	NO

Built-upon area [clause 60C[2]]:

The existing built-upon area of the site is 72% and exceeds the maximum of 60%. The proposed development results in a reduction in built-upon area to 71.5% as it is proposed to remove some existing paving.

A SEPP No. 1 objection has been submitted by the applicant and is assessed as follows:

whether the planning control is a development standard

Clause 60C of the Ku-ring-gai Planning Scheme Ordinance states:

- (1) This clause applies to any land on which a dwelling-house is, or is proposed to be erected or extended, or on which development ancillary to the dwelling has been or is proposed to be, carried out.
- (2) The maximum built-upon area of land to which this clause applies is 60%.
- (4) In this clause –

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“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 landscape features.

the purpose/object of the standard

The objectives of clause 60C are unstated in the KPSO.

The relevant specific aims and objective for residential zones as stated in schedule 9 of the KPSO are as follows:

- (d) any building or development work on a site avoids total or near total site utilisation by maintaining a reasonable proportion of the site as a soft landscaping area*

A similar objective is included in section 4.2.7 of DCP No. 38 which states:

Development should maintain a reasonable proportion of the site as soft landscaping to ensure that the predominant landscape character of the locality is maintained or enhanced.

whether compliance with the development standard is consistent with the aims of the policy and whether compliance hinders the attainment of objects specified in section 5(a)(i) and (ii) of the EP & A Act

SEPP No. 1 provides flexibility for development standards where compliance would be unreasonable or hinder the attainment of objects of section 5(a)(i) and (ii) of the Act.

The objects of the Act are:

- (i) to encourage the proper management, development and conservation of natural and artificial resources including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment.
- (ii) Section 5(a)ii encourages the co-ordination of the orderly and economic use and development of land.

The proposed development is consistent with the objects of the Act and represents an orderly and economic use of the land.

whether compliance with the standard is unreasonable or unnecessary in the circumstances of the case

The following is an extract from the applicant's SEPP No. 1 objection:

The existing built upon area has been calculated to be 1268.1m² or 72% of the site area. The existing built-upon area therefore exceeds the maximum requirement of 60% as described in clause 60C of the Ku-ring-gai Planning Scheme Ordinance. It is

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proposed to improve the percentage of landscaped area by removing an area of paving equivalent to 11.4m².

Compliance with the 60% built-upon area standard is unreasonable in this case because to comply with the standard an area of 389.1m² would need to be removed and/or demolished.

Comment

A large proportion of the existing built-upon area is attributable to the existing tennis court which contains artificial turf. The tennis court has an area of 561m² and comprises 32% of the total built-upon area of the site.

The proposed works are confined to the rear of the dwelling and will not dominate the streetscape or impact upon the landscape character of the locality. In addition, the proposed development retains the existing tree canopy and screen planting located on the site.

The proposed non-compliance is the product of existing development on the site, and the proposal results in a reduction in the extent of the existing non-compliance. For these reasons and those listed above, it is agreed that compliance with the standard is unreasonable and unnecessary in the circumstances of the case.

Part B: Aims and objectives for residential zones:

The development: (i) provides satisfactory levels of solar access & privacy to surrounding properties; (ii) is of a bulk, scale and design, characteristic of the area; (iii) maintains adequate levels of soft landscaping; (iv) provides suitable egress/ingress for vehicles; and (v) maintains the landscape quality of the municipality. Consequently, the aims and objectives for residential development as outlined by Schedule 9 have been satisfied.

POLICY PROVISIONS

Development Control Plan No. 38 - Ku-ring-gai Residential Design Manual

Development Control	Proposed	Complies
4.1 Streetscape:		
Building setbacks (s.4.1.3)		
Front setback: 14m (Ave) -75% front elevation 12m (min) – 25% front elevation	No change to existing front setback is proposed.	N/A N/A
Side setback: Ground floor: 12% site width = 2.4m(min)	Dwelling: 3.3m to eastern boundary (as existing) and 4.5m to western boundary (as existing)	YES
1 st floor: 15% site width = 3m (min)	3.3m to eastern boundary (as existing) and 7.8m to western boundary	YES YES

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Development Control	Proposed	Complies
Rear setback: 12m(min)	unchanged	N/A
4.2 Building form:		
FSR (s.4.2.1) 0.30:1 (max)	0.18:1	YES
Height of building (s.4.2.2) 2 storey (max) and 8m (site >20° slope) or 7m (site <20° slope)	2 storey & 6.02m	YES YES
Building height plane (s.4.2.3) 45° from horizontal at any point 3m above boundary	compliant	YES
First floor (s.4.2.4) FSR: < 40% total FSR	25%	YES
Roof Line (s.4.2.6) Roof height (5m – single storey) (3m – two+ storey) Roof pitch 35° (max)	2.86m	YES
	30° (dwelling) and 3° (garage)	YES
Built-upon area (s.4.2.7) 50% (879m ²) (max)	71.5% (1256.7m ²)	NO
Unrelieved wall length (s.4.2.8) 12m (walls less than 4m in height) 8m (walls greater than 4m in height)	9.2m along northern (rear) elevation (greater than 4m in height)	NO
Solar access (4.2.11) 4h solar access to adjoining properties between 9am to 3pm	4 hours of solar access is maintained to the existing and approved dwellings at No. 12 Nelson Street	YES
4.3 Open space & landscaping:		
Soft landscaping area (4.3.3) 50% (879m ²) (min)	28.5% (501m ²)	NO
4.4 Privacy & security:		
The western elevation of the proposed first floor addition features two narrow bedroom windows. The windows are set back in excess of 7 metres from the western side boundary. Due to the small size of the windows, their generous setback and the fact that they are to a low usage room, the proposal will not result in any unreasonable privacy impacts to the adjoining property to the west, No. 12 Nelson Street.		

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Development Control	Proposed	Complies
It is proposed to brick-up an existing window on the first floor eastern elevation. As such, the proposal will reduce overlooking of the adjoining property to the east, No. 16 Nelson Street.		
4.5 Access & parking:		
No. of car parking spaces (s.4.5.1) 2 spaces behind building line	2 spaces	YES
Size of car parking space (s.4.5.2) 5.4m x 5.5m	6m x 5.9m	YES
Design of Carports and Garages (s.4.5.3) Where forward of the building line, front setback complies with s.4.1.3 and/or the building line	The proposed garage is located behind the building line.	N/A
Outbuildings (s.4.6.3) Setback from boundary: 2m	0.35m	NO

Outbuildings (s.4.6.3)

Section 4.6.3 of DCP No. 38 states that outbuildings with a wall height exceeding 2 metres should be set back 2 metres from the boundary.

The proposed detached garage is set back 0.35 metres from the western side boundary and does not comply with this numerical requirement. In this instance, the setback and positioning of the proposed garage is the same as the existing carport. The proposed garage will not result in any additional visual impacts to the adjoining property to the west, No. 12 Nelson Street, as there is an existing vegetation covered paling fence between the two properties.

Furthermore, the location of the proposed garage behind the building line is appropriate given the heritage significance of the streetscape. The location of the proposed garage is consistent with the existing streetscape which includes a number of examples of detached garages behind the building line of the dwelling and close to the side boundary.

Unrelieved wall length (s.4.2.8)

Section 4.2.8 of DCP No. 38 states that dwellings should have a maximum unrelieved wall length of 8 metres for walls less than 4 metres in height. The objective of this requirement is to incorporate architectural relief and modulation to avoid a bulky appearance.

The dwelling as proposed has an unrelieved wall length of 9.2 metres along the northern elevation and does not comply with Council's maximum unrelieved wall length requirements. The proposed non-compliance is to the rear elevation of the dwelling and will not result in any adverse visual bulk impacts on the street. In addition, the wall is set back 48 metres from the rear property boundary and will not result in any adverse visual impacts on the adjoining property to the rear.

Item 3

Built-upon area (s.4.2.7) and soft landscaping area (s.4.3.3)

DCP No. 38 states that dwellings on allotments of more than 1500m² should have a maximum built-upon area of 50% and a minimum soft landscaping area of 50%. The objective of these requirements is to maintain a reasonable proportion of the site as soft landscaping to ensure that the predominant landscape character of the locality is maintained or enhanced. The requirements also aim to ensure that there is sufficient soft landscaping area to accommodate the required number of canopy trees, provide an optimal area of private open space, avoid the creation of drainage problems and allow for screen planting between buildings.

The existing built-upon area of the site is 72% and exceeds the maximum built-upon area of 50%. The proposed development entails the removal of existing paving in the rear yard and results in a reduction in built-upon area to 71.5% and an increase in soft landscaping area over the existing situation. The proposal does not result in removal of any existing canopy trees or screen planting, nor does it result in a reduction in private open space. Furthermore, the proposed development does not result in any drainage problems, as all stormwater is to be directed to the street via the existing system.

LIKELY IMPACTS

The proposed development will not result in any adverse impacts with regard to visual bulk, streetscape, privacy, stormwater or tree impacts.

SUITABILITY OF THE SITE

The site is zoned for residential purposes and is suitable for the proposed development, being residential alterations and additions.

ANY SUBMISSIONS

No submissions have been received.

PUBLIC INTEREST

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

ANY OTHER RELEVANT MATTERS CONSIDERATIONS NOT ALREADY ADDRESSED

There are no other matters for discussion.

CONCLUSION

Having regard to the provisions of section 79C of the Environmental Planning and Assessment Act 1979, the proposed development is considered to be satisfactory. Therefore, it is recommended that the application be approved.

RECOMMENDATION**PURSUANT TO SECTION 80(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

THAT the Council, as the consent authority, is of the opinion that the objection under *State Environmental Planning Policy No. 1 – Development Standards* to clause 60C of the Ku-ring-gai Planning Scheme Ordinance is well founded. The Council is also of the opinion that strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case as:

- The proposal complies with the unstated objectives of the built-upon development standard and the aims and objectives contained with Schedule 9 of the Ku-ring-gai Planning Scheme Ordinance
- The existing approved built-upon area of the site is 72%. The proposed development results in a reduction in built-upon area to 71.5%.
- The proposed works are confined to the rear of the dwelling and will not dominate the streetscape or impact upon the landscape character of the locality.
- The proposed development retains the existing tree canopy and screen planting on the site.

AND

THAT the Council, as the consent authority, being satisfied that the objection under SEPP No. 1 is well founded and also being of the opinion that the granting of consent to DA0032/10 is consistent with the aims of the Policy, grant development consent to DA0032/10 for alterations and additions on land at No. 14 Nelson Street Gordon, for a period of two (2) years from the date of the Notice of Determination, subject to the following conditions:

CONDITIONS THAT IDENTIFY APPROVED PLANS:**1. Approved architectural plans and documentation (alterations and additions)**

The development must be carried out in accordance with work shown in colour on the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	Drawn by	Dated
REF 09P486 01 Existing site plan	House Plans by design	January 2010
REF 09P486 02 Proposed site plan	House Plans by design	January 2010
REF 09P486 03 Existing ground floor plan	House Plans by design	January 2010
REF 09P486 04 Proposed ground floor plan	House Plans by design	January 2010
REF 09P486 05 Existing/proposed first floor plan	House Plans by design	January 2010
REF 09P486 06 South & west elevations	House Plans by design	January 2010
REF 09P486 07 North & east elevations	House Plans by design	January 2010
REF 09P486 08 Section & window schedule	House Plans by design	January 2010
REF 09P486 09 Shadow diagrams	House Plans by design	January 2010

Reason: To ensure that the development is in accordance with the determination.

2. Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination.

3. No demolition of extra fabric

Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.

Reason: To ensure compliance with the development consent

CONDITIONS TO BE SATISFIED PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION:

4. Road opening permit

The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a road opening permit being obtained from Council (upon payment of the required fee) beforehand.

Reason: Statutory requirement (Roads Act 1993 Section 138) and to maintain the integrity of Council's infrastructure.

5. Notice of commencement

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

6. Notification of builder's details

Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

Reason: Statutory requirement.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE:

7. Long service levy

In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council.

Reason: Statutory requirement.

8. Builder's indemnity insurance

The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

9. Vehicular access and garaging

Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard 2890.1 – 2004 "Off-Street car parking". Details are to be provided to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that parking spaces are in accordance with the approved development.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE OR PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION (WHICHEVER COMES FIRST):

10. Infrastructure restorations fee

To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:

Item 3

- a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.
- c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
- d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.
- e) In this condition:

“Council Property” includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place; and

“Infrastructure Restoration Fee” means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

Reason: To maintain public infrastructure.

CONDITIONS TO BE SATISFIED DURING THE DEMOLITION, EXCAVATION AND CONSTRUCTION PHASES:

11. Prescribed conditions

The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

Item 3

- The work must be carried out in accordance with the requirements of the Building Code of Australia
- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

Reason: Statutory requirement.

12. Hours of work

Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12 noon Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon 1.00pm.

Where it is necessary for works to occur outside of these hours (ie) placement of concrete for large floor areas on large residential/commercial developments or where building processes require the use of oversized trucks and/or cranes that are restricted by the RTA from travelling during daylight hours to deliver, erect or remove machinery, tower cranes, pre-cast panels, beams, tanks or service equipment to or from the site, approval for such activities will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

Note: Failure to obtain a permit to work outside of the approved hours will result in on the spot fines being issued.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

13. Site notice

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted.
- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer.
- be durable and weatherproof.

Item 3

- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice.
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

14. Use of road or footpath

During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

15. Recycling of building material (general)

During demolition and construction, the Principal Certifying Authority shall be satisfied that building materials suitable for recycling have been forwarded to an appropriate registered business dealing in recycling of materials. Materials to be recycled must be kept in good order.

Reason: To facilitate recycling of materials.

16. Construction signage

All construction signs must comply with the following requirements:

- are not to cover any mechanical ventilation inlet or outlet vent
- are not illuminated, self-illuminated or flashing at any time
- are located wholly within a property where construction is being undertaken
- refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken
- are restricted to one such sign per property
- do not exceed 2.5m²
- are removed within 14 days of the completion of all construction works

Reason: To ensure compliance with Council's controls regarding signage.

17. Road reserve safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works.

Item 3

Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

Reason: To ensure safe public footways and roadways during construction.

18. Services

Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants' full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

19. Erosion control

Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

20. Drainage to existing system

Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in accordance with AS3500.3 (Plumbing Code) and the BCA. No stormwater runoff is to be placed into the Sydney Water sewer system. If an illegal sewer connection is found during construction, the drainage system must be rectified to the satisfaction of Council and Sydney Water.

Reason: To protect the environment.

21. No storage of materials beneath trees

No activities, storage or disposal of materials shall take place beneath the canopy of

Item 3

any tree protected under Council's Tree Preservation Order at any time.

Reason: To protect existing trees.

22. Removal of refuse

All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

23. On site retention of waste dockets

All demolition, excavation and construction waste dockets are to be retained on site, or at suitable location, in order to confirm which facility received materials generated from the site for recycling or disposal.

- Each docket is to be an official receipt from a facility authorised to accept the material type, for disposal or processing.
- This information is to be made available at the request of an Authorised Officer of Council.

Reason: To protect the environment.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:

24. Compliance with BASIX Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. A60885 have been complied with.

Reason: Statutory requirement.

25. Infrastructure repair

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council Development Engineer and at no cost to Council.

Reason: To protect public infrastructure.

CONDITIONS TO BE SATISFIED AT ALL TIMES:

26. Chimney/flue is to be retained

The existing chimney/flue located to the south-east of the proposed first floor addition is to be retained.

Reason: To retain the original features of the dwelling.

B Gregory
Senior Development Assessment Officer

R Kinninmont
Team Leader
Development Assessment - Central

C Swanepoel
Manager
Development Assessment Services

M Miocic
Director
Development & Regulation

Attachments:

1. DOP Circular PS08-014 – 2010/063222
2. Location sketch – 2010/063223
3. Zoning extract – 2010/063224
4. Site survey – 2010/063226
5. Site plan – 2010/063228
6. Existing ground floor plan – 2010/063230
7. Proposed ground floor plan – 2010/063231
8. Existing/proposed first floor plan – 2010/063233
9. Southern and western elevations – 2010/063234
10. Northern and eastern elevations- 2010/063234
11. Window Schedule and Section - 2010/063235
12. Shadow diagrams - 2010/063236

PLANNING SYSTEM

State environmental planning policies

Circular	PS 08-014
Issued	14 November 2008
Related	PS 08-003 May 2008

Reporting variations to development Standards

The purpose of this circular is to remind councils of their responsibilities to complete quarterly returns on variations to development standards under delegations using State Environmental Planning Policy No. 1 - Development Standards or similar provisions under the Standard Instrument. The returns for the past two quarters – 1 April to 30 June 2008 and 1 July to 30 September 2008 – are to be forwarded to the Department by no later than 4 weeks from the date of this circular.

Introduction

Circular PS 08-003 reminded councils of their responsibilities to monitor the use of the Director-General's assumed concurrence under State Environmental Planning Policy No. 1 – Development Standards (SEPP 1) or under clause 4.6 of the Standard Instrument (or similar provision) on a quarterly basis.

Councils were reminded of the need to keep accurate records of the use of SEPP 1, or the relevant provision of the Standard Instrument and to report quarterly from the April to June 2008 quarter.

Reports due 4 weeks from date of this Circular

Despite the previous circular, a number of councils have not submitted their responses to the Department for the period 1 April to 30 June, which were due on 31 July 2008.

Councils are now advised that they are to forward their reporting of the use of SEPP 1 or clause 4.6 of the Standard Instrument (or similar provision) for the periods 1 April to 30 June and 1 July to 30 September **within 4 weeks from the date of this circular**. Where a council has not exercised its concurrence in a particular quarter, then a nil return is to be forwarded.

Quarterly reports are to be emailed to developmentstandards@planning.nsw.gov.au

If a council does not respond to this request by 15 December 2008, then the Director-General will commence the process of revocation of the concurrence.

Councils are to then report quarterly within one month of the end of the quarter. Failure to do so will trigger a review into the need to revoke of the concurrence.

Further Requirements

In response to the findings of the recent ICAC investigation into corruption allegations affecting Wollongong City Council, councils are required to adopt the following four measures:

- 1) Establish a register of development applications determined with variations in standards under SEPP 1;
- 2) Require all development applications where there has been a variation greater than 10% in standards under SEPP 1 to be determined by full council (rather than general manager or nominated staff member);
- 3) Provide a report to each council meeting on the development applications determined where there had been a variation in standards under SEPP 1;
- 4) Make the register of development applications determined with variations in standards under SEPP 1 available to the public on the council's website.

Further information

The Department will also be undertaking a number of random audits in 2009 on SEPP 1 decisions based on the data received this year.

Links to SEPP 1 and the Standard Instrument can be found on the Department of Planning's website at: <http://www.planning.nsw.gov.au>

If you have further enquiries, please phone the Planning Information Centre 02 9228 6333 or email information@planning.nsw.gov.au

Note: This and other Department of Planning circulars are published on the web at www.planning.nsw.gov.au/planningsystem

Authorised by:

Sam Haddad,
Director-General
NSW Department of Planning

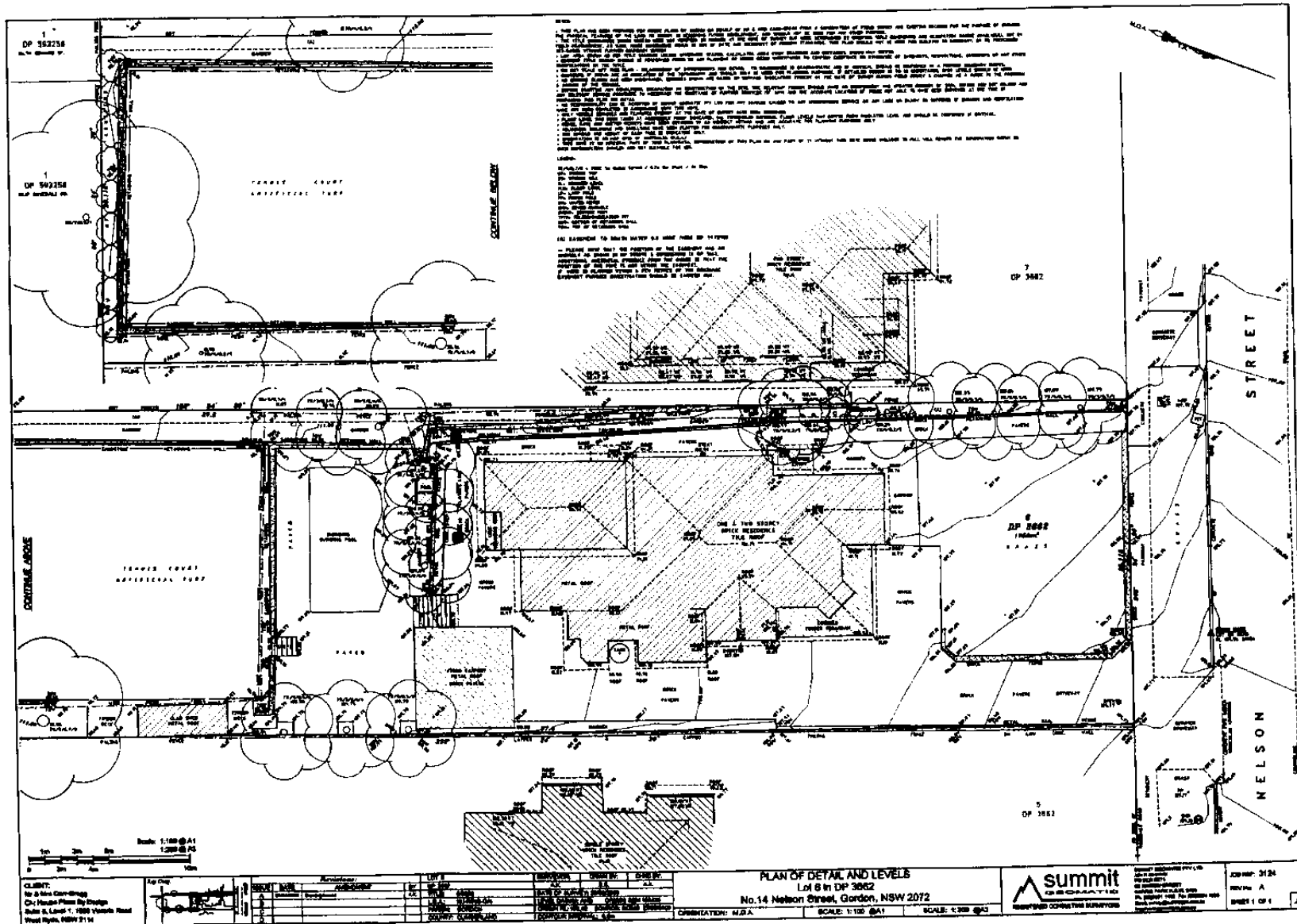
Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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DEVELOPMENT APPLICATION No 0032/2010



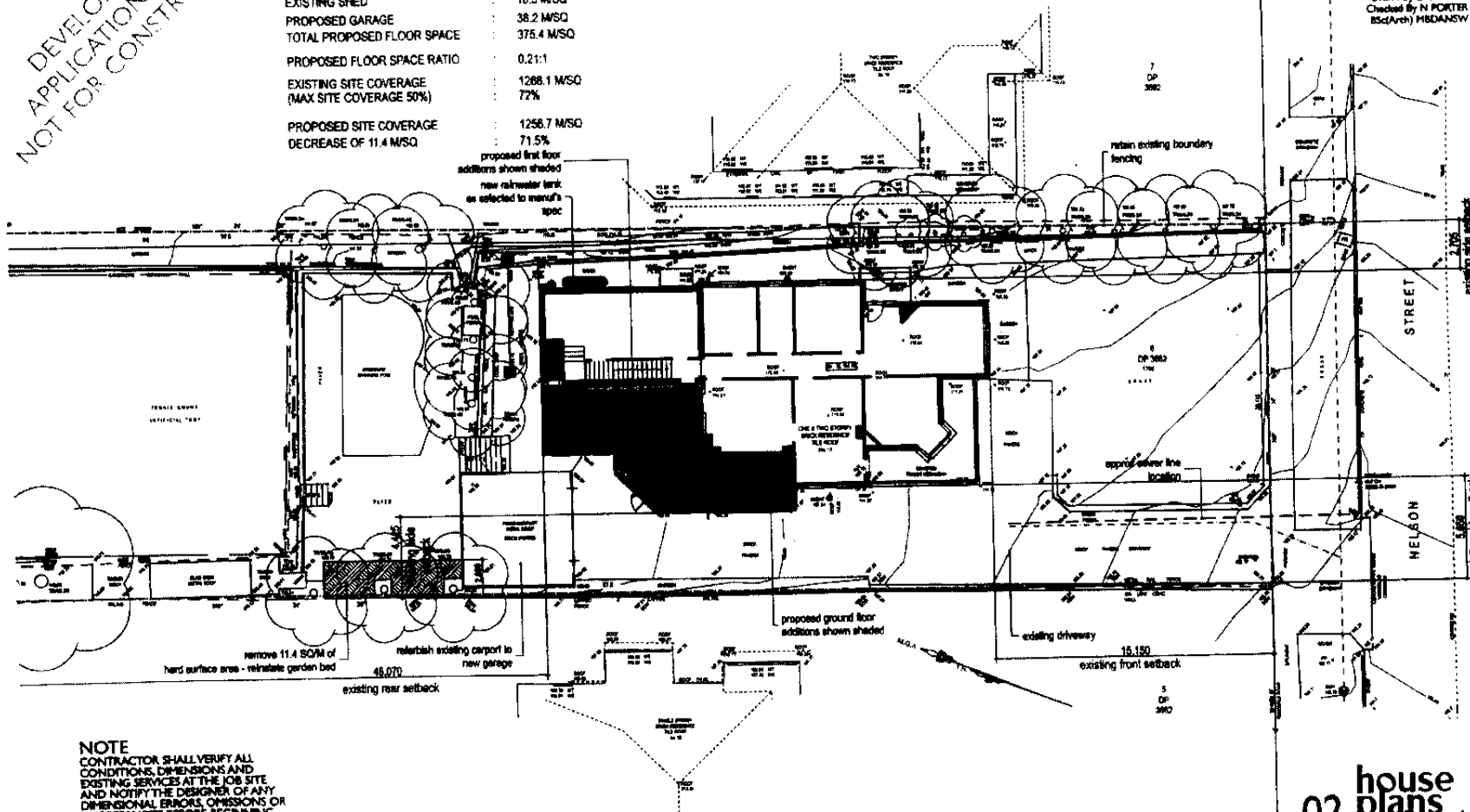


DEVELOPMENT
APPLICATION PLANS
NOT FOR CONSTRUCTION

PROPOSED ALTERATIONS & ADDITIONS
LOT 6 DP3662 14 NELSON STREET, GORDON
for MR & MRS CARR-GREGG

REF: 09P486 JANUARY 2010
Drawn By: L. TREVENA
Checked By: N. PORTER
BS(Arch) HBDA NSW

SITE AREA	1758 SQM
PROPOSED FLOOR SPACE AREA	326.7 M/SQ
EXISTING SHED	10.5 M/SQ
PROPOSED GARAGE	38.2 M/SQ
TOTAL PROPOSED FLOOR SPACE	375.4 M/SQ
PROPOSED FLOOR SPACE RATIO	0.21:1
EXISTING SITE COVERAGE (MAX SITE COVERAGE 50%)	1268.1 M/SQ 72%
PROPOSED SITE COVERAGE	1256.7 M/SQ 71.5%
DECREASE OF 11.4 M/SQ	



NOTE
CONTRACTOR SHALL VERIFY ALL
CONDITIONS, DIMENSIONS AND
EXISTING SERVICES AT THE JOB SITE
AND NOTIFY THE DESIGNER OF ANY
DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK. IF IN
DOUBT, PLEASE ASK THE DESIGNER.

A3 SITE PLAN 1:200

All dimensions and levels shall be checked by the Contractor and verified on site prior to commencement of works. The Architect's drawings are for information only. The Contractor is responsible for ensuring that the drawings are correct and for obtaining all necessary permits and approvals. The information contained in this document is the property of House Plans by Design Pty Ltd. It is not to be distributed or used for any other purpose without the written permission of House Plans by Design Pty Ltd. © 2010

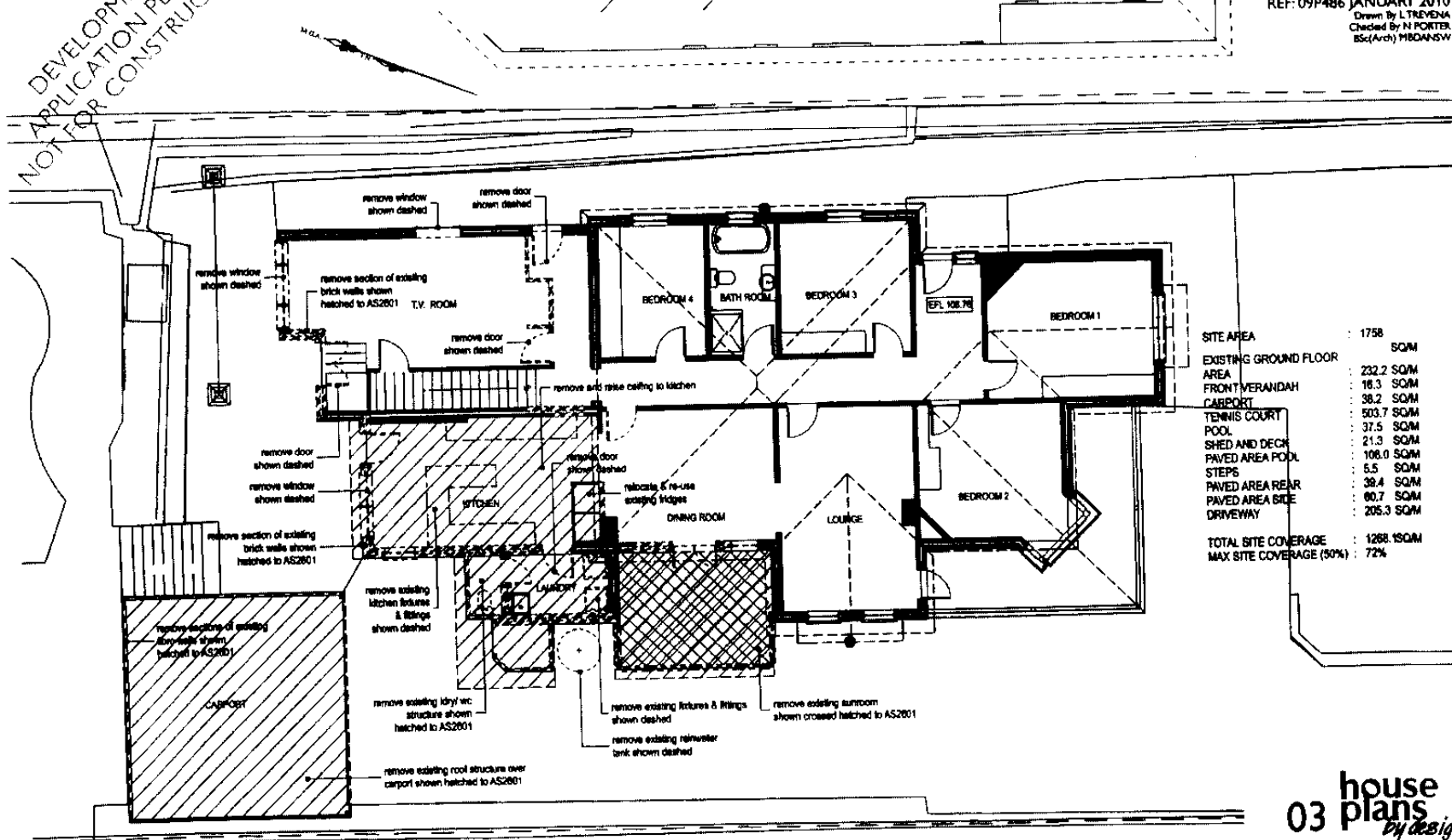
house
02 plans
by design

Level 1, Suite 6 1005 Visions Road West Ryde NSW 2114
PO Box 608 West Ryde NSW 1585
Ph: 02 9888 5880 Fax: 02 9888 5399
enquiry@houseplansbydesign.com.au
www.houseplansbydesign.com.au

DEVELOPMENT
APPLICATION PLANS
NOT FOR CONSTRUCTION

PROPOSED ALTERATIONS & ADDITIONS
LOT 6 DP3662 14 NELSON STREET, GORDON
for MR & MRS CARR-GREGG

REF: 09P486 JANUARY 2010
Drawn By L. TREVENA
Checked By N. POKTER
BSc(Arch) MBOAS-SW



SITE AREA	1758	SQM
EXISTING GROUND FLOOR AREA	232.2	SQM
FRONT VERANDAH	16.3	SQM
CARPORT	38.2	SQM
TENNIS COURT	503.7	SQM
POOL	37.5	SQM
SHED AND DECK	21.3	SQM
PAVED AREA POOL	106.0	SQM
STEPS	5.5	SQM
PAVED AREA REAR	39.4	SQM
PAVED AREA SIDE	60.7	SQM
DRIVEWAY	205.3	SQM
TOTAL SITE COVERAGE	1268.1	SQM
MAX SITE COVERAGE (50%)	72%	

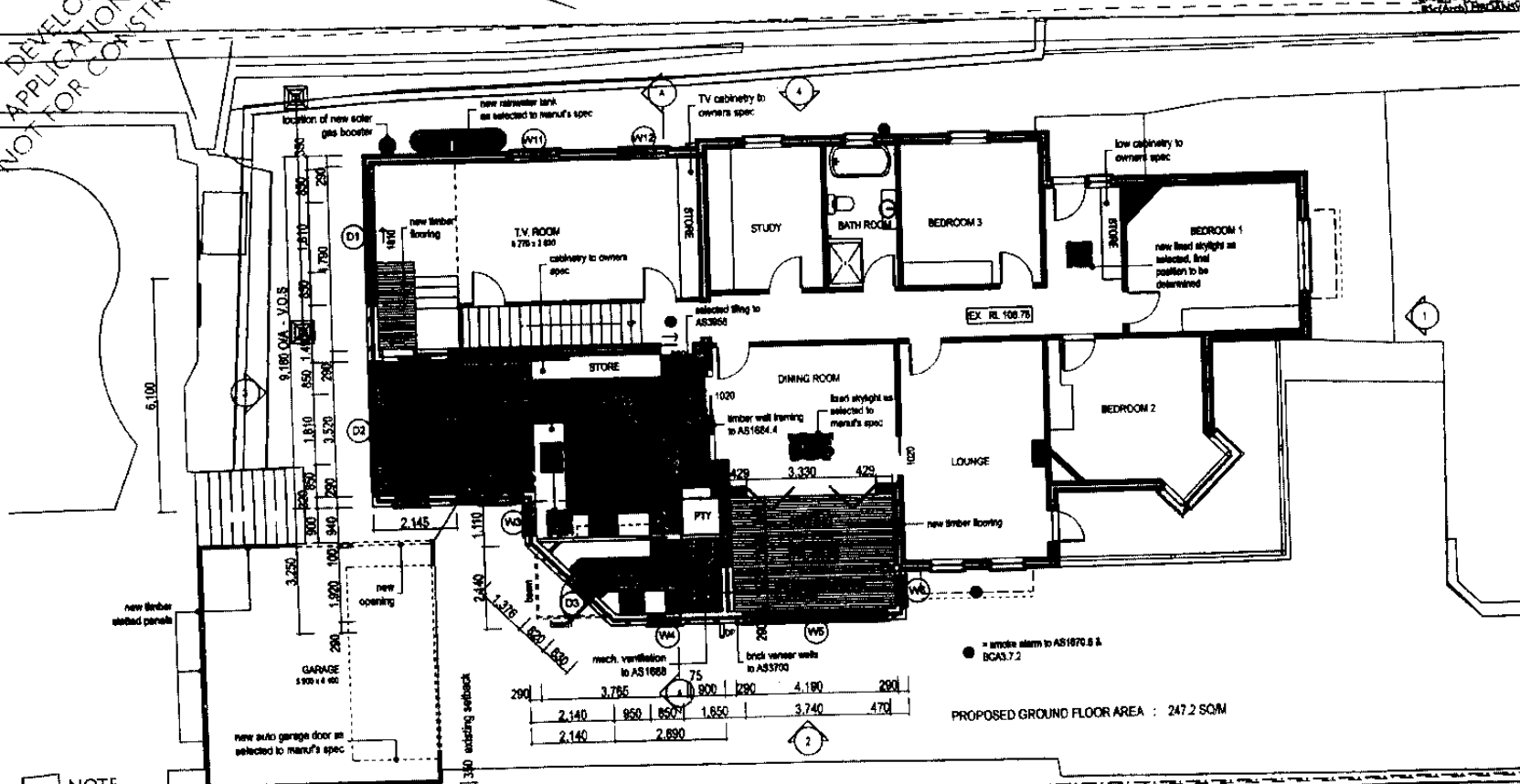
A3 EXISTING FLOOR PLAN 1:100

All dimensions and levels shall be checked by the Designer and verified on the prior to construction of works. The Designer shall be responsible for the accuracy of the information contained in this document. The Designer shall be responsible for the accuracy of the information contained in this document. The Designer shall be responsible for the accuracy of the information contained in this document.

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PROPOSED ALTERATIONS & ADDITIONS
LOT 6 DP3662 14 NELSON STREET, GORDON
for MR & MRS CARR-GREGG
REF: 09P486 JANUARY 2010



PROPOSED GROUND FLOOR AREA : 247.2 SQM

NOTE
CONTRACTOR SHALL VERIFY ALL
EXISTING SERVICES AT THE JOB SITE
AND NOTIFY THE DESIGNER OF ANY
DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK. IF IN
DOUBT, PLEASE ASK THE DESIGNER.

A3 PROPOSED GROUND FLOOR PLAN 1:100

AS All dimensions and loads shall be checked by Competent and verified on site prior to commencement of works. Use licensed dimensions only. Do not work from free-standing. All work in comply with Australian Standards Building Code of Australia and local authority requirements. The information contained in this document is for the purpose of design only. It is not a contract. Use or distribution of this document, in part or in full without the written permission of the owner from the Client, constitutes an infringement of copyright.

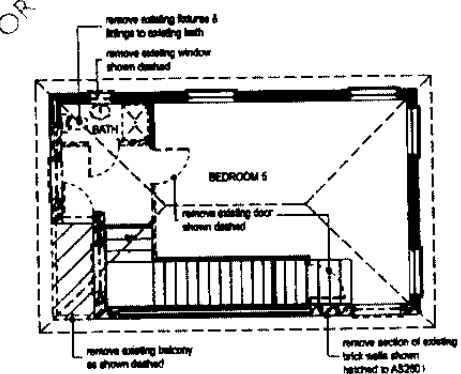
04 house plans *by design*

Level 1, Suite 6 1851 Victoria Road West Ryde NSW 2114
PO Box 607 West Ryde NSW 1585
Ph: 02 9558 5280 Fax: 02 9558 6399
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DEVELOPMENT
APPLICATION PLANS
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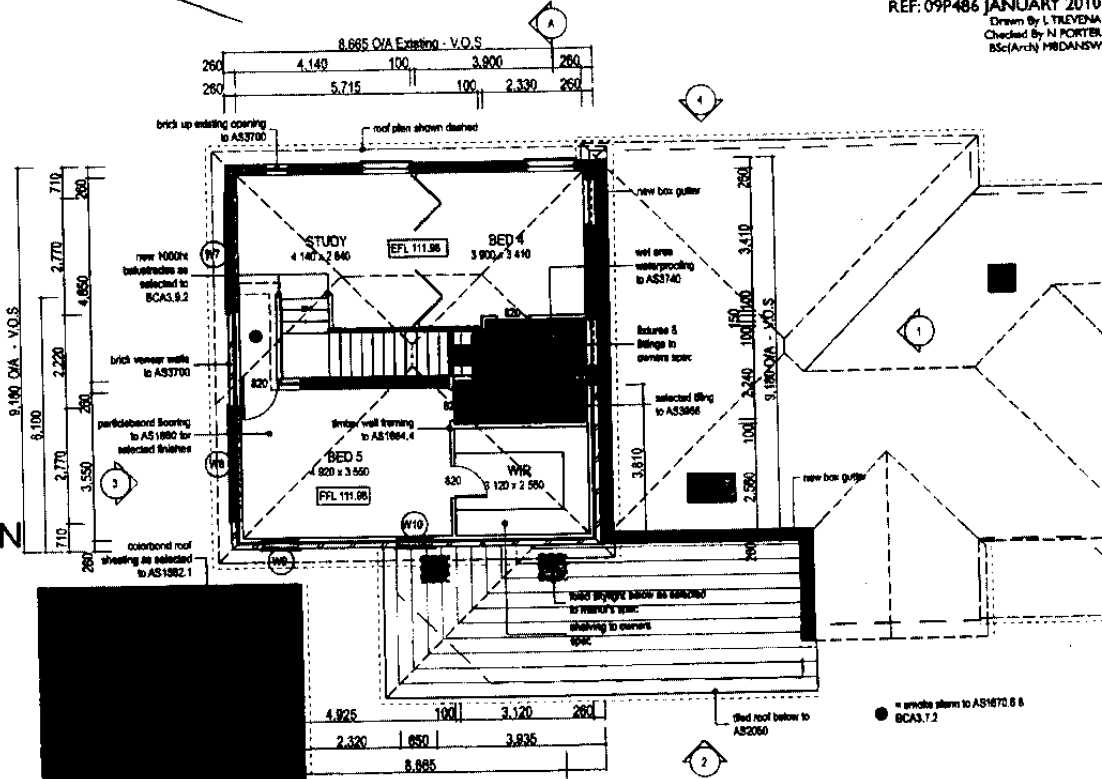
PROPOSED ALTERATIONS & ADDITIONS
LOT 6 DP3662 14 NELSON STREET, GORDON
for MR & MRS CARR-GREGG

REF: 09P486 JANUARY 2010
Drawn By: L. TREVINA
Checked By: N. PORTER
BSc(Arch) HBIDANSW



EXISTING FLOOR AREA = 44.3 SQ/M

EXISTING FIRST FLOOR PLAN



FIRST FLOOR AREA = 79.5 SQ/M

PROPOSED FIRST FLOOR

NOTE
CONTRACTOR SHALL VERIFY ALL
CONDITIONS, DIMENSIONS AND
EXISTING SERVICES AT THE JOB SITE
AND NOTIFY THE DESIGNER OF ANY
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DISCREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK. IF IN
DOUBT, PLEASE ASK THE DESIGNER.

A3 FIRST FLOOR PLANS 1:100

ALL dimensions and levels shall be checked by Contractor and verified on the prior to construction.
Provides: like ground dimensions only. Do not rely on drawings. All work to comply with Australian
Standards, Building Code of Australia and local authority requirements. This information is provided to the
contractor in the design of the plans. The user of this information is not responsible for any errors or omissions.
This plan is to be used in conjunction with the other plans of this project. It is not to be used in isolation.

house
05 plans
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Level 1, Suite 6 180/190 North Road West Ryde NSW 2114
PO Box 667 West Ryde NSW 1585
Ph: 02 9808 1880 Fax: 02 9808 1309
enquiry@houseplansbydesign.com.au
www.houseplansbydesign.com.au

DEVELOPMENT
APPLICATION PLANS
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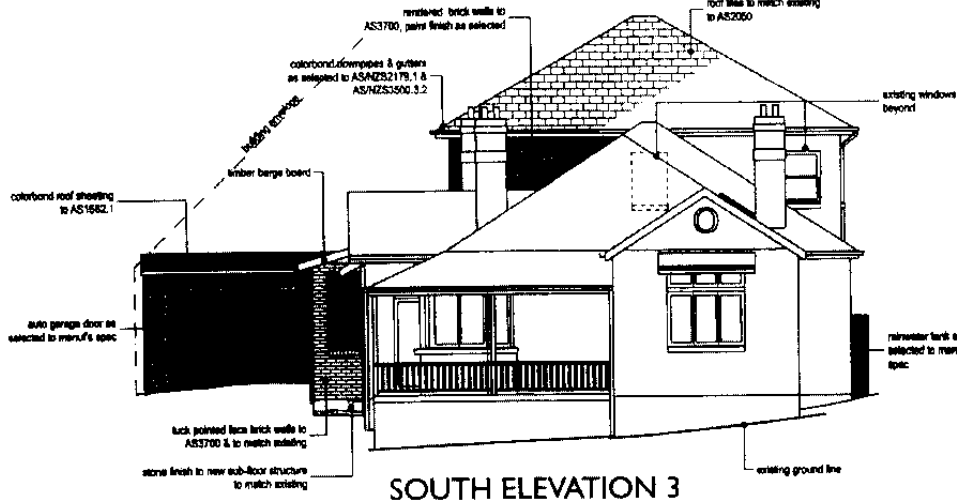
PROPOSED ALTERATIONS & ADDITIONS

LOT 6 DP3662 14 NELSON STREET, GORDON
roof tiles to match existing
 to AS2060 for MR & MRS CARR-GREGG

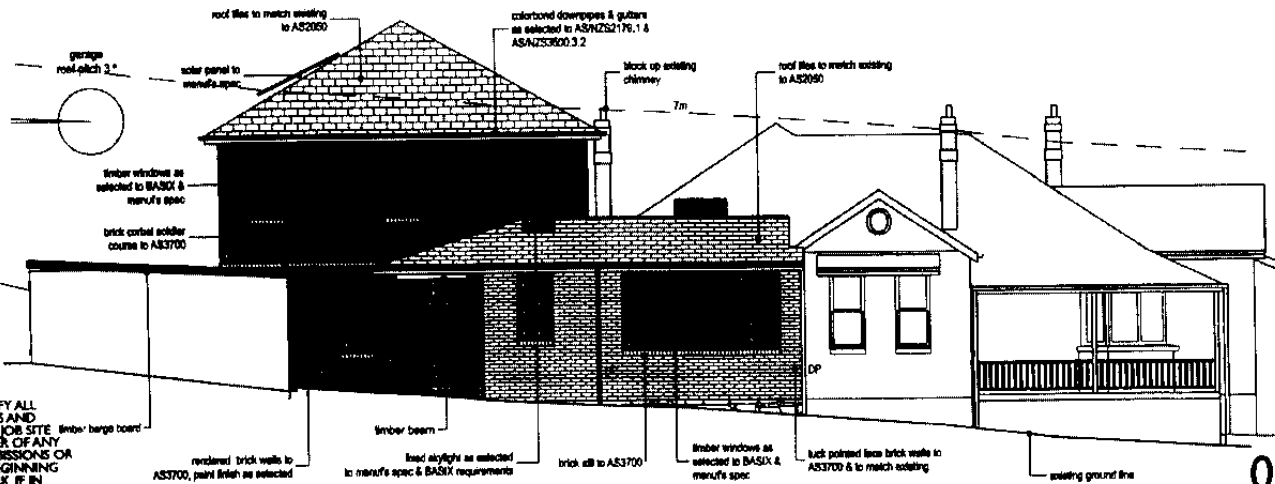
for MR & MRS CARR-GREGG

REF: 09P486 JANUARY 2010

Drawn By L TREVENA
Checked By N PORTER
BSc(Arch) MBDA NSW



SOUTH ELEVATION 3



NOTE

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A3 SOUTH & WEST ELEVATIONS 1:100



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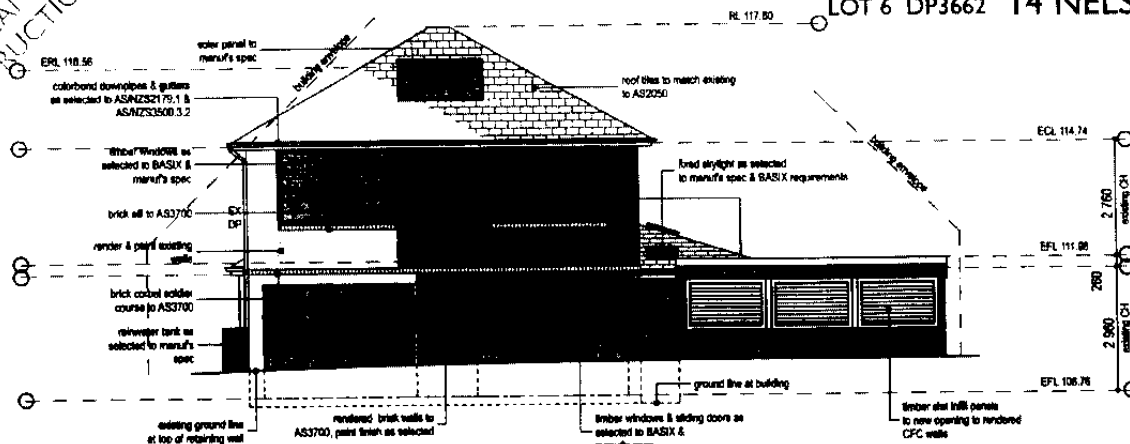
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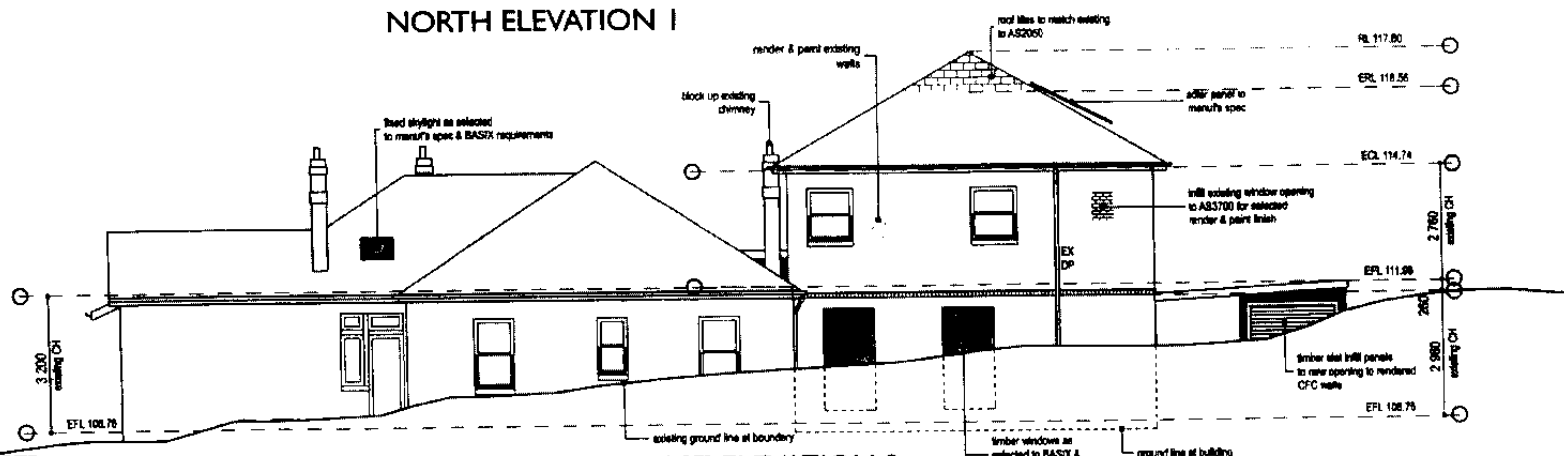
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for MR & MRS CARR-GREGG

REF: 09P486 JANUARY 2010

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BSc(Arch) MBDA-NSW



NORTH ELEVATION 1



EAST ELEVATION 2

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A3 NORTH & EAST ELEVATION 1:100

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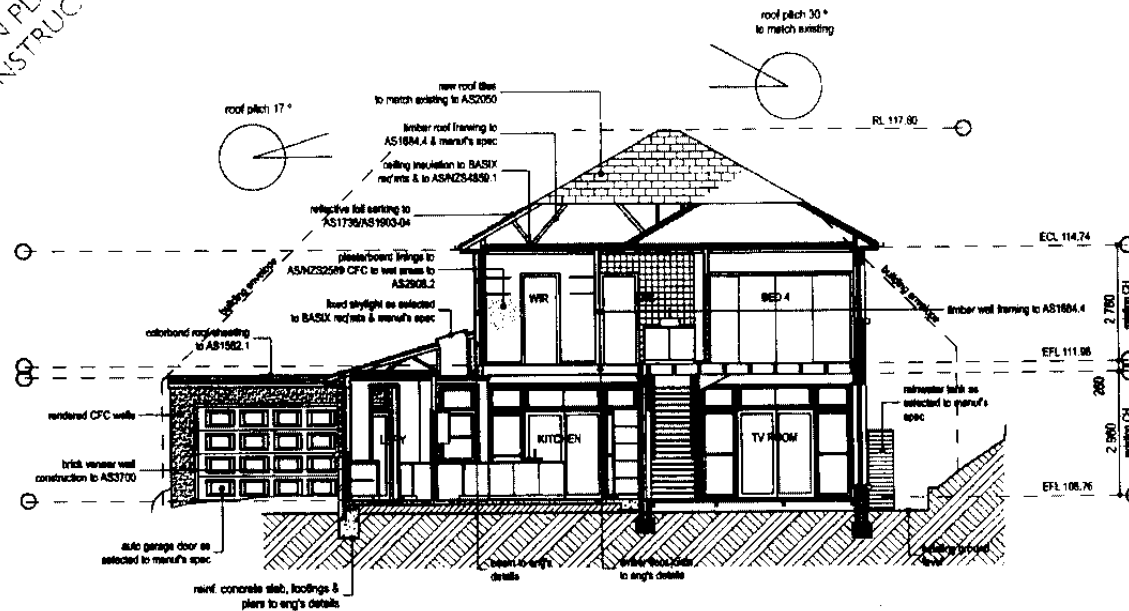
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PROPOSED ALTERATIONS & ADDITIONS
LOT 6 DP3662 14 NELSON STREET, GORDON
for MR & MRS CARR-GREGG

REF: 09P486 JANUARY 2010

Drawn By: I. TREVENA
Checked By: N. PORTER
BSc(Arch) MBDA NSW



WINDOW SCHEDULE

NUMBER	HEIGHT X WIDTH	TYPE
W1	1800 x 1200	DOUBLE HUNG
W2	1800 x 1200	DOUBLE HUNG
W3	1800 x 1200	DOUBLE HUNG
W4	1800 x 1200	DOUBLE HUNG
W5	1800 x 1200	DOUBLE HUNG
W6	1800 x 1200	DOUBLE HUNG
W7	1800 x 1200	DOUBLE HUNG
W8	1800 x 1200	DOUBLE HUNG
W9	1800 x 1200	DOUBLE HUNG
W10	1800 x 1200	DOUBLE HUNG
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W14	1800 x 1200	DOUBLE HUNG
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W97	1800 x 1200	DOUBLE HUNG
W98	1800 x 1200	DOUBLE HUNG
W99	1800 x 1200	DOUBLE HUNG
W100	1800 x 1200	DOUBLE HUNG

NOTE
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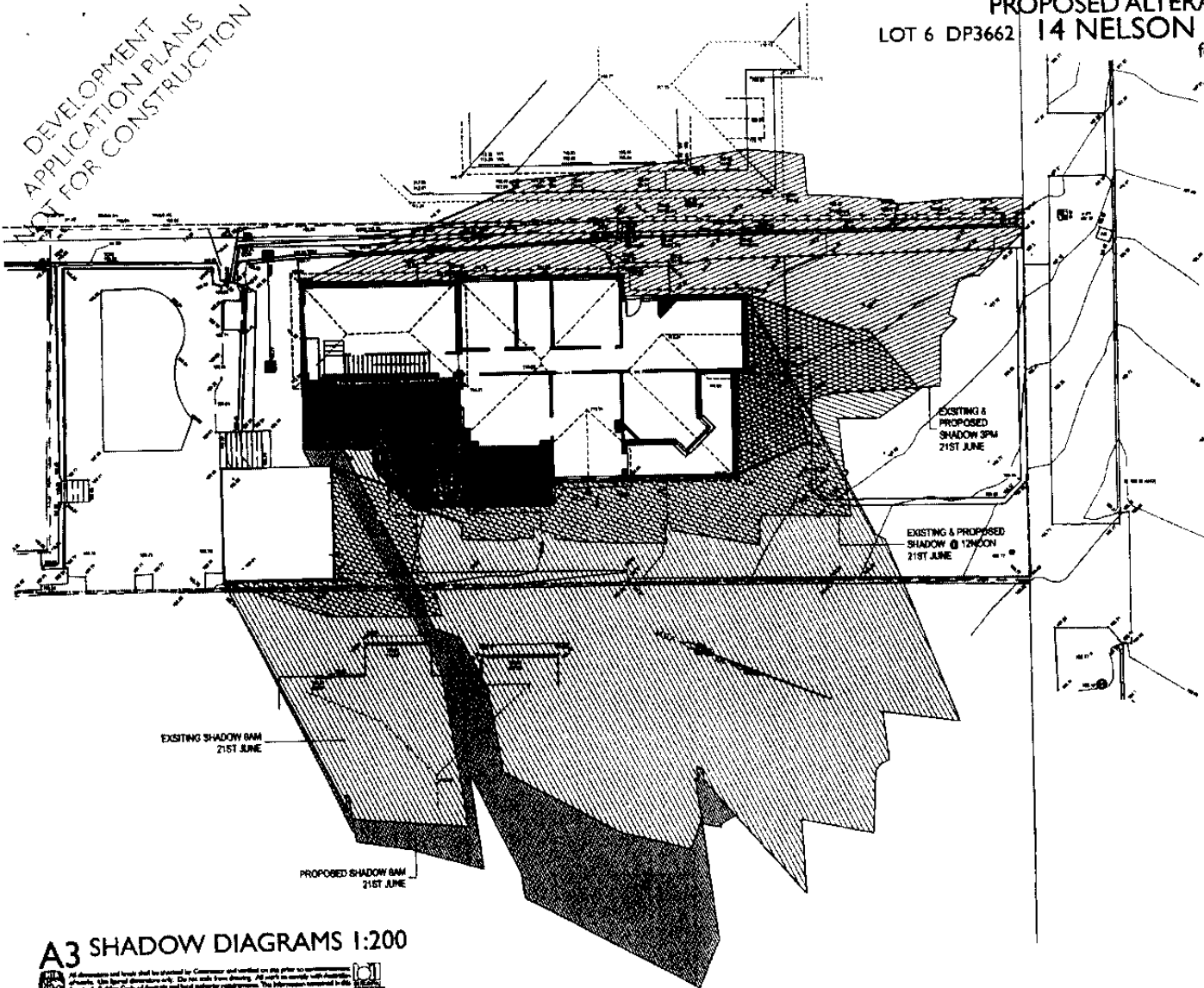
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PROPOSED ALTERATIONS & ADDITIONS
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for MR. & MRS CARR-GREGG

REF: 09P486 JANUARY 2010
Drawn By L.TREVENA
Checked By N. PORTER
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A3 SHADOW DIAGRAMS 1:200



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TENDER T17/2010 - RESEARCH PARTNER FOR THE ENABLING EFFECTIVE COMMUNITY EDUCATION & ENGAGEMENT AS A DRIVER FOR SUSTAINABILITY IN LOCAL GOVERNMENT (EECEE) PROGRAM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report on the results of the public tender for a research consultant for the Enabling Effective Community Education and Engagement as a Driver for Sustainability in Local Government (EECEE) program.

BACKGROUND:

In December 2008, Council received a \$1,787,100 grant from the NSW Environmental Trust, through its Urban Sustainability Program, to implement and co-ordinate a regional program focusing on Council sustainability (EECEE program). One aspect of this is to engage a research consultant for the program.

COMMENTS:

Tenders were called in February 2010 for the research consultant. Six (6) tenders were received by the closing date.

RECOMMENDATION:

That Council accept the tender from Inca Consulting and enter into negotiations with this consultant for the contract.

PURPOSE OF REPORT

To report on the results of the public tender for a research consultant for the Enabling Effective Community Education and Engagement as a Driver for Sustainability in Local Government (EECEE) program.

BACKGROUND

In December 2008, Council received a \$1,787,100 grant from the NSW Environmental Trust through its Urban Sustainability Program, to implement and co-ordinate a regional program focusing on council sustainability. The EECEE program is a three (3) year partnership between Ku-ring-gai (as lead council), Mosman, City of Sydney, Bathurst-Orange-Dubbo, Wyong and Coffs Harbour Councils and the Department of Environment, Climate Change and Water NSW (DECCW). The program will explore the organisational factors that influence community education and engagement (CEE) for sustainability in local government and how this can better integrate into Council's core business.

Two (2) elements of the program are to appoint a Communities of Practice (CoP) consultant, and to engage an independent consultant to undertake research and evaluation of the program and specific council projects, the subject of this report.

The roles for the research consultant are to:

- undertake research throughout the life of the program and projects to monitor changes, generate new knowledge and capture the learning and experience of program partners;
- determine the factors of success of the council specific activities;
- identify the program's institutional and organisational outcomes to provide critical insights into the mechanisms that enabled or inhibited program objectives; and
- document learning from the program for the local government sector more broadly.

Key responsibilities include:

- through baseline research, determine the current context and practice of community education and engagement in partner councils;
- measure the appropriateness, effectiveness and impact of program level and council specific activities;
- report on key program outcomes and evaluation;
- communicate research findings to program partners on an ongoing basis;
- identify gaps and opportunities with the program design and implementation for the purpose of adaptive management;
- liaise with the Communities of Practice (CoP) partner to undertake the Communities of Practice (CoP) component of the research (that is, the impacts of the Communities of Practice (CoP) approach on organisational learning), including the development of the research questions, the research methodology and the data collection methods;
- work directly and closely with council program partners, who constitute a key feedback mechanism for piloting and testing all program outputs; and
- based on the research findings, generate new knowledge about the role of community education and engagement in organisational development and governance for

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sustainability (including barriers and drivers), for dissemination to the wider local government community.

The deliverables of the consultant as set in the tender are:

- baseline research report;
- presentation that highlights key baseline research findings;
- interim program evaluation report;
- presentation that highlights key interim program evaluation findings;
- final program evaluation report;
- presentation that highlights key final program evaluation findings (x5); and
- how to guide.

COMMENTS

Tenders

On 6 February 2010, an open tender was advertised to seek responses for the research consultant. In total, six (6) parties responded by the closing date. These parties are ARIES, Inca Consulting, Micromex, NSF Consulting, T Issues and Urbis.

The six (6) tenders were evaluated by a Tender Evaluation Committee (TEC). The Committee consisted of two (2) staff members from the Strategy and Environment Department, one (1) staff member from the Community Department, one (1) member from the Department of Environment, Climate Change and Water (DECCW) and one (1) member from Mosman Council.

The assessment of the tenders was based on the following pre-determined selection criteria.

Price (20%)

- Cost effectiveness (total cost of tender).

Non-price (80%)

- Cost effectiveness (total number of hours dedicated to the project and personnel hours dedicated to the project)
- Appreciation of the scope and nature of the brief;
- Methodology; and
- Capacity to perform the work (relevant experience, track record, ability of project team, quality of endorsement by referees).

A score for each tenderer (a combination of the price and non-price score) was awarded against the pre-determined criteria. The evaluation also included a qualitative appraisal of the strengths and weaknesses of the top two ranked tenders.

The results of the evaluation of the six (6) tenders are in the Tender Assessment Report for T17/2010 (**Confidential Attachment A**).

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, it is the opinion of the General Manager that the tender evaluation related to the financial

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information of the tenderers is of a kind as referred to in section 10a (2) (d) of the act which may, if disclosed:-

- (i) prejudice the commercial position of the person who supplied it, or*
- (ii) confer a commercial advantage on a competitor of council, or*
- (iii) reveal a trade secret.*

As such, the **Confidential Attachment A** is classified confidential under section 10a (2) (d) (i). It reports financial information that, should it be revealed, may result in commercial disadvantage to parties involved in the future tender or negotiations for the project. It is not in the public interest to reveal the details behind the financial or technical evaluation of the tenders. The practice of publication of sensitive information provided by tenderers could result in the withholding of such information or a reduction in the provision of information relevant to enable Council to make fully informed decisions.

This detailed evaluation identified Inca Consulting as the highest ranked tender. This was followed by, in order, NSF Consulting, ARIES, T Issues Consulting, Urbis and Micromex. Inca Consulting was also ranked as the strongest proposal after the qualitative group assessment of the top two tenders.

Based on the assessment above, the Tender Evaluation Committee (TEC) recommended that negotiations be entered into with Inca Consulting for the contracted work. This recommendation was based on:

- confidence in the capabilities and relevant experience of Inca Consulting to perform the work;
- Inca Consulting receiving the highest total score; and
- Inca Consulting being considered the strongest proposal after the qualitative group assessment of the top two tenders.

Details of the area for the proposed negotiation with Inca Consulting are included in the **Confidential Attachment A**.

CONSULTATION

The Tender Evaluation Committee (TEC) consisted of two (2) staff members from the Strategy and Environment Department, one (1) staff member from the Community Department, one (1) member from the Department of Environment, Climate Change and Water (DECCW) and one (1) member from Mosman Council. The tender was also reviewed by the participating councils and conforms to the business plan approved by the NSW Environmental Trust, the grantee.

FINANCIAL CONSIDERATIONS

The research consultant forms part of the adopted business plan and budget as accepted by the NSW Environment Trust for the project. The cost of the proposal by Inca Consulting is within the budget amount of the grant and will not impact on Council's budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from the Strategy and Environment Department and Community Department have been involved in the review of these tenders.

SUMMARY

An open tender process was used to seek responses to engage a research consultant for the NSW Environmental Trust project "Enabling Effective Community Education and Engagement". In total, six (6) parties responded by the closing date.

The Tender Evaluation Committee (TEC) reviewed the six (6) tenders against the predetermined tender evaluation criteria. The proposal by Inca Consulting demonstrated the most substantial level of understanding of the project coupled with extensive and relevant experience in research and evaluation.

Financially, the submission by Inca Consulting was well below the tender threshold of \$150,000 as set by Council's Tender Guidelines and was within budget for the project. Based on the above, it is recommended that Council negotiate with Inca Consulting for the awarding of the contract. This recommendation is based on providing the project with the best value.

RECOMMENDATION

- A. That Council accepts the tender received by Inca Consulting for this project and enters into negotiations with this consultant for the contract.
- B. That the execution of all documents relating to the tender be delegated to the Mayor and General Manager.

Marnie Kikken
Project Officer

Andrew Watson
Director Strategy & Environment

Attachments:

- A. Tender Assessment Report for T17/2010 - Confidential**
- B. Minutes of Tender Evaluation Committee - Confidential**
- C. Detailed Assessment Results - Confidential**

SPORTS FACILITIES PLAN OF MANAGEMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To recommend adoption of the draft Sports Facilities Plan of Management following the recent public exhibition period and the consideration of community submissions.

BACKGROUND:

Following a Council resolution on 8 December 2009 to place the draft Sports Facilities Plan of Management on public exhibition, the plan was exhibited from 15 December 2009 to 13 February 2010, with submissions accepted for a further 14 days after close of the public exhibition period in accordance with the requirements of the *Local Government Act 1993*.

COMMENTS:

Thirteen submissions were received in response to the public exhibition. All comments that related to the draft Plan of Management have been addressed with minor amendments made to the draft Sports Facilities Plan of Management.

RECOMMENDATION:

That Council adopt the draft Sports Facilities Plan of Management incorporating the amendments as outlined.

PURPOSE OF REPORT

To recommend adoption of the draft Sports Facilities Plan of Management following the recent public exhibition period and the consideration of community submissions.

BACKGROUND

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. Not only are plans required under the Act, but are essential management tools. Plans of management:

- are written by Council in consultation with the community;
- identify the important features of the land;
- provide a framework for management and clarify how Council will manage the land; and
- indicate how the land may be used or developed such as leasing.

On 8 December 2009, the draft Sports Facilities Plan of Management was presented to Council and the following resolution was carried unanimously:

- A. *That the draft Sports Facilities Plan of Management be exhibited during December 2009 and January 2010 with a further 14 days for public comment, in accordance with the requirements of the Local Government Act 1993.*
- B. *That the exhibition period follow the process outlined in the Consultation section of this report.*
- C. *That Council give notice of its intention to determine a purchase price of \$0.60 per page for the Sports Facilities Plan of Management via advertisements in the North Shore Times.*
- D. *That a further report be presented to Council in early 2010 following the public consultation process, incorporating comments received during the public exhibition period.*

The draft Sports Facilities Plan of Management (**Attachment B**) follows the same format as for other plans of management prepared for areas of community land in Ku-ring-gai. This includes general statements regarding the plan of management process, a list of land covered by the plan, the basis for management (incorporating values and objectives) and specific management objectives including use, maintenance, capital improvements and off-site impacts.

The main focus of the draft plan is to provide a framework for the management of sports facilities as community assets. Limited details are included as to the day-to-day operation to enable flexibility, innovation and adaptive management. This detail is contained within annual operating plans and programs. The operational plans for the services provided at Council's sports facilities will be developed in accordance with the draft plan.

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The objectives contained in the draft plan include:

- Provide sporting facilities which address the existing and changing demographics and demands of our community.
- Administer the usage of Council's sporting facilities in a fair and equitable manner.
- Improve our sports facilities infrastructure through strategic and opportunistic approaches.
- Provide a quality service standard for the maintenance of our sporting facilities.
- Increase positive impacts and minimise adverse impacts from the existence and use of sports facilities.
- Maintain and improve sports facilities through sustainable financial practices.

In arriving at the management objectives and subsequent action plan, consideration was given to a number of issues which are categorised into six key areas: Demographics and demand, Administration, Infrastructure, Service standards and maintenance, Usage impacts, and Finance.

COMMENTS

In response to the public exhibition of the draft Sports Facilities Plan of Management, Council received thirteen submissions in relation to the plan. The general themes of the comments were as follows :

- minor spelling or grammatical errors;
- dog off-leash locations;
- provision of facilities for traditional sports;
- support for lighting upgrades;
- greater flexibility requested for joint funding arrangements;
- location of athletics facilities;
- clarification on scale and intensity of some listed uses; and
- Council responsiveness to complaints.

A detailed record of submissions and Council's response to these submissions and the required amendments to the plan are included in **Attachment A**. The amendments have then been incorporated into the final draft Sports Facilities Plan of Management, **Attachment B**. It is considered that the amendments made are minor and do not alter the intent of the draft Sports Facilities Plan of Management. The plan does not therefore need to be re-exhibited.

CONSULTATION

The draft Sports Facilities Plan of Management was exhibited from 15 December 2009 to 13 February 2010, with submissions accepted for a further 14 days after close of the public exhibition period in accordance with the requirements of the *Local Government Act 1993*. Given that the period for public exhibition was over the Christmas period, the exhibition period was extended to allow further time for public comment.

Notification of the public exhibition period was listed on Council's website with electronic copies available for viewing. All residents living adjacent to a sports facility were notified of the public exhibition via mail, and sporting groups were notified via email. Posters and hard copies of the

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draft plan were available for viewing at the Council Chambers and Council libraries and posters advertising the public exhibition were displayed sports facilities.

The Open Space Reference Committee have been consulted prior to and during the exhibition period and a number of committee members made submissions during the public exhibition period.

All persons or organisations who made a submission during the public exhibition of the plan will be notified of the meeting time and date that this report is due to be considered by Council.

FINANCIAL CONSIDERATIONS

The financial impact of the public exhibition process includes the cost of advertising the exhibition of the draft Sports Facilities Plan of Management. This has been financed through the operational budget of the Strategy and Environment Department.

Once adopted, implementation of the Sports Facilities Plan of Management would largely be achieved within annual operational budget allocations. Specific proposals or actions within the plan would be the subject of separate submissions to Council as part of future Council Management Plans.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has been undertaken as part of developing the draft Sports Facilities Plan of Management with the Strategy and Environment, Operations and Community directorates.

SUMMARY

On 8 December 2009, the draft Sports Facilities Plan of Management was presented to Council for its endorsement for public exhibition.

The draft Sports Facilities Plan of Management was exhibited from 15 December 2009 to 13 February 2010, with submissions accepted for a further 14 days after close of the public exhibition period in accordance with the requirements of the *Local Government Act 1993*.

Eleven submissions were received in response to the public exhibition. All comments that related to the draft plan of management have been addressed with minor amendments made to the draft Sports Facilities Plan of Management.

RECOMMENDATION

- A. That Council adopt the draft Sports Facilities Plan of Management incorporating the minor amendments as outlined.
- B. That all community members who made a submission during the public exhibition of the draft Sports Facilities Plan of Management be notified that the plan has been adopted by Council.

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- C. That the adopted Sports Facilities Plan of Management be made available on Council's website.
- D. That a purchase price of \$0.60 per page applies to the sale of copies of the adopted Sports Facilities Plan of Management.

Louise Hayward
Sustainability Officer

Roger Faulkner
**Acting Manager Corporate
Planning & Sustainability**

Andrew Watson
**Director Strategy &
Environment**

Attachments: **A. Exhibition Period Submissions Sports Facilities Draft Plan of Management - 2010/060886**
 B. Sports Facilities Draft Plan of Management - 2010/062657

Sports Facilities Draft Plan of Management Exhibition Period Submissions

Respondent	Comments	Council response
1. Student	Tennis and basketball courts at schools should be used by the public.	Already addressed within <i>Future Supply and Demand</i> section of Plan. (p27).
“ “	Positive promotional signs for facility use should be installed.	Already addressed within <i>Obesity and Sedentary Lifestyles</i> and <i>Promotion</i> section of Plan. (p27).
2. Cricket Club	Corrections need to be made to location of Dog Off Leash areas on map.	Correction made to map within Plan. (p10).
3. Ku-ring-gai Little Athletics Centre	General support of the Plan.	No action required.
“ “	Need to ensure stronger connection between the Plan of Management and the 1997 Strategic Plan for Sports fields and Courts.	The Plan has been written in accordance with the objectives of the 1997 Strategic Plan, however specific references to that strategy were not included. This has now been amended to reflect the direct link between the documents. (pp27, 51).
“ “	A higher emphasis is required on the provision of facilities for traditional sports.	Already addressed within the <i>Access</i> section of the Plan. (p28).
“ “	Existing use needs to be carefully managed to ensure grounds are well maintained.	Existing uses and sporting group preferences are administered in accordance with Council's Seasonal Allocation Policy.
“ “	Support for lighting upgrades and ground maintenance.	No action required.
“ “	The Plan should more strongly contain the flexibility for users to seek funding for joint partnerships with Council.	Already addressed within the <i>Sponsorship and donations</i> section of the Plan, however this section has now been strengthened. (p47).
“ “	Care should be taken in the selection of stormwater harvesting sites.	Noted. Stormwater harvesting projects are prioritised through Council's Capital Works Program and Environmental Levy Program.
4. Resident	Promoting the use of ovals for dog off leash areas, specifically Darnley oval.	Council's Companion Animals Policy has approved 20 sites (plus one currently on trial) within Ku-ring-gai for dog off-leash use. Ten of these are on sports facilities as listed within the Plan. This exceeds the single dog off-leash area that each local council is required to provide under the Companion Animals Act.
5. Resident	Praising the dog off leash areas provided.	No amendments to the Plan required.
6. Resident	Bannockburn oval is inappropriate for athletics.	Currently Bannockburn oval is the only oval in Ku-ring-gai which is considered suitable for regular athletics competition. Council's operational staff work closely with Ku-ring-gai Little Athletics Centre to ensure the impacts on local residents are minimised. Athletics has the potential to be relocated to the North Turramurra Recreation Area once constructed. No amendments to the Plan required.
“ “	Athletics have no existing use rights at Bannockburn oval under the KPSO.	Existing use rights are not a matter for consideration in the plan of management. No amendments to the Plan required.
“ “	Organised sport competition scale is ambiguous in the Plan of	Scale has been further clarified within the Plan. (p21).

Respondent	Comments	Council response
	Management.	
" "	Reference to the limits of intensity of use in conjunction with other uses of the sportsground needs greater clarity.	This has been further clarified within the Plan. (p23).
" "	There is no mechanism to complain about noise.	The mechanism for noise complaints at any Council facility is to contact Council and seek the assistance of Rangers. This is currently addressed within the <i>impact on adjoining land uses</i> section. (p42).
" "	Council needs to be more responsive to complaints.	Already addressed within the Plan however amendments have been made to strengthen Council's response to this issue. (p57).
7. St Ives Football Club	Preference should be given to sports that provide for the most people rather than diversity.	Council has a responsibility to provide facilities for both diverse use and popular or common use. Council's <i>Management of Community and Recreation Land and Facilities Policy (2010)</i> provides for preference to be given to existing user groups of any specific facility.
" "	No detail is provided for the financial revenue and expenditure on sports facilities.	Financial figures provided within the Plan are general to provide an overview of the management costs and revenue of these facilities. Further detail is not required within the Plan as it is an operational issue, rather than strategic. The purpose of the Plan is to provide a framework for the management of sports facilities.
" "	Prioritised field improvements are based on an outdated matrix.	A new action has been included within the Plan to update the matrix regularly to ensure prioritisation is current. (p55).
8. Resident	The Plan is reactive to community consultation.	The Plan has been amended to provide a proactive approach to communication. (pp42,57).
" "	The plan does not outline the approvals process for upgrading or modifications of facilities.	Approvals process is addressed in the <i>Capital improvements</i> section, however this has been further clarified. (pp36-37,55).
" "	There are no guidelines for managing facilities after hours, ie. closing amenities	Facilities are secured when anti-social behaviour is apparent at certain sites to discourage this behaviour. Due to cost it is not possible to unlock and lock all facilities and amenities in Ku-ring-gai.
9. Ku-ring-gai Netball Association	Acknowledges that facilities at Lofberg Road have been significantly upgraded and thanks Council	No amendment required.
" "	Requests Plan to be changed to allow intensity of use for Lofberg courts in line with current agreed usage scale.	Plan amended to address this request adding an additional 30 minutes onto the intensity of use of Lofberg. (p22).
10. Resident	Suggestion to block off certain streets in South Turramurra if B2 land is developed for sports facilities.	No amendments to Plan required. Request is outside the scope of the Plan.
11. Gordon District Cricket Club	Request a separate area for off leash dogs be provided at Killara Park.	Council is currently investigating this request. No amendments to the Plan required.



Sports Facilities

DRAFT Plan of Management



Vision:

Well managed, quality sports facilities available to all of our community.

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Snapshot

Locality

Area 84km

Demographics

Estimated residential population 2009 105,875
 Projected population 2026 126,181
 Proportion of families with children 58%
 Schools 38
 Number of registered dogs 15,000
 Households with private tennis court 3%

Open Space

Bushland 1,100ha
 Developed open space 300ha

Sports facilities

Sports ground locations 43
 Public golf courses 2
 Playgrounds 94
 Netball courts 31
 Acrylic tennis courts 50
 Synthetic grass tennis courts 21
 Bowling clubs 5
 Croquet clubs 1
 Bushland walking tracks 15
 Clubhouses 21

Facility usage

Tennis court users per annum 77,000
 Tonnes of CO₂ *pa* from operation 773
 Organised sporting clubs 112
 Registered sports club members 160,000
 Area of sports field per 1000 people 0.499ha

Financial

Annual maintenance costs \$3,100,000
 Recurrent capital works budget \$1,010,000
 Annual revenue \$1,090,000



Introduction

Background

Ku-ring-gai Council's Open Space system comprises of 1,400 hectares, of which approximately 1,100 hectares are bushland. The remaining 300 hectares of developed open space contain a wide spectrum of sport, recreation and leisure facilities including sportsgrounds at 42 locations, over 250 parks, two public golf courses, 29 sealed netball courts, 71 tennis courts, 15 designated bushland walking tracks and 3km of bitumen recreational cycle ways.

Much of the open space categorised as sportsground ranges from large regional facilities that support a range of activities to smaller sports facilities that have a more local appeal. A significant proportion of Ku-ring-gai residents are involved in sport. In 2009, 160,000 people were registered in Ku-ring-gai based sporting clubs. This does not include casual users and general community use.

Council's sports facilities broadly include tennis and netball courts, bowling and croquet greens, ovals and associated amenities. They can be used by permanent or casual users and are also used on an informal basis by our community.

Definition of sports facilities

Sports facilities may be defined as an area providing for structured or unstructured active recreation. This includes training and competition, which may be undertaken either individually or as a team, as well as social active recreational pursuits.

Community Land that is held under the category "Sportsground" is intended to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.

Council's sports facilities generally include bowling greens, croquet courts, tennis courts, basketball/netball courts and ovals. These can contain specialised facilities, for example cricket wickets, cricket training nets, and baseball diamonds.

About this Plan

This Plan of Management has been prepared in accordance with the requirements of the *Local Government Act 1993* (as amended). It provides a strategic framework for future management of sports facilities in the Ku-ring-gai local government area. Operational details in regards to the implementation of this plan are not included. This approach allows for innovation and flexibility in the implementation of the plan. This plan has been developed to:

- meet Council's obligations in respect to public land management under the requirements of the *Local Government Act 1993* (as amended);
- enable Council to renegotiate or enter into contracts, leases, licences and hire agreements for sports facilities, associated functions and for the provision and services of utilities;
- minimise the impacts from activities associated with sports facilities upon residents and the environment;
- maximise the active and passive recreational opportunities provided by the sports facilities network in Ku-ring-gai;
- enhance the contribution made by sports facilities and surrounds to the visual quality of Ku-ring-gai;
- maximise opportunities for the management and use of sports facilities within Ku-ring-gai;
- provide a framework for the sustainable management of sports facilities; and
- meet the objectives of Council's corporate strategic plan.

Document structure

This Plan of Management will guide the management of sports facilities for the next 15 years. The plan incorporates the core values of the community and regular users which are reflected in the vision and role for the land. The management objectives have been developed in response to key issues identified within the consultation process that affect the management of sports facilities.

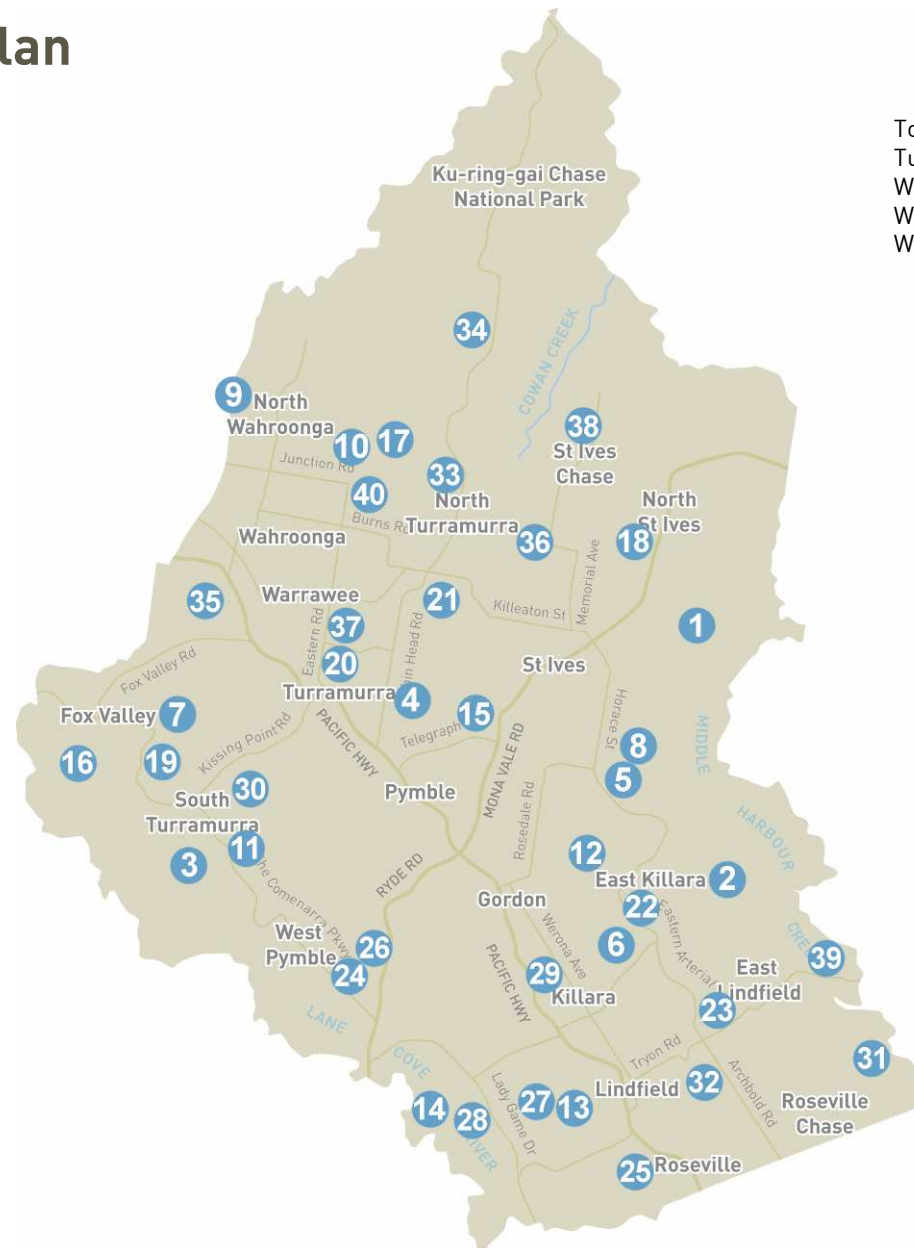
The strategy plan and monitoring program define the strategies that will be implemented to achieve the management objectives of the Plan of Management. Performance indicators are included to provide the basis to measure and evaluate the implementation of strategies.

Land covered by the plan

Sportsgrounds

Acron Oval	1
Allan Small Park	2
Auluba 1, 2 and 3 Sportsground	3
Bannockburn Road Oval	4
Barra Brui Sportsground	5
Bert Oldfield Oval	6
Browns Field Sportsground	7
Bryce Avenue Sportsground	8
Carrington Road Sportsground	9
Cliff Avenue Sportsground 1 and 2	10
Comenarra Sportsground	11
East Gordon/Darnley Sportsground	12
Edenborough Sportsground	13
Fiddens Wharf Road Sportsground	14
Friar's Field	15
George Christie Sportsground	16
Golden Jubilee Sportsground	17
Hassell Park Sportsground	18
Howson Avenue Sportsground	19
Karuah Road Sportsground	20
Kent Road Sportsground	21
Koola Park Sportsground	22
Lindfield Soldiers Memorial Park Ovals	23
Lofberg Sportsground	24
Loyal Henry Sportsground	25
Norman Griffiths Sportsground	26
Primula Sportsground	27
Queen Elizabeth Sportsground	28
Regimental Park Sportsground	29
Mimosa Road Sportsground	30
Roseville Chase Oval	31
Roseville Park Oval	32
Samuel King Sportsground	33
Sandakan Sportsground	34
The Glade Sportsground	35

Toolang Road Sportsground	36
Turramurra Park Oval	37
Warrimoo Avenue Sportsground	38
Wellington Road Sportsground	39
Westbrook Avenue Sportsground	40



- Sites not covered by this Plan include:
- St Ives Showground*
 - North Turramurra Recreation Area*
 - Canoon Road sporting complex*
 - School Oval/Council partnerships
 - St Ives Village Green Sportsground*
 - William Cowan Sportsground*

*subject to specific Plan of Management

Tennis and netball courts

Allan Small tennis courts	1
Gordon Recreation tennis courts	2
Hamilton Park tennis courts	3
Kendall Street tennis courts	4
Kent Road tennis courts	5
Killara Park tennis courts	6
Lindfield Community Centre tennis courts	7
Lindfield Soldiers Memorial Park tennis courts	8
Lofberg netball courts	9
Morona Avenue tennis courts	10
Pymble Park tennis courts	11
Queen Elizabeth Reserve tennis courts	12
Regimental Park tennis courts	13
Richmond Park tennis courts	14
Roseville Park tennis courts	15
The Glade tennis courts	16
Turramurra Park tennis courts	17
Warrimoo Avenue tennis courts	18
West Roseville tennis courts	19

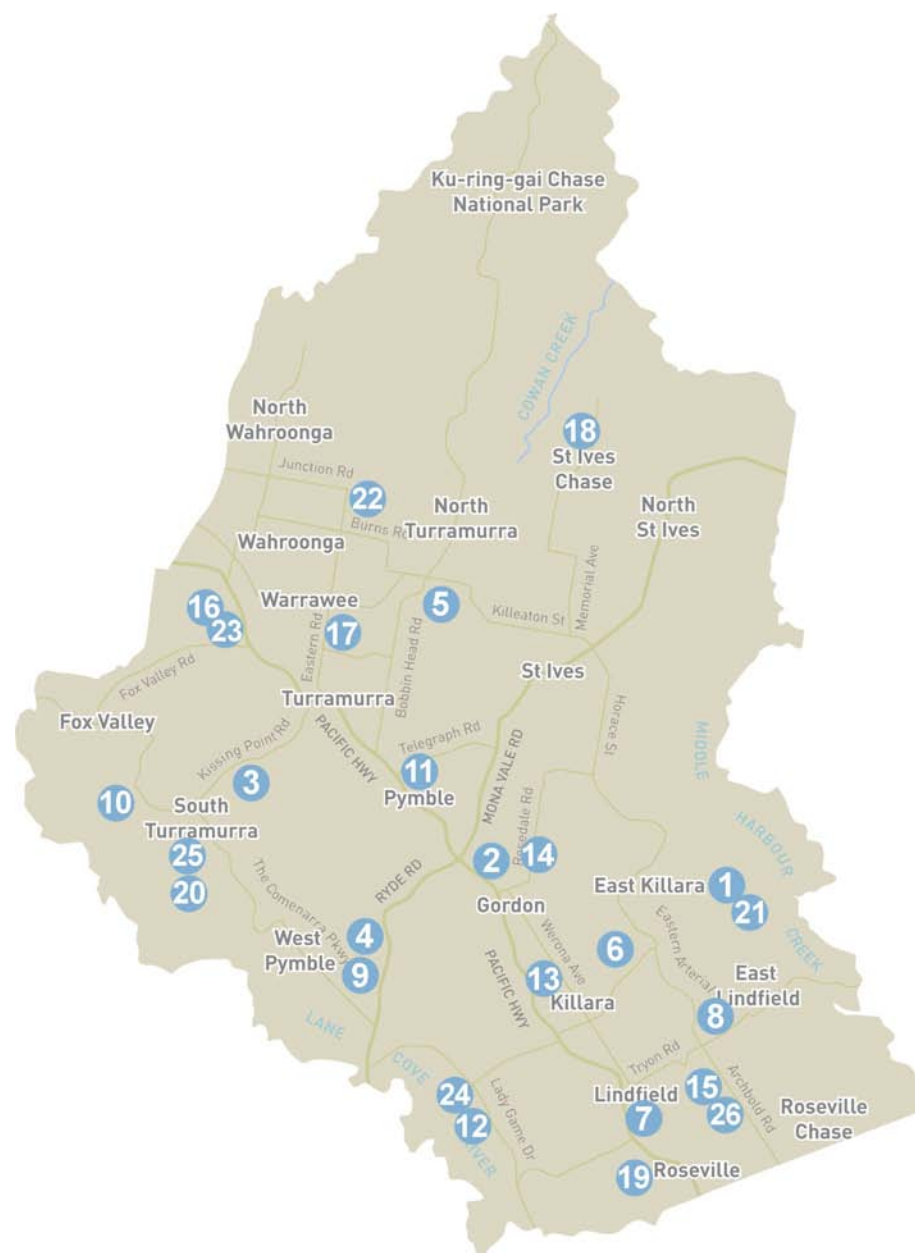
Half basketball courts

Hamilton Park	20
Allan Small Park	21
Westbrook Oval	22
The Glade, Koora Ave	23
Queen Elizabeth Reserve	24
Sir David Martin Reserve	25
Roseville Park	26

Sites not covered by this Plan include:

- Canoon Road tennis courts*
- St Ives Village Green tennis courts*

*subject to specific Plan of Management



Bowling and other precincts

East Roseville Bowling Club	1
Gordon Bowling Club	2
Killara Croquet Club	3
St Ives Bowling and Recreation Club	4
West Lindfield Sport and Recreation Club	5
West Pymble Bowling Club	6
Surgeon White Reserve	7

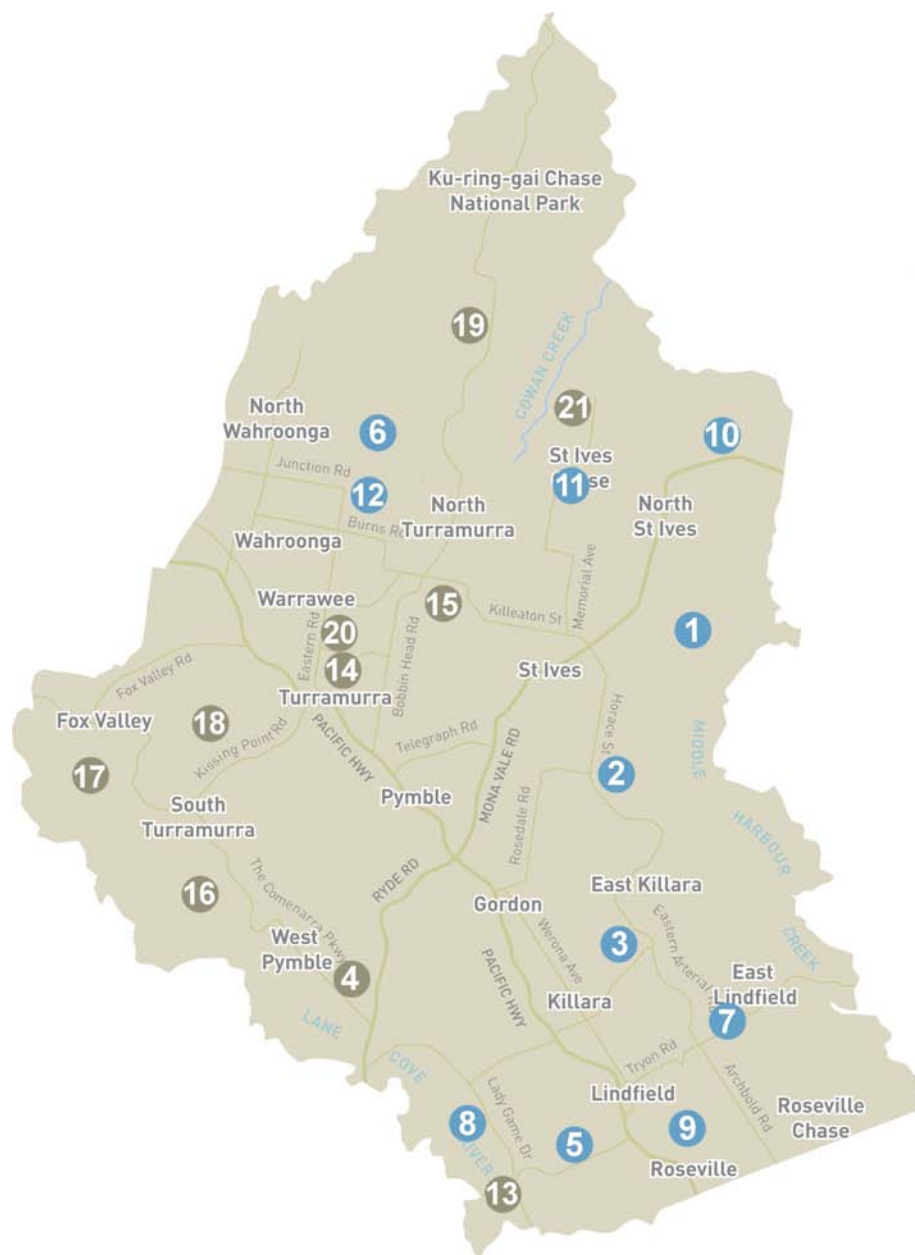


Dog Off-leash Areas

Acron Oval	1
Barra Brui Oval	2
Bert Oldfield Oval	3
Bicentennial Park (Yanko road)*	4
Edenborough Road Sportsground	5
Golden Jubilee Oval	6
Lindfield Soldiers Memorial Park Oval 2	7
Queen Elizabeth Reserve	8
Roseville Park	9
St Ives Showground (main arena)	10
Warrimoo Oval	11
Westbrook (Claude Cameron Grove)	12
Hyndes Park*	13
Karuah Park*	14
Kent Road Reserve*	15
Kissing Point Village Green*	16
Leuna Avenue Reserve*	17
Mitchell Crescent Reserve*	18
Sandakan Memorial Reserve*	19
Turramurra Memorial Park*^	20
Yarralumla Avenue Public Reserve*	21

*Dog off-leash areas not covered by Plan
(not located within a sports ground)

^ On trial in 2009



Community land planning

Community land

The introduction of the *Local Government Act 1993* represented a significant policy reform in respect to public land management. One of the requirements is the preparation of Plans of Management for all land classified as Community Land. Community Land must be managed in accordance with an adopted Plan of Management and until such a plan is prepared and adopted, the nature of the land and use cannot be altered. Leasing and licensing of Community Land must be authorised by a Plan of Management.

This Plan of Management is prepared in accordance with the requirements of the *Local Government Act 1993*. It provides a strategic framework for future management of sports facilities in Ku-ring-gai. Specific details about how works or actions are to be performed or achieved are not included. This approach allows innovation and flexibility in the implementation of the Plan of Management.

Planning framework

Although this Plan must be consistent with the requirements of the *Local Government Act 1993*, the strategic direction of the Council must also be taken into consideration. Therefore, this Plan has also been prepared in accordance with Council's Community Strategic Plan and related Management Plan. Actions listed within this sports facilities Plan of Management will be transferred to annual operational plans and individual work plans of staff (Figure 1).

Other Plans of Management which have relevance to this Plan include:

- Bushland Reserves Plan of Management (2009)
- Generic Parks Plan of Management (2005)
- St Ives Village Green Plan of Management (1998)
- Bicentennial Park Plan of Management (2002)
- Canoon Road Recreation Area Plan of Management (2000)
- St Ives Showground Plan of Management (1999)

Other documents:

- Management of Community and Recreation Land and Facilities Policy(2010)
- Sportsground Wet Weather Policy (2003)

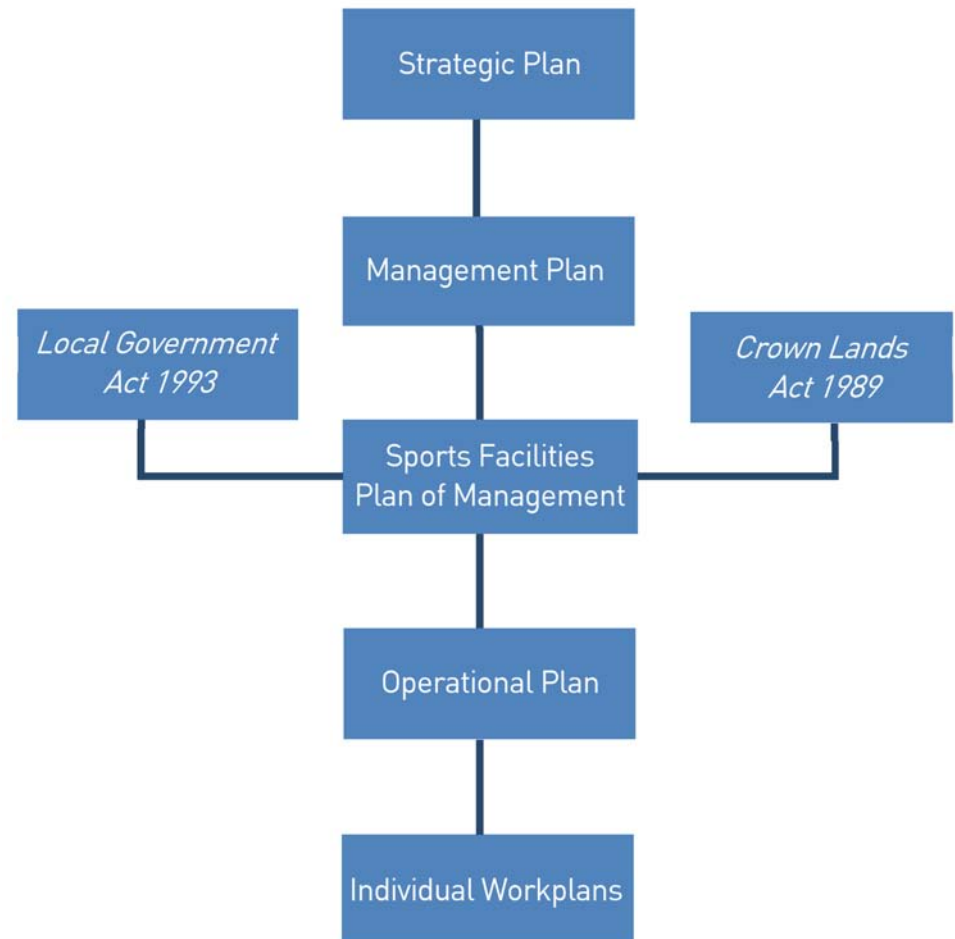


Figure 1: Planning Framework

Ownership and management

The majority of sports facilities are owned and managed by Ku-ring-gai Council. There are, however, some grounds such as Hassell Park and Lindfield Oval which are on land owned by the Crown, NSW Department of Planning, NSW Department of Environment, Climate Change and Water or Sydney Water. A full list of ownership of our sports facilities is located in Appendix A. Although land not owned by Council does not require a Plan of Management under the *Local Government Act 1993*, Council will undertake the management of all sports facilities regardless of ownership in accordance with this Plan to provide consistency with the management objectives of all facilities within Ku-ring-gai.

As some of the sportsgrounds listed within the Plan are located either fully or partially within Crown Land, the principles of the *Crown Lands Act 1989* have been taken into account in the formulation of this Plan. The principles as set out in the Act are:

- That environmental protection principles be observed in relation to the management and administration of Crown Land
- That the natural resources of Crown Land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- That public use and enjoyment of appropriate Crown Land be encouraged
- That where appropriate, multiple use of Crown Land be encouraged
- That where appropriate, Crown Land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and;
- That Crown land be occupied, used, sold, leased, licenced or otherwise dealt with in the best interests of the State consistent with the above principles.

Categorisation

Under Division 3, Section 36, Clause 4 of the *Local Government Act 1993*, Plans of Management for Community Land must categorise the land covered by the plan.

The Act provides the following options for categorisation:

- park
- sportsground
- natural area
- area of cultural significance
- general community use

For the purpose of Section 36F, Clause 4, land identified within this Plan of Management is categorised as sportsground.

The *Local Government Act 1993* specifies the following core objectives for community land categorised as sportsground:

- To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games and;
- To ensure that such activities are managed having regards to any adverse impact on nearby residences.













These core objectives have been integrated into the objectives throughout this Plan.

Quadruple bottom line assessment

The Global Reporting Initiative (GRI) is a sustainability reporting framework which allows organisations to measure and report their economic, environmental and social performance (GRI, 2000-2006). The foundations of the framework are a set of guidelines, principles and indicators which assist organisations in being accountable for their actions.

Transparency about economic, environmental, social and governance issues are fundamental to local government. Working towards sustainable development has required Ku-ring-gai Council to implement new ways of thinking that involve their policies, operations, functions and services.

Each value, issue and management objective within this document will be assessed in accordance with the Quadruple Bottom Line (QBL) framework as follows;

	Positive effect	No effect	Negative effect
Economic			
Environmental			
Social			
Governance			

This approach will allow Council to determine the effectiveness of the Plan in addressing QBL as part of Global Reporting Initiative and will provide consistency with Council's Corporate Strategic Plan.

Where possible, actions which cause adverse effects on sustainability have been avoided. However, an action may provide an overall positive effect on the QBL, but can still cause an adverse effect within one or more of the categories. For example, the resurfacing and landscaping of an existing sports ground may have positive environmental and social effects, it will however, create a negative financial effect in relation to the significant capital costs involved in the development of the site. In this instance, it may be considered that the positive effects outweigh the negative effects, and all efforts are made to mitigate any unavoidable adverse impacts. In this same example, the financial impacts can be mitigated through undertaking a comprehensive tender process to achieve the best value for money for the project.

This Plan of Management for Council's sports facilities has identified:



25 actions which will provide for positive financial sustainability



37 actions which will promote positive environmental sustainability



105 actions which promote and enhance social sustainability



140 actions which promote sustainable governance

However this Plan also contains;



33 actions which will have a negative financial effect



1 action with adverse effects on the environment



0 actions which will have an adverse effect on social sustainability



0 actions which will have an adverse effect on sustainable governance.

Overall the quadruple bottom line assessment shows a balanced approach to the sustainable management of Council's sports facilities through the implementation of this Plan of Management.

Basis for management

Introduction

The basis for management will guide management of Council's sports facility network over the next five (5) to ten (10) years. It incorporates the core values of the community and regular users in regards to Council's sports facilities. In addition to this, management will be guided by the Sport in Ku-ring-gai Strategy (2006).

Local and regional context

Council's sports facilities and courts range from large regional facilities that support a large range of activities to smaller grounds and courts that have a more local appeal.

A review of use for all sports facilities for the 2009 winter and summer seasons, identified the following sports fields and courts were utilised;

Facility	Winter	Summer
Tennis courts	71	71
Junior Soccer Fields	27	-
Full-sized soccer fields	22	-
Sealed netball courts	20	20
Baseball/softball diamonds	13	20
Rugby fields	8	-
Dual marked tennis/netball courts	12	-
Dual use senior soccer and rugby fields	3	-
Dual use senior soccer and hockey	1	-
Dedicated hockey field	1	-
AFL field	1	-
Bowling greens	5	5
Croquet courts	2	2
Synthetic wickets	2	32
Cricket nets and batting cages	27	27
Turf wickets	-	8
Lacrosse	1	-
Athletics field	2	2
Small sided soccer	28	33
Oz Tag	-	2

Role

Council's sports facilities play an important role in both a regional and local context by providing significant active and passive sporting and recreational opportunities with many community benefits.

Sports facilities also have an environmental role by providing surrounding natural vegetation and habitats for fauna and a natural setting for non-specific general open space usage, unorganised activities, sports and games.

Council's sports facilities provide many benefits to our community including:

Social

- sporting and recreational opportunities
- youth development
- improved quality of life
- improved health benefits
- provision outdoor meeting places

Environmental

- visual amenity
- provision of habitat.
- provision of carbon sinks

Economic

- increased economic benefits
- may increase nearby property values

Governance

- multiple uses and purposes
- provision of community facilities

Values

Ku-ring-gai's sports facilities have many identified values encompassing all facets of the quadruple bottom line. Council undertook a visioning process in 2007, consisting of community discussions involving 264 residents. Citizens aged from 9 to 99 years of age shared their concerns and aspirations for the future from social, environmental, economic and governance perspectives. These concerns and aspirations provided a strong foundation for Council to develop its strategic plan.

Social values:

Sport and outdoor recreation provide a forum for community development and social interaction. Engaging in sport provides people with an opportunity to socialise and build community networks in a relaxed atmosphere. Interacting as part of a team can aid individual development as well as broader community development through the learning of skills such as communication, negotiation and cooperation. Sports facilities also have value as informal meeting places which enhance social interaction within our community and may be used in times of emergency as a refuge.

Recreation is becoming an increasingly important value for individuals and the wider community as people are realising the benefits of recreation in achieving quality of life. Sports facilities provide a significant amount of recreation opportunities to the community such as regular participation in physical activity which can improve overall mental and physical health. It also mitigates the risks associated with obesity and sedentary lifestyles.

Through Council's visioning exercise, our community identified a need to strive for healthier lifestyle practices to achieve physical, mental and social wellbeing.

Environmental values

Ku-ring-gai's sports facilities network provides significant environmental value to the area. By being a significant section of Council's open space reserve system, our sports facilities provide habitat and biolinkage opportunities for flora and fauna with many of our sites containing or being adjacent to significant stands of native vegetation and urban bushland.

Our sports facilities network also provides attractive visual amenity with native vegetation and landscaping which breaks up the urban landscape. In addition to this, the vegetation and canopy trees on our sports facilities provide micro climate effects to the local area through mitigating wind velocity and the heat island effect created within urbanised areas.

Economic values

The economic values of Council's sports facilities are two-fold. Council's facilities can provide suitable venues to host the growing demand for sports tourism bringing cash flow into the area from throughout the region. This not only has a direct effect on the value to facility users but also provides indirect value to local retailers and local accommodation.

The second economic value is that our sports facilities add to the visual amenity of our streetscapes which can have a positive effect on land and property values of the area.

Governance values

In the 2007 visioning exercise, our community shared their issues in regards to the demands for our sports facilities. Council gains value from a governance perspective through acting on the needs of our community through the provision and management of sports facilities to our community

Issues

The majority of issues raised through consultation with our community, user groups and facility managers of sports facilities, can be categorised into six key areas:

Demographics and demand:

Population increases and demographic changes with obesity and sedentary lifestyles becoming more prevalent within our community change the demands of our sports facilities. In light of this, this Plan must take into consideration future supply and demand of our sites through providing an inclusive range of access and balancing utilisation of facilities. In addition, there may be a greater demand for emergency uses of Council's sports facilities which also requires addressing.

Administration

The administration of our sports facilities can be complex. Council manages leases, licences, permanent and casual facilities hire and the bookings and administration of this. Council also administers fees and charges, unbooked and unpaid usage, operating hours of sites and any disruption of use.

Infrastructure

Our sports facilities contain a significant amount of infrastructure. With changes in demand and depreciation of these assets, sports facilities and amenities may require capital improvements over time.

Service standards and maintenance

Sports facilities require an agreed level of maintenance standards to ensure they can be safely and appropriately used by the community. Issues which need to be addressed as part of maintenance of facilities include drainage, irrigation, waste management, drought and water restrictions, security and vandalism, after hours service, lighting, play surface conditions and risk and safety management.

Usage impacts

Usage of our sports facilities may impact on the facilities themselves or the surrounding public and private land uses. Issues specific to this include traffic and parking, natural areas, flora and fauna, catchment impacts, greenhouse emissions, noise, dogs, energy and water consumption.

Finance

Managing and maintaining Council's sports facilities can be a costly exercise. A balance needs to be met to ameliorate this financial impact on Council, without reducing community access through the impact of higher fees and charges. Sponsorship, donations and other sources of capital funding can provide opportunities to receive alternative sources of funding to maintain our sports facilities to an agreed standard.

Objectives

The following objectives have been formulated to address the issues raised by users and managers of our sports facilities:

- **Provide sporting facilities which address the existing and changing demographics and demands of our community**
- **Administer the usage of Council's sporting facilities in a fair and equitable manner**
- **Improve our sports facilities infrastructure through strategic and opportunistic approaches**
- **Provide a quality service standard for the maintenance of our sporting facilities**
- **Increase positive impacts and minimise adverse impacts from the existence and use of sports facilities.**
- **Maintain and improve sports facilities through sustainable financial practices.**

Current and permitted uses

The land covered by this Plan is currently used for and is permitted for recreational and other community purposes including:

- Access roads
- Advertising and sponsorship signage
- Alternate energy technology
- Art and cultural classes and events
- Biodiversity enhancement
- Canteens
- Casual playing of games or informal sporting activities
- Car parking
- Clubhouse and amenities
- Commercial activities
- Community events (fundraising/charity events, special events)
- Community notice signs and temporary signs
- Dog training and exercise
- Drainage and irrigation
- Emergency use
- Equestrian events and training
- Filming and photography (commercial and amateur)
- Fitness and wellbeing programs
- Gaming (poker machines)
- Landscaping
- Licensed bar and bistro
- Maintenance buildings
- Markets
- Mobile food vendors
- Multi-use path networks
- Natural areas (parks and bushland)
- Organised sports competitions*
- Organised sport training
- Outdoor film screening
- Passive recreation
- Personal training
- Playing of a musical instrument, or singing, for fee or reward
- Private events (ie. weddings, birthdays)
- Public performance or education
- Public utility infrastructure
- Remediation works
- School sport and recreation

- School vacation activities
- Shade structures
- Sportsground maintenance
- Storage facilities
- Telecommunication facilities
- Temporary structures (ie: marquees, tents, stages)
- Visitor facilities
- Water reuse and recycling
- Youth programs and events

*Includes, but is not exclusive to: Soccer; AFL; Baseball; Rugby, Rugby League; Softball; Touch football; Oztag; Netball; Tennis; Lawn Bowls; Croquet; Athletics; Ultimate Frisbee; Cricket; Lacrosse; Hockey; Archery; etc.

Scale and intensity of uses

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Advertising and sponsorship signage	Limited by requirements of Council policies and planning controls	24 hours a day, 7 days a week
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 10.00pm at floodlit venues Subject to any facility specific operating hours or hours approved in a specific event Development Application conditions.
Biodiversity enhancement	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Canteens	Limited to the hours the facility is booked. Agreement via lease, license or approval from Council	Monday - Friday 8.00am - 10.00pm Saturday 8.00am - 6.00pm Sunday 9.00am - 6.00pm
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week 8.00am – sunset Subject to any facility specific operating hours
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Clubhouse and amenities	Limited to the hours the facility is booked. Agreement via lease, license or approval from Council	Monday - Friday 8.00am - 10.00pm Saturday 8.00am - 6.00pm Sunday 9.00am - 6.00pm Allocated on a seasonal basis
Commercial activity	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 10.00pm at floodlit venues Subject to any facility specific operating hours or hours approved in a specific event Development Application conditions.
Community events (fundraising/charity events, special events)	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 10.00pm at floodlit venues Subject to any facility specific operating hours or hours approved in a specific event Development Application conditions.
Community notice signs and temporary signs	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 7.00am - Sunset
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week

Use	Scale	Intensity
Equestrian events and training	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 10.00pm at floodlit venues Subject to any facility specific operating hours or hours approved in a specific event Development Application conditions.
Filming and photography (commercial and amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week. Subject to Council's approval
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or limited to the number of places available for each class	Monday - Friday 8.00am - 10.00pm (floodlights) - subject to individual sportsground DA. Lights can not be used on weekends and public holidays Monday - Friday 8.00am - sunset (non-floodlit) Saturday 8.00am - 6.00pm Sunday 9.00am - 6.00pm
Gaming (poker machines)	Limited to establishments with a gaming license (i.e. Bowling Clubs)	Available as per the operating hours of the establishment
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar and bistro	Limited to establishments with a liquor license (i.e. Bowling Clubs)	Available as per the operating hours of the establishment
Maintenance buildings	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Mobile food vendors	Can be utilised with approval from Council as per the <i>Ku-ring-gai Council Mobile Food Van Code</i>	Can be used with approval from Council as per the <i>Ku-ring-gai Council Mobile Food Van Code</i>
Multi-use path networks	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Natural areas (parks and bushland)	Limited to the physical constraints of the facility and/or to the requirements of the activity	The main operating hours of Council's Natural Areas are; Monday - Friday 7.00am - Sunset Saturday 7.00am - Sunset Sunday 7.00am - Sunset
Organised sports competitions	Limited to the physical constraints of the facility and/or to the requirements of the activity.	Floodlit sportsground Saturday 8.00am –8:30pm (with lights permitted until 9:00 pm for pack up) Sundays 9.00am-6.00pm for up to 15 Sundays per season No more than two weekday evenings until 9.00pm (with lights permitted until 9:30 pm for pack up)* Subject to any facility specific operating hours or usage caps. Or subject to hours approved in a specific event or facility individual Development Application conditions. Non floodlit sportsground Saturday 8.00am –sunset Sunday 9.00am – sunset No more than two weekday evenings up to sunset Subject to any facility specific operating hours or usage caps. Or subject to hours approved in a specific event or facility individual Development Application conditions.

Use	Scale	Intensity
Organised sports competitions continued	Limited to the physical constraints of the facility and/or to the requirements of the activity.	At each sports ground facility the competition structure will allow the maximum of weekends in line with permitted intensity above, and up to two weeknights for organised sports competition. (not including school use) *Lofberg Road Netball Courts can be used from 8am to 10pm for up to four weekday evenings per week.
Organised sports training	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 9.30pm at grounds or 10:00pm courts at floodlight venues All sportsgrounds will have a minimum one rest night per week. Floodlit grounds can only be used for a maximum 15 Sundays per sports season Subject to any facility specific operating hours or restriction. Or subject to any approved conditions in a specific facility Development Application.
Outdoor film screening	Limited to the physical constraints of the facility	Subject to Council's approval
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Mon – Sat 8.00am – sunset Sun 9.00am – sunset Or up to 10.00pm at a floodlit venue Subject to any facility specific operating hours
Personal training	Non exclusive use of a sportsground/park up to 15 people Exclusive hire for groups 15 and over. Bookings prior to 8.00am daily need to be conducted a minimum of 100 metres from the nearest resident No of personal trainers at any one facility limited to a maximum of two	Monday – Sunday 6.00am – 10.00pm (Lights can not be used on weekends and public holidays) Any Seasonal Hirer has priority. Subject to any facility specific operating hours
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Subject to Council's approval
Private events (ie. weddings, birthdays)	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 9.30pm at grounds or 10:00pm courts at floodlight venues Subject to any facility specific operating hours or restriction Or subject to hours approved in a specific facility Development Application conditions.
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 9.30pm at grounds or 10:00pm courts at floodlight venues Subject to any facility specific operating hours or restriction Or subject to hours approved in a specific facility Development Application conditions.
Public utility infrastructure	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Remediation works	Subject to noise and occupation health and safety and relevant legislation.	24 hours a day, 7 days a week

Use	Scale	Intensity
School athletic carnivals	Limited to the physical constraints of the facility and/or to the requirements of the activity	Weekdays 7.00am – 4:00pm
School sport and recreation	Limited to the physical constraints of the facility and/or limited to the number of places available for each class	Monday – Friday 8.00am – 10.00pm (floodlights) – subject to individual sportsground DA. Lights can not be used on weekends and public holidays Monday – Friday 8.00am – sunset (non-floodlit) Saturday 8.00am – 6.00pm Sunday 9.00am – 6.00pm (maximum of 15 Sundays per season)
School vacation activities	Limited to the physical constraints of the facility and/or limited to the number of places available for each class	Public school holidays
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Sportsground maintenance	Subject to noise and occupation health and safety and relevant legislation.	24 hours a day, 7 days a week
Storage facilities	Agreement via lease, license or approval from Council	Allocated on a seasonal basis
Telecommunication facilities	Subject to relevant Legislation	24 hours a day, 7 days a week
Temporary structures (ie: marquees, tents, stages)	Can be used at the discretion of Council for bookings at sportsgrounds/parks. Available for commercial/corporate use or community groups, family events, registered charities per day or part thereof	Temporary structures can be categorised as; Temporary structure – jumping castle (no pegs, weighted only) Temporary structure – small marquee (up to 5 metres x 5 metres), medium marquee (up to 10 metres x 10 metres) and large marquee (over 10 metres x 10 metres) – no pegs, weighted only
Tennis	Limited to the physical constraints of the facility.	8am – 10pm seven days a week on floodlit courts. 8am – sunset seven days a week on floodlit courts. Up to 10pm unless subject to individual sportsground Development Application
Visitor amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week However some sites are locked after dark to reduce vandalism.
Water reuse and recycling	Available at those sporting facilities that have had water reuse/recycling systems set up on site	Water reuse and recycling in operation all day 365 days a year
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity. Subject to approval if activity does not meet Council's adopted and current <i>Hours of Use</i> agreement	7 days a week, 8.00am – sunset Or up to 10.00pm at a floodlights venue Subject to any facility specific operating hours Or subject to hours approved in a specific event individual Development Application conditions.

*For the purpose of providing rest times for sports facilities, organised sports competitions and training can only occur on floodlit facilities to a combined maximum of 15 Sundays per sports season.

Leases and licences

Council may, by resolution, enter into contracts and lease/licence agreements with relevant authorities, organisations, individuals, or companies in relation to the provision of services or utilities in accordance with the objectives of this Plan and legislative requirements.

The grant of a lease, licence or other estate in respect to land covered by this Plan is expressly authorised:

- for any purpose for which the land was being used at the date this Plan was adopted; or
- for any other purpose prescribed by Section 46 of the Local Government Act 1993, or Regulation made there under.

The granting of leases, licences and other estates must be consistent with the core objectives of the land's categorisation, namely sportsground.

This Plan of Management prohibits leases, licences and other estates being granted at sports facilities for the following:

- activities prohibited by the zoning of the land unless otherwise enabled through Council's Comprehensive Local Environment Plan.
- activities which are not in accordance with the aims and/or objectives of this Plan.

Future development of the land

This Plan of Management authorises, within the requirements of relevant legislation and Council policy, the future development of Council's sports facilities as listed within this Plan for the following purposes and uses:

- alterations and additions to the existing land and infrastructure to provide improved facilities for the uses permitted by this Plan of Management
- construction of new facilities and
- improvements to the landscape and aesthetic elements of the land.

Any future development of the land will need to comply with relevant laws, governing use and development of the land.

Management objectives

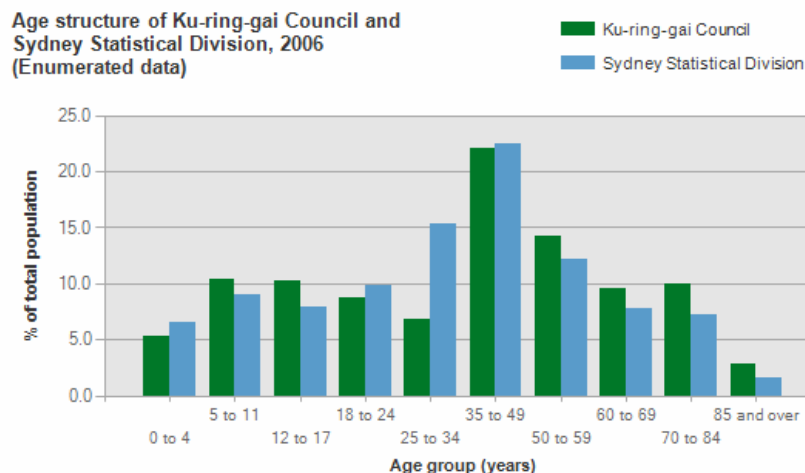
Demographics and demand

Provide sporting facilities which address the changing demographics and demands of our community

Population increases and demographic changes are the major drivers affecting the use and demand of sports facilities. Coupled to this is a need for Council to provide enabling infrastructure to respond to broader societal increase in obesity and sedentary lifestyles. In light of this, this Plan must take into consideration future supply and demand of our sites through providing an inclusive range of access and balancing utilisation of facilities. In addition, there may be a greater demand for emergency uses of Council's sports facilities which also requires addressing.

Population increase and demographic changes

Analysis of the age structure of Ku-ring-gai in 2006 compared to the Sydney Statistical Division shows that there was a larger proportion of people in the younger age groups (0 to 17) as well as a larger proportion of people in the older age groups (60+). Overall, 26.0% of the population was aged between 0 and 17, and 22.3% were aged 60 years and over, compared with 23.6% and 16.7% respectively for the Sydney Statistical Division.



Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

The largest changes in age structure in Ku-ring-gai between 2001 and 2006 were in the age groups:

- 60 to 69 (+1,025 persons)
- 85 and over (+458 persons)
- 25 to 34 (-1,194 persons), and
- 18 to 24 (-919 persons).

One of the biggest changes to our population is that the number of older people is increasing. People are living longer as a result of better health outcomes, so the life expectancy of Australians continues to increase. This means that in coming decades, children are expected to make up a smaller proportion of the population, while the number of people aged 65 years and over is expected to increase.

There has been a trend away from the traditional Monday to Friday working week and the '9 to 5' working day towards more diverse and flexible working arrangements. The traditional weekend for leisure is therefore being eroded and sport and recreation facilities need to be available at other times.

There is also a change in residential housing characteristics of the area with the incidence of smaller single residential lots and medium density housing increasing. Smaller house blocks and unit style living has led to less usable open space. The range of urban planning and design trends, such as medium density and urban infill has implications for Council's sports facilities.

The social change resulting from a more flexible approach to work patterns, the effect of an ageing population and a change in residential housing stock will all contribute to a change in demand for Council's sports facilities.

If the population projections are accurate, significant changes will be required to ensure recreation facilities, programs and services are delivered in an appropriate manner to all age groups. A shift in resource allocation may be required, with more emphasis given to junior sports (for children and young people aged 10 - 19 years) and passive and socially oriented activities (particularly for older adults). An increase in the number of very old people is likely to result in a substantial increase in demand for local activities, particularly passive recreation activities which highlights the importance of access and transport and parking at the sites.

Obesity and sedentary lifestyles

Obesity has become an epidemic on a global scale with the World Health Organisation declaring that obesity is a disease of pandemic significance.¹

In 1980 one in 14 Australians was classified as obese. By 1989 the figure had jumped to one in seven, in 1995 it was one in five and based on current trends, by 2025 it could be one in three. Childhood obesity is of particular concern because the evidence shows that one in three obese children will become obese adults, increasing their vulnerability to a range of weight related diseases. The majority of obese teenagers will remain obese as adults.

The fundamental causes of obesity are considered to be societal, resulting from an environment that promotes sedentary lifestyles and overconsumption of food generally and consumption of energy-dense diets in particular². According to recent research, physical activity levels for Australians are declining, particularly among those aged 30-44 years. Across all age groups, around 15 per cent live sedentary lives³.

Obesity is a preventable disease through changes in diet and by becoming more physically active. Even modest weight loss can bring significant improvements in health and a reduction in level of risk. Council's sports facilities provide many opportunities for our community to increase their physical activity and reduce the onset of obesity and related health problems. As the obesity epidemic increases, the importance of Council's role in supplying and actively promoting these facilities will also increase.

Future supply and demand

Council is expecting an increase in demand for sports facilities within the life of this Plan. An increase in population within the junior and youth sectors of the community will put pressure on increasing demand for sports aimed at this demographic. An ageing – yet active – community will also create greater demand for localised, low impact activities at Council's sports facilities. In addition to this, Ku-ring-gai will expect a general increase in population through the implications of the Sydney Metropolitan Strategy which will see an increase in housing density and population. Council must also consider the change in demands for each sporting code or activity as a result of shifting popularity.

¹ Binns 2009

² Moore (2008)

³ Jayasinghe (2009)

Council's previously adopted Sport in Ku-ring-gai Strategy (2006), Strategic Plan for Sports Fields and Courts (1997) and Open Space Strategy: People, Parks and Places (2005) specifically address future sports facility demand. Through these strategies, Council has several options for managing this anticipated demand including:

- Alteration to the competition timetables to provide for an increased and diverse range of activities
- Building capacity within existing facilities, ie explore the potential expansion of tennis sites to become netball satellite sites or through the preparation of design specifications for fencing and barriers at tennis courts so they can be sustainably used for other sports
- Stormwater harvesting to improve the resilience of sports grounds to increased usage.
- Use of synthetic surfaces that can accommodate weekly use up to 80 hours, compared with up to 25 hours on a natural grass ground.
- Entering into partnership arrangements with schools for the use of existing school sportsgrounds for non-school related activities
- Investigation into acquisition of land to develop new sports facilities, however opportunities may be limited due to the currently developed nature of the local government area and the capital costs associated with this method.

Balancing utilisation

The use of a sports ground by one code or group may affect its use by another code or group. The effect may cross seasons; for example the impact of rugby upon a turf cricket wicket or the impact of having a raised covered artificial cricket wicket in the middle of a soccer field. The impact can be within a season where, for instance, a sports ground may be used for more than one winter code and the differing line markings may cause confusion.

The *Strategic Plan for Sports fields/Courts in Ku-ring-gai (1997)* recommends that the guiding principles for proposed organised activities, sports and games include the investigation of co-location of compatible activities. Council policy is to optimise use of sports grounds by encouraging compatible multi-use, provided the impacts on users are minimal.

The imbalance of utilisation at differing sports grounds is often due to its geographic and infrastructure limitations (location, size, facilities, lighting). This creates under utilisation at some locations and over utilisation at other more accessible higher profile locations. Future development of grounds whilst addressing the impacts of over utilisation should identify opportunities to increase utilisation and thus distribute the impacts of use more sustainably.

Access

Access to sports facilities is an issue in regards to the following respects:

- distribution
- access equity between user groups
- pedestrian/disabled access
- vehicular access
- emergency and service access.

Distribution

To provide access to as many of our residents as possible, the distribution of sports facilities requires strategic distribution throughout the local government area. Our facilities have been acquired or bequeathed over many decades, and have developed as our community and residential areas grew in a low density fashion. The historic accumulation of facilities shows a relatively even distribution across Ku-ring-gai as evidenced on the distribution maps on page 6.

Ku-ring-gai's current and future residential growth is expected to occur within the main six town centre areas of Turramurra, St Ives, Gordon, Pymble, Lindfield and Roseville. Council is expecting a range of demographics to move into these areas, who most likely will require access to Council's sports facilities. The expected concentration of residential growth will change the composition of population distribution to sports facilities distribution. Ideally, it may be desirable to have an even distribution of sports facilities to population density, however this will not occur, as the opportunity to acquire suitable land for sports facilities is limited by the existing urban pattern, topography and the inhibitive cost of land parcels within these town centre areas.

Through clear promotion of sports facilities and their locations, and through the provision of cycle ways and walking paths from residential hubs to facilities, Council can improve the connection between the distribution of sports facilities and the distribution of our population.

Access equity between user groups

Council is committed to providing fair and equitable access to its sports facilities for residents and visitors. To deliver such services Council works to develop partnership agreements between Council and recreational sporting and community organisations for the best possible use of those facilities.

This Plan recognises the need to ensure equitable accessibility for all emerging, non traditional, minority organised activities, sports and games. It is important that the use of sports facilities reflects gender equality, enables mixed sporting activities and promote junior development and emerging sports.

Council's land and facilities have traditionally been made available to sporting and community user groups, commercial entities and individuals via different agreements. Each agreement based on the frequency and type of usage, income derived and the facility involved. In order to provide fair and equitable access to community land and facilities, Council should consider the following requirements when an application to lease or licence a property is made:

- The demonstrated need for the service in Ku-ring-gai
- The financial capacity relevant to the services or programs offered
- Facility assessment (size, location, maintenance, Plan of Management)
- Existing and surrounding users
- Relevant environmental impacts and considerations.
- Potential financial contributions to the capital or maintenance at the facility.

Generally, Council will give preference to seasonal hirers as follows:

- Community clubs or associations
- Public/State schools
- Private Schools
- General community/commercial and casual hirers

Pedestrian and disabled access

Disabled access to sports grounds is very limited. The *Disability Discrimination Act 1992* and *Anti Discrimination Act 1977* makes it law for public places, such as parks, to be accessible to persons with disabilities. In response, Council has developed an Access Policy which provides relevant performance targets and strategies. Building and facility asset management programs identify limitations in access for people with a disability to Council's public buildings, allowing for building alterations where possible.

Vehicular access

As a general rule, vehicular access onto sports grounds is limited to emergency and service vehicles only. This is to mitigate risk to users of sports facilities and reduce damage to the playing surfaces.

Emergency access

Access is also to be provided at each facility for emergency services, for example NSW Ambulance and Care Flight to assist with injured facility users, and NSW Rural Fire Service and NSW Fire Brigade and State Emergency Services in the event of local and regional emergencies where the sports facility can provide staging areas or evacuation points. Emergency services and organisations will have priority over sports facilities in the event of an emergency.

Access seasonal changeover

During the period between summer and winter sporting activities, Council's Open Space Operations Department is deemed to have priority access to the facilities and land for ground preparation, maintenance, repairs etc. All preseason bookings and allocations will be subject to the facility being available and fit for any preseason training.

School usage

Council has historically allocated sports facilities to schools for Physical Education activities. Use varies significantly, however schools largely access community facilities for inter-school sport competitions and various zone competitions where access to multiple grounds is needed. In 2009 Council allocated sporting facilities to 38 schools across Ku-ring-gai.

Some schools, particularly private secondary schools, rely on Council grounds for regular sport and physical education lessons. Most primary schools book grounds on an occasional basis (e.g. once per term) for inter-school competition or school cross-country events. Some bookings made by schools are for regional and inter-school sports events or competitions.

Council will continue to provide sporting facilities for the use of schools in acknowledgment of physical education programs which enhance the health and wellbeing of the younger population of Ku-ring-gai. Council provides equal opportunity for all schools within Ku-ring-gai, to access sporting grounds and it is Council's intention to continue a good relationship with all schools and their representatives to enhance the quality of life of Ku-ring-gai's students.

Grounds will only be allocated on a Seasonal (term) basis for regular school sports/physical education lessons, inter-school competitions and/or special sports programs organised in conjunction with sports promotion organisations. Applications for other events or usage outside school hours or terms will be considered on a casual hire basis. School competitions can continue past seasonal changeover dates which may require flexibility on behalf of the schools in regards to location and field requirements during season changeover.

Emergency use

A devastating storm swept across the Northern Suburbs of Sydney on the late afternoon of 21 January 1991 and in January 1994, Ku-ring-gai was severely affected by several of the fires which ringed Sydney for a number of weeks. Council's sports facilities played a significant role during these and other emergency situations through their use as staging areas for emergency services, refuge and emergency assembly areas for large scale emergency events and for small scale emergency assembly areas of adjacent facilities (ie, schools, churches)

The Royal Commission into the 2008 Victorian bushfires has recommended a move away from purpose-built refuges, towards existing open spaces and structures. These areas can provide for those who find themselves in danger when their plans fail, are overwhelmed by circumstances, change their minds, or have no plan. They can also assist people in areas threatened by fire who are away from their homes, such as employees, visitors, tourists, travelers and campers.

In the event that significant external resources are deployed to the local area, and they cannot be accommodated with their parent organisations, Council's sports facilities may be utilized for staging and marshaling purposes. Council's sports facilities may also provide adequate area for helicopter landing zones. Access to these areas is to be arranged with the appropriate Council staff.

Ku-ring-gai Council has prepared a Disaster Plan (DISPLAN) in partnership with Hornsby Council and emergency services in accordance with the *State Emergency and Rescue Management Act 1989* which identifies evacuation and assembly areas which can be utilized for:

- managing the provision of emergency accommodation, essential material needs, and the delivery of welfare services to victims of incidents and emergencies;
- provision of welfare information, advisory services, medical and mental health (counseling) services to victims;
- ensure the provision of companion animal care;
- co-ordinate catering facilities and services to provide feeding of victims and evacuees.

Under emergency circumstances companion animals will be allowed on sports grounds as long as they are secured via a leash or cage.

Where possible, alternate arrangements will be made for existing bookings on these sites if disrupted due to an emergency situation.

Objective:

Provide sporting facilities which address the changing demographics and demands of our community

Performance Targets:

- Council's sports facilities meet the demands of an increasing and changing population
- Access to a variety of active lifestyle choices available to all of the Ku-ring-gai community
- Sports facilities meet club training, competition and social needs
- Optimal capacity of existing facilities is achieved
- Opportunities to expand Council's existing sports facility network are investigated
- Facilities are allocated to minimise imbalance of utilisation to ensure greater resilience at all facilities
- Compatible multi-use is encouraged, provided the impacts on users are minimal
- Sports facilities are evenly distributed throughout Ku-ring-gai
- Facilities are equitably allocated between user groups
- Pedestrian access to sportsgrounds for users, including those with disabilities and/or limited mobility is improved
- Private vehicle access is regulated at sports facilities
- Emergency and service vehicle access is provided at all sports facilities
- Access within seasonal changeover periods reduced to ameliorate safety risks to users during prescribed maintenance operations
- Council's sports facilities are made available for emergency uses

Administration

Administer the usage of Council's sporting facilities in a fair and equitable manner

The administration of our sports facilities can be complex. Council manages leases, licences, permanent and casual facilities hire and the bookings and administration of this. Council also administers fees and charges, unbooked and unpaid usage, operating hours of sites and any disruption of use.

Bookings management

All agreements for use of the grounds and facilities covered by this plan of management are administered under the guidelines and procedures as set out in the Management of Community and Recreation Land and Facilities Policy (2010). The agreements permitting individuals and/or user groups to use Council's sporting facilities are leases, licences, and hire agreements – casual, permanent or seasonal. All terms and conditions of these agreements are made pursuant to this plan of management and/or other relevant authorities. When an agreement is made, the details are entered into Council's booking system. Priority is given to agreements in this order:

- 1 leases and licences
- 2 seasonal allocations
- 3 12 month temporary licence
- 4 permanent hire
- 5 casual hire

Each agreement must be made with regard to the objectives and requirements as prescribed in this Plan of Management. Issues to consider are:

- prescribed usage
- permitted times
- environmental concerns
- insurance and indemnification requirements
- all relevant legislation and regulations

Sportsgrounds

Agreements for sportsgrounds are made by way of a Seasonal Allocation Agreement by which the successful sporting group is allocated usage of the grounds for that season. Rights to the grounds, change rooms, canteens, floodlights and relevant sporting paraphernalia are incorporated into this agreement. Rights to clubhouses on sports fields are provided by way of a licence

agreement up to 21 years. Capital contributions to the grounds or clubhouses can be provided by the user group. Continued or longer tenure may be granted in return, together with the project being brought forward in the Capital Works program schedule.

Tennis and netball courts

Agreements for tennis courts can be either casual, permanent or seasonally allocated, whilst netball courts can also be seasonally allocated.

Bowling and croquet precincts

Agreements for Bowling and Croquet Clubs are granted by way of lease or licence up to 21 years. Capital contributions to the grounds or clubhouses can be provided by the user group. Continued or longer tenure may be granted in return, together with the project being brought forward in the Capital Works program schedule.

Fees and charges

Casual, Permanent and Seasonal Hire Agreements are charged as per Council's adopted and current fees and charges. Lease rentals and licence fees are determined by an independent valuation and then relevant valuation methodology is applied to determine the actual rate. Income derived from the hire fees, rentals and licence fees are offset against Council's operational and administrative costs in providing this service to the local community.

A user group can be subject to either a commercial or community rate. This would be assessed on the basis of their activities and charges. Financial assistance may be provided to user groups by way of sponsorship, grants discounted rates, fee waivers (when applicable) and rental and licence fee rebates.

Unbooked and unpaid usage

General Community users that do not require a booking or agreement are for individual pursuits such as walking, bushwalking, off leash dog area, non-exclusive small gatherings and informal uses of open space; otherwise organised usage must be subject to an approved agreement and subsequent booking.

Unapproved use of facilities for storage, clubhouse use and canteens are deemed illegal.

Disruption of use

There may be occasions where Council will need to close a sports ground, which can impact regular users of a site. Generally grounds will be temporarily closed to general use if:

- continued use of the site will render the site dangerous or unusable ,
- continued use will result in damage creating significant repair costs and further prolonged site closure
- the ground is required for a community event
- existing damage (ie vandalism) renders the site unsafe for play
- capital works upgrades
- emergency repairs
- rest and renovation periods
- emergency incidents requiring the grounds for emergency administration and services, refuge, and helicopter landings.

Provisions for temporary closures of sites are taken up in user groups agreements as specified by the Policy for Management of Community and Recreation Land and Facilities.

Promotion

Promotion of Council's sports facilities and sport related activities plays an important role in encouraging an active community.

By promoting the variety and location of our facilities, residents are aware of the range and distribution of facilities available to them. In addition, Council can promote sports activities undertaken at Council sports facilities to foster greater participation rates in healthy activities.

Council has many forms of promotional methods available to reach a greater section of our community. These methods include electronic media, ie E-newsletters, Council website updates, and specific email user groups. In addition, Council can use the print media through local newspapers, posters located at sports facilities or print.

Objective:

Administer the usage of Council's sporting facilities in a fair and equitable manner

Performance Targets:

- Bookings administration is delivered in an efficient and effective manner
- The administration of facility hire is non biased and transparent
- Fees and charges will be administered fairly and equitably
- Unbooked unpaid usage will be minimised
- Disruption of use will be minimised
- Sport facilities and related activities will be promoted

Infrastructure

Improve our sports facilities infrastructure through strategic and opportunistic approaches

Council's sports facilities are one of a number of important and valuable assets owned or managed by Council. With changes in demand, ongoing use and depreciation of these assets, sports facilities and amenities require capital improvements. The provision of appropriate amenities and facilities at sports facilities is crucial in providing a safe and enjoyable destination for all users of Council's sports facilities whether they are players, spectators or casual users.

Primary infrastructure

Council provides basic infrastructure that supports the use of open space which is crucial for the use of the sites for recreational and sporting purposes. These types of infrastructure include a play surface, irrigation, drainage, lighting, and equipment required for organised sports (ie. goal posts).

Play surfaces

Council's sports facilities require a wide range of play surfaces. On sports ovals, where organised sports such as soccer or rugby are predominantly played, a surface of warm season grasses such as couch, are generally more resilient than cool season grasses and are able to withstand greater wear and tear. The creeping varieties are self-repairing during their growing season, and typically use up to 40% less water than cool season grasses. Traditionally, Council's ovals predominantly use kikuyu, with some ovals having a mix of kikuyu and couch. However, play surface upgrading under Council's capital works program will involve a progressive replacement of Kikuyu with couch varieties due to its resilience and drought tolerance.

Ovals used for cricket during the summer season require a specialised play surface of either a synthetic or turf wicket. Although from a play perspective, a turf wicket is the more desired choice, however the management and maintenance (thus cost) of them far exceeds the synthetic alternative. In addition, synthetic wickets have a greater resilience and can therefore manage a higher capacity of use – a significant factor in light of the increasing demands on our existing facilities.

Croquet and bowling greens require more specialised grasses and management techniques to produce a play surface for competition and play standards. These sites are leased and managed by individual clubs where the play surfaces are resurfaced and maintained by the clubs.

Council's tennis courts are a mix of synthetic grass and acrylic surfaces. Basketball and netball courts are acrylic. These surfaces require the occasional resurfacing however have a generally high resilience to sustained activity on the surface.

Replacing natural grass surfaces with synthetic surfaces, including converting some turf cricket tables to synthetic cricket wickets, will better sustain sportsgrounds to support the continuation of training and competition.

Irrigation systems

Irrigation and access to water is a crucial part of the infrastructure Council provides to enable the sustainability of our sports facilities. The provision of irrigation increases the resilience and capacity of the sites and assists Council in meeting the demand of community use.

Thirteen sites have automatic irrigation systems and 11 have manual irrigation systems with 18 sites having no irrigation at all. Depending on rainfall, automatic irrigation systems usually operate from September to May controlled through information collected in area-specific rain gauges via a satellite system.

Access to water significantly affects the optimal capacity of sportsgrounds, particularly the high impact areas. Clubs generally rotate training to minimise wear and tear, however this is limited in winter due to the availability of floodlighting. Grounds that are intensively used require access to more water to sustain the growth and the regeneration of grass. Because floodlighting limits the area available for soccer and football training in winter, floodlit areas are more intensively used. Providing water on these areas assists in alleviating the additional wear and tear this use causes. Council has invested significant resources into improving the access to water on irrigated sports grounds. Due to the long term restrictions and costs of using potable water, Council has invested in alternative water sources including stormwater harvesting infrastructure. This infrastructure is already installed at Barra Brui Oval, Edenborough Park, Lindfield Soldiers Memorial Park, Commenarra Playing Fields and Cliff Oval. Seven further installations have been planned at other sports grounds which will be partially funded through Council's Environmental Levy.

Drainage systems

Drainage at most sports grounds is inadequate, resulting in playing surfaces which take longer than necessary to dry out and become unplayable after rainfall and also require higher maintenance attention to achieve a satisfactory and healthy turf coverage. Poor drainage also reduces a playing field's resilience to withstand high sporting use.

Lighting

Currently 22 of Council's sports grounds, 4 of Council's netball courts and 16 of Council's tennis courts have flood lighting. These grounds are listed in Appendix A. Much of the floodlighting is aged and of poor quality. Advances in technology mean that lighting can be upgraded whilst at the same time minimising impact of lighting overspill on adjoining residents and in some cases, reducing energy consumption. Lighting has been upgraded at many locations and this program must continue until all lighting meets the relevant standards (AS 2560 – Guide to Sports Lighting and AS 4282 – Guide to Obtrusive Lighting).

Equally important is the need to consider floodlighting at additional sports grounds so night training can be more evenly spread. This would reduce the high impact which currently occurs on the 22 floodlit Grounds which are used up to five nights per week for training during winter in addition to weekend match play. The impact of current and future lighting at sportsgrounds on neighbours and the community in general always need to be considered.

Equipment

Council generally undertakes line marking on sports facilities. Casual users wishing to line mark must obtain written permission from Council to do so. Only purpose made line – marking paint is to be used. Council provides, installs and maintains the goal posts at its sports grounds. Clubs are not permitted to remove goal posts unless written permission is obtained from Council to do so. All goal posts must comply with relevant Australian Standards. Goal nets are the responsibility of clubs. Council does not provide or maintain goal nets.

Ancillary infrastructure

Council provides a range of ancillary infrastructure to improve the enjoyment and experience of sports facilities users. Although not integral to the usage of sports facilities, ancillary infrastructure is still considered by Council to have a significant place in the provision of sports facilities.

Generally, clubs have been responsible for providing specialist infrastructure to meet the specific members' expectations or higher standards of competition which

require facilities and services standards beyond Council's core provision. This includes specialist training facilities such as cricket practice nets, synthetic cricket wicket covering, baseball batting cages, athletics equipment and floodlights for training.

Below are the main types of ancillary infrastructure which Council provides and maintains.

Shelter

Australia has the highest incidence of skin cancer in the world. This is thought to stem from people spending more time outdoors, but is also caused by the increase in ultraviolet radiation. Given that sports are often undertaken at peak ultraviolet radiation times, Council has the opportunity to provide an environment where users can seek protection from UV rays. Ways in which sporting organisations can improve sun protection include increasing shade, providing/encouraging sun protection, scheduling outdoor events away from peak ultraviolet times and educating participants.

Adequate seating and shelter has been identified as an important amenity for both organised sport users, spectators and other users. Seating and shelter should be available for spectators and those users wishing to use the location for a related social event.

Pavilions and toilets

Council provides change rooms, umpire/referee rooms and publicly accessible toilets for spectators at many sports ground facilities. Details of the locations can be found in Appendix A. Providing public toilets for spectators separate from change rooms is appropriate to support a welcoming and inclusive club. All pavilions provide both male and female toilets, however many are attached to change rooms, which can prevent appropriate access by spectators. The elements of a pavilion which generally supports sportsground use include kitchen/canteen facilities, extended storage areas, meeting rooms, social rooms including licensed bar and spectator areas. In many cases these provided by the club/s using the facility.

Cricket practice nets

All cricket clubs have access to cricket practice nets. Where clubs have contributed to the development of cricket practice facilities, these must remain publicly accessible to provide for casual community use.

Baseball batting cages

Baseball/softball batting cages are provided at two sportsgrounds, Auluba Sportsground and Golden Jubilee Field.

Storage

The Ku-ring-gai Open Space Reference Committee has identified the need to provide additional and secure equipment storage facilities at Sports Grounds. The storage of winter and summer equipment, during off seasons, will need to be managed at each sports ground in collaboration with each of the Clubs.

Storage of equipment at Council facilities is not permitted at any time without a current licence agreement or seasonal facilities rental contract. Council reserves the right to remove and dispose of any equipment left in amenities buildings without Council consent and forward charges for the removal cost to the club.

Council will not be held responsible for the loss or damage of any property belonging to the Hirer or their members or guests, left on the ground or in the buildings.

Temporary structures

A permit from Council is required should any sporting club or user group wish to erect any advertising sign or banner. Written approval must be obtained prior to the erection of any temporary fencing. Jumping Castles and marquees are permitted upon approval from Council. These may be weighted structures only, with no tent pegs permitted, to reduce damage to the play surface.

Telecommunication infrastructure

Under the *Telecommunications Act 1997*, the Commonwealth has the power to erect any telecommunications device on State or Council owned land. All user groups must have regard to this power and accommodate any directions from Council in this regard.

Public art

In 1998 Council adopted a Public Art Policy aimed at *"guiding and encouraging the exhibition and inclusion of art within public places, ensuring the valued characteristics of Ku-ring-gai are enhanced"*.

The *Public Art Policy* has the following objectives:

- encourage art in the Ku-ring-gai Council area
- contribute to raising the profile and recognition of art and arts development
- ensure public art complements and enhances the valued characteristics of the Council area
- ensure a coordinated and planned approach to the development and management of public art

- provide clear guidelines for Council and the community regarding public art development and responsibility and
- where relevant ensure the *Public Arts Policy* is reflected within Council's strategic directions, policies and planning controls and vice versa.

Council has many opportunities throughout our sports facilities to profile a range of art however potential vandalism needs to be considered when assessing locations and types of art to be displayed.

Capital improvements

Capital works are projects that involve the planning and construction of new assets or improvement of existing assets. Council's Capital Works Program is a program of capital projects that have been adopted and formally approved by Council.

Council is committed to upgrading and enhancing existing sportsgrounds. To assist in the allocation of resources, determining the minimum level of facility provision and the specifications of these facilities, at each sportsground is essential. This should take into consideration (but is not limited to) amenities blocks, playing surfaces, lighting, irrigation, drainage, spectator facilities, car parking and signage.

Facilities at most sports grounds either fall short of the demand or are in need of upgrading. Upgrades of facilities/amenities shall be based on potential or actual utilisation of the sports ground and directly linked to the ground capital funding as allocated by Council and weighted according to the Open Space Capital Works Prioritisation Matrix.

In situations where community groups wish to undertake alteration, upgrading, or development of facilities without financial assistance from Council, it is still essential that Council approval is granted for all work and ensure it conforms to all relevant standards. Capital improvements are subject to development approval through either a formal Development Application to Council or Council approval under the State Environmental Planning Policy (Infrastructure) 2007, unless the proposed improvements are assessed as being of such minor nature that development approval is not required under Council's Local Environment Plan or other legislation (ie. SEPP (Infrastructure))

Objective:

Improve our sports facilities infrastructure through strategic and opportunistic approaches

Performance Targets:

- Adequate shelter for both players and spectators provided at sports facilities
- A long term quality irrigation program at all sports grounds to be progressively implemented
- Play surfaces are provided to enable safe and enjoyable play and competition
- Lighting is provided at prioritised sites to provide for improved capacity of sports facilities
- Equipment is provided to enable safe and enjoyable play at sports facilities
- Ancillary infrastructure is provided and maintained where appropriate
- Storage provided where appropriate and managed to improve the use of facilities by organised users
- Activities requiring temporary structures are accommodated where site damage can be avoided
- User groups and adjacent properties notified of any proposed telecommunications infrastructure installation
- Opportunities for the display of public art is provided at selected sports facilities
- Capacity and potential of sites maximised through a prioritised program of capital improvements
- Development approval for capital improvements are assessed under relevant legislation including associated community consultation.

Service standards and maintenance

Provide a quality service standard for the maintenance of our sporting facilities

The maintenance of sports facilities is a core business of Council. Maintenance is carried out to a standard that reflects the nature and use of the facility, budgets and the safety of users. Standards are set by the operational sections of Council in cooperation with the Strategic and Community areas. These are referred to as service level agreements within which maintenance arrangements may be developed with key users or groups.

Issues which need to be addressed as part of maintenance of facilities include drainage, irrigation, waste management, drought and water restrictions, security and vandalism, contaminated land, after hours service, lighting, play surface conditions, risk and safety management.

Service standards

Council will endeavour to provide, within its limited resources, playing surfaces and facilities that are fit for their intended purpose. User groups are responsible for checking the condition of the grounds prior to use to ensure they are safe.

Maintenance

Maintenance regimes will be specified in the asset management plans, guided by user 'fit for purpose' needs. Extended season and pre-season tournaments, especially football (soccer) and Australian football, limits the window of opportunity for maintenance staff to undertake remedial works. The construction of turf cricket tables is not compatible with football (soccer) and can cause risk to players associated with surface hardness or traction.

Council is developing a strategic, innovative and integrated approach to its facilities and asset management. Staffing professionalism, confidence and flexibility in delivering timely and quality service provision should engender strong community confidence in council's operational capability.

The issue of maintenance relates to the gap between the expectations of sporting clubs in relation to preparation of playing surfaces, and Council's financial ability to maintain these playing surfaces to these expectations. In addition, there is a difference between the quality of playing surfaces for the standard of sport being played (eg. junior/senior, local/district competition, turf/artificial cricket wicket).

The ability of Council to maintain a satisfactory playing surface often depends on the quality of the basic asset. The poorer the basic asset, the more unlikely the maintenance program will be able to yield a satisfactory playing surface.

Maintenance is carried out on a cyclical basis which currently represents a base level of service thus often falls short of user expectations. However, the maintenance cost is not covered by income from these facilities and therefore is heavily subsidised by other facilities and Council's general revenue.

Waste management

Rubbish and recycling has been identified as an issue at many locations. Residents often report on the amount of litter after sports activities. The issue of littering is one which can be dealt with through provision of appropriate containers, routine inspection and liaison where problems arise. Drug and alcohol specific littering is prevalent and creates costly occupational health and safety concerns for the community, grounds users and council staff alike.

Recycling facilities are currently limited to Norman Griffiths Oval (2x paper 1x aluminium), Lindfield Oval (1x glass and 1x aluminium), Sir David Martin Reserve (Auluba) (2x paper, 2x aluminium, 2x glass). There are some grounds in which bins are located in the dressing area for limited use by the sports clubs only.

Users of sports facilities have an obligation to leave our facilities in a clean, tidy and undamaged condition. Removal of rubbish is included in the hiring fee, provided it is left in the bins provided. No bagged rubbish must be left behind. If the bins provided are not able to cope with the volume generated additional services can be arranged through Council's waste services at the club's expense.

Drought and water restrictions

The decrease in rainfall across Sydney's water supply catchment has led to water restrictions limiting the use of potable water for irrigation. Irrigation restrictions and persistent dry weather has caused the surface conditions of most sports grounds to deteriorate, with some having to close because they were considered unsafe.

The restrictions have led to Council to seek alternate sources of water. Since the commencement of the drought in 2000, Council has begun a program to harvest significant volumes of stormwater to irrigate fields. Not only will these projects allow Council to irrigate beyond the water restrictions, they will also assist Council in maintaining the resilience of the play surfaces throughout extended periods of drought. In addition, the program has also installed automatic irrigation systems that allows Council to irrigate grounds effectively with minimal staff resources. The use of warm-season grasses will further reduce the demand for water (by up to 40%) compared to cool season grasses, further optimising Council's water allocation.

Security and vandalism

Vandalism is a widespread issue which affects all components of the open space system, including sports facilities. Acts of vandalism at our sports facilities include graffiti on and damage to buildings; damage to playgrounds and equipment and other facilities such as furniture; damage to trees and other vegetation; broken glass on tennis courts and around buildings and theft of, or damage to signage.

In addition to vandalism, there is inappropriate use of some sports grounds, or facilities within, also resulting in decreasing condition of the assets. Some activities carried out are incompatible with the core use of a ground. An example is golf being played on turf wickets or unlocked courts being used for alternative unauthorised recreation pursuits such as bike riding, skateboarding and cricket. These activities are inappropriate uses for the court surfaces and contribute to wear and tear of the courts.

The annual cost for Council to repair damage caused by acts of vandalism is significant and growing for buildings and services. Apart from the resultant financial cost, there is a reduction or loss in the use of facilities for recreation and the general amenity until the affected areas have been repaired. While the threat of being caught and prompt repairs to vandalised facilities have been identified as good deterrents they do not solve the problem. While vandalism cannot be eliminated, the following strategies can help to reduce vandalism:

- good design and facilities
- prompt response to repair damage when vandalism occurs

- where necessary, target enforcement to known problem areas
- appropriate education and interpretation and
- increased community involvement in sports ground development and management

After hours service

Many of Council's sports facilities are used outside Council's standard business hours, with evening tennis, netball or sports training, to name a few, being undertaken at many of our facilities. Should there be a requirement for Council services of these facilities after business hours, Council needs to provide some form of after hour service to respond to any user requirements.

Council provides 24 hour access to facility support to enable service requirements to be addressed either through Council's on-call Ranger or Sports Supervisor.

Play surface condition

Council's specialist surfaces require varying degrees of maintenance to ensure facilities are fit for purpose. In some cases, the specialist surface makes the sportsground incompatible of other uses.

Tennis courts

The majority of Council's courts are acrylic hard court which, whilst considered to be of reasonable quality, are perceived by some users to be hard underfoot, particularly the older players. Both hard court and synthetic grass courts do not require excessive maintenance.

Athletics tracks

Council's athletics tracks are of grassed surface and require continual maintenance from mowing to irrigating.

Baseball diamonds

Baseball diamonds consist of a red porous clay surface on the bases and/or base paths to provide a level surface which can sustain the high use and intensity of senior competition. Council is responsible for maintaining the surfaces including repairs to the base paths.

Cricket grounds

Cricket grounds consist of a centre wicket, which is either turf or concrete with a synthetic surface covering.

Turf cricket tables largely cater for higher-level senior competition. The preparation of a turf cricket table is both time and resource intensive, requiring significant horticultural maintenance and water drawing on Council's water allocation. Under current maintenance practices, Council prepares the turf cricket table at the conclusion of the winter sport, and takes responsibility once competition commences.

Some turf cricket tables require watering throughout the winter season to ensure the turf table does not become excessively hard, thereby creating a potential risk for any winter sport user. Similarly, where sportsgrounds have poor drainage, turf tables can become excessively wet creating an unstable surface for soccer and football users compared to the surrounding outfield.

Synthetic cricket wickets provide for senior and junior competition. As the wickets are in open space, coverings can attract vandalism for which Council is responsible for repairs. During the winter season, the wicket is covered by soil/natural grass or synthetic grass to provide a level surface with the surrounding outfield for football and soccer. Sportsgrounds for soccer use in winter are generally marked out to avoid cricket wickets due to unevenness and change in surfaces.

Bowling greens

The maintenance of bowling greens can be very resource intensive. Council's bowling greens are maintained by the leaseholders of the sites.

Safety and risk management

The issues of safety and risk management relate to providing a safe environment for players, spectators, casual and other users of Sports Grounds, and to the safety of residents whose properties adjoin them. Sportsgrounds in particular, due to the degree and nature of use they receive, are of increasing management concern in regards to risk and safety. Regular inspections of sportsgrounds need to be undertaken to address risk management concerns regarding the quality of the playing surface, safety of built structures, access arrangements and other matters depending on circumstances. Consideration of risk primarily relates to providing a safe environment for players, spectators, casual and other users of sports facilities and also needs to consider the safety of adjoining land uses.

Site-specific risk management issues have been identified informing future possible maintenance regimes and capital improvement works. The location of safety fencing to protect nearby property and delineating the field of play from

adjacent roads and car parks and fixed infrastructure (e.g. practice cricket nets) will reduce potential risks. Relocating cricket practice wicket run-ups off the ground will reduce areas of high wear and tear, which have resulted in uneven playing surfaces.

There are many opportunities to minimise risk at Council's sports facilities through appropriate location and/or alignment of sports infrastructure; the proximity of roads, residences, passive recreation spaces and facilities such as picnic areas and playgrounds; horticultural maintenance regimes; playing surface and pavilion upgrades and safety fencing/barriers.

In addition to Council undertaking its own efforts to reduce safety risks, responsibility is also put onto the organised users of facilities, with specific requirements listed within hire agreements of sites. It is the responsibility of all user groups to procure their own insurance. Insurance obligations are stated in every agreement from a casual hire arrangement to a 21 year lease or licence. At the outset of any agreement and each year of a continuing tenure, evidence of current insurance certification is required by Council. Council reserves the right to terminate any agreement with a non-compliant user group.

Objective:

Provide a quality service standard for the maintenance of our sporting facilities

Performance Targets:

- To provide a safe environment for users of, and visitors to, Council's sports facilities
- Appropriate waste and recycling facilities provided at sports facilities
- Sports grounds with minimal littering problems
- Sporting organisations take a positive role in waste management
- Facilities are clean and consistently well maintained
- Vandalism and inappropriate use identified and responded to in a timely manner
- Service standards are identified and adhered to
- Water restrictions are adhered to and alternate water sources identified
- An effective after hours service is provided at Council's sports facilities
- Play surface conditions are maintained to an agreed standard

Usage impacts

Increase positive impacts and minimise adverse impacts from the existence and use of sports facilities.

Usage of our sports facilities may impact on the facilities themselves or the surrounding public and private land uses. Issues specific to this include traffic and parking, natural areas, flora, fauna and catchments, weeds, greenhouse emissions, noise, dogs, energy and water consumption.

Impact on adjoining land uses

Residents living adjacent to or nearby sportsgrounds can be adversely impacted on by sports related use. Potential impacts of sportsgrounds on local residents include traffic congestion, loss of on-street parking during sporting events, excessive noise, effects from floodlighting, loss of privacy and at times property damage which is directly attributable to sportsground users. The type and degree of impact varies from ground to ground and between properties adjoining the same ground due to differences in orientation, topography, setback and perception.

Whilst it is not possible to eliminate all of these impacts, there is a need to minimise adverse impacts where possible, and to consider the needs of local residents when planning, developing or upgrading sporting facilities.

Council's policy is to minimise these impacts over time while recognising that living in proximity to sports grounds inevitably brings both positive and negative effects for these residents. Where Council is considering the development of additional facilities on sportsgrounds, that may generate significant additional noise or usage, (for example amenities buildings, skate parks or floodlighting) this will be considered as part of the site assessment. In consideration of the needs of residents, Council needs to engage adjoining land users in consultation processes when proposals are being considered at sports facilities which may impact upon those residents.

Smoking and user health

All Council owned sports facilities are considered Smoke Free Zones. This means that smoking will no longer be permitted on or around Council sports facilities including car parks associated with these areas. This ban will complement the existing NSW legislation that prohibits smoking in enclosed public places.

The introduction of smoke free sports grounds and playgrounds will increase community protection against smoking related illnesses. It will also significantly improve the local environment by reducing the amount of cigarette butt litter generated at outdoor recreational areas across Ku-ring-gai.

By becoming smoke free, Council's sports facilities will reinforce the positive health image that these facilities are based on, provide a healthy example for users and create a family friendly environment. It will also ensure that users have access to a clean, healthy and comfortable environment, whilst enjoying a reduced risk of developing smoking related illnesses.

Traffic and parking

Traffic and parking is a major concern at many sports grounds. Generally, parking facilities are inadequate for current demand. As a result there is spill over to adjacent residential streets. The creation of additional parking within most sports ground sites is either physically impossible or would alienate/eliminate valuable recreation/parkland areas adjoining sports grounds. Those areas where known traffic problems are occurring require further investigation in consultation with the Ku-ring-gai Traffic Committee.

Organisations and clubs must actively encourage their members and guests to park their vehicles in allocated areas only. Clubs should develop policies to manage car parking particularly for competition on the weekend. Consideration must be given to surrounding residents when arriving and leaving the ground. Vehicles must not be parked on the sportsgrounds or surrounding grounds at any time without prior discussion and agreement from Council.

Inappropriate use

Inappropriate use of sports facilities can result in damage to facilities and reduction in capacity. Damage can be created through the use of sites in contravention of Council's Wet Weather Policy, unauthorised use of vehicles on play surfaces or the undertaking of inappropriate activities, ie golf.

Council's wet weather policy will promote a responsible partnership between Council and hirers in relation to the management of the risk of damage caused by inappropriate use during wet weather.

All Sportsgrounds with turf wickets are inspected on Monday mornings by Council staff with Open Space Services notified immediately if there is any damage to playing surfaces. Reports of damage to the playing surface of any other playing field are to be inspected, and Open Space Services notified immediately if there is any damage to the playing surface.

Council reserves the right, under extreme circumstances to close sportsgrounds. In such cases, Council will advise user groups accordingly. Extreme circumstances can include reasons of public safety or asset protection. Council gives no guarantee that damaged Sportsgrounds will be repaired by the next game or within the current season of the respective sport.

Impacts on natural areas

As many sports facilities are located adjacent to waterways and other natural areas, the unique management requirements of these areas must be recognised, in order to avoid potentially adverse impacts of sports facility management practices.

Nutrient and sediment enriched run-off from sports grounds contributes significantly to the degradation of urban bushland areas and water quality. Reducing this impact will decrease the improved conditions for weed growth and eventually decrease the cost of regeneration and maintenance of healthy bushland.

The use of irrigation and fertilisers on sports fields can exacerbate weed infestations on the periphery of sports fields, which in many cases can be natural bushland areas. Keeping nutrient and excessive water runoff to a minimum and introducing weed control programs will assist in reducing weed infestations.

Adjacent bushland areas can also be affected by increased vehicular, pedestrian and bicycle traffic which can damage vegetation and increase erosion. Through limiting access points into surrounding bushland and reducing informal parking arrangements physical damage should be minimised.

Threatened species have been mapped by Council on and adjacent to sports facilities. This mapping will inform Council during any decision making processes relating to facilities.

Climate change

Council's sports facilities can both be affected by climate change and can effect climate change. In response, Council must respond to both the mitigation of greenhouse gas emissions and the adaptation to atmospheric and weather

changes. In September 2009, Council adopted the draft Climate Change Policy and set a corporate emission target of 20% by 2020 based on year 2000 emissions and 90% by 2050.

To achieve this, Council needs to look at all Council managed facilities including sports facilities, to see where real reductions in greenhouse emissions can be made. For the purposes of sports facilities, the main sources of greenhouse emissions are through electricity consumption and fuel consumption. In 2008, Council emitted 773 tonnes of CO₂ through the operation and management of our sports facilities network. This includes electricity consumption for amenities blocks and flood lighting, and through fuel consumption of maintenance and waste removal vehicles. Council needs to actively look at methods of reducing this source of corporate greenhouse emissions.

Regardless of Council's efforts to mitigate climate change, It is likely that the climate change as predicted by the CSIRO, will see Ku-ring-gai experience longer inter-rain periods, extreme wind and rain events and an increase in frequency of extreme temperature days. Notable secondary impacts may include more extreme and frequent bush fire events, electricity, water, gas and sewer disruption, extremes in heat, more intense and frequent storms, local flooding and prolonged droughts.

These could affect Council's sports facilities. Bushfires can be a threat to residential areas around Gordon. Council's sports facility network can be used during fire events by providing a marshalling area for emergency services and the large static water supplies will provide a significant water supply in the event of a bushfire hazard.

Climate change is also impacting on rainfall and air temperature and is projected to continue. Sydney has received below average rainfall for eleven consecutive years. The current drought and water restrictions have created unprecedented operational facility management challenges. The implications of climate change, including water restrictions likely to be long-term or permanent, on the traditional provision of sportsgrounds are significant.

The long-term impact of the drought is informing changing practices and attitudes in sportsground and sports service provision and challenging traditional thinking in the provision of sport. In Ku-ring-gai, this has included a focus on sourcing independent supplies of water through sewer and stormwater harvesting projects. These projects will assist Council in adapting to the increases in drought conditions affecting our sports facilities.

Sustainable management

The Local Government Act 1993 includes a Charter of Councils (Section 8). This charter includes the following:

“to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecological sustainable development.”

Sustainable management, in the context of sports facilities refers to resource consumption including energy and water consumption. The electricity consumption at Council's sports facilities although stabilised in consumption, is significantly increasing in cost. At this point, user fees do not adequately reflect the cost of electricity consumption by the users. Considering electricity consumption is not itemised within any sports facility hire agreement, it is difficult to notify users of their consumption patterns, and hence to illicit behaviour change. If users were to be provided with information on their electricity consumption, Council may be able to see a reduction in excessive consumption by users thus reducing one aspect of the operating costs of such sites.

Council's floodlit facilities are controlled by an automated system. Where possible appointed club representatives are given floodlight control of specific facilities during designated allocations periods. Through automating lights, this has assisted in reducing some inefficiencies. Greater responsibility and accountability of sustainable use of facilities must be placed on the users of facilities.

Irrigation systems are also becoming more automated which improves the efficiency of maintaining ovals and vegetated areas.

Alcohol consumption

To preserve urban amenity, a liquor licence is required to ensure no undue detriment to the amenity of the area is caused during or immediately after the trading hours arising out of or in connection with the use of the licensed premises, be it a licensed bowling club bar or a sports group canteen arrangement. This includes ensuring the level of noise emitted is not excessive.

There must be no sale or consumption of liquor or alcohol unless the club has a proper liquor licence and the club has obtained prior Council approval in writing. The Club must provide evidence that it has met the requirements of the State Liquor Licensing Board.

Food serving and preparation

The selling of food either through club canteens or mobile food vendors can provide income to clubs and organisations, assisting in fundraising and other financial activities. Not only do they provide a financial benefit, but they also provide a food source to park users where there may be no permanent food source accessible to users.

In general, sporting clubs have seasonal use of canteens. There is no automatic right to occupy or use a canteen on a sportsground. Rights to canteens only run with Seasonal Allocations for Sportsgrounds or with a Clubhouse Licence or can be licenced on a separate basis as a Temporary Licence. Council reserves the right to initiate any proceedings against any user groups unlawfully occupying or using a canteen.

Any organisations or clubs planning to sell food must follow Council's Temporary Food Stalls Code, Mobile Food Van Code and the Guidelines laid out in the Fact Sheets for Charities and Community Organisations on the Food Safety Standards. Any organisations planning to prepare and sell cooked or heated foods must contact Council's Environmental Health Officers to discuss food hygiene requirements. Sporting clubs are also responsible for stock left in canteens.

Dogs on sports grounds

Research has shown that dog ownership increases the likelihood of regular exercise for owners and supports social engagement. Use of sportsgrounds by dogs including commercial dog walking services causes wear and tear particularly at those designated off-leash or that are fully fenced. The impact of intensive dog use at sportsgrounds without warm-season grasses or automatic irrigation systems is compounded.

Irresponsible dog ownership creates conflict between dog owners and sportsground users, particularly when owners do not pick up after their dogs, or where dogs create a nuisance at a sportsground when in use for structured sport. Monitoring use and public education can improve the relationship between facility users and dog owners.

The NSW *Companion Animals Act 1998* requires Councils to help promote responsible animal ownership. This situation is difficult however to regulate without adequate education, ranger patrols, clear signage and wider community support. Concern has been expressed by a number of facility users about the use of sports grounds for dog training and persons exercising their dogs. The principle

concern relates to health risks to other users from the presence of dog faeces and uncontrolled and aggressive dogs.

Council has introduced the controlled usage of sports grounds as off leash areas for dog walkers and trainers to provide a greater range of facilities for dog owners without creating unacceptable impacts on regular users. Criteria used to determine the suitability of sportsgrounds for shared usage (sports and dogs) include geographical location, roads, fencing, playgrounds, signage, bins, water, passive recreation and disruption to play. Due to the maintenance requirements of Council's sports fields, there is greater risk of maintenance staff and off leash dogs adversely interacting. This incompatibility of uses needs to be managed.

Strictly no dogs are allowed at Fiddens Wharf Sports ground. This sports ground is in the boundary of the National Park with Council maintaining the site for sporting clubs and casual use. Dogs are not permitted in National Parks and therefore are not permitted at this sports ground. It is an offence under the *National Parks and Wildlife Regulations* and the *National Parks and Wildlife Act (1974)* to have a dog in a National Park. Fines will be enforced if this is breached.

Objective:

Increase positive impacts and minimise adverse impacts from the existence and use of sports facilities.

Performance Targets:

- Impacts on adjoining land uses are mitigated and prevented where possible
- Users and visitors are protected from the potential of lung cancer through passive smoking at sports facilities
- Traffic and parking is managed to mitigate adverse impacts on sports facilities and adjoining land uses
- Inappropriate use of sports facilities is actively discouraged and prevented where possible
- All activities on sports grounds have minimal impact on natural areas and bushland
- Sustainable management inefficiencies identified and acted on promptly
- Responsible alcohol consumption is promoted
- Food serving and preparation is undertaken at sports facilities in accordance with all relevant legislation and policy
- Dogs on sports facilities are managed within identified areas
- Greenhouse emissions through Council management of sports facilities reduced by 20% by 2020
- Management of sports facilities adapts to changes in climate

Finance

Maintain and improve sports facilities through sustainable financial practices.

Managing and maintaining Council's sports facilities can be a costly exercise. A balance needs to be met to ameliorate this financial impact on Council, without reducing community access through the impact of fees and charges. The cost of providing facilities is shared between the sports users (permanent and casual hirers) and the wider community. This is appropriate as there is significant unorganised use of sports facilities as non-specific general open space usage by the wider community.

The development of high quality sports facilities requires allocation of significant financial resources. Whilst Council levies Section 94 Contributions on developers and applies for grant funding when available in order to maximise funding for sports facility development, in reality, the level of funding available for these facilities is less than what is required to meet the expectations of the sporting community. Sponsorship, donations and other sources of capital funding can provide alternative sources of funding to maintain our sports facilities to an agreed standard.

Recurrent costs

The continual maintenance and management of Council's sports facilities creates a multitude of recurrent costs. In addition to this, Council is continually investing in capital improvements which will require additional recurrent funding to maintain the capital works for the life of the infrastructure, for example stormwater harvesting equipment. Council's recurrent maintenance budget needs to be maintained or increased commensurate to any additional capital improvements to allow for appropriate maintenance.

Income and fees

Council charges organised users of sports facilities a fee to assist in some form of cost recovery for the provision of such facilities. This income is reinvested into the maintenance and management of sports facilities. Charges for sports facility use are reviewed annually and are recorded in Council's Fees and Charges policy.

Advertising at Council's sports facilities is another option to provide Council with an alternate income source to undertake required maintenance and capital works which is currently under funded. Advertising must not adversely affect the landscape character of an area and must be appropriately installed in sympathy with its surroundings. All advertising must adhere to relevant Council policies and plans.

Sponsorship and donations

Sponsorship is a commercial arrangement in which a sponsor provides a contribution in money or in kind to support an activity in return for certain specified benefits. In 2007, Council adopted a Sponsorship Policy in accordance with the *ICAC Guidelines for Sponsorship in the Public Sector (2006)*. Sponsorship of Council's events and functions is an ideal way to provide quality productions to the community in a cost effective manner. Sponsorship, in return, delivers benefits for the sponsor. Joint partnerships between Council and user groups is also facilitated through the Management of Community and Recreation Land and Facilities Policy (2010).

Capital funding

Capital funding requirements for long term improvements to amenities, facilities, sports ground surfaces, and supporting infrastructure such as lighting, drainage and irrigation. To support Council to achieve these upgrades, Council seeks funding from other sources such as grants, sports clubs, sponsorships, Section 94 funding, advertising as well as funding from Council's capital funding reserves. Local voluntary support should be acknowledged and recognised for the role it plays in supporting Council to undertake service provision of managing and maintaining Sports Grounds.

Council acknowledges that grants, fundraising and other opportunities will allow user groups to provide works not prioritised in Council's current Capital works program or its contribution will move projects forward in Council's program. However, there is no long term nexus between capital input and tenure unless formally requested by the user group and agreed to by Council.

Objective:

Maintain and improve sports facilities through sustainable financial practices














Performance Targets:

- Capital funding is sourced from a range of sources
- Capital funding allocated annually to implement key priorities in accordance with Council's sports field capital works prioritisation model
- An appropriate maintenance budget is allocated commensurate to the maintenance of any additional capital infrastructure
- An equitable pricing structure is implemented for all users of sports facilities
- Opportunities for advertising within council sports facilities are provided where appropriate subject to Council's Development Control Plan
- Sponsorship and donations are encouraged for Council's sports facilities

Action Plan

























































<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
<i>Population increase and demographic changes</i>				
Council's sports facilities meet the demands of an increasing and changing population.	Monitor participation trends and quantify latent demand where possible to better plan for facilities to meet community needs in the future	Sports & Recreation Planner	Ongoing	
	Analyse updated demographic data and assess any relevant changes on the future demands of Council's sports facilities	Sports & Recreation Planner	Ongoing	
	Ensure the effect on sports facilities from population and demographic changes are taken into consideration in Council's long term capital works program and Section 94 Plan	Sports & Recreation Planner	Ongoing	
<i>Obesity and sedentary lifestyles</i>				
Access to a variety of active lifestyle choices available to all of the Ku-ring-gai community	Allocate and provide sports facilities to clubs, user groups and individuals to support active lifestyles	Sport and Recreation Officer	Ongoing	
	Provide and promote programs which encourage active and healthy lifestyles	Parks Program Officer	Ongoing	
<i>Future supply and demand</i>				
Sports facilities meet club training, competition and social needs	Assess any change in current demands of Council's sports facilities.	Sports & Recreation Planner	Ongoing	
	Forecast future demands on Council's sports facilities	Sports & Recreation Planner	High	
Optimal capacity of existing facilities is achieved	Adjust competition structure where required to provide for greater capacity within existing facilities	Sport and Recreation Officer	Ongoing	
	Support clubs wishing to amalgamate, co-locate or partner	Sport and Recreation Officer	Medium	
	Support clubs/leagues who wish to optimise use of existing facilities	Sport and Recreation Officer	Medium	
	Install additional flood lights at tennis courts and netball courts	Sports & Recreation Planner	High	
	Install additional flood lighting at sports grounds	Sports & Recreation Planner	High	
	Investigate additional water harvesting infrastructure at turf sports facilities	Manager Sustainability and Corporate Planning	High	
	Install stormwater harvesting as part of the sports field capital works program	Manager Capital Works	High	
	Investigate the installation of synthetic surfaces at sports facilities.	Sports & Recreation Planner	Medium	

























































<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Opportunities to expand Council's existing sports facility network are investigated	Investigate the feasibility of acquiring additional land for sports facility purposes	Sports & Recreation Planner	Low	
	Ensure that the strategies adopted by Council related to the provision of new sports facilities are considered when planning for new facilities	Sports & Recreation Planner	Ongoing	
	Investigate partnership arrangements with schools for shared use of school facilities	Sports & Recreation Planner	High	
Balancing utilisation				
Facilities are allocated to minimise imbalance of utilisation to ensure greater resilience across all facilities	Manage bookings and usage data to allow facilities to be available for emerging sports	Community & Recreation Properties Manager	Ongoing	
Compatible multi-use is encouraged, provided the impacts on users are minimal	Promote the principles of multi-use facilities to ensure the best possible participation outcomes for the community	Community & Recreation Properties Manager	Ongoing	
Access				
Sports facilities are evenly distributed throughout Ku-ring-gai	Provide adequate sports facilities throughout the local government area	Sports & Recreation Planner	Ongoing	
Facilities are equitably allocated between user groups	Encourage participation by traditionally under-represented activities	Community & Recreation Properties Manager	Ongoing	
	Sports facilities allocation undertaken in accordance with Council's Bookings Policy	Community & Recreation Properties Manager	Ongoing	
Pedestrian access to sportsgrounds for users, including those with disabilities and/or limited mobility is improved	Identify constraints and opportunities to maximise access and circulation	Sports & Recreation Planner	Medium	
	Develop a prioritised program of access improvements.	Sports & Recreation Planner	Medium	
	Provide appropriate levels of disabled parking, wheelchair accessible paths and spectator facilities	Sports & Recreation Planner	Medium	
	Provide and maintain regulatory signage to prevent unauthorised parking in disabled car spaces	Manager Open Space Services	Medium	
	Progressively implement pathway installation program in accordance with budgetary constraints and Council's Access Policy	Manager Open Space Projects	Low	
Private vehicle access is regulated at sports facilities	Provide appropriate barrier systems to regulate vehicular access to Sports facilities	Manager Open Space Services	Medium	
Emergency and service vehicle access is provided at all sports facilities	Provide and maintain regulatory signage to ensure unimpeded access to all sports grounds for emergency and service vehicles	Manager Open Space Services	Medium	

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Access within seasonal changeover periods reduced to ameliorate safety risks to users during prescribed maintenance operations	Users notified of access changes to sports facilities during seasonal changeover periods	Community & Recreation Properties Manager	Low	
	Appropriate signage is installed on sports facilities affected by seasonal changeover maintenance	Sports and Recreation Planner	Low	
<i>Emergency use</i>				
Council's sports facilities are made available for emergency uses	Appropriate sports facilities identified for refuge sites	Manager Engineering Services	Medium	
	Promotion of safe refuge sites provided and sign posted	Manager Open Space Services	Low	
	Emergency services notified of appropriate sports facilities for marshalling sites and staging areas	Manager Engineering Services	Medium	
	Users of sports facilities affected by emergency use provided with alternative arrangements where practicable	Community & Recreation Properties Manager	Low	
<i>Bookings management</i>				
Bookings administration is delivered in an efficient and effective manner	Compliance with Councils Booking Guidelines, Conditions of Hire and Special Major Events Guidelines for all permanent and casual organised users	Community & Recreation Properties Manager	Ongoing	
	Raise the awareness of the existence of these documents amongst the wider community and users	Community & Recreation Properties Manager	Low	
	Bookings system for sports facilities captures data to provide informed analysis to assist facility planning and management	Community & Recreation Properties Manager	Ongoing	
The administration of facility hire is non biased and transparent	Leases, licences and other estates are granted in accordance with the core objectives of the <i>Local Government Act 1993</i> and other relevant legislation and policy	Community & Recreation Properties Manager	Ongoing	
	Facility hire is administered in accordance with Council's Booking Policy	Community & Recreation Properties Manager	Ongoing	
	Assessment of facility allocation is undertaken in accordance with Council's Bookings Policy	Community & Recreation Properties Manager	Ongoing	
<i>Fees and Charges</i>				
Fees and charges will be administered fairly and equitably	Any costs to users will be administered in accordance with Council's Fees and Charges	Community & Recreation Properties Manager	Ongoing	

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
	Facility hirers will be charged cost recovery rates for excessive energy and water consumption in accordance with Council policy	Community & Recreation Properties Manager	Ongoing	
<i>Unbooked and unpaid usage</i>				
Unbooked unpaid usage will be minimised	Ensure appropriate regulatory signage and actions allow control of unauthorised organised use to minimise impact on surrounding residents	Manager Open Space Services	Medium	
	Monitoring of sportsgrounds to ensure compliance with occupancy agreements, identify unauthorised use and assess conditions	Manager Regulations & Compliance	Ongoing	
<i>Disruption of use</i>				
Disruption of use will be minimised	Permission for closing off and restricting access to Council sporting grounds for the purpose of charging spectators to watch sporting matches must be obtained in writing from Council.	Community & Recreation Properties Manager	Ongoing	
<i>Promotion</i>				
Sport facilities and related activities will be actively promoted	Relevant clubs and user groups notified of promotional opportunities available	Community & Recreation Properties Manager	High	
	Clubs and user group contact information promoted on Council's web site	Community & Recreation Properties Manager	Medium	
	Locations of all sports facilities available on Council's website	Community & Recreation Properties Manager	High	
	Print and electronic media utilised to promote Council's sports facilities and related programs	Community & Recreation Properties Manager	Ongoing	
	Provide opportunities for clubs to promote registration days	Community & Recreation Properties Manager	Ongoing	
	Event information promoted at sports facilities	Community & Recreation Properties Manager	Ongoing	
	Bookings information promoted at sports facilities	Community & Recreation Properties Manager	High	
	Health and awareness programs that promote a more positive approach to physical health and fitness, mental wellbeing and preventative care supported.	Community & Recreation Properties Manager	Ongoing	

















































<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Primary infrastructure				
Play surfaces are provided to enable safe and enjoyable play and competition	Play surfaces provided and managed in accordance with Council's <i>Sportsfields Category Levels 1,2 & 3 Service Level</i>	Manager Open Space Services	High	
A long term quality irrigation program at all sports grounds to be progressively implemented.	Implement sports facilities actions listed within Council's capital works program	Capital Works Manager	High	
	Monitor and operate facilities constructed under Council's capital works program	Capital Works Manager	Medium	
Ancillary infrastructure				
Adequate shelter for both players and spectators provided at sports facilities.	Ancillary infrastructure audit of Council's sports facilities undertaken	Sports and Recreation Planner	Medium	
	Gaps identified in ancillary infrastructure audit	Sports and Recreation Planner	Medium	
	Long term ancillary infrastructure plan developed	Sports and Recreation Planner	Medium	
Lighting is provided at prioritised sites to provide for improved capacity of sports facilities	A long term plan for lighting of sportsgrounds that provides for better utilisation of the existing sports ground asset base to be prepared	Sports and Recreation Planner	Medium	
	All floodlighting to meet the relevant standards (AS 2560 – Guide to Sports Lighting and AS 4282 – Guide to Obtrusive Lighting)	Sports and Recreation Planner	Medium	
Equipment is provided to enable safe and enjoyable play at sports facilities	Equipment is monitored regularly and required maintenance undertaken within reasonable timeframes	Manager Open Space Services	Ongoing	
Ancillary infrastructure is provided and maintained where appropriate	Regular maintenance of ancillary infrastructure at sports facilities is undertaken	Manager Open Space Services	Ongoing	
Storage				
Storage provided where appropriate and managed to improve the use of facilities by organised users.	Sporting clubs and user groups to be notified of their responsibility for any items left in a sporting facility	Community & Recreation Properties Manager	Medium	
Temporary structures				
Activities requiring temporary structures are accommodated where site damage can be avoided	The use of temporary structures managed in accordance with Council's Bookings Policy	Community & Recreation Properties Manager	Ongoing	
Telecommunication infrastructure				
User groups and adjacent properties notified of any proposed telecommunications infrastructure installation	Notification to all user groups and adjacent land owners undertaken in the event of proposed telecommunications installation at sports facilities	Manager Strategic Assets & Services	Low	

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
	Opportunities for financial contribution from telecommunications companies and opportunities to combine with existing or future infrastructure	Manager Strategic Assets & Services	Low	   
<i>Public art</i>				
Opportunities for the display of public art are provided at Council's sports facilities	Consider opportunities for public art in accordance with relevant Council policy	Manager Leisure and Cultural Development	Low	   
<i>Capital improvements</i>				
Capacity and potential of sites maximised through a prioritised program of capital improvements	Implement prioritised open space capital works programs based on current and forecasted needs	Manager Capital Works	High	   
	Review criteria, weightings and assessment of the open Space capital works prioritisation matrix on an annual basis	Sports and Recreation Planner	Ongoing	   
	Support opportunities to co-locate clubs and consolidate future infrastructure developments	Sports and Recreation Planner	Medium	   
	Adjust maintenance budget to reflect any additional maintenance demands from capital improvements or additions	Director Operations	Medium	   
	Development approval for capital improvements are assessed under relevant legislation including associated community consultation.	Sports and Recreation Planner	Ongoing	   
<i>Service standards</i>				
Service standards are identified and adhered to.	Undertake review of service standards and maintenance schedules	Sports and Recreation Planner	Low	   
	Promote service standards to user groups through Council's booking administration	Community & Recreation Properties Manager	Low	   
	Implement Council's Service Levels	Manager Open Space Services	Ongoing	   
	Monitor planned maintenance regimes to ensure that building standards are maintained	Manager Open Space Services	Medium	   
<i>Maintenance</i>				
Facilities are clean and consistently well maintained.	Increase the opportunity for clubs to share maintenance responsibilities through longer-term tenancy arrangements where appropriate	Community & Recreation Properties Manager	High	   
	All sportsgrounds are maintained according to the specifications detailed in Council's <i>Service Level</i>	Manager Open Space Services	High	   
	Inspections of sportsgrounds undertaken on a regular basis	Manager Open Space Services	Medium	   




<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Waste management				
Appropriate waste and recycling facilities provided at sports facilities	All leases, licences and hire agreements contain requirements for user responsibility for waste management	Community & Recreation Properties Manager	Medium	   
	Waste facilities provided at all sports facilities	Manager Waste, Drainage & Cleansing	Medium	   
	Waste removed from sports facilities in accordance with Council's Waste Policy	Manager Waste, Drainage & Cleansing	High	   
Drought and water restrictions				
Water restrictions are adhered to and alternate water sources identified	Potable water use for irrigation to be reduced by 6% <i>per annum</i> at Council sports facilities	Manager Open Space Services	High	   
	Non potable water use increased by 6% <i>per annum</i> at Council's sports facilities.	Manager Open Space Services	High	   
	Sites with potential water harvesting capabilities identified	Environmental Engineer	High	   
	Alternate water source projects incorporated into long term capital works plan	Manager Corporate Planning & Sustainability	High	   
Security and vandalism				
Vandalism and inappropriate use identified and responded to in a timely manner	Provide a timely response to reported damage or vandalism at sports facilities.	Building Trades Coordinator	High	   
	Ensure sports facilities are of appropriate design and construction and are well maintained to reduce motivation factors for vandalism.	Sports and Recreation Planner	Medium	   
	Keys made available to casual hirers of Council sporting facilities to be returned within 24 hours of use	Community & Recreation Properties Manager	Medium	   
	Records of the location of all keys maintained and lost keys reported to Council	Community & Recreation Properties Manager	Medium	   
	Buildings must be secured when not in use	Manager Open Space Services	Medium	   
	Non-approved locks fitted to a facility by a sporting club / user group to be removed and replaced	Manager Open Space Services	Low	   
After hours service				
After hours service is provided where required at Council's sports facilities	Staff available to assist booked users when required after business hours	Manager Open Space Services	Medium	   

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
<i>Play surface conditions</i>				
Playing surfaces maintained to an agreed standard	All playing surfaces are maintained in accordance with Council's relevant <i>Service Levels</i>	Manager Open Space Services	High	
<i>Safety and risk management</i>				
To provide a safe environment for users of, and visitors to, Council's tennis court locations.	Regular monitoring and review of risk management strategies	Manager Open Space Services	High	
	Ensure that Sportsground Facilities are safe by complying with all Statutory requirements	Manager Open Space Services	High	
	Undertake regular inspections of sportsgrounds to determine potential risks	Manager Open Space Services	High	
	Glass containers are not permitted on sports grounds and related facilities other than those for use inside the canteen area.	Community & Recreation Properties Manager	Medium	
<i>Impact on adjoining land uses</i>				
Impacts on adjoining land uses are mitigated and prevented where possible	Encourage sporting clubs/user groups to be considerate of nearby residents.	Community & Recreation Properties Manager	Medium	
	Investigate potential impacts and prepare mitigating plans in conjunction with local residents and user groups as required	Community & Recreation Properties Manager	Medium	
	Plans developed and implemented as required	Community & Recreation Properties Manager	Medium	
	Monitor and patrol sites with known impacts	Manager Regulations & Compliance	Medium	
	Engage adjoining land users in consultation processes when any changes are being processed and sports facilities which may impact upon adjoining land users.	Sports and Recreation Planner	Ongoing	
	Respond expediently to complaints from adjoining land users in relation to unlawful impacts (ie. noise, parking) caused by sports facilities users.	Sports and Recreation Planner	Ongoing	
<i>Smoking and user health</i>				
Users and visitors have a decreased exposure to cigarette smoke	A Smoke Free Information Pack to be developed to explain what users must do to comply with the smoking ban	Sports and Recreation Planner	Low	
	Distribute Information Pack to all users of sports facilities	Community & Recreation Properties Manager	Medium	

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Traffic and parking				
Traffic and parking is managed to mitigate adverse impacts on sports facilities and adjoining land uses	Develop a sportsgrounds transport plan to prioritise the development of car parks at sporting facilities	Manager Strategic Planning	Low	
Inappropriate use				
Inappropriate use of sports facilities is actively discouraged and prevented where possible	Ensure all sports facility users are aware of and adhere to the requirements of their bookings agreement and wet weather policy	Community & Recreation Properties Manager	Medium	
	Any reported damage to sports facilities caused by inappropriate use be investigated and addressed as soon as possible	Manager Open Space Services	Medium	
Impacts on natural areas				
Adverse impacts on natural areas minimised	Educate sportsground users on the potential impacts of inappropriate use on the natural environment	Community & Recreation Properties Manager	Medium	
	Where relevant landscape native plants of site specific provenance should be used as a buffer or 'exclusion zone' to delineate a boundary and protect natural bushland at the periphery of open spaces areas such as sports grounds and parks.	Manager Open Space Services	Medium	
	Use of physical barriers such as retaining walls, logs or rocks as a physical barrier to invasive turf	Manager Open Space Services	Medium	
	Council staff and volunteers are to be aware of and comply with <i>Phytophthora cinnamomi</i> hygiene protocols.	Manager Open Space Services	High	
	Ensure Councils mowing activities and contracts within and along the bushland interface, does not contradict with the management of adjoining bushland.	Manager Open Space Services	High	
	Use registered, low impact, non-residual, organic rather than chemical fertilisers where practicable.	Manager Open Space Services	High	
	Reduce/limit access points into surrounding bushland to minimise physical damage.	Manager Open Space Services	Medium	
	Where appropriate develop and design site strategies at the bushland interface that will minimise impacts from stormwater entering the reserves	Manager Open Space Services	Medium	
Greenhouse emissions				
Management of sports facilities adapts to changes in climate	Investigate further stormwater harvesting opportunities	Manager Corporate Planning & Sustainability	High	
	Install stormwater harvesting infrastructure where feasible	Capital Works Manager	Medium	

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Greenhouse emissions through Council management of sports facilities reduced by 20% by 2020	Reduce electricity consumption at sports facilities by 20%	Community & Recreation Properties Manager	High	   
	Facility hirers will be charged cost recovery rates for excessive energy and water consumption in accordance with Council policy.	Community & Recreation Properties Manager	High	   
	Investigate alternate energy sources for sports facilities	Manager Corporate Planning & Sustainability	High	   
	Educate facility users on their role in reducing consumption	Manager Corporate Planning & Sustainability	Medium	   
<i>Sustainable management</i>				
Sustainable management inefficiencies identified and acted on promptly	Energy conservation at sports facilities reduced by 20%	Manager Corporate Planning & Sustainability	High	   
	Water consumption at sports facilities reduced by 15%	Manager Open Space Services	High	   
	Alternative water supplies e.g. storm-water, recycled water are identified	Manager Corporate Planning & Sustainability	High	   
<i>Alcohol consumption</i>				
Alcohol is served and consumed responsibly at Council sports facilities.	All clubs and user groups aware of Council's policy on alcohol consumption at sports facilities in accordance with the Bookings Policy	Community & Recreation Properties Manager	Medium	   
<i>Food serving and preparation</i>				
Food serving and preparation is undertaken at sports facilities in accordance with all relevant legislation and policy	All user groups and clubs aware of relevant legislation regarding food handling practices.	Community & Recreation Properties Manager	High	   
	Periodic inspections of canteen facilities undertaken	Manager Regulations & Compliance	Ongoing	   
<i>Dogs on sports grounds</i>				
Dogs on sports facilities are managed within identified areas	Identify opportunities to locate dog off-leash areas away from sports facility play surfaces	Sports and Recreation Planner	Medium	   
	Maintain regular monitoring of dog off-leash areas to ensure dog owner compliance	Manager Regulations & Compliance	Low	   

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
	Promote good animal management at sports facilities	Community & Recreation Properties Manager	Low	
	Install appropriate signage alerting users of restrictions on non-off leash sites	Manager Open Space Services	Low	
<i>Recurrent costs</i>				
An appropriate maintenance budget is allocated commensurate to the maintenance of any additional capital infrastructure	Review maintenance budget annually and adjust commensurate with any additional maintenance requirements of new or upgraded capital infrastructure	Manager Open Space Services	High	
<i>Income and fees</i>				
An equitable pricing structure is implemented for all users of Sports Grounds.	Apply Council's pricing policy for seasonal and casual hirers of sports fields to all users of sports facilities	Community & Recreation Properties Manager	High	
	Annually review fees and charges for sports facilities in accordance with relevant policies.	Community & Recreation Properties Manager	High	
	Negotiate leases/licences in accordance with Council's adopted Policy for Leasing of Community Facilities	Community & Recreation Properties Manager	High	
	Undertake advertising study for Council's sports facilities.	Sports and Recreation Planner	Medium	
Opportunities for advertising within council sports facilities are provided where appropriate subject to Council's Development Control Plan.				
<i>Sponsorship and donations</i>				
Sponsorship and donations are encouraged for Council's sports facilities	All sponsorships are undertaken in accordance with Council's Sponsorship Policy	Community & Recreation Properties Manager	High	
	Partnerships across sports, schools and peak sporting bodies are supported to strengthen participation pathways across the municipality	Community & Recreation Properties Manager	Medium	
	Optimise the number and type of clubs/organisations contributing to partnerships	Community & Recreation Properties Manager	Medium	
	Consider tenancy agreement options that reflect club investment in community assets	Community & Recreation Properties Manager	Medium	

<i>Performance Target</i>	<i>Action</i>	<i>Responsibility</i>	<i>Priority</i>	<i>QBL</i>
Capital funding				
Capital funding sourced from a range of sources	Prepare grant applications for suitable projects as opportunities arise	Sports and Recreation Planner	High	
	Assist clubs and user groups in applying for grants to improve facilities.	Sports and Recreation Planner	High	
Capital funding allocated annually to implement key priorities in accordance with Council's Sports field Capital Works Prioritisation Model.	Capital works programs undertaken in accordance with project prioritisation	Sports and Recreation Planner	High	

Monitoring

Monitoring and Review

This Plan identifies a series of recommendations that will result in changed sports facility provision and management practices. Implementing recommendations aims to deliver best practice outcomes in supporting equitable access to community sporting facilities.

Implementation will require ongoing consultation and planning between all relevant stakeholders to ensure the recommended actions continue to meet the community's changing needs. Council is committed to a consultative implementation process that ensures a smooth transition between current and future provision models. The actions listed within this Plan will be recorded within Council's management planning tracking and reporting system – an electronic database listing all Council-wide actions which are directly attributable to a staff position within the organisation. This is reported on quarterly to Council with a summary of activities included in the Annual Report. Through using Council's management planning tracking system to record and monitor the actions within this Plan, full transparency and accountability can be assigned for each and every action.

The Plan will be reviewed every five years to ensure that priorities remain in line with community needs and Council objectives.

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Ku-ring-gai Council *Turf Wickets Service Level*, Operations – Open Space Services

Ku-ring-gai Council *Edenborough Sportsground Sustainable Water Management Service Level*, Operations – Open Space Services

Ku-ring-gai Council *Softball & Baseball Diamonds & Croquet Courts Service Level*, Operations – Open Space Services

Ku-ring-gai Council *Synthetic Cricket Pitch Service Level*, Operations – Open Space Services

Ku-ring-gai Council *Turf Wickets Service Level*, Operations – Open Space Services

Ku-ring-gai Council *Barra Brui Sportsground Sustainable Water management Service Level*, Operations – Open Space Services

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Appendix A

Detailed description of sites

LMU	Name	Location	Ownership	Play area (ha)	Summer sports (Current 2010)	Winter sports (Current 2010)
Sportsgrounds						
94	Acron Oval	Acron Road, St. Ives	Crown	1.50	Cricket (turf wicket)	Australian Rules
157	Allan Small Park	Saiala Road, East Killara	Council/ DP*	0.70	Cricket (Synthetic)	Soccer
256	Auluba 1 and 2 Sportsground	Auluba Rd, off Kissing Point Road, South Turramurra	Council	1.60	Cricket (Synthetic)	Soccer
361	Auluba 3 Sportsground	Vernon Street, off Kissing Point Road, South Turramurra	Council/ RTA*	0.80	Baseball	Softball
73	Bannockburn Road Oval	cnr. Selwyn St & Bannockburn Rd Pymble	Council	2.00	Cricket (Synthetic) Athletics	Soccer
134	Barra Brui Sportsground	Burraneer Ave. St. Ives	Crown	0.90	Cricket (Synthetic) Soccer	Rugby/Soccer
151	Bert Oldfield Oval	Koola Ave. Killara	Crown	1.15	Cricket (Turf Wicket)	Hockey/Lacrosse
225	Browns Field Sportsground	Campbell Drive, Wahroonga	Council	0.55	Cricket (Synthetic)	Soccer
118	Bryce Avenue Sportsground	End of Bryce Ave, St. Ives	Crown/ Council	0.65	Cricket (Synthetic)	Softball
73	Carrington Road Sportsground	cnr. Coonabarra & Carrington Roads, Wahroonga	DUAP	0.55	Cricket (Synthetic)	Soccer
4	Cliff Avenue Sportsground 1 & 2	End of Cliff Avenue off Boundary Road, North Wahroonga	Council	1.60	Cricket (Synthetic)	Rugby
254	Comenarra Sportsground	Nimbrin Street, South Turramurra	Council	1.00	Cricket (Synthetic)	Soccer
133	East Gordon/Darnley Sportsground	Mount Ida Street, Gordon	Crown/ Council	0.65	Cricket (Synthetic)	Soccer
321	Edenborough Sportsground	off Bent Street, Lindfield	Crown/ Council	0.60	Archery Cricket (Synthetic)	Archery Soccer
315	Fiddens Wharf Road Sportsground	South end of Fiddens Wharf Road, Lindfield	National Parks	0.60	Cricket (Synthetic)	Soccer
76	Friar's Field	Ganmain Road, Pymble	Council	0.40	none	Soccer
242	George Christie Sportsground	end of Yanilla Ave, off the Broadway, Wahroonga	Council	1.00	Cricket (Synthetic)	Soccer
211	Golden Jubilee Sportsground	Esk Street, North Wahroonga	Crown	3.40	Baseball	Soccer/Baseball
25	Hassell Park Sportsground	Mona Vale Rd & Mawson Street, St. Ives	Crown	2.15	Cricket (Synthetic) Oztag	Rugby
237	Howson Avenue Sportsground	Howson Ave. off Comenarra Parkway Turramurra	Council	1.40	Cricket (Synthetic)	Soccer
43	Karuah Road Sportsground	Karuah Road, Turramurra	Council	0.80	Cricket (Synthetic)	Soccer
39	Kent Road Sportsground	off Spurwood Road, Turramurra	Council	0.80	Cricket (Synthetic)	Soccer

LMU	Sports fields	Flood lights	Parking	Cricket nets	Playgrounds	Changing rooms	Toilets	Clubhouse	Storage
94	1	✓	✓	x	x	✓	✓	✓	x
157	1	x	✓	x	✓	x	✓	x	x
256	2 junior & 1 senior	✓	x	2	x	✓	✓	✓	✓
361	2 Diamonds	x	x	x	✓	x	✓	✓	x
73	1 junior & 1 senior	✓	✓	x	✓	✓	✓	✓	✓
134	1	✓	✓	x	x	✓	✓	✓	✓
151	1 Full Hockey	x	✓	x	✓	✓	✓	x	✓
225	1 Junior	x	x	x	✓	x	✓		
118	2 Diamonds	x	x	x	x	✓	✓	x	✓
73	2 Junior (7)	x	x	x	x	x	✓	x	
4	2 senior	x	✓	x	x	✓	✓	✓	✓
254	1 senior	✓	✓	✓	✓	✓	✓	x	✓
133	2 junior	x	✓	x	✓	x	✓	x	✓
321	1 senior	x	x	x	✓	✓	✓	x	✓
315	1 junior	x	x	x	x	x	✓	x	x
76	2 Junior	x	✓	x	x	x	x	x	x
242	1 senior	x	✓	x	x	✓	✓	x	
211	1 junior and 11 diamonds	x	✓	x	✓	✓	✓	✓	✓
25	2 senior	✓	✓	✓	x	✓	✓	✓	✓
237	1 Full	x	✓	x	x	✓	✓	x	✓
43	14 small sided game fields	x	x	✓	x	✓	✓	✓	✓
39	1 Full	x	✓	x	✓	✓	✓	x	✓

LMU	Name	Location	Ownership	Play area (ha)	Summer sports	Winter sports
Sportsgrounds continued						
138	Koola Park Sportsground	Koola Avenue opposite Churchill Road, East Killara	Crown	4.00	Cricket (Turf wicket & 2 Synthetic)	Rugby/Soccer
163	Lindfield Soldiers Memorial Park Oval 1	Tryon Road, East Lindfield	Crown	1.30	Cricket (Turf Wicket)	Rugby
163	Lindfield Soldiers Memorial Park Oval 2	Tryon Road, East Lindfield	Crown	0.75	Cricket (Synthetic)	Rugby
283	Loftberg Sportsground	cnr Lofberg & Yanko Roads, West Pymble	Council	0.70	Cricket (Synthetic)	Rugby/Soccer
333	Loyal Henry Sportsground	West end of Bromborough Road, Roseville	Council	0.40	Cricket (Synthetic)	Soccer
287	Norman Griffiths Sportsground	Cnr Prince of Wales Dr & Lofberg Rd	Council	0.85		
339	Primula Sportsground	cnr Primula Street & Highfield Road, Lindfield	Council	1.20	Cricket (Synthetic)	Soccer
316	Queen Elizabeth Sportsground	cnr Charles Street & Bradfield Road, Lindfield	Council	0.60	None	Soccer
171	Regimental Park Sportsground	Cnr Pacific Hwy & Lorne Ave, Killara	Sydney Water	0.75	Cricket (Synthetic)/croquet	Soccer/ croquet
251	Mimosa Road Sportsground	Cnr Mimosa & Careena Rds, Turramurra	Council	1.0	Cricket	Soccer
185	Roseville Chase Oval	Off Ormonde Ave, Roseville Chase	Crown	1.25	Cricket (Turf Wicket)	Rugby/Hockey Training
177	Roseville Park Oval	Clanville Road, Roseville	Council	1.00	Cricket (Turf Wicket)	Hockey
6	Samuel King Sportsground	Bobbin Head Road, North Turramurra	Council	0.80	Cricket (Synthetic)	Soccer/Netball Training
	Sandakan Sportsground	Dafur Street	Council		Dog off leash	Dog off leash
211	The Glade Sportsground	Koora Ave, Wahroonga	Council	1.65	Cricket (Turf Wicket)	Soccer
34	Toolang Road Sportsground	Cnr. Warrimoo Ave & Toolang Road, St Ives Chase	Council	0.50	Cricket (Synthetic)	Soccer
42	Turramurra Park Oval	cnr Eastern and Karuah Roads, Turramurra	Council	1.50	Cricket (Turf Wicket)/Athletics	Rugby/Soccer
19	Warrimoo Avenue Sportsground	Warrimoo Ave, opposite Gould Ave, St Ives Chase	Council	1.00	Cricket (Synthetic)	Soccer
182	Wellington Road Sportsground	cnr Wellington & Carlyle Roads, East Lindfield	Council	1.15	Cricket (Synthetic)	Soccer
54	Westbrook Avenue Sportsground	Cnr. Westbrook Ave & Kintore Street, Wahroonga	Council	0.80	Cricket (Synthetic)	None

LMU	Sports fields	Flood lights	Parking	Cricket nets	Playgrounds	Changing rooms	Toilets	Clubhouse	Storage
138	1 Full Soccer, 1 Full Rugby, 1 Share	x	✓	✓	x	✓	✓	✓	✓
163	1 Full	✓	✓	✓	✓	✓	✓	✓	✓
163	1 Full	✓	✓	✓	✓	✓	✓	✓	x
283	1 Full dual marked	✓	✓	✓	✓	✓	✓	✓	✓
333	1 Junior (9)	x	x	✓	✓	x	x	x	x
287	1 senior	✓	x	x	✓	✓	✓	x	✓
339	1 Full	✓	x	x	✓	✓	✓	✓	✓
316	1 Full	x	x	x	✓	✓	✓	x	✓
171	4 Junior (7) + 2 Junior (9)	x	x	x	x	x	✓	x	x
251	1 senior	✓	✓	x	✓	✓	✓	x	✓
185	1 Full	✓	✓	x	x	✓	✓	✓	✓
177	2 Full	x	x	✓	✓	✓	✓	x	✓
6	1 Full	✓	x	x	✓	✓	✓	x	✓
	1 junior	x	x	x	x	x	x	x	x
211	1 Full + 2 Junior (7 & 9)	x	✓	✓	✓	✓	✓	x	✓
34	2 Junior (7)	x	x	x	x	x	✓	x	✓
42	2 Full	✓	x	✓	✓	✓	✓	✓	✓
19	1 Full	✓	✓	x	✓	✓	✓	✓	✓
182	1 Full	✓	x	x	x	✓	✓	x	✓
54	Nil	x	x	x	x	✓	✓	x	x

LMU	Name	Location	Ownership	Courts	Summer sports	Winter sports
Tennis and netball courts						
157	Allan Small tennis courts	Saiala Road, East Killara	Council/ DP*	4	Tennis	Tennis
	Gordon Recreation tennis courts	Werona Avenue, Gordon	Council	4	Tennis	Tennis
	Hamilton park tennis courts	Barellan Avenue, Turramurra	Council	3	Tennis	Tennis
	Kendall street tennis courts	Kendall Street, West Pymble	Council	2	Tennis	Tennis
39	Kent road tennis courts	off Spurwood Road, Turramurra	Council	2	Tennis	Tennis
	Killara park tennis courts	Koola Avenue, Killara	Council	2	Tennis	Tennis
	Lindfield community centre tennis courts	Pacific Highway, Lindfield	Council	2	Tennis	Tennis
163	Lindfield Soldiers Memorial Park tennis courts	Tryon Road, East Lindfield	Crown	2	Tennis	Tennis
283	Lofberg netball courts	cnr Lofberg & Yanko Roads, West Pymble	Council		Netball	Netball
	Morona Avenue tennis courts	Morona Avenue, Wahroonga	Council	4	Tennis	Tennis
	Pymble park tennis courts	Alma Street, Pymble	Council	4	Tennis	Tennis
316	Queen Elizabeth Reserve tennis courts	cnr Charles Street & Bradfield Road, Lindfield	Council	4	Tennis	Tennis
171	Regimental park tennis courts	Cnr Pacific Hwy & Lorne Ave, Killara	Sydney Water	5	Tennis	Tennis
	Richmond park tennis courts	Rosedale Road, Gordon	Council	2	Tennis	Tennis
177	Roseville park tennis courts	Clanville Road, Roseville	Council	7	Tennis	Tennis
211	The Glade tennis courts	Koora Ave, Wahroonga	Council	2	Tennis	Tennis
42	Turramurra park tennis courts	cnr Eastern and Karuah Roads, Turramurra	Council	4	Tennis	Tennis
19	Warrimoo Avenue tennis courts	Warrimoo Ave, opposite Gould Ave, St Ives Chase	Council	3	Tennis	Tennis
	West Roseville tennis courts	Thomas Avenue, West Roseville	Council	2	Tennis	Tennis

*Department of Planning

LMU	Surface type	Flood lights	Parking	Playgrounds	Changing rooms	Toilets	Clubhouse	Storage
Tennis and netball courts								
157	Synthetic/Acrylic	✓	✓	✓	x	✓	x	x
	Synthetic/Acrylic	x	x	✓	x	✓	x	x
	Synthetic/Acrylic	x	✓	✓	x	✓	x	x
	Synthetic	x	x	✓	x	✓	x	x
39	Acrylic	x	✓	x	x	✓	x	x
	Synthetic	x	x	✓	x	✓	x	x
	Acrylic	x		✓		✓		
163	Synthetic							
283	Acrylic							
	Synthetic/Acrylic							
	Synthetic/Acrylic							
316	Acrylic							
171	Acrylic							
	Acrylic							
177	Synthetic/Acrylic							
211	Acrylic							
42	Synthetic/Acrylic							
19	Acrylic							
	Acrylic							

LMU	Name	Location	Ownership	Courts	Summer sports	Winter sports
Half basketball courts						
	Hamilton Park	Barellan Avenue, Turrumurra	Council			
157	Allan Small Park	Saiala Road, East Killara	Council/ DP*			
54	Westbrook Oval	Cnr. Westbrook Ave & Kintore Street, Wahroonga	Council			
211	The Glade, Koora Ave	Koora Ave, Wahroonga	Council			
316	Queen Elizabeth Reserve	cnr Charles Street & Bradfield Road, Lindfield	Council			
	Sir David Martin Reserve	Auluba Rd, South Turrumurra				
177	Roseville Park	Clanville Road, Roseville	Council			

Bowling and other precincts						
	East Roseville Bowling Club	Warrane Road, East Roseville	Council		Lawn bowls	Lawn bowls
	Gordon Bowling Club	Pennant Avenue, Gordon	Council	3 Greens	Lawn bowls	Lawn bowls
	Killara Croquet Club	Cnr Pacific Highway & Lorne Avenue, Killara	Council	2 Lawns	Croquet	Croquet
	St Ives Bowling and Recreation Club	100 Killeaton St, St. Ives	Council		Lawn bowls	Lawn bowls
	West Lindfield Sport and Recreation Club	Highfield Road Lindfield	Council		Lawn bowls	Lawn bowls
	West Pymble Bowling Club	Prince of Wales Drive, West Pymble	Council		Lawn bowls	Lawn bowls
103	Surgeon White Reserve	Off Lawson Parade, St Ives	Crown	3.00	Equestrian	Equestrian

LMU	Surface	Flood lights	Parking	Cricket nets	Playgrounds	Changing rooms	Toilets	Clubhouse	Storage
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Half basketball courts

	Acrylic								
157	Acrylic								
54	Acrylic								
211	Acrylic								
316	Acrylic								
	Acrylic								
177	Acrylic								
	Acrylic								
	Acrylic								

Bowling and other precincts

	Turf	✓	✓	x	x	x	✓	✓	✓
	Turf	✓	✓	x	x	x	✓	✓	✓
	Turf	✓	✓	x	x	x	✓	✓	✓
	Turf	✓	✓	x	x	x	✓	✓	✓
	Turf	✓	✓	x	x	x	✓	✓	✓
	Turf	✓	✓	x	x	x	✓	✓	✓
103	Grass	x	x	x	x	x	x	x	x

LMU	Name	Location	Ownership	Play area (ha)	Summer sports	Winter sports
Dog Off-leash Areas						
94	Acron Oval	Acron Road, St. Ives	Crown	1.50		
134	Barra Brui Oval	Burraneer Ave. St. Ives	Crown	0.90		
151	Bert Oldfield Oval	Koola Ave. Killara	Crown	1.15		
	Bicentennial Park (Yanko road)					
321	Edenborough Road Sportsground	off Bent Street, Lindfield	Crown/ Council	0.60		
211	Golden Jubilee Oval	Esk Street, North Wahroonga	Crown	3.40		
163	Lindfield Soldiers Memorial Park	Tryon Road, East Lindfield	Crown	1.30		
316	Queen Elizabeth Reserve	cnr Charles Street & Bradfield Road, Lindfield	Council	0.60		
177	Roseville Park	Clanville Road, Roseville	Council	1.00		
	St Ives Showground (main arena)					
19	Warrimoo Oval	Warrimoo Ave, opposite Gould Ave, St Ives Chase	Council	1.00		
54	Westbrook (Claude Cameron Grove)	Cnr. Westbrook Ave & Kintore Street, Wahroonga	Council	0.80		
	Hyndes Park					
	Karuah Park					
	Kent Road Reserve					
	Kissing Point Village Green					
	Leuna Avenue Reserve					
	Mitchell Crescent Reserve					
	Sandakan Memorial Reserve					
	Yarralumla Avenue Public Reserve					

LMU	Sports fields	Flood lights	Parking	Cricket nets	Playgrounds	Changing rooms	Toilets	Clubhouse	Storage
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Dog Off-leash Areas

94									
134									
151									
321									
211									
163									
316									
177									
19									
54									

ENERGY REDUCTION AND ALTERNATE ENERGY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council a draft Energy Reduction Strategy.

BACKGROUND:

On 13 October 2009, Council adopted a Climate Change Policy with the resolution to prepare a Climate Change Mitigation Strategy for consideration in the 2010/11 financial year budget.

COMMENTS:

The mitigation strategy has focused on energy reduction and has divided projects into four categories: iconic, major capital works; minor capital works and operational projects. Underpinning the selection of projects has been the reduction of Council's energy costs, their relevance to resident and businesses, and leadership by Council.

RECOMMENDATION:

The program of works be funded through the Environmental Levy (previously allocated to the Town Centres Sustainability Fund) and operational budgets (typically minor projects).

PURPOSE OF REPORT

To present to Council a draft Energy Reduction Strategy.

BACKGROUND

On 24th March 2009, Council considered a draft Climate Change Policy containing six greenhouse emission reduction options for Council's corporate emissions and a community emission target. The draft Climate Change Policy builds on from the Climate Change Mitigation and Adaptation Discussion Paper (September 2007) and was adopted by Council on 13 October 2009 with the following resolution:

- A. That Council adopt the draft Climate Change Policy.*
- B. That Council sets a corporate emission target of 20% by 2020 based on year 2000 emissions and 90% by 2050 calculated on facilities and fleet emissions.*
- C. That a Climate Change mitigation strategy be prepared within four (4) months for consideration in the 2010/11 financial year budget.*
- D. That a Climate Change Adaptation Strategy for bushfires and storms be developed by June 2010 and reported to Council.*
- E. That a new capital works program include an objective as part of the design and budget process to have a zero increase in the energy consumption compared with the current facilities.*
- F. That the Revolving Energy Fund be retired.*

This report addresses resolution (C) and partially resolution (E) of the above.

COMMENTS

In order to address the requirements of the above resolution, a draft Climate Change Mitigation Strategy has been developed (**Attachment A**). This has focused on energy savings through the use of new technology and alternative energy generation to lessen the reliance on the existing power supply. The need for a dedicated program to fund the implementation of mitigation works as well as adaptive strategies will be paramount if the targets and necessary responses are to be realised. To a large extent, the failure to reach past targets as set in the Cities for Climate Protection Program (2003) has been discussed in previous reports to Council.

In 2009, Council engaged a consultant to undertake a mitigation feasibility study. The final report listed the following four options for Council which provided a foundation for Council's Climate Change Mitigation Strategy:

- wind power generation: This would be achieved through a series of smaller wind turbines. The feasibility of this is being investigated in a separate wind study measuring wind speeds across six sites. Preliminary results show that some sites throughout the LGA may have potential for energy generation through small wind turbines.
- on-demand street lighting; this is a highly innovative project which addresses the most significant consumer of Council's energy. However, at this stage there is limited

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opportunity with street lighting infrastructure owned by EnergyAustralia restricting light upgrades.

- solar Hot Water Systems: Installing this technology on key Council facilities can bring about a good rate of return and are a very visual prompt for the community of Council's efforts to improve operating costs. This is also a technology which is transferable to the residential context.
- photovoltaic (solar) cells: Installation of solar cells on Council facilities again presents an impacting statement on Council's commitment to operational and environmental sustainability. Although the return on investment is not as high as solar hot water systems, nevertheless there are still reasonable returns to be made. In addition, this technology also can be replicated within the residential sector. Returns for residents are very good with existing Commonwealth government residential incentives available.

In response to Council's internal options paper (Ordinary Meeting of Council 24 March 2009) and the mitigation feasibility study, a detailed list of projects based on energy conservation and renewable energy generation projects at Council facilities has been developed (**Attachment A**). The works proposed to reduce Council's corporate greenhouse emissions have been categorised into the following:

- iconic projects which represent innovation and leadership to our community. While some of these projects do not have a high rate of return, their value should also be measured in their leadership potential;
- major capital works projects of a value greater than \$50,000;
- minor capital works projects of a value less than \$50,000 to \$5,000; and
- operational costing less than \$5,000.

Within these categories are a range of projects such as:

- **solar hot water systems:** radiant heat from the sun is used to heat water;
- **photovoltaic (solar) panels:** solar panels convert sun energy into renewable electricity;
- **small wind turbines:** up to 25 meters high, turbines are used to convert wind to electricity;
- **LED light upgrades:** Light Emitting Diodes (LEDs) are being used to replace down lights and other light fixtures throughout Council facilities. This is a new technology and uses significantly less energy to produce the same amount of light as a standard fixture as well as having substantially less maintenance costs;
- **motion sensors and timers:** reduce operating times of lights when areas are not in use or when natural daylight provides adequate lumens to allow normal usage of the area;
- **ceramic paint insulation:** external and internal paint with vacuum filled microspheres which prevent the transfer of heat through walls and roofs reducing the use of heating or air conditioning.
- **window insulation technology:** window film treatments which prevent the transfer of heat through glass and improve the insulative properties of a building, reducing heating and cooling needs and improving the internal environment of facilities.
- **gas micro-turbine:** a micro turbine is a power generation system based on the combination of a small, gas turbine and a directly driven high-speed generator.
- **appliance upgrades:** outdated and energy intensive appliances (fridges, freezers, washing machines, water heaters) can have operating costs reduced through the replacement with highly efficient alternatives; and

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- **cogeneration:** cogeneration is a means of supplying power and thermal energy needs from the combustion of a single fuel and as such is significantly more fuel efficient than conventional technologies.

Table A: Summary of proposed works over nine years according to category

	Capital Cost	10yr \$ saving*	kWh saving pa	CO ₂ saving pa	Payback period (yrs)
Iconic	\$2,943,933	\$2,671,476	1,024,821	1,071	10.8
Major Capital Works	\$964,850	\$1,250,266	467,285	505	9.4
Minor Capital Works	\$188,706	\$373,511	139,566	151	6.1
Operational	\$156,088	\$813,945	322,972	349	2.8
Total	\$4,253,577	\$5,109,198	1,954,644	2,076	7.3

*Figures are based on IPART Final report: *Regulated electricity retail tariffs for 1 July 2010 to 30 June 2013* (cumulative annual increases of 10%, 16% and 25%) and a CPI increase of 5% for each year thereafter.

CONSULTATION

A working draft mitigation strategy was presented at the Councillor Workshop held on 4-5 February 2010. The draft was also presented to the Sustainability Reference Committee on 1 March 2010. Feedback from these presentations have been sought to inform the priority of the listed projects.

FINANCIAL CONSIDERATIONS

In March 2010, the Independent Pricing and Regulatory Tribunal (IPART) released the final determination on regulated electricity prices for customers of the Standard Retail Suppliers in NSW who have not entered into contracts. As a result of this determination, these electricity prices will increase substantially:

- for the year beginning on 1 July 2010, average prices will increase by around 10% for EnergyAustralia; and
- over the 3 years to June 2013, average prices will increase by a cumulative total of 36% for EnergyAustralia.

The regulated electricity prices in NSW will increase further if the Federal Government's Carbon Pollution Reduction Scheme (CPRS) is introduced from 2011/12 as previously planned. If implemented, average prices will increase by a cumulative total of 60% for EnergyAustralia.

The main reasons for the increase are the higher network prices recently determined by the Australian Energy Regulator (AER) and the impact of the CPRS if implemented.

According to the AER, higher network prices are necessary to enable higher levels of investment in the State's electricity distribution networks to improve network security and reliability of supply in line with new licence conditions imposed by the NSW Government.

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Should all projects proposed be implemented, Council should see an annual financial saving in energy costs of \$306,143 in 2009 dollars. If Council takes into consideration the IPART Final Determination (March 2010), regarding retail prices of energy from 2010 to 2013 and a 5% CPI for each year after this, Council can expect to save in excess of \$5,109,198 in the next ten years. Table A demonstrates the effect of implementing the proposed strategy on Council's energy consumption and energy costs.

The projects within the attached document will require initial capital or operational funding to implement. Council has several options available to implement this:

It is recommended that a nine year investment strategy is implemented based on a range of funding from the current Environmental Levy, future Environmental Levy, existing operational budget, reinvestment of financial savings and opportunistic grant applications (Table B).

Table B: Breakdown of funding sources for the proposed strategy categories.

	Environmental Levy	Extension of Environmental Levy	Existing Operational Budget	Total
Iconic	\$703,894	\$2,220,450	\$19,589	\$2,943,933
Major Capital Works	\$300,000	\$664,850	\$0	\$964,850
Minor Capital Works	\$28,484	\$146,955	\$13,267	\$188,706
Operational	\$29,594	\$103,035	\$23,459	\$156,088
Total	\$1,061,972	\$3,135,290	\$56,315	\$4,253,577

Existing Environmental Levy

In 2005, the Environmental Levy allocated \$1,090,000 to fund water and energy efficiency projects within the town centres. This levy commenced in 2005/06 and is scheduled to expire in 1012/13. Projects were initially envisaged for the town centres of Gordon, St Ives and Turrumurra based on the assumptions that these areas would have begun redevelopment as a consequence of the town centres local environmental plan. Due to delays in the town centre planning process, only \$31,000 of this allocation has been spent so far, including \$11,000 to fund the installation of LED lights within the foyer of the Council administration building and external lighting of the heritage building. It is recommended that the balance of funding in this program area be used to fund identified projects identified in **Attachment B**.

Potential extension of the Environmental Levy

The current 5% special rate variation will finish at the end of the 2011/12 financial year. There exists an opportunity to consider if and in what form such a special rate should take, going forward and importantly link this to the implementation of strategies and policies developed with the community as part of Council's consultative processes. This will be most critical for adaptation to strategies whose financial returns are often harder to quantify.

One such option may be an extension of the Environmental Levy special rate with a greater focus on energy conservation and renewable energy generation which has been identified as an Objective within Council's Community Strategic Plan 2030. Such potential projects may include those identified within **Attachment B**.

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Operational budget

The replacement of fixtures and fittings at Council facilities looks at full costs and in turn savings to Council as a result of lower energy and maintenance costs. As such, there are many smaller projects such as lighting and timers where an opportunity to assess the full operational cost of the fitting. In response to this, Council's stores can keep in stock energy efficient fittings and fixtures, for example, spare stock of LED down lights to gradually replace inefficient halogen down lights throughout Council facilities.

Financial Savings Reinvestment

Where a demonstrated reduction in energy consumption from a proposed project can be identified, the kWh reduction multiplied by the annual unit price be reinvested into further reduction projects for the duration of the nine year strategy.

Opportunistic Funding

Council may have opportunities to supplement the proposed funding sources with emerging grants and rebates. These have not been factored into the financial plan due to the uncertainty of future available funding and State and Federal government policy. However, if funding does become available, it is envisaged that Council's likelihood of receiving external funding will be more favourable where Council provides a financial contribution towards the project. On this basis, the funding plan must consider the opportunistic allocation of funding towards grant application contributions.

A nine year financial model is proposed based on the following breakdown of funding sources (Table C). This model assumes extension of the environmental levy with ongoing commitment to a broad range of environmental programs as at present along with a new focus on energy savings. Adoption of the recommendations of this report does not in any way commit Council to an extension of the environmental levy.

Table C: Nine year projected implementation costs.

	Environmental Levy	Extension of Environmental Levy*	Existing Operational Budget	Total
Year 1	\$490,058	\$0	\$19,073	\$509,131
Year 2	\$571,914	\$0	\$10,360	\$582,274
Year 3	\$0	\$376,771	\$14,872	\$391,643
Year 4	\$0	\$800,000	\$12,010	\$812,010
Year 5	\$0	\$378,795	\$0	\$378,795
Year 6	\$0	\$303,764	\$0	\$303,764
Year 7	\$0	\$500,000	\$0	\$500,000
Year 8	\$0	\$275,960	\$0	\$275,960
Year 9	\$0	\$500,000	\$0	\$500,000
Total	\$1,061,972	\$3,135,290	\$56,315	\$4,253,577

*Subject to Council and/or Ministerial approval

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Any project proposed as part of the mitigation strategy will be subject to Council's tender provisions to determine more accurate figures on costs and savings prior to any financial investment.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation was undertaken with Operations, Strategy and Environment, Community and Corporate Departments. Feedback on the draft strategy has been incorporated into the final draft (Attachment A).

SUMMARY

A Climate Change Policy was adopted on 13 October 2009 with the resolution that a Climate Change mitigation strategy be prepared within four (4) months for consideration in the 2010/11 financial year budget.

Iconic, general capital works and operational projects have been identified and ranked in priority based on return on investment and applicability within the community.

The initiatives identified within these categories include: solar hot water systems, photovoltaic (solar) panels, small wind turbines, LED light upgrades, motion sensors and timers, ceramic paint insulation, and window insulation technology.

The following is a summary of the categories:

Capital Cost:	\$4,253,577
10 year saving:	\$5,109,198
kWh saving pa:	1,954,644
CO ₂ saving pa:	2,076 tonnes
Payback period:	7.3 years

Figures are based on IPART Final report: *Regulated electricity retail tariffs for 1 July 2010 to 30 June 2013* (cumulative annual increases of 10%, 16% and 25%) and a CPI increase of 5% for each year thereafter.

The projects within the attached document will require initial capital or operational funding to implement. It is recommended that a nine year investment strategy is implemented based on a range of funding from the current Environmental Levy, future Environmental Levy, existing operational budget, reinvestment of financial savings and opportunistic grant applications.

RECOMMENDATION

- A. That the attached draft Climate Change Mitigation Strategy be adopted by Council.
- B. That Council reallocates the Town Centre Sustainability Fund within the Environmental Levy to projects listed in Attachment B.
- C. That minor projects identified in Attachment B to be funded through Council's existing operational budget are implemented over the next three years.

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- D. Where funded by the Environmental Levy, financial savings arising from implementing the draft strategy be reinvested into further energy reduction projects for the duration of the nine year strategy.
- E. That a report be prepared for consideration by Council on extension of the Environmental Levy with greater emphasis on energy projects.

Louise Hayward
Sustainability Officer

Peter Davies
Manager Corporate Planning and Sustainability

Andrew Watson
Director Strategy & Environment

Attachments:

- 1. Draft Mitigation Strategy - 2010/052275**
- 2. Appendix A of Strategy - 2010/056659**



Draft

Energy Reduction Strategy

Corporate facilities

April 2010

Executive summary

This report has been prepared in response to the following resolutions of Council on 13 October 2009:

- A. *That Council sets a corporate emission target of 20% by 2020 based on year 2000 emissions and 90% by 2050 calculated on facilities and fleet emissions.*
- B. *That a Climate Change mitigation strategy be prepared within four (4) months for consideration in the 2010/11 financial year budget.*

The following Climate Change Mitigation strategy identifies potential capital works projects for the purpose of achieving Council's climate change mitigation target and reducing Council's financial vulnerability to increasing operational costs. The strategy has focussed on Council buildings and facilities only.

By undertaking the projects identified, Council should see a reduction in greenhouse emissions from the facilities sector by 80%. This equates to a **24% reduction in Council's total corporate greenhouse emissions and a potential saving over ten years of \$5.1 million.** (based on 2000 emissions and excluded forecasted increases in energy consumption from proposed new facilities).

A summary of projects listed within this strategy is as follows:

Capital Cost	\$4,253,577
CO2 emissions <i>pa</i>	2,076
kWh savings <i>pa</i>	1,954,644
Financial saving over 10 years	\$5,109,198
Overall payback period	7.3 years
Reduction from 2000	24%

The projects within this strategy are divided into four categories listed below:

	Capital Cost	10yr \$ saving*	kWh saving <i>pa</i>	CO2 saving <i>pa</i>	Payback period (yrs)
Iconic	\$2,943,933	\$2,671,476	1,024,821	1,071	10.8
Major Capital Works	\$964,850	\$1,250,266	467,285	505	9.4
Minor Capital Works	\$188,706	\$373,511	139,566	151	6.1
Operational	\$156,088	\$813,945	322,972	349	2.8
Total	\$4,253,577	\$5,109,198	1,954,644	2,076	7.3

*Figures are based on IPART Final report: *Regulated electricity retail tariffs for 1 July 2010 to 30 June 2013* and a CPI increase of 5% for each year thereafter.

The most significant barrier to reducing Council's operating costs and CO₂ emissions is the existing Council administration building. The Council Chambers uses 30% of the entire energy consumption of all Council facilities. To retrofit the existing building to achieve greater energy efficiency is an expensive exercise which may not be as financially efficient as redeveloping the facility as a new highly efficient building.

It is expected that Council's emissions profile will increase due to the relocation of the Operations depot from Council to the Bridge Street office and the larger site at Suakin Street. This strategy has proposed the installation of photovoltaic cells at the Bridge Street depot to reduce emissions by 152 tonnes of CO₂ *per annum*. In addition, Council is also in the process of building two water recycling schemes, various sports facility lighting upgrades and associated capital works projects that will also add to the emissions and operating costs to Council.

Introduction

This document identifies potential capital works projects which will assist in achieving Council's climate change mitigation target and reduce Council's financial vulnerability to increasing operational costs associated with rising energy pricing.

The strategy specifically targets energy consumption at Council facilities. Street lighting, although contributing over 60% of Council's total corporate greenhouse emissions, has been excluded from this strategy due to the restrictions on Council management of the resource through the leasing arrangements with EnergyAustralia. In addition, Council's vehicle fleet has also been excluded from this strategy and will be subject to a separate management plan.

Basis for strategy

The following factors form the basis of the development of this strategy:

Climate Change Policy 2009:

On 13 October 2009 Council adopted a revised climate change policy. The resolution included:

- A. That Council adopt the draft *Climate Change Policy*.
- B. That Council sets a corporate emission target of 20% by 2020 based on year 2000 emissions and 90% by 2050 calculated on facilities and fleet emissions.
- C. That a Climate Change mitigation strategy be prepared within four (4) months for consideration in the 2010/11 financial year budget.
- D. That a Climate Change Adaptation Strategy for bushfires and storms be developed by June 2010 and reported to Council.
- E. That a new capital works program include an objective as part of the design and budget process to have a zero increase in the energy consumption compared with the current facilities.
- F. That the Revolving Energy Fund be retired.

Report to Council: TRIM: 2009/179224

Adopted Policy: TRIM: 2009/214225

Community Strategic Plan:

In accordance with section 402 of the Local Government Act 1993, each local government area must have a community strategic plan developed by the council for the future of the local community covering a period of at least 10 years. To support the community strategic plan, a council must have a long term strategy that includes long term financial planning, workforce management planning and asset management planning.

Council's current Community Strategic Plan contains the following aims and objectives relevant to this strategy:

- Our assets are managed effectively to meet community needs and standards within our available resources.
- Council and the community value, respect and actively participate in the care and management of our environment.
- Our urban area will become more liveable and sustainable as we respond to State Government and community demands for additional housing, greater housing choice and associated facilities.
- Council's effectively manages our financial position to meet community expectations for service delivery.
- Ku-ring-gai is a place addressing and responding to climate change
- That Council minimises its levels of CO₂ and showcases sustainable energy technology and to identify and continuously monitor the sources of CO₂ emissions and actions implemented to reduce green house gas emissions
- Council is financially sustainable
- Balancing the community needs with the long term financial sustainability of council

Long Term Financial Plan:

A Long Term Financial Plan (LTFP) was developed out of the need to establish principles to ensure the long term financial sustainability of Council whilst ensuring that Council would continue to provide existing levels of service to the community. The LTFP provides the framework for the development of Council's annual budget and is used for the preparation of the Management Plan. The LTFP does not look at energy costs in total, but is has factored in the following increases in 2010/11 due to recent IPART determinations and the possibility of some form of tax on carbon emissions for:

- Building electricity 15.8%
- Street Lighting 11.2%

Legislative requirements

The NSW Government introduced legislation in May 2005 requiring high energy users and local councils in NSW to prepare Energy Savings Action Plans. Energy Savings Action Plans provide a comprehensive analysis of an organisation's energy use and management strategies. Plans involve determining current energy use, undertaking a management review, undertaking a detailed technical review and assessing and identifying savings measures. Council has completed an Energy and Water Savings Action Plan targeting Council's 38 highest energy and water consuming facilities.

Web link: <http://www.environment.nsw.gov.au/sustainbus/energysaving.htm>

Climate Change Mitigation Feasibility Study

In accordance with the Council resolution of 13 October 2009, Council commissioned a feasibility study (Appendix A: TRIM 2010/056472) to further explore greenhouse gas emissions reduction opportunities to determine the short and long term viability of additional energy efficiency and renewable energy measures. In developing options for assessment, the following considerations were given:

- the importance of the signals and messages given to the community
- the importance of the Council leading by example
- the likely transfer of these messages and implementation of technologies to other councils
- the likely viability of the options for acceptance and implementation by the general community through the cost-effectiveness of the options
- the 'visibility' of the options to achieve some of the above objectives, and
- the potential energy efficiency improvements and greenhouse gas abatement.

The consultant identified a number of demand management (energy reduction) and supply side (energy conservation and energy generation) options to enable Council to appreciate the full implications of implementing these options. This section focussed on applicable technologies and concepts that:

- had not been subject to significant Council assessment in previous reports,
- had not already been the focus of previous Council projects or site upgrades
- embraced the key long term drivers
- did not require site-specific assessments, and
- had well-defined long term economic and/or environmental impacts.

Four energy saving and renewable energy options were analysed:

- Solar Hot Water
- Photovoltaic (PV) Panels
- Small Wind Turbines
- On-demand Street Lighting

Supporting this report, a wind feasibility study was commissioned in December 2009. This will determine the wind profile and thus feasibility for small wind turbines across seven sites across Ku-ring-gai. It is envisaged that this study will be completed April 2010 with results compared to near by long term anemometer data.

Assumptions and forecasts

Council energy consumption will increase

Ku-ring-gai is expected to experience an increase in population which in turn will increase the demand on Council services and facilities including sports facilities, libraries, community centres, halls and meeting rooms. In addition to increased demand on existing facilities, Council is developing new, higher energy consuming facilities for example, Pymble Indoor Aquatic and Leisure Facility and North Turramurra Recreation Area. As per the resolution of Council, these new facilities will need to be more energy efficient, however it is likely that an increase in use across all facilities will lead to an increase in energy consumption. There will be a need to review the projected operational cost of these facilities to ensure their energy use is minimised. This may impact on the capital cost but should yield low operating costs over the life of the asset.

Energy costs will increase

Energy prices are set to rapidly escalate in the next few years. This trend will occur as a result of fund allocation for essential energy infrastructure upgrades and the effects of an Emissions Trading Scheme or equivalent program to reduce carbon emissions produced by consumption of energy derived from fossil fuels such as coal and oil. Council's total electricity costs in the 08/09 financial year were \$2,116,000 (street lighting inclusive). Based on the final determination from IPART (March 2010) *Regulated electricity retail tariffs for 1 July 2010 to 30 June 2013* Council can expect a 60% increase in energy costs over the next three years.

Calculations

The calculations in the following tables are based on the long term cash flow models developed by Council's Financial Consultant (Attachment 1). These models are based on an annual 2.5% CPI (with a 12.5% increase in 2010/2011 for a scheduled energy increase in line with IPART determination) and a Discount Rate of 6% (see Appendix B).

Calculations are based on case studies and advertised costs and benefits and contain approximately 20% margin of error. Two complete examples of project assumptions are available in the case study section of this document.

Barriers to achieving target

Ageing and highly inefficient infrastructure

The most significant barrier to reducing Council's operating costs and CO₂ emissions is the existing Council administration building. The building structure is ageing with highly inefficient air conditioning and lighting systems. The site is so inefficient that it uses 30% of the entire energy consumption of all Council facilities. To retrofit the existing building to achieve greater energy efficiency is an expensive exercise which may not be as financially efficient as redeveloping the facility as a new highly efficient building. Due to the significance of the energy consumption at the site, if no efficiency work was to be undertaken, it would render efficiency projects at other sites insignificant. If the building were to be vacated with staff relocated to other sites, air conditioning and lighting can be disabled within the vacant areas of the building.

Provision of increased services and facilities to our community

The proposed Pymble Indoor Aquatic and Leisure Facility and North Turramurra Recreation Area have the potential to significantly increase energy consumption and costs of Council operations. These significant infrastructure developments can offset and even eclipse other efficiency projects. In addition to this, our population is growing, which increases demand on our services and facilities with more people taking advantage of the services Council provides.

Restrictive leasing/ownership arrangements

In line with other councils within Australia, local government leases street light infrastructure from energy utilities – Energy Australia. Due to the existing leasing arrangements, Council is extremely limited in any innovation or upgrade of the street lighting system. Although Council's have formed partnerships to address the barriers presented, limited progress has been made.

Financial considerations

Environment Levy

The Environmental Levy allocated \$1,090,000 to fund water and energy efficiency projects within the town centres. This levy commenced in 2005/06 and is scheduled to expire in 1012/13. Projects were initially envisaged for the town centres of Gordon, St Ives and Turramurra based on the assumptions that these areas would have begun redevelopment as a consequence of the town centres local environmental plan. The table below outlines the anticipated expenditure as identified at the beginning of the levy.

Special rate variation identified projects - Town centre projects						
	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2111/ 12	TOTAL
St Ives	\$5,000	\$105,000	\$5,000	\$5,000	\$305,000	\$425,000
Gordon			\$300,000	\$5,000	\$5,000	\$310,000
Turramurra				\$300,000	\$55,000	\$355,000
Sub total	\$5,000	\$105,000	\$305,000	\$310,000	\$365,000	\$1,090,000

Due to delays in the town centre planning process, only \$20,000 of this allocation has been spent related to the sketch design for the proposed Dumaresq street park and for wages. A further \$11,000 will be used to fund the installation of LED lights within the foyer of the Council installed in March 2010.

As with all capital works projects, Council is able to vary the location and allocation of funding. This report provides some examples of where this may occur and in particular would encourage the allocation to major capital or iconic projects within one or a number of town centres, such as the new Council depot.

Capital Works

Allocation of funding made for new projects through Council's existing Capital Works Program.

Iconic investment

Where Council makes a significant allocation through the Capital Works Program as part of a town centre development for an iconic energy efficiency project.

Operational

The replacement of fixtures and fittings at Council facilities such as lighting and timers should ensure this replacement considers the most efficient technology as an alternative for a like-for-like replacement.

Grants and Rebates

Over 100 of the proposed projects listed within this strategy are eligible for State and Federal grants or rebates. The most significant grant available to Council are for Renewable Energy Certificates (RECs). These are credited to Council for each megawatt of renewable energy generated through Solar Hot Water Systems, Photovoltaic systems and wind turbines. The price of RECs will fluctuate which proves predicting the sale price difficult, however the price varies between \$20- \$60 per certificate. Currently the unit price is approximately \$30 per certificate.

Proposed works

The works proposed to reduce Council's corporate greenhouse emissions have been categorised into the following:

Iconic	Projects which represent innovation and leadership within not only the community but also Council peers. These projects may not have a high financial feasibility however there is high value in the innovation and publicity of the project.
Major Capital Works	Projects of a value greater than \$50,000.
Minor Capital Works	Projects of a value less than \$50,000 to \$5,000
Operational	Less than \$5,000

Identified Technologies

Solar Hot Water

Solar hot water is a reliable and a relatively cheap way to harness solar energy. The technology is well established and has potential to penetrate further into the commercial and residential markets. Installation of solar hot water units in all (or most of) Council owned buildings would demonstrate Council's leadership and send an appropriate message to the community.

Photovoltaic (PV) Panels

PV panels are a mutual technology (meaning they function to power other equipment) and need minimum maintenance but remain a relatively expensive way to generate energy. Government grants and supplier sponsorships can be pursued to help improve the viability of installing panels. The relatively high capital costs of PV panels have a payback period around 20 years, making it less attractive than say solar hot water, on simply financial terms. Government policies and grant schemes are progressing rapidly which will likely make this option increasingly viable. Council could consider allocating a percentage of the environmental levy towards this option.

Notwithstanding the high payback period, this technology type is most often associated with renewable energy and therefore can be marketed as a high profile project and that can be seen as a reflection of a commitment by Council on this matter.

Small Wind Turbines

Small wind turbines are relatively reliable and flexible technology. The benefits are uncertain as the amount energy generated is dependent on wind speed which is difficult to forecast. Their relatively high cost makes wind turbines a difficult choice for the Council based simply on financial return.

One distinct advantage of small wind turbines is their high visibility. The visual impact of row of small wind turbines installed in a highly visible public place such the St Ives Showground or any one of the many sports fields acts as a strong sustainable energy endorsement to the community. While a 30 year payback period may be prohibitive, the option publicly confirms Council's innovative leadership to the community plus allows Council to take advantage of any renewable energy incentives and greenhouse gas emission tax or the like. Encouragement in the form of government grants may make this option more economically viable or alternatively this option could be supported by environmental levy.

Council is currently undertaking wind data collection at seven key sites distributed across the Local Government Area to determine the feasibility of wind turbines in Ku-ring-gai. The results of this study will be available in early March.

On-demand Street Lighting

Street lights are a major contributor to the Council's Greenhouse Gas emissions and energy costs. On-demand street lighting could be trialled to test the feasibility of the concept and the associated technology. In theory it may reduce energy usage and cost plus reduce greenhouse gas emissions. Substantial political, community and regulatory hurdles exist which would need to be overcome, it could initially be trialled on a small scale such as a single street. The option is heavily dependent on co-operation from Energy Australia which in the past has been poor. However the capacity exists for negotiation and the technology is already available.

LED light upgrades

A Light Emitting Diode (LED) is a semiconductor device which converts electricity into light. One of the key advantages of LED-based lighting is its high efficiency, as measured by its light output per unit power input. White LEDs quickly matched and overtook the efficiency of standard incandescent lighting systems. Solid state devices such as LEDs are subject to very limited wear and tear if operated at low currents and at low temperatures. LED lights are more rugged and damage-resistant than compact fluorescents and incandescent bulbs with typical lifetimes quoted are 25,000 to 100,000 hours.

LEDs are better at placing light in a single direction than incandescent or fluorescent bulbs. Because of their directional output, they have unique design features that can be exploited by clever designs. LED strip lights can be installed under counters, in hallways, and in staircases, concentrated arrays can be used for room lighting. Waterproof, outdoor fixtures are also available.

Motion sensors and timers

A motion detector is a device that contains a physical mechanism or electronic sensor that quantifies motion that can be either integrated with or connected to other devices that alert the user of the presence of a moving object within the field of view. These are very cheap to install and provide quick payback. This technology will be ideal for areas which are sporadically used, ie. amenities blocks, offices, community halls.

Ceramic paint insulation

Ceramic insulating paint is made up of insulating microspheres - a tiny hollow ceramic ball no larger than a piece of sand. The centre of the ball is not only hollow but has all the air removed and is a vacuum. This form of insulation both reflects and refracts heat.

The paint can be used on roofs, and wall surfaces on the exterior and interior of buildings in order to reflect heat back out, and keep the inside cooler, a saving of up to 40% in energy. This technology is very cost effective to implement and can show a return on investment within the first year.

The paint also has a very high melting point (1800 degrees Celsius) so therefore also improves the fire retardant properties of surfaces.

Window insulation technology

Window insulation can include thin transparent films which reduce heat transfer by up to 80%. This technology will improve internal environment of our facilities and will reduce air conditioning demand. This form of insulation also has a good return on investment. Council will be undertaking a trial of this technology at a Council facility.

Trigeneration

Trigeneration produces heat and power as well as chilled water for air conditioning or for process use with the addition of absorption chillers that take the waste heat from Cogeneration to make chilled water for cooling a building. For example, Council's proposed Aquatic Centre development can use a Trigeneration system to provide electricity for the site, heat for the pool water and chilled air for the air conditioning.

Case studies

Appendix B contains two case studies which show the assumptions and calculations used to determine the costs, savings and greenhouse reductions of two example projects listed within this strategy:

- LED Lighting Council Chambers
- Solar power at Bridge Street Depot

The calculations have been based on formulas provided by Council's Financial Consultant.

Program

The following program (Table 1) contains a list of 153 projects equating to 27% reduction of Council's corporate emissions (based on 2000 levels). The projects are divided into four categories (iconic, major capital works, minor capital works and operational) and relate to current assets of Council. Costs have been estimated (+/-20%) based on case studies and advertised pricing of equipment.

Sixty projects are identified to generate power. This has a two fold effect:

1. reducing costs and emissions
2. enabling Council to get financial or CO₂ credits subject to other State and Federal Government programs and initiatives.

Appendix B: Case study: Photovoltaic installation – 31 Bridge Street, Pymble.

Discount rate 6%
 Kilowatt Saving 140,525
 Investment Costs \$571,914

Return On Investment
 IRR 0.6%
 Payback 22 years

Year	Project Cost	Kilowatt Saving	Forecast (CPI)	Carbon Tax ?	\$ per KWH (ex GST)	KWH Saving Value	REC	Total Return	Net Cash Flow	Repayment	I&F Loan (Net)	Interest %	Interest \$	Outstanding
2009/10	-\$571,914	140,525			0.1580	\$ 22,203	\$ 47,886	\$ 70,089	-\$ 501,825		-501,825	2.6%	-13,047	-514,873
2010/11	\$ -	140,525	2.4%	12.5%	0.1815	\$ 25,511	\$ -	\$ 25,511	\$ 25,511	25,511		5.6%	-13,702	-503,063
2011/12	\$ -	140,525	2.7%		0.1864	\$ 26,200	\$ -	\$ 26,200	\$ 26,200	26,200		6.0%	-14,306	-491,169
2012/13	\$ -	140,525	2.5%		0.1911	\$ 26,855	\$ -	\$ 26,855	\$ 26,855	26,855		6.0%	-13,929	-478,244
2013/14	\$ -	140,525	2.5%		0.1959	\$ 27,526	\$ -	\$ 27,526	\$ 27,526	27,526		6.0%	-13,522	-464,239
2014/15	\$ -	140,525	2.5%		0.2008	\$ 28,215	\$ -	\$ 28,215	\$ 28,215	28,215		6.0%	-13,081	-449,105
2015/16	\$ -	140,525	2.5%		0.2058	\$ 28,920	\$ -	\$ 28,920	\$ 28,920	28,920		6.0%	-12,606	-432,791
2016/17	\$ -	140,525	2.5%		0.2109	\$ 29,643	\$ -	\$ 29,643	\$ 29,643	29,643		6.0%	-12,094	-415,242
2017/18	\$ -	140,525	2.5%		0.2162	\$ 30,384	\$ -	\$ 30,384	\$ 30,384	30,384		6.0%	-11,546	-396,404
2018/19	\$ -	140,525	2.5%		0.2216	\$ 31,144	\$ -	\$ 31,144	\$ 31,144	31,144		6.0%	-10,958	-376,218
2019/20	\$ -	140,525	2.5%		0.2272	\$ 31,922	\$ -	\$ 31,922	\$ 31,922	31,922		6.0%	-10,329	-354,625
2020/21	\$ -	140,525	2.5%		0.2328	\$ 32,720	\$ -	\$ 32,720	\$ 32,720	32,720		6.0%	-9,657	-331,562
2021/22	\$ -	140,525	2.5%		0.2387	\$ 33,538	\$ -	\$ 33,538	\$ 33,538	33,538		6.0%	-8,941	-306,965
2022/23	\$ -	140,525	2.5%		0.2446	\$ 34,377	\$ -	\$ 34,377	\$ 34,377	34,377		6.0%	-8,178	-280,766
2023/24	\$ -	140,525	2.5%		0.2507	\$ 35,236	\$ -	\$ 35,236	\$ 35,236	35,236		6.0%	-7,366	-252,895
2024/25	\$ -	140,525	2.5%		0.2570	\$ 36,117	\$ -	\$ 36,117	\$ 36,117	36,117		6.0%	-6,503	-223,282
2025/26	\$ -	140,525	2.5%		0.2634	\$ 37,020	\$ -	\$ 37,020	\$ 37,020	37,020		6.0%	-5,588	-191,850
2026/27	\$ -	140,525	2.5%		0.2700	\$ 37,945	\$ -	\$ 37,945	\$ 37,945	37,945		6.0%	-4,617	-158,521
2027/28	\$ -	140,525	2.5%		0.2768	\$ 38,894	\$ -	\$ 38,894	\$ 38,894	38,894		6.0%	-3,589	-123,216
2028/29	\$ -	140,525	2.5%		0.2837	\$ 39,866	\$ -	\$ 39,866	\$ 39,866	39,866		6.0%	-2,500	-85,850
2029/30	\$ -	140,525	2.5%		0.2908	\$ 40,863	\$ -	\$ 40,863	\$ 40,863	40,863		6.0%	-1,350	-46,337
2030/31	\$ -	140,525	2.5%		0.2981	\$ 41,885	\$ -	\$ 41,885	\$ 41,885	41,885		6.0%	-134	-4,586
2031/32	\$ -	140,525	2.5%		0.3055	\$ 42,932	\$ -	\$ 42,932	\$ 42,932	42,932		6.0%	1,150	39,496
											134,307	-501,825	-81,587	

Area:	Existing fitting #	Existing lamp type	Average life hours	existing watts per fitting	proposed alternative	Average life hours	LED watts	replacement #	Existing globe replacement cost	lamp cost (excl GST)	labour cost per unit replacement	total cost	existing kWh/pa per fitting	proposed energy pa per fitting	energy saving per fitting	total energy saving kWh	Average energy cost
External façade	38	HPS	1,500	70	ESL – LH16AFE27S	50,000-100,000	16	38	\$24.20	\$195	\$33	\$8,664	218	50	168	6,402	\$ 0.16
level 4 foyer	27	downlight	1,800	50	8W-LEDD-FW	50,000-100,000	8	27	\$8.50	\$100	\$17	\$3,146	156	25	131	3,538	\$ 0.16
Level 3 foyer	17	4*18w fluoro	1,600	72	ESL – LSL 42-4 600x600	50,000-100,000	41	17	\$12.72	\$741	\$50	\$13,447	225	127	98	1,660	\$ 0.16
level 3 chambers	7	4*18w fluoro	1,600	72	ESL – LSL 42-4 600x600	50,000-100,000	41	7	\$12.72	\$741	\$50	\$5,537	225	127	98	684	\$ 0.16
\$30,794																12,284	

		Electricity consumption	Costs			Capital	kWh saving	09\$ saving	CO2 saving	Payback	Proposed funding	proposed project
Location	Classification	08/09	08/09	Proposed project	Project type	cost	pa	pa	s	(years)	source	commencement
Showground	Iconic site	186,491	\$24,780	Solar park light installation	Energy reduction	\$50,000	8,197	\$1,230	8.85	18.0	Environmental Levy 1	Year 1
Nursery	Iconic site	2,605	\$494	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	8.5	Environmental Levy 1	Year 1
Ku-ring-gai Library	Iconic site	470,976	\$56,095	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	8.5	Environmental Levy 1	Year 1
Council Chambers	Major Capital Works	1,015,251	\$120,369	2x30kW natural gas-microturbine	Energy generation	\$300,000	185,185	\$29,259	200.00	7.0	Environmental Levy 1	Year 1
Roseville Chase Oval	Minor Capital Works	13,301	\$2,321	4kw solar	Energy generation	\$15,995	7,300	\$1,153	7.88	8.5	Environmental Levy 1	Year 1
Irrigation pump, Gordon Golf Course	Minor Capital Works	4,642	\$839	Solar pump (14,500 L/day)	Energy generation	\$6,490	4,178	\$660	4.51	6.5	Environmental Levy 1	Year 1
Septic pump, Roseville Chase	Minor Capital Works	70	\$216	Solar pump (9,200 L/day)	Energy generation	\$5,999	63	\$10	0.07	>25	Environmental Levy 1	Year 1
Old School Building	Operational	36,978	\$6,647	Motion sensors	Energy reduction	\$196	9245	\$1,461	9.98	0.3	Environmental Levy 1	Year 1
Greenkeepers Shed, NTRA	Operational	20,551	\$3,392	Motion sensors	Energy reduction	\$196	2,055	\$325	2.22	0.5	Environmental Levy 1	Year 1
Showground	Operational	186,491	\$24,780	Motion sensors in amenities blocks	Energy reduction	\$196	18,649	\$2,947	20.14	0.1	Environmental Levy 1	Year 1
Wahroonga Park (rotunda)	Operational	258	\$244	Solar/LED light installation	Energy reduction	\$1,500	258	\$41	0.28	18.0	Environmental Levy 1	Year 1
Bannockburn Oval (amenities)	Operational	19,274	\$3,601	Solar Hot Water System (440L)	Energy reduction	\$4,584	27,974	\$4,420	30.21	18.0	Environmental Levy 1	Year 1
Acron Oval	Operational	18,801	\$6,928	Solar Hot Water System (440L)	Energy reduction	\$4,584	39	\$6	0.04	>25	Environmental Levy 1	Year 1
Roseville Chase Oval	Operational	13,301	\$2,321	Solar Hot Water System (440L)	Energy reduction	\$4,584	2,891	\$457	3.12	7.0	Environmental Levy 1	Year 1
Turramurra Park (clubhouse)	Operational	5,787	\$1,026	Solar Hot Water System (440L)	Energy reduction	\$4,584	39	\$6	0.04	>25	Environmental Levy 1	Year 1
Barra Brui Park	Operational	9,605	\$1,994	Solar Hot Water System (440L)	Energy reduction	\$4,584	1,880	\$297	2.03	9.0	Environmental Levy 1	Year 1
Thomas Carlyle Childcare Centre	Operational	39,800	\$7,764	Solar Hot Water System (440L)	Energy reduction	\$4,584	868	\$137	0.94	16.0	Environmental Levy 1	Year 1
Wildflower Garden Office	Iconic site	16,846	\$2,137	glass insulation (10m2)	Energy reduction	\$1,200	6,000	\$948	6.48	1.2	Operational	Year 1
Ku-ring-gai Library	Iconic site	470,976	\$56,095	glass insulation - Level 2 (25m2)	Energy reduction	\$2,838	12,036	\$1,902	13.00	1.4	Operational	Year 1
Operations Depot, Bridge Street	Iconic site	1,343	\$236	glass insulation - western windows (54m2)	Energy reduction	\$6,391	32,256	\$5,096	34.84	1.2	Operational	Year 1
Day care centre	Operational	26,656	\$4,381	Motion sensors	Energy reduction	\$196	2,666	\$421	2.88	5.0	Operational	Year 1
Lindfield Community Centre	Operational	26,594	\$4,500	Motion sensors	Energy reduction	\$196	2,659	\$420	2.87	0.5	Operational	Year 1
Youth centre, St Ives	Operational	32,669	\$6,101	Motion sensors	Energy reduction	\$196	3,267	\$516	3.53	0.3	Operational	Year 1
Howson Oval	Operational	7,666	\$1,302	Motion sensors in amenities block	Energy reduction	\$196	1917	\$303	2.07	0.6	Operational	Year 1
Turramurra Oval	Operational	7,538	\$1,292	Motion sensors in amenities block	Energy reduction	\$196	1885	\$298	2.04	0.5	Operational	Year 1
Cliff Oval	Operational	13,443	\$2,356	Motion sensors in amenities block	Energy reduction	\$196	3361	\$531	3.63	0.2	Operational	Year 1
Kent Oval	Operational	453	\$1,767	Motion sensors in amenities block	Energy reduction	\$196	113	\$18	0.12	7.0	Operational	Year 1
Bannockburn Oval (amenities)	Operational	19,274	\$3,601	Motion sensors in amenities block	Energy reduction	\$196	4819	\$761	5.20	0.2	Operational	Year 1
Acron Oval	Operational	18,801	\$6,928	Motion sensors in amenities block	Energy reduction	\$196	4700	\$743	5.08	0.2	Operational	Year 1
Roseville Chase Oval	Operational	13,301	\$2,321	Motion sensors in amenities block	Energy reduction	\$196	4700	\$743	5.08	0.2	Operational	Year 1
Turramurra Park (clubhouse)	Operational	5,787	\$1,026	Motion sensors in amenities block	Energy reduction	\$196	1447	\$229	1.56	0.8	Operational	Year 1
Dressing sheds	Operational	4,365	\$835	Motion sensors in amenities block	Energy reduction	\$196	1091	\$172	1.18	1.0	Operational	Year 1
Canning Oval (amenities)	Operational	11,855	\$1,870	Motion sensors in amenities block	Energy reduction	\$196	2964	\$468	3.20	0.5	Operational	Year 1
Hassell Park (amenities)	Operational	5,531	\$957	Motion sensors in amenities block	Energy reduction	\$196	1383	\$218	1.49	1.0	Operational	Year 1
Barra Brui Park	Operational	9,605	\$1,994	Motion sensors in amenities block	Energy reduction	\$196	2401	\$379	2.59	0.5	Operational	Year 1
Richmond Park	Operational	374	\$257	Motion sensors in amenities block	Energy reduction	\$196	94	\$15	0.10	8.0	Operational	Year 1
Bicentennial Park	Operational	11,773	\$2,080	Motion sensors in amenities block	Energy reduction	\$196	2943	\$465	3.18	0.4	Operational	Year 1
West Pymble Tennis Courts	Operational	368	\$256	Motion sensors in amenities block	Energy reduction	\$196	184	\$29	0.20	5.0	Operational	Year 1
Auluba Ovals, Turramurra	Operational	13,851	\$2,893	Motion sensors in amenities block	Energy reduction	\$196	3463	\$547	3.74	0.3	Operational	Year 1
Canoon Road Netball complex	Operational	16,255	\$2,604	Motion sensors in amenities block	Energy reduction	\$196	4877	\$770	5.27	0.2	Operational	Year 1
Leuna Avenue Tennis Shed	Operational	74	\$144	Motion sensors in amenities block	Energy reduction	\$196	37	\$6	0.04	16.0	Operational	Year 1
Yanilla Oval	Operational	744	\$307	Motion sensors in amenities block	Energy reduction	\$196	372	\$59	0.40	2.5	Operational	Year 1
The Glade Tennis Courts	Operational	2,005	\$479	Motion sensors in amenities block	Energy reduction	\$196	501	\$79	0.54	2.1	Operational	Year 1
Gordon Recreation Grounds	Operational	624	\$240	Motion sensors in amenities block	Energy reduction	\$196	250	\$39	0.27	4.0	Operational	Year 1
Allan Small Oval (amenities)	Operational	4,577	\$1,118	Motion sensors in amenities block	Energy reduction	\$196	1144	\$181	1.24	1.0	Operational	Year 1
Primula Oval dressing sheds	Operational	5,993	\$1,017	Motion sensors in amenities block	Energy reduction	\$196	1498	\$237	1.62	0.8	Operational	Year 1
Queen Elizabeth Reserve	Operational	402	\$265	Motion sensors in amenities block	Energy reduction	\$196	101	\$16	0.11	8.0	Operational	Year 1
Edenborough Park	Operational	765	\$265	Motion sensors in amenities block	Energy reduction	\$196	191	\$30	0.21	5.0	Operational	Year 1
Thomas Aveue Tennis Sheds	Operational	169	\$231	Motion sensors in amenities block	Energy reduction	\$196	51	\$8	0.05	13.0	Operational	Year 1
Tryon Road Tennis Courts	Operational	7,064	\$1,158	Motion sensors in amenities block	Energy reduction	\$196	1766	\$279	1.91	0.7	Operational	Year 1
Wellington Road Sportsground	Operational	6,882	\$1,084	Motion sensors in amenities block	Energy reduction	\$196	49	\$8	0.05	13.0	Operational	Year 1
Roseville Park	Operational	1,201	\$371	Motion sensors in amenities block	Energy reduction	\$196	59	\$9	0.06	12.0	Operational	Year 1
Echo Point Park	Operational	56	\$214	Motion sensors in amenities block	Energy reduction	\$196	14	\$2	0.02	>25	Operational	Year 1
Roseville Park	Operational	70,525	\$10,003	Motion sensors in amenities block	Energy reduction	\$196	17631	\$2,786	19.04	0.1	Operational	Year 1
Amenities Block Park Cres, Pymble	Operational	1,383	\$312	Motion sensors in amenities block	Energy reduction	\$196	553	\$87	0.60	2.0	Operational	Year 1
Toilet Block, Redleaf Ave	Operational	1,580	\$419	Motion sensors in amenities block	Energy reduction	\$196	395	\$62	0.43	2.5	Operational	Year 1
Amenities Block, Kissing Point Rd	Operational	3,504	\$684	Motion sensors in amenities block	Energy reduction	\$196	876	\$138	0.95	1.2	Operational	Year 1
Coonabarra park	Operational	246	\$319	Motion sensors in amenities block	Energy reduction	\$196	62	\$10	0.07	11.0	Operational	Year 1
Amenities block , William Street	Operational	2,574	\$376	Motion sensors in amenities blocks	Energy reduction	\$196	257	\$41	0.28	3.8	Operational	Year 1
Council Chambers	Operational	1,015,251	\$120,369	timer on Planning AC units	Energy reduction	\$1,000	18,834	\$2,976	20.34	0.3	Operational	Year 1
Operations Depot, Bridge Street	Iconic site	774	\$125	77kW solar	Energy generation	\$571,914	140,525	\$22,203	151.77	14.0	Environmental Levy 1	Year 2

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Ku-ring-gai Library, Gordon	Iconic site	470,976	\$56,095	insulating paint - level 2 roof (48m2)	Energy reduction	\$2,460	246	\$39	0.27	25.0	Operational	Year 2
Wildflower Garden Office	Iconic site	16,846	\$2,137	insulating paint - roof (20m2)	Energy reduction	\$1,200	1,685	\$266	1.82	3.5	Operational	Year 2
Bushland management shed	Iconic site	15,873	\$2,743	insulating paint - roof (43m2)	Energy reduction	\$2,235	1,587	\$251	1.71	6.0	Operational	Year 2
Old School Building	Iconic site	36,978	\$6,647	insulating paint - roof (57m2)	Energy reduction	\$3,265	3,698	\$584	3.99	4.0	Operational	Year 2
Lindfield Community Centre	Minor Capital Works	26,594	\$4,500	glass insulation (10m2)	Energy reduction	\$1,200	6,000	\$948	6.48	1.2	Operational	Year 2
Bushland management shed	Iconic site	15,873	\$2,743	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 3
								09\$	CO2			
Location	Project Classification	Electricity consumption 08/09	Costs 08/09	Proposed project	Project type	Capital cost	kWh saving pa	saving pa	saving s	Payback (years)	Proposed funding source	proposed project commencement
Lindfield Oval	Iconic site	18,530	\$2,831	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	9.0	Environmental Levy 2	Year 3
Wildflower Gardens	Iconic site	9,292	\$1,582	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 3
Turramurra library	Major Capital Works	64,118	\$10,801	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	8.8	Environmental Levy 2	Year 3
Thomas Carlyle Childcare Centre	Major Capital Works	39,800	\$7,764	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	8.8	Environmental Levy 2	Year 3
Acron Oval	Major Capital Works	18,801	\$6,928	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	8.8	Environmental Levy 2	Year 3
Hassell Park (amenities)	Major Capital Works	5,531	\$957	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	8.8	Environmental Levy 2	Year 3
Auluba Oval Playing field	Minor Capital Works	13,851	\$2,893	5kw solar	Energy generation	\$20,995	9,125	\$1,442	9.86	9.0	Environmental Levy 2	Year 3
Ku-ring-gai Library	Operational	470,976	\$56,095	LED light replacement	Energy reduction	\$30,794	12,284	\$1,941	13.27	9.5	Environmental Levy 2	Year 3
Thomas Carlyle Childcare Centre	Operational	39,800	\$7,764	Lighting upgrade	Energy reduction	\$2,934	39,800	\$6,288	42.98	0.3	Environmental Levy 2	Year 3
East Lindfield Community Centre	Operational	9,620	\$1,579	Lighting upgrade	Energy reduction	\$2,934	9,620	\$1,520	10.39	1.8	Environmental Levy 2	Year 3
Day care centre, Roseville	Operational	9,620	\$4,381	Lighting upgrade	Energy reduction	\$2,934	9,620	\$1,520	10.39	1.8	Environmental Levy 2	Year 3
Tulkiyan	Operational	906	\$261	lighting upgrade	Energy reduction	\$90	200	\$32	0.22	3.0	Environmental Levy 2	Year 3
Thomas Carlyle Childcare Centre	Operational	39,800	\$7,764	washing machine/dryer upgrades	Energy reduction	\$2,000	3,980	\$629	4.30	2.5	Environmental Levy 2	Year 3
Howson Oval	Operational	452	\$287	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Turramurra Park (clubhouse)	Operational	5,787	\$1,026	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Dressing sheds	Operational	4,365	\$835	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
The Glade Tennis Courts	Operational	2,005	\$479	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Allan Small Oval (amenities)	Operational	4,577	\$1,118	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Dressing sheds Primula Oval	Operational	5,993	\$1,017	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Roseville Park	Operational	1,201	\$371	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Wildflower Garden Visitors Centre	Operational	2,211	\$1,617	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.2	Environmental Levy 2	Year 3
Art Centre	Minor Capital Works	63,168	\$12,300	glass insulation (25m2)	Energy reduction	\$2,838	12,036	\$1,902	13.00	1.4	Operational	Year 3
Lindfield Library	Minor Capital Works	38,742	\$7,345	glass insulation - (25m2)	Energy reduction	\$2,838	12,036	\$1,902	13.00	1.4	Operational	Year 3
Council Chambers	Minor Capital Works	1,015,251	\$120,369	glass insulation - western windows (54m2)	Energy reduction	\$6,391	32,256	\$5,096	34.84	1.4	Operational	Year 3
Council Chambers	Operational	1,015,251	\$120,369	insulating paint - level 5 roof (29m2)	Energy reduction	\$1,605	20,305	\$3,208	21.93	0.5	Operational	Year 3
East Lindfield Community Centre	Operational	9,620	\$1,579	insulating paint - roof (20m2)	Energy reduction	\$1,200	962	\$152	1.04	6.0	Operational	Year 3
Pymble Pool	Iconic site			160kW cogeneration (energy and pool heating)	Energy generation	\$800,000	496,032	\$78,373	500.00	7.0	Environmental Levy 2	Year 4
Lindfield Community Centre	Operational	26,594	\$4,500	insulating paint - roof (20m2)	Energy reduction	\$1,200	2,659	\$420	2.87	2.8	Operational	Year 4
Turramurra library	Operational	64,118	\$10,801	insulating paint - roof (30m2)	Energy reduction	\$1,650	9,618	\$1,520	10.39	1.0	Operational	Year 4
Art Centre	Operational	63,168	\$12,300	insulating paint - roof (39m2)	Energy reduction	\$2,055	6,317	\$998	6.82	1.8	Operational	Year 4
Lindfield Library	Operational	38,742	\$7,345	insulating paint - roof (43m2)	Energy reduction	\$2,235	3,874	\$612	4.18	3.0	Operational	Year 4
Thomas Carlyle Childcare Centre	Operational	39,800	\$7,764	insulating paint - roof (43m2)	Energy reduction	\$2,235	3,980	\$629	4.30	3.0	Operational	Year 4
Town Hall, Pymble	Operational	33,660	\$4,219	insulating paint - roof (43m2)	Energy reduction	\$2,635	3,366	\$532	3.64	3.8	Operational	Year 4
Leachate Plant	Iconic site	4,788	\$847	Solar pump (14,500 L/day)	Energy generation	\$6,490	4,309	\$681	4.65	6.4	Environmental Levy 2	Year 5
Bicentennial Park	Major Capital Works	11,773	\$2,080	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	9.0	Environmental Levy 2	Year 5
Koola Park	Major Capital Works	1,587	\$419	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	9.0	Environmental Levy 2	Year 5
Roseville Park	Major Capital Works	70,525	\$10,003	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Town Hall, Pymble	Major Capital Works	33,660	\$4,219	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Lindfield Library	Major Capital Works	38,742	\$7,345	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Lindfield Community Centre	Major Capital Works	26,594	\$4,500	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Turramurra Seniors Centre	Major Capital Works	4,354	\$750	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Art Centre	Major Capital Works	63,168	\$12,300	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Council Chambers	Major Capital Works	1,015,251	\$120,369	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 5
Commenara Playing Fields	Operational	2,695	\$415	1.5kw solar	Energy generation	\$3,395	2,737	\$432	2.96	5.5	Environmental Levy 2	Year 5
Showground	Iconic site	186,491	\$24,780	2*5kw wind turbines	Energy generation	\$50,000	8,350	\$1,253	9.02	18.0	Environmental Levy 2	Year 6
Greenkeepers Shed	Iconic site	20,551	\$3,392	2*5kw wind turbines	Energy generation	\$50,000	8,350	\$1,319	9.02	18.0	Environmental Levy 2	Year 6
Wade Lane Car Park	Iconic site	27,323	\$5,040	2*5kw wind turbines	Energy generation	\$50,000	8,350	\$1,253	9.02	18.0	Environmental Levy 2	Year 6
Old School Building	Iconic site	36,978	\$6,647	10kw solar	Energy generation	\$40,990	18,250	\$2,884	19.71	9.0	Environmental Levy 2	Year 6
Bannockburn Oval	Major Capital Works	19,274	\$3,601	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	9.0	Environmental Levy 2	Year 6
William Cowan Oval	Major Capital Works	29,017	\$4,769	10kw solar	Energy generation	\$40,990	18,250	\$2,738	19.71	9.0	Environmental Levy 2	Year 6
Council Chambers	Operational	1,015,251	\$120,369	LED light replacement	Energy reduction	\$30,794	12,284	\$1,941	13.27	10.0	Environmental Levy 2	Year 6
North Turramurra Golf Course	Iconic site	25,671	\$3,575	20*5kw wind turbines	Energy generation	\$500,000	83,500	\$12,525	90.18	18.0	Environmental Levy 2	Year 7
Ku-ring-gai Library	Iconic site	470,976	\$56,095	4*5kw wind turbines	Energy generation	\$100,000	16,700	\$2,505	18.04	18.0	Environmental Levy 2	Year 8
Council Chambers	Major Capital Works	1,015,251	\$120,369	2*5kw wind turbines	Energy generation	\$50,000	8,350	\$1,319	9.02	18.0	Environmental Levy 2	Year 8
Sir David Martin Reserve (lights)	Minor Capital Works	11,288	\$3,189	3kw solar	Energy generation	\$11,995	5,474	\$865	5.91	8.5	Environmental Levy 2	Year 8
Turramurra Oval	Minor Capital Works	7,538	\$1,292	3kw solar	Energy generation	\$11,995	5,474	\$865	5.91	8.5	Environmental Levy 2	Year 8

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Wellington Road Sportsground	Minor Capital Works	6,882	\$1,084	3kw solar	Energy generation	\$11,995	5,474	\$865	5.91	8.5	Environmental Levy 2	Year 8
Canning Oval (amenities)	Minor Capital Works	11,855	\$1,870	4kw solar	Energy generation	\$15,995	7,300	\$1,153	7.88	8.5	Environmental Levy 2	Year 8
Barra Brui Park	Minor Capital Works	9,605	\$1,994	4kw solar	Energy generation	\$15,995	7,300	\$1,153	7.88	8.5	Environmental Levy 2	Year 8
Canoon Road Netball complex	Minor Capital Works	16,255	\$2,604	4kw solar	Energy generation	\$15,995	7,300	\$1,153	7.88	8.5	Environmental Levy 2	Year 8
Cliff Oval	Minor Capital Works	13,443	\$2,356	5kw solar	Energy generation	\$20,995	9,125	\$1,442	9.86	9.0	Environmental Levy 2	Year 8
Commenara Playing Fields	Minor Capital Works	10,579	\$1,734	5kw solar	Energy generation	\$20,995	9,125	\$1,442	9.86	9.0	Environmental Levy 2	Year 8
Regimental Park	Iconic site			20*5kw wind turbines	Energy generation	\$500,000	83,500	\$12,525	90.18	18.0	Environmental Levy 2	Year 9
TOTALS						\$4,953,577	1,954,643	\$306,143	2,075	9		

HERITAGE REFERENCE COMMITTEE - NOTES OF MEETING HELD 7 DECEMBER 2009

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of the notes of the Heritage Reference Committee meeting held 7 December 2009.

BACKGROUND:

The notes were taken at the meeting held 7 December 2009. Confirmation and acceptance of these notes was at the Heritage Reference Committee (HRC) meeting held 15 March 2010.

COMMENTS:

A range of heritage issues were discussed at the Committee's meeting of 7 December 2009 and a number of issues were raised for further consideration.

RECOMMENDATION:

That Council receive and note the Heritage Reference Committee meeting notes from 7 December 2009, endorse the recommendation to seek State listing of the Army Relief Map and seek community suggestions for State Heritage nominations via Council's website and local media.

PURPOSE OF REPORT

To advise Council of the notes of the Heritage Reference Committee meeting held 7 December 2009.

BACKGROUND

The notes taken at the 7 December 2009 meeting (**Attachment**) were confirmed and accepted at the Heritage Reference Committee (HRC) meeting held on 15 March 2010. There was no meeting held in February 2010 due to water damage to Council's administration building.

COMMENTS

A range of heritage issues were discussed at the Committee meeting of 7 December 2009 and a number of issues were raised for further consideration as outlined below.

Meeting of 7 December 2009

Item 1: St Ives Showground and Precinct – potential heritage items

Council's Principal Landscape Architect, Alison Walker, addressed the Committee with regards to the draft St Ives Showground and Precinct Options Paper. In particular the Committee discussed the Army Relief Map and the need for funding to undertake conservation works.

The Heritage Reference Committee recommends that Council endorse the nomination to seek State heritage listing of the Army Relief Map.

Item 4: State listings – recommendation from committee to seek community suggestions

The Committee discussed the Department of Planning Heritage Branch's thematic state listing program.

The Heritage Reference Committee recommends Council seek community suggestions for State Heritage nominations on the 2010 thematic listings of Aboriginal heritage, convicts, Governor Macquarie and World Wars I and II via Council's website and local media in terms of the State Heritage Listing Program.

General Business

The Heritage Reference Committee discussed the draft Town Centres Public Domain Plan.

CONSULTATION

The Heritage Reference Committee includes representatives from the community and nominated heritage organisations.

FINANCIAL CONSIDERATIONS

The cost of running the Heritage Reference Committee is covered by the Strategy and Environment Department budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Where relevant, consultation with other Departments has occurred in the preparation of this report.

SUMMARY

The Heritage Reference Committee held its meeting on 7 December 2009. In particular the Committee reviewed and discussed the following key items:-

- St Ives Showground Options Paper; and
- Heritage Branch's State Thematic Listings program.

The notes from the Heritage Reference Committee meeting of 7 December 2009 are **Attached** to this report.

RECOMMENDATION

- A. That Council receive and note the Heritage Reference Committee meeting notes of 7 December 2009.
- B. That Council endorse the Heritage Reference Committee's recommendation to seek State listing of the Army Relief Map, St Ives Showground.
- C. That Council seek community suggestions for potential State Heritage nominations via Council's website and local media in terms of the thematic State Heritage Listing Program.

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments: Heritage Reference Committee notes 7/12/2009 - 2010/030388

Heritage Reference Committee

Notes of 7 December 2009 Chambers

Meeting Commenced 6. 30 pm

Attendance:

Councillor Jennifer Anderson (Chair)
Jennifer Harvey - Ku-ring-gai Historical Society
Joanne Martens
Robert Moore - Institute of Architects

Staff Members:

Manager Urban & Heritage Planning
Heritage Adviser
Heritage Specialist Planner

Apologies:

Councillor Cheryl Szatow
Zeny Edwards

Declarations of Interest

None

Adoption of notes from the previous meeting

The notes from the 16 November 2009 Heritage Reference Committee (HRC) meeting were accepted by the Committee as being correct.

Agenda Item 1: St Ives Showground and Precinct – potential heritage items

Council's Principal Landscape Architect, Alison Walker, addressed the committee with regards to the draft St Ives Showground and Precinct Options Paper. The paper includes a recommendation to seek as appropriate State or Local listing of 15 items. This includes the WWII buildings and Army Relief Map at the Showground and the Wildflower Garden Pavilion. To complete the nomination form for state listing, a curtilage assessment is required.

The proposed works to conserve the Army Relief Map were also discussed. Specifications and costings were provided to Council by the Government Architect. It was noted that state listing of this item would increase the likelihood of attracting funding for the conservation works.

ACTION:

Recommendation

"That the Ku-ring-gai Heritage Reference Committee recommends Council endorse the nomination to seek State listing of the Army Relief Map ".

Carried.

Agenda Item 2: Ku-ring-gai Council Chambers Conservation Management Plan (CMP) – comments from HRC

The HRC gave their comments on the draft Ku-ring-gai Council Chambers CMP. The HRC commented on:

- the influence of Hardy Wilson and the Georgian Colonial Revival Style on the design by Neave and Berry;
- the colour scheme and paint scraping analysis; and
- the forecourt garden and its possible links to E. G. Waterhouse will be forwarded to Tropman and Tropman for further research.

ACTION:

Forward the HRC's comments to the consultants Tropman and Tropman for inclusion or further investigation.

Agenda Item 3: Macquarie 2010 – event suggestions

The HRC discussed options for celebrating Macquarie 2010 – the 200th anniversary of Major-General Lachlan Macquarie's swearing in as Governor of New South Wales.

ACTION:

Investigate the possibility of a walking tour of the Fiddens Wharf site.

Agenda Item 4: State listings – recommendation from Committee to seek community suggestions

The committee discussed the Department of Planning Heritage Branch's thematic state listing program and the option of seeking community recommendations for nominations.

Recommendation

"That the Ku-ring-gai Heritage Reference Committee recommends Council seek community suggestions for State Heritage nominations via Council's website and local media".

Carried.

General Business

The Committee were informed that the draft Town Centres Public Domain Plan if adopted will be on exhibition in February and is on Council's website now.

Councillor Anderson informed the Committee that initial responses from the ongoing peer review of the draft Development Control Plan have been received and have generally been positive with regards to the heritage controls.

Meeting Closed: 8.45 pm

DEPARTMENT OF ENVIRONMENT CLIMATE CHANGE AND WATER - WASTE ACTION PLAN

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To comply with the Department of Environment Climate Change and Water - Waste Performance Certificate 2009, Council is required to complete a Waste Action Plan.

BACKGROUND:

To qualify for the Waste Performance Payment 2009, Council is required to adopt a Waste Action Plan by April 2010.

COMMENTS:

The Waste Action Plan is consistent with the Council's adopted Community Strategic Plan 2030 which identifies Council's consideration for disposal of its waste via an alternative waste disposal technology other than from landfill.

RECOMMENDATION:

That Council adopt the Waste Action Plan.

PURPOSE OF REPORT

To comply with the Department of Environment Climate Change and Water - Waste Performance Certificate 2009, Council is required to complete a Waste Action Plan.

BACKGROUND

In order to qualify for the Department of Environment, Climate Change and Water (DECCW) Waste Performance Payment 2009, Councils are required to indicate what measures will be implemented to reduce waste disposal by 66% by the year 2014 in order to comply with the State Government's Waste Avoidance Strategy target.

Ku-ring-gai Council currently diverts approximately 60% of its waste from landfill. This leaves about 6% to comply with the State Government's Waste Avoidance Strategy.

Council has previously indicated its intention to tender a disposal contract this year. In Council's Community Strategic Plan 2030, consideration will be given to the disposal via an alternative waste technology facility (AWT) for all or part of this waste.

Though Ku-ring-gai Council has adopted a Community Strategic Plan 2030, the Department of Environment, Climate Change and Water requires a Waste Action Plan to be adopted by Council and submitted to the Department of Environment, Climate Change and Water by the end of April 2010 in order to qualify for the performance payment.

COMMENTS

The action identified in the Waste Action Plan is consistent with the action in the Community Strategic Plan 2030 in that consideration will be given to disposal via an alternative waste technology facility (AWT) as part of a tender for waste disposal this year. The tender options and assessment will be presented to Council for consideration as part of the normal tender process.

CONSULTATION

Consultation as part of Council's Community Strategic Plan 2030 has already been undertaken.

FINANCIAL CONSIDERATIONS

Funding for disposal will be from the Domestic Waste Management budget.

SUMMARY

The **attached** Waste Action Plan is consistent with Ku-ring-gai Council's adopted Community Strategic Plan 2030 which indicates a tender process will be undertaken for disposal of its domestic and commercial waste. The action identifies the consideration for electing to dispose of

Item 8

**S02294
12 April 2010**

this waste via an alternative waste technology facility other than to landfill. This will increase Council's diversion from landfill.

Any increase with diversion from landfill will depend on the outcome of the tender process and any percentage recommended for delivery to an alternative waste technology facility.

In Council undertaking this tender process, consideration will be given to logistical considerations, cost of disposal and the proven waste treatment technology that may be submitted for consideration.

The State Government's *Waste Avoidance Strategy* has set a target for the municipal sector for 66% avoidance from landfill by 2014 and requires each Council to complete the attached Waste Action Plan to indicate Council's compliance with their target to qualify for the Waste Performance Payment 2009.

RECOMMENDATION

That Council adopt the Waste Action Plan 2009 as required by the Department Environment, Climate Change and Water.

Colin Wright
Manager Waste and Cleansing

Greg Piconi
Director Operations

Attachments: Waste Action Plan - 2010/053401

Local Government Strategic Waste Action Plan tool

Welcome to the Local Government Strategic Waste Action Plan tool. In order to use this tool you must ensure you have enabled macros. When you first open the calculator you should be asked whether you want to enable or disable macros, if so select Enable Macros.

If a dialogue box does not appear, go to Macros under the Tools menu and choose Security. Under Macro Security set the security level to medium or low. You will then need to close and restart the tool. When prompted select Enable Macros.

Start

This Local Government Strategic Waste Action Plan (LGSWAP) tool was developed by Hyder Consulting Pty Ltd for the Department of Environment and Climate Change NSW (DECC) in 2008. It was developed for the use of local government in NSW. Councils can use this tool to assist in the evaluation of their current performance against the 2014 target of 66 per cent municipal waste diversion as set out in the NSW Waste Avoidance and Resource Recovery Strategy, and the development of an action plan to improve performance against the target.

This tool was developed using the best data and case studies existing at the time. The results displayed are indicative only. **DECC and Hyder Consulting make no representation about the accuracy, completeness or suitability of the results obtained from the use of this tool for any particular purpose.** Councils will need to consider their respective circumstances when using the tool. DECC and Hyder Consulting do not accept responsibility for any liability incurred by any Council arising from the use of this tool.

Published by:
Department of Environment and Climate Change NSW
58-61 Goulburn Street
PO Box A290
Sydney South 1232
Ph: (02) 9995 5000 (switchboard)
Ph: 131 555 (environment information and publications requests)
Ph: 1300 361 967 (national parks information and publications requests)
Fax: (02) 9995 5999
TTY: (02) 9211 4723
Email: info@environment.nsw.gov.au
Website: www.environment.nsw.gov.au

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May 2009
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Welcome to the Local Government Strategic Waste Action Plan tool

This Local Government Strategic Waste Action Plan tool, (LGSWAP tool) is to:

- Evaluate current performance against the 66% 2014 Waste Avoidance and Resource Recovery Strategy (WARR) target.
- Develop an Action Plan to improve performance against the target.

This tool requires your LGA's waste and recycling data. This data may be imported from your 2007/2008 Local Government Annual Return Survey (LG data). Alternatively you may manually enter data or use NSW default data. LG data (if imported) or default data can be reloaded or replaced with user-defined data at any time.

NB: All subsequent references to 'LG data' means data from the 2007/2008 Local Government Annual Return Survey. Data from all other Annual Return Surveys will not load correctly into this version of the tool.

The User Guide button on each page of the tool allows you to access additional information and instructions.

Import 07/08 LG data

*LG data has not been
imported into this tool*

User guide

Enter tool

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User guide

Council Details

Enter your Council profile details

Complete all fields marked with *

Data input options:

Either: Clear table to enter own data

Clear

Or: Reload your LG data

Council	Ku-ring-gai	*
Region	<i>Please select</i>	SMA *
Population	108,800	*
Rateable units - MUDs	6,974	*
Rateable properties - SUDs	31,729	*
Rateable properties - Rural		
Rateable properties - Total	38,703	
Date (day/month/year)	1/03/10	
Name of officer	Colin Wright	
Position	Manager Waste	
E-mail address	cwright@kmc.nsw.gov.au	

Reload LG data

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User guide

Kerbside Recycling - Quantity of Materials Collected and Sold

Enter the quantity of kerbside recyclables collected and sold.

Also enter Council's contractual agreements for kerbside recycling collection.

Data input options:

Either: Clear table to enter own data

Clear

Or: Load table with default data

Load default data

Source: Getting more from our recycling systems - assessment of domestic waste and recycling systems (DEC, 2004)
NSW local government data for the National Environment Protection Measure for Used Packaging Materials (2005-06)

Alternatively: Reload your LG data

Reload LG data

Contractual Agreement	Please select	Council contracted
Date of contract renewal		10/2014

The 'Total' for each material in this column must be completed

Material Type	Material Type sub categories	Kerbside recycling collected (tonnes)	Kerbside recycling sold or sent for secondary use including energy recovery (tonnes)	Kerbside recycling residual fraction (contaminants) disposed of to landfill (tonnes)
Paper / cardboard	Packaging Paper -			
	Cardboard		-	-
	Liquid Paper Board		-	-
	Total Packaging Paper		-	-
	Other paper (non-packaging) -			
	Paper - white office		-	-
	Paper - Newspaper and magazines		-	-
	Paper - mixed		-	-
	Total all other non-packaging paper		-	-
	Total Paper Products	10,688	10,643	45
Glass	Glass White		-	-
	Glass Green		-	-
	Glass Brown		-	-
	Glass Mixed		-	-
	Total Glass Containers	3,545	3,530	15
Plastic	PET		-	-
	HDPE		-	-
	PVC		-	-
	Plastic Other		-	-
	Plastic Mixed		-	-
	Total Plastics	2,023	2,015	8
Metal cans	Aluminium (cans)		-	-
	Steel (cans, tins etc)		-	-
Organics	Food Organics		-	-
	Garden Organics / Vegetation	18,076	18,000	76
Other	Other - Please Specify			
	Total Other			
	Contaminates (waste)		-	-
	TOTAL	34,332	34,188	144

Contamination:

If the table above does not contain realistic contamination values (ie recycling collected minus recycling sold):

Either: Apply default NSW contamination rates to the kerbside material collected. Source: NSW local government data for the National Environment Protection Measure for Used Packaging Materials (National Environment Protection Council, 2005-06)

NSW contamination

Or: If a value for 'Contaminates (waste)' has been entered in the 'Kerbside recycling collected' column, this contamination rate can be applied to each material to populate the third column.

A Contaminates (waste) value has not been entered so this option is not available

Average

Select data source:

LG data only

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User guide

Kerbside Recycling - MUD and SUD Composition

Enter here:

Section A The proportion of recyclables collected from MUDs and SUDs as a percentage of all kerbside recyclables collected.

Section B The composition of collected recyclable material from MUDs and SUDs respectively.

Data input options:

Either: Use default data.

[Load default data](#)

The default values for the proportion of material collected is based on the proportion of MUDs and SUDs in your LGA.

The default material composition for MUDs and SUDs is based on the composition of recyclables collected, as entered on the previous page of this tool.

Or: Clear the default data and enter separate MUD and SUD data.

[Clear](#)

Section A

(Skip this section if separate MUDs and SUDs recycling quantities are not known)

Percentage of recyclables collected from MUDs	18%
Percentage of recyclables collected from SUDs	82%

Section B

(Skip this section if separate MUDs and SUDs recyclables compositions are not known)

Material Type	Material Type sub categories	MUDs	SUDs
Paper / cardboard	Packaging Paper -		
	Cardboard		
	Liquid Paper Board		
	Total Packaging Paper		
	Other paper (non-packaging) -		
	Paper – white office		
	Paper - Newspaper and magazines		
	Paper - mixed		
	Total all other non-packaging paper		
	Total Paper Products	31%	31%
Glass	Glass White		
	Glass Green		
	Glass Brown		
	Glass Mixed		
	Total Glass Containers	10%	10%
Plastic	PET		
	HDPE		
	PVC		
	Plastic Other		
	Plastic Mixed		
	Total Plastics	6%	6%
Metal cans	Aluminium (cans)		
	Steel (cans, tins etc)		
Organics	Food Organics		
	Garden Organics / Vegetation	53%	53%
Other			
	Total Other		
	Contaminates (waste)	0%	0%
	TOTAL	100%	100%

[Select data source:](#)

LG data only

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User guide

Kerbside Residual Waste

Enter here:

- The quantity of kerbside residual waste collected
- Details of any residual waste sent to an AWT
- The composition of the residual waste stream

Also enter Council's contractual agreements for kerbside residual waste collection.

Section A

Data input options

Either: Clear section to enter your own data

Clear

Or: Load this section with default data

Source: Getting more from our recycling systems - assessment of domestic waste and recycling systems (DEC, 2004)

Load default data

Alternatively: Reload this section with your LG data

Reload LG data

Section A

How much kerbside residual waste is collected for disposal to landfill? (tonnes)

21,500

Does your Council send any residual waste to an AWT?

No

Total residual waste sent to an AWT? (tonnes)

Material sent to landfill from AWT? (tonnes)

Total residual waste collected at the kerbside in 2007/2008 (tonnes)

21,500

Percentage of residual waste collected from MUDs

18%

Percentage of residual waste collected from SUDs

82%

Select data source:

LG data only

Section B

Data input options

Either: Click the button 'Reload calculated values' to load the table with calculated values based on the default composition for residual waste as reported in *Getting more from our recycling systems - Assessment of domestic waste and recycling systems (DECC, 2004)*.

Alternatively: Clear table to enter separate MUD and SUD residual waste audit data if available.

Clear

Section B

Complete all 3 columns with default or user defined data

Reload calculated values

Reload calculated values

Reload calculated values

Material	Average in LGA	MUDs	SUDs
Paper and Cardboard	11.2%	11.2%	11.2%
Liquid paperboard	1.1%	1.1%	1.1%
Glass	4.5%	4.5%	4.5%
Plastics	8.2%	8.2%	8.2%
Aluminium	0.2%	0.2%	0.2%
Steel	2.2%	2.2%	2.2%
Food organics	31.7%	31.7%	31.7%
Garden organics	27.2%	27.2%	27.2%
Other	13.7%	13.7%	13.7%
Total	100%	100%	100%

Contractual Agreement	Please sele	Council contracted
Date of contract renewal		Oct-14

[Select data source:](#)

LG data only

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User guide

Kerbside Bulky Waste

Enter here the quantity of bulky waste i.e. domestic kerbside clean up waste collected.

Data input options

Either Clear the table to enter own data

Alternatively: Reload your LG data

Category	Sub Category	Materials collected for recycling (tonnes)	Materials diverted (sold or sent for secondary use including energy recovery) (tonnes)
Dry Recyclables	Dry Recyclables		
Organics	Organics		
Metals	Metals	87	87
Other - Please specify			
Total		87	87

Total bulky waste disposed of to landfill (tonnes)

2199

Zero Waste SA commissioned an audit to determine the nature and composition of materials presented for hard waste collection in South Australia. Click on the link below to view the report.

[Information on issues and opportunities of kerbside hard waste collection](#)

Select data source:

LG data only

Local Government Strategic Waste Action Plan Tool
Current Waste Diversion - Performance Evaluation
Ku-ring-gai

This Current Waste Diversion Performance Evaluation has been developed using the Strategic Waste Action Plan tool. This report identifies potential areas to increase diversion of waste from landfill.

Date: 1/03/10
By: Colin Wright
Position: Manager Waste
Contact: cwright@kmc.nsw.gov.au

Report Details

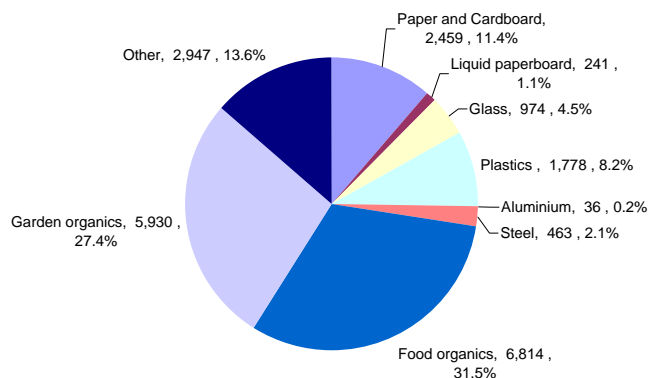
Summary of Data Sources Used		
Step 2	Kerbside recycling (quantity of materials collected and sold)	LG data only
Step 3	Kerbside recycling (MUD and SUD composition)	LG data only
Step 4	Kerbside residual waste (quantities)	LG data only
Step 4	Kerbside residual waste (composition)	LG data only
Step 5	Kerbside bulky waste	LG data only

Overview

Ku-ring-gai currently generates 58,118 tonnes of domestic waste, of which 34,275 tonnes or 59% is diverted from landfill. To achieve a 66% diversion target, Council would need to increase overall diversion by 7%.

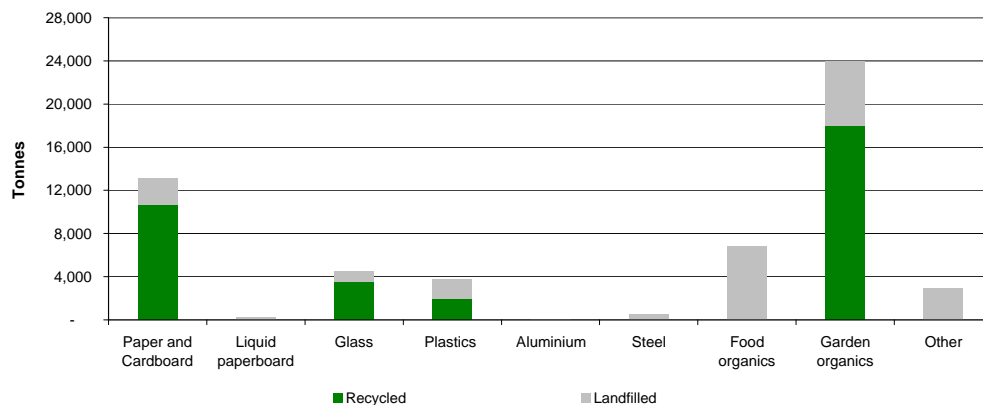
Waste Currently Landfilled

The domestic waste currently being sent to landfill comprises the following fraction of materials. For each material type the pie chart shows both the tonnages and percentage of the domestic kerbside waste stream.



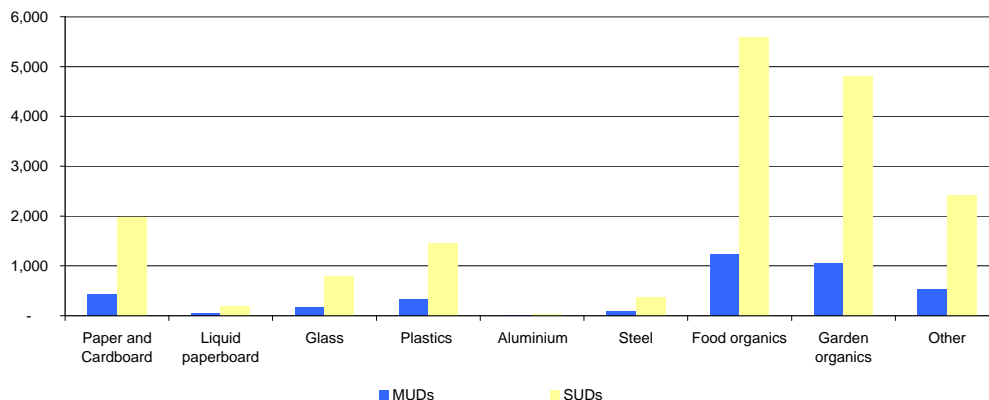
General Waste - Landfilled vs. Recovered

The graph below shows the total domestic waste generation by material type. The green bars show the fraction currently being recovered by Council's recycling collection programmes. The grey bars show the fraction currently sent to landfill.



Landfilled - MUDs and SUDs

The land filled recyclable materials in the residual waste stream (the grey bars in the above graph) can be further divided by MUDs and SUDs.



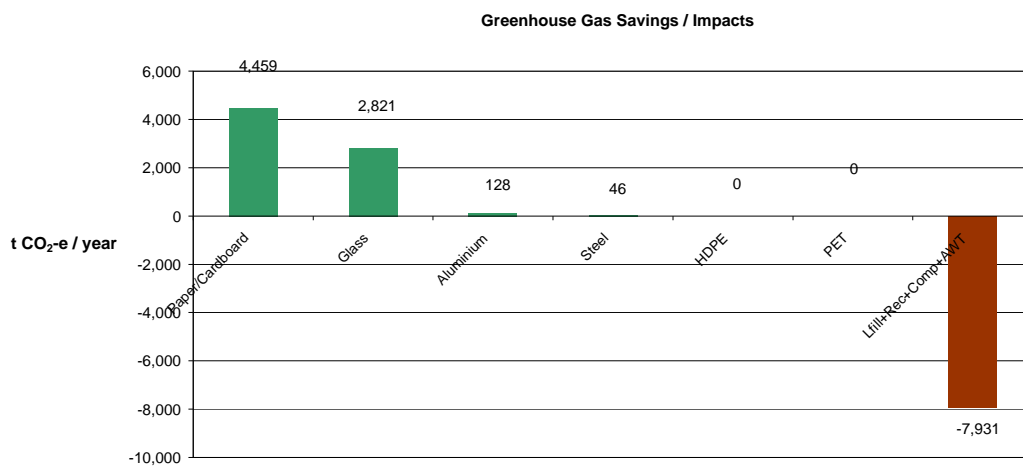
Environmental Benefits

The environmental savings associated with Council's kerbside recycling are presented below in terms of greenhouse gas, water and energy savings. Savings are indicated by a positive number whereas impacts are indicated by a negative number.

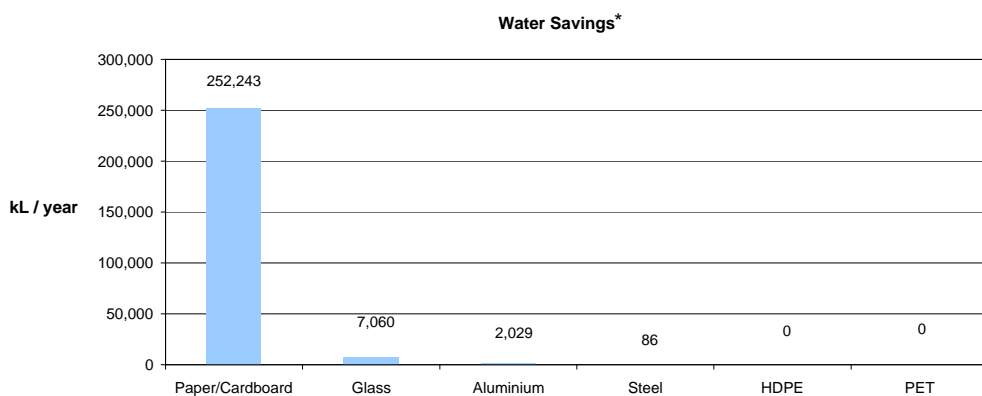
Most benefits/impacts have been derived from Department of Environment and Climate Change Environmental Benefits of Recycling Calculator, which can be found here: <http://www.environment.nsw.gov.au/resources/warr/benefitrecycalcJune2008.xls>. Estimated benefits/impacts for greenhouse gas emissions incorporate proprietary in-house data from Hyder Consulting.

Note: The environmental benefits and impacts illustrated in this report are broadly defined and indicative only. Greenhouse benefits and impacts, in particular, do not represent site-specific carbon footprinting and should not be interpreted as such.

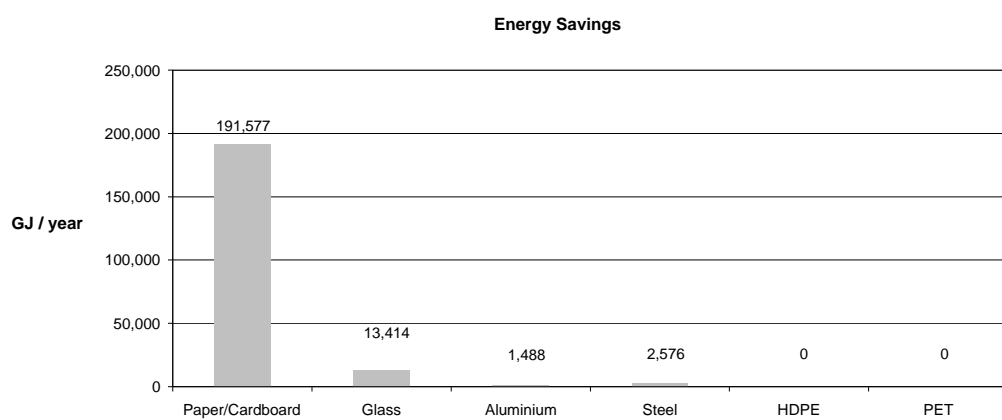
The greenhouse gas savings associated with recycling are presented as green bars in the graph below, whereas the total CO₂-e emissions of Council's waste management system, such as emissions associated with landfilling combined with benefits from composting, AWT and recycling, are presented in the brown bar.



The combined benefits/impacts of landfilling, recycling, composting and AWT treatment



* Water usage is indicated by a negative number



Save

Print

This Local Government Strategic Waste Action Plan (LGSWAP) tool, was developed by Hyder Consulting Pty Ltd for the Department of Environment and Climate Change NSW (DECC) in 2008. It was developed for the use of local government in NSW. Councils can use this tool to assist in the evaluation of their current performance against the 2014 target of 66 per cent municipal waste diversion as set out in the NSW Waste Avoidance and Resource Recovery Strategy, and the development of an action plan to improve performance against the target.

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Develop your Strategic Waste Action Plan

This page allows you to view the potential impact of actions and programmes on diversion rates.

Explanations and links to further information about each action can be found in the User Guide.

This page is divided into 4 sections:

- 1) **Major System Changes**
- 2) **Small Scale System Improvements**, such as education programmes and material specific initiatives
- 3) **User Defined System Improvements**, here you enter resource recovery rates for programmes and actions not covered in the categories above
- 4) **Other Programmes and Actions**, here you enter information on programmes that may be difficult to quantify in terms of resource recovery rates

Data Input

To activate an action tick the appropriate box, enter data and assumptions.

To the right of each action an information box provides data about current recovery rates.

Red text will give warnings of irregularities in entered data such as recovery of more material than currently generated or expected yield less than current yield.

The diversion potential of each action is indicated below the grey data entry boxes and the cumulative impact of all the selected actions be viewed in the graph.

Be careful not to 'double count' materials for resource recovery.

Before moving to the next section, ensure that any actions you do not wish to include in your action plan have been deleted (unselected).

1 Major System Changes

☒ Action 1 Processing of residual waste with AWT

[Click here for more information on this programme](#)

As defined in Step 6

Operational in year	Please select	2014
Recovery potential		70%
Percentage of households for implementation of action		100%

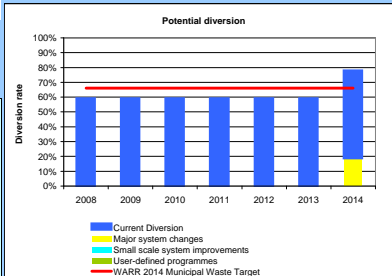
This action would produce an additional recovery of: 10,952 tonnes, contributing to 18.8% of total diversion

Current recovery at AWT: 0 tonnes

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

With an operational year of 2014 it is assumed a planning commencement year of 2009



☐ Action 2 Source separated food waste collections

[Click here for more information on this programme](#)

As defined in Step 6

Operational in year	Please select	
Expected yield (kg/hh/week)		
Percentage of households for implementation of action		

Current recovery of source separated food waste: 0 tonnes.
Max available: 6,814 tonnes/year or 3.4 kg/hh/wk (based on 100% participation)

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

☐ Action 3 Upgrade garden organics collection service*

[Click here for more information on this programme](#)

As defined in Step 6

Operational in year	Please select	
Expected yield (kg/hh/year)		
Percentage of households for implementation of action		

Current recovery of garden organics: 18,000 tonnes, max available: 23,991 tonnes. Current and max available yield: 487.0 and 618.3 kg/hh/yr (based on 100% participation)

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

[More information: Preferred Resource Recovery Practices \(DECC 2005\)](#)

* 'Upgrade' can refer to both improving the existing garden organics collection service or introducing new services

☐ Action 4 Upgrade dry recyclables collection service*

[Click here for more information on this programme](#)

In best practice collection systems, contamination of dry recyclables stream comprises approximately 5% of all waste generated.

As defined in Step 6

Operational in year	Please select	
Contamination rate		
Percentage of households for implementation of action		

Current contamination of recyclables: 0.9%.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

[More information: Preferred Resource Recovery Practices \(DECC 2005\)](#)

* 'Upgrade' can refer to both improving the existing dry recyclables collection service or introducing new services

2 Small Scale System Improvements

Community and Education Programmes

☐ Action 5 Work with communities with residents with language barriers

[Click here for more information on this programme](#)

Implemented and functional in year

Percentage of households for implementation of action

Introducing programmes to work specifically with communities with language barriers could increase recycling rates within these communities by up to 15% within a year of implementation.

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

☐ Action 6 Work with migrant worker communities

[Click here for more information on this programme](#)

Implemented and functional in year

Percentage of households for implementation of action

Introducing programmes to work specifically with migrant worker communities could increase recycling rates within these communities by up to 6% within a year of implementation.

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

☐ Action 7 Work with significantly disadvantaged areas

[Click here for more information on this programme](#)

Implemented and functional in year

Percentage of households for implementation of action

Introducing programmes to work specifically with significantly disadvantaged areas could increase recycling rates within these communities by up to 7% within a year of implementation.

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

☐ Action 8 Increase rates of recycling in MUDs

[Click here for more information on this programme](#)

Implemented and functional in year

Percentage of households for implementation of action

Introducing programmes aimed at increasing recycling rates in MUDs could result in an increased in recycling by 77% within 3 years of implementation.

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

☐ Action 9 Increase recycling rates amongst transient student populations

[Click here for more information on this programme](#)

Implemented and functional in year

Percentage of households for implementation of action

Introducing programmes aimed at increasing recycling rates amongst transient student populations could increase recycling rates by 3% amongst these communities.

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

☐ Action 10 Establish community environment centres

[Click here for more information on this programme](#)

Implemented and functional in year

Percentage of households for with access to centre

Establishing community environment centres to promote recycling could within one year increase recycling rates by up to 5% for households with access to the centres.

If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.

Success rate (1-5)

1 = not implemented to any meaningful degree
5 = implemented consistently and well

<input type="checkbox"/> Action 11 Enhance communication and community outreach programs		Click here for more information on this programme
Implemented and functional in year	Please select	
Percentage of households for implementation of action		
<p>If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.</p>		<p>Success rate (1-5) 1 = not implemented to any meaningful degree 5 = implemented consistently and well</p>

Material Specific Initiatives

<input type="checkbox"/> Action 12 Improve construction and demolition diversion programs		Click here for more information on this programme
Operational in year	Please select	
Percentage of households for implementation of action		
Is C&D defined as an 'other' recyclables category? (see box)		
<p>If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.</p>		<p>Success rate (1-5) 1 = not implemented to any meaningful degree 5 = implemented consistently and well</p>

<input type="checkbox"/> Action 13 Establish a textiles diversion program		Click here for more information on this programme
Operational in year	Please select	
Percentage of households for implementation of action		
Are textiles defined as an 'other' recyclables category? (see box)		
<p>If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.</p>		<p>Success rate (1-5) 1 = not implemented to any meaningful degree 5 = implemented consistently and well</p>

<input type="checkbox"/> Action 14 Work with industry to increase recovery of glass fines		Click here for more information on this programme
Operational in year	Please select	
Percentage of households for implementation of action		
<p>If this action has already been included in Council's current waste management system, comment on the success or barriers of the change in the box below, and evaluate its success from 1 to 5 in the box on the right.</p>		<p>Success rate (1-5) 1 = not implemented to any meaningful degree 5 = implemented consistently and well</p>

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3 User defined system improvements

☐ User defined action 1

Please specify:	
Waste stream the action is applicable to	Please select
Operational in year	Please select
Percentage of households for implementation of action	
Expected increase in recycling rate (%)	

☐ User defined action 2

Please specify:	
Waste stream the action is applicable to	Please select
Operational in year	Please select
Percentage of households for implementation of action	
Expected increase in recycling rate (%)	

☐ User defined action 3

Please specify:	
Waste stream the action is applicable to	Please select
Operational in year	Please select
Percentage of households for implementation of action	
Expected increase in recycling rate (%)	

☐ User defined action 4

Please specify:	
Waste stream the action is applicable to	Please select
Operational in year	Please select
Percentage of households for implementation of action	
Expected increase in recycling rate (%)	

☐ User defined action 5

Please specify:	
Waste stream the action is applicable to	Please select
Operational in year	Please select
Percentage of households for implementation of action	
Expected increase in recycling rate (%)	

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4 Other Programmes and Actions

In addition to the above quantified and modelled actions there are a range of activities that can be undertaken that might be difficult to quantify but are worth including as current activities or proposed actions.

Programme / Action	In place?	Comments
Waste Not DCP		
Home composting		
Price increase and downsizing of residual waste bin		
Increase mattresses, E-waste, white goods and metal collection serv		
Roadside chipping		
Parks green waste and public bin waste		
Other:		
Other:		
Other:		

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Local Government Strategic Waste Action Plan Tool
Strategic Waste Action Plan
Ku-ring-gai

This Strategic Waste Action Plan has been developed using the Local Government Strategic Waste Action Plan tool. The Current Waste Diversion - Performance Evaluation report identified areas for improvement whereas this Strategic Waste Action Plan report identifies the potential material recovery and environmental benefits of selected actions and programmes.

Date: 1/03/10

By: Colin Wright

Position: Manager Waste

Contact: cwright@kmc.nsw.gov.au

Data Sources

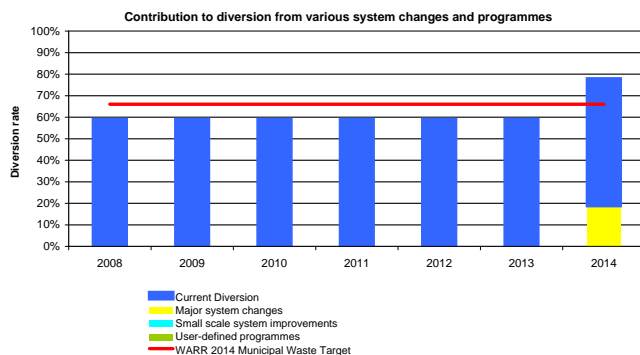
Summary of Data Sources Used		
Step 1	Kerbside recycling (quantity of materials collected and sold)	LG data only
Step 2	Kerbside recycling (MUD and SUD composition)	LG data only
Step 3	Kerbside residual waste (quantities)	LG data only
Step 4	Kerbside residual waste (composition)	LG data only
Step 5	Kerbside bulky waste	LG data only

Selected Actions and Programmes

Programme	Potential additional material to recover	Operational in year:	Comments	Ranking
Action 1	Processing of residual waste with AWT	18.8% 10,952 tonnes	2014	

No user defined actions selected

Potential Landfill Diversion



Summary of additional potential recovery by 2014

Diversion scenario	Proportion of waste diverted	Quantity of waste diverted
Potential additional diversion	19%	10,952 tonnes
Current diversion	59%	34,275 tonnes
Total potential diversion	78%	45,227 tonnes

Summary of Other Programmes and Actions

None selected

Environmental Benefits

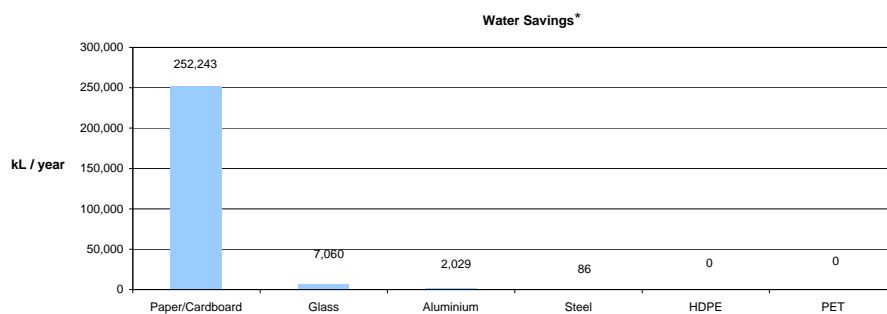
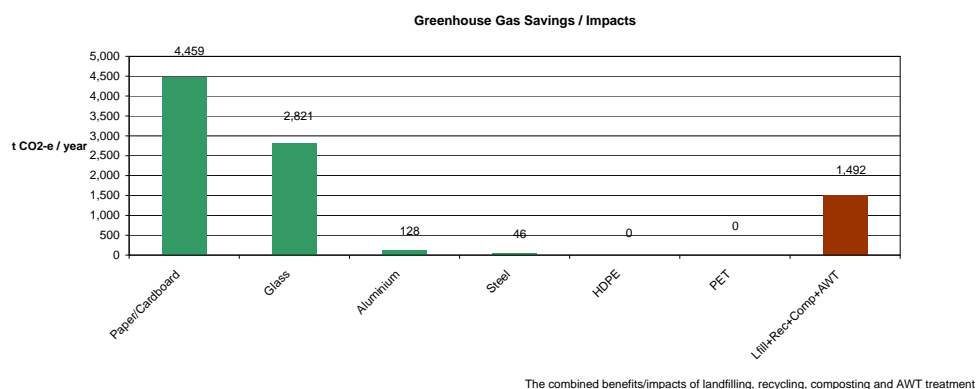
The environmental benefits associated with the selected actions and programmes are presented below in terms of greenhouse gas, water and energy savings. Benefits are indicated by a positive number whereas impacts are indicated by a negative number.

Savings and impacts indicated are based on the pre-defined actions indicated. While user-defined actions would likely provide additional benefits, those benefits will not be reflected in the savings / impacts presented.

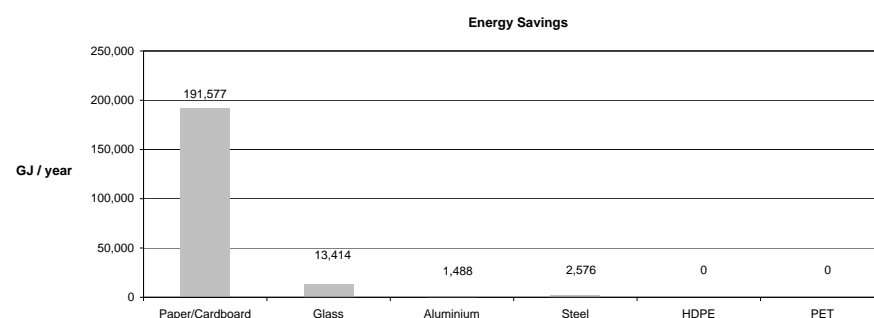
The water and energy savings have been derived from Department of Environment and Climate Change Environmental Benefits of Recycling Calculator <http://www.environment.nsw.gov.au/resources/warr/benefitrecycalcJune2008.xls>. Estimated benefits/impacts for greenhouse gas emissions incorporate additional proprietary in-house data from Hyder Consulting.

Note: The environmental benefits and impacts illustrated in this report are broadly defined and indicative only. Greenhouse benefits and impacts, in particular, do not represent site-specific carbon footprinting and should not be interpreted as such.

The greenhouse gas savings associated with recycling are presented as green bars in the graph below. The total CO₂-e emissions of Council's waste management system is presented in the brown bar, i.e. emissions associated with landfilling have been combined/added with/to the benefits achieved from composting, AWT and recycling.



* Water usage is indicated by a negative number



Back

Save

Print

This Local Government Strategic Waste Action Plan (LGSWAP) tool, was developed by Hyder Consulting Pty Ltd for the Department of Environment and Climate Change NSW (DECC) in 2008. It was developed for the use of local government in NSW. Councils can use this tool to assist in the evaluation of their current performance against the 2014 target of 66 per cent municipal waste diversion as set out in the NSW Waste Avoidance and Resource Recovery Strategy, and the development of an action plan to improve performance against the target.

This tool was developed using the best data and case studies existing at the time. The results displayed are indicative only. DECC and Hyder Consulting make no representation about the accuracy, completeness or suitability of the results obtained from the use of this tool for any particular purpose. Councils will need to consider their respective circumstances when using the tool. DECC and Hyder Consulting do not accept responsibility for any liability incurred by any Council arising from the use of this tool.

OPEN SPACE REFERENCE COMMITTEE - MEETING HELD 29 MARCH 2010

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of the notes from the Open Space Reference Committee meeting held on 29 March 2010.

BACKGROUND:

The initial meetings provided the committee with updates on Council's current planning and processes. It is now intended for the committee to work on activities relating to future planning and projects.

COMMENTS:

The meeting held on 29 March 2010 was to provide the committee with follow up action from the previous meeting and present further matters to the committee for feedback on a number of initiatives currently in progress. The committee established two (2) sub-committees and the terms of reference was partially developed at the meeting.

RECOMMENDATION:

That the notes from the Open Space Reference Committee meeting of 29 March 2010 be received and noted.

PURPOSE OF REPORT

To advise Council of the notes from the Open Space Reference Committee meeting held on 29 March 2010.

BACKGROUND

In 2009, Council appointed four (4) community reference committees under Section 355 of the *Local Government (General) Regulations 2005*. One of the committees appointed was the Open Space Reference Committee. The Committee consists of twenty (20) community representatives. The Chair of the committee is Councillor Keays and the Deputy Chair is Councillor Hall.

The initial meetings provided the committee with updates on Council's current planning and processes. It is now intended for the committee to work on activities relating to future planning and projects.

COMMENTS

The meeting on 29 March 2010 was to provide the committee with follow up action from the previous meeting and present further matters to the committee for feedback on a number of initiatives currently in progress.

Attached is a copy of the notes of the meeting held on 29 March 2010.

Future meetings are proposed to be more related to working party matters where the committee members will be required to comment on future Council programs and priorities under Council's current priority ranking criteria.

There will be further presentations on Council's current maintenance activities and levels of service.

CONSULTATION

The committee is a community forum and no further consultation is required. Details of the committee, presentation material, notes and reports can be obtained from Council's website.

FINANCIAL CONSIDERATIONS

The committee is not empowered to make decisions and therefore there are no financial decisions made by the committee.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Presentations and servicing of the committee is undertaken by Strategy and Environment, Operations and Community Departments and were involved in the presentations and support for the Open Space Committee.

SUMMARY

The meeting held on 29 March 2010 was to provide the committee with follow up action from the previous meeting and present further matters to the committee for feedback on a number of initiatives currently in progress. The committee established two (2) sub-committees and the terms of reference was partially developed at the meeting

Attached is a copy of the notes of the meeting held on 29 March 2010.

RECOMMENDATION

That the notes of the Open Space Reference Committee meeting held on 29 March 2010 be received and noted.

Greg Piconi
Director Operations

Andrew Watson
Director Strategy & Environment

Attachments: **1A. Notes of Meeting held 29 March 2010 - 2010/061064**
 1A1. Notes Attachment - Auluba Update News, 18 March 2010 - 2010/048650
 1A2. Notes Attachment - Open Space Project Update-Comenarra Sports Field &
 Roseville Chase Oval - 2010/048654

Open Space Reference Committee

Notes of 29 March 2010
Meeting Room – Level 3
Council Chambers

Meeting Commenced 6.05pm

Attendance:

Councillor Keays (Chair)

Committee members:

Christiane Berlioz
Alan Fredericks
Nancy Pallin
Campbell Wratt

Margaret Booth
Sandra Fry
Margery Street

John Ceccato
David Howard
Andrew Falk

Apologies:

Councillor Hall (Deputy Chair)

Miguel Andrade
Philip Youdale

Grant Corderoy
Harley Wright

Peter McKechnie

Staff:

Greg Piconi
Matt Drago

Mark Taylor
Mary-Lou Lewis

Roger Faulkner
Penny Colyer

1. Notes from last meeting:

The Chair tabled the notes from the last meeting. Nancy Pallin advised that the following amendment should be made to the Notes:

“Nancy Pallin advised the Committee on the adverse effects of wildlife caused by barbwire fences.”

2. Bannockburn Oval Working Party

Greg Piconi provided the Committee on the latest workings of the Bannockburn Oval Working Party.

Roger Faulkner provided the committee on the status of the masterplan process. He indicated that the analysis work has commenced and consultation is to occur in April 2010.

The aim is to provide the Committee with a draft concept by May 2010.

Alan Fredericks recommended the masterplan for North Pymble Park / Bannockburn Oval should encompass the whole of the park precinct from Bannockburn Road through to Bradford Street as this continuous area covers the head waters of Cowan Creek and many residents use the area for informal walking. This was supported by Mathew Drago.

3. Status with Koola Park Masterplan

Roger Faulkner advised the Committee on the status with the Koola Park Masterplan process. He also indicated that there was a shortfall in funding but Council is awaiting advice from the Federal Government for its application for a grant under the Infrastructure Regional Projects Grant.

Roger advised that it is still proposed to include a turf wicket in the Masterplan.

4. Sports Facilities Plan of Management

Roger Faulkner advised that submissions on the Plan of Management have closed and three (3) submissions were received from members of the Committee.

The report on the Plan of Management is planned to go to Council in late April 2010.

Roger advised that there were a number of comments on off-lease dog areas and comments from the Friends of Bannockburn Oval with matters relating to Little Athletics.

5. Update on current works

Greg Piconi gave an update on the status of the upgrades to several sporting fields. A handout was provided to the Committee and is attached to these notes.

6. Sub-Committees

The groups separated into two (2) sub-committees.

(a) Sportsfields Sub-Committee

The group considered items that were important for the sub-committee to consider and the priority. Those being:

- (i) The current prioritisation system for sportsfields, parks and sport courts in terms of possible restructure of the criteria and weighting system.
- (ii) Update on funding, guidelines for the acceptance of grants, involvement in the planning and masterplan processes, inspection of sites prior to any planning being undertaken and communication on Council's web-site.
- (iii) Utilisation of fields, examining ways to make fields multi-purpose and issues relating to traditional users versus new users.
- (iv) Examination of possible areas for all weather surfaces, planning for park upgrades, DA requirements for new lighting and new technology.

(b) Bushland Sub-Committee

The bushland committee developed matters that were considered to be part of the Terms of Reference. Those being:

- (i) contract mowing alternatives on bushland interface;
- (ii) enhance longevity of endangered ecological communities (EEC);
- (iii) expand review canopy replenishment program;
- (iv) recreational use within bushland;
- (v) vegetation mapping – ecological lands mapping / corridor;
- (vi) urban interface, edge effects – dumping and encroachments;
- (vii) 'no mow' areas – audit potential;
- (viii) planned inter-departmental sign off and prosecution;
- (ix) updates on bushland finance program.

7. General Business

Councillor Keays advised the Committee of the Council resolution relating to the new indoor pool at West Pymble.

The Committee noted that Council has adopted a concept for the indoor pool and supports Council with its decision.

Councillor Keays discussed the possibility of including bushcare volunteers to help at the Nursery. Greg Piconi advised that he will discuss the matter further with Peter Clarke.

The next meeting will be scheduled for June 2010. The sub-committees will meet prior to the next meeting.

The meeting closed at 8.05pm.

* * * *

Open Space Project Update

Sir David Martin Reserve - Auluba Sports Ovals & Associated Works

In September 2009 work commenced on the upgrade of the Auluba sports fields at Sir David Martin Reserve. The work will involve not only the complete rebuild of all three fields (Auluba 1, 2 & 3) but also the upgrading of paths, a new picnic area overlooking Auluba 1 & 2, a dual surface rebound wall with basketball hoop, new baseball practice net, new access points, parking and landscaping.



In total a little over \$1.5m will be spent on the work. All three sports fields as

part of the upgrade will have new drainage systems, irrigation and be regraded in order to provide a higher standard of playing surface.



The drainage system on Auluba 3 has been linked directly to a tank allowing the drainage water to be harvested and reused to irrigate the field during dry periods – this will considerably reduce the dependency on town water. Construction work on Auluba 1 & 2 is nearing completion which will allow part of the site to be re-opened, although the sports fields will remain closed until the turf has fully established, subject to weather conditions it is expected that the site will be fully open by late June / early July, this is around 6 weeks earlier than originally programmed.



Auluba 3 has undergone major resurfacing works with over 1600 cubic metres of fill being brought to site to allow the site to be



levelled and provide a much improved playing surface. Wet weather has affected progress with the recent storm having caused considerable damage and delays.



Installation of the irrigation – a manual system which is connected directly to the newly installed tank, and drainage have now been



completed and work is now commencing on the two new baseball / softball diamonds (one senior and junior) with construction of a new dug-out shelter (fully sponsored by the club), a new entrance and formal parking starting within the next few weeks. Construction works at Auluba 3 will continue until May / June with an expected opening of the site during August / September – approximately 1 month later than originally programmed.

Open Space Project Update Comenarra Sports Field and Roseville Chase Oval

On the 6th of April work will commence on the upgrade of Comenarra sports field. The upgrade works will consist of regrading the field, installation of drainage system, installation of a fully automated irrigation system which will utilise harvested storm water – the filter bed and tank already having been installed and a new concrete cricket wicket.

The total cost of the work, inclusive of the stormwater harvesting will be \$700,000.

As much of the construction work has been completed the construction time on site will, weather permitting, be relatively short with expected completion date of August / September. This will be followed with an establishment period – the site being fully open for use by January 2011.

On the 3rd of May work will commence on the upgrade of Roseville Chase Oval. The work will consist of harvesting water from the a recently constructed dam on the adjacent golf course (Roseville golf course), the water will be treated and then utilised for irrigation and toilet flushing, during periods when water cannot be harvested from the dam an emergency system will automatically revert the system to operating on town water. The Oval will be regraded to improve the playing surface, a drainage system will be installed with the outlet from the drainage system being connected directly to the dam on Roseville golf course, the grass cricket table will be rebuilt and the whole site will receive new fence. In addition to the aforementioned work a solar system has already been installed which produces electricity which it fed back to the grid. This system has been installed to off-set the increased electricity demand at the site brought about by the number of pumps required within the system to transfer water from the dam to the oval and to the toilet system.

The total cost of the work, inclusive of the solar system will be \$690,000.

It is expected that construction work will be completed by late September / early October and following the establishment period available for use February / March 2011.

NOTICE OF MOTION

WEST PYMBLE POOL'S PROGRAM

Notice of Motion from Councillor E Malicki dated 29 March 2010

I move that:

"Hydrotherapy be incorporated as a specified use of West Pymble Pool's program pool, particularly given the high aging population and the shortage of such facilities in our LGA.

The financial modelling by Sport and Leisure Solutions is to be adjusted to incorporate a strong level of hydrotherapy use of the programme pool and this adjusted modelling brought back to Councillors as soon as it is available."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Elaine Malicki
Councillor for Comenarra Ward

NOTICE OF MOTION

KU-RING-GAI PLANNING PANEL

Notice of Motion from Councillor Elaine Malicki dated 9 April 2010

I move:

"That Council write to the Minister for Planning to ask for the immediate removal of the Ku-ring-gai Planning Panel, and that letter should include the following details:

In 2010 to date, four meetings of the Panel have been cancelled with only two actually taking place. At those two meetings only two Panel members were present to replace the elected Council, with a third member and an alternate apparently unavailable.

Added to this, several meetings have been cancelled due to potential lack of a quorum although there are four items of business that have been awaiting a Panel determination for several weeks, adding to the determination time of these applications.

Council is being asked to pay each Panel member \$21,000 pa, and the Panel Chair \$23,000pa, which is way in excess of Councillors' allowances. For this the Chair has attended a single meeting lasting 29 minutes, another member attended a single meeting which lasted 41 minutes A third attended both of these meetings."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Elaine Malicki
Councillor for Comenarra Ward

NOTICE OF MOTION

NOTICE OF MOTION TO THE 2010 ANNUAL LGA CONFERENCE - WITHDRAWAL OF RABBIT CALICIVIRUS

Notice of Motion from Councillor Tony Hall dated 12 April 2010

I move that this Council:

- "1. Acknowledges that rabbit calicivirus is cruel and inhumane and involves suffering which would be considered unlawful if it were carried out on our pets or companion animals;
2. Acknowledges that there is growing public concern about the treatment of feral animals;
3. Acknowledges that there are human health risk concerns involved in the release of caliciviruses;
4. Commits to any measures it may deem appropriate in order to eliminate the release of calicivirus within its borders including removing already laid calicivirus baits;
5. Commits to supporting research into non-lethal, humane methods of feral animal control;
6. Refer this motion, if adopted, to the Local Government Association to include the Motion in its 2010 Annual Conference agenda, for adoption in all Council areas."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Tony Hall
Councillor for St Ives Ward

Attachments: **Background information, under separate cover:**
 Copy of letter from Dr Alvin Smith to then Prime Minister of New Zealand dated
 16 December 1996 - 2010/063459

Background information

2010 Annual LGA Conference – withdrawal of rabbit calicivirus OMC 20 April 2010

This is a copy of a letter from Dr Alvin Smith to then Prime Minister of New Zealand, December 16, 1996

Background material on RCD (Rabbit Hemorrhagic Disease).

Letter to the Prime Minister of New Zealand and copied to the Prime Minister of Australia from Dr Alvin Smith

The Right Honorable J. Bolger
Prime Minister
New Zealand
Fax 64-4-473-7045
Dear Prime Minister:

I write to you with a sense of urgency that has overcome my personal preference to stay with science and avoid political controversy.

The subject is Rabbit Hemorrhagic Disease (RCD in Australia). Even though efforts to import this sometimes deadly disease into New Zealand have the facade of "due process", from my vantage point it appears that the program has become fixated on how to use or misuse "science" to manipulate the public including the farmers, the media, and the decision makers, to orchestrate RHD approval. The scientific evidence provides documentation removing all doubt that spreading this sometimes deadly and always unpredictable disease agent for biological control is a risky and foolish thing to do. Unfortunately, this evidence which is so necessary for sound responsible decision making has been discounted, or covered up. Much documentation of this is appended and more information is provided in the submissions of others to the MAF. Specifically, please see the submissions of Professor Yvonne van Roy, Victoria University, Commercial Law Group; Dr. Neil Cherry, Lincoln University; and Dr. David Matson, Center for Pediatric Research in the U.S.

As a scientist, I am ever hopeful that when scientific data is used as evidence for important decision making, then that data will be presented in a balanced, clear and revealing way. This has not been the case with the special interest groups promoting the importation and use of Rabbit Hemorrhagic Disease.

The following points demonstrate this and show the possible dangers of Rabbit Hemorrhagic Disease while reaffirming that New Zealand has a God-given opportunity to benefit by observing rather than participating in the massive uncontrolled and uncontrollable biological experiment which is now coming unraveled at all levels across the Australian continent. Again, from my vantage point, the leadership of New Zealand has an obligation to insure that the people of your beautiful land do not come under the same sword of Damocles that RHD has placed over the Australians.

1. Human Health Aspects: The applicant groups promoting RHD importation into New Zealand cite lack of information from 41 countries where Rabbit Hemorrhagic

Disease is present and allude to this as data supporting a supposition of no human infection. Such data simply does not exist. There have been reports on but two studies that attempt to test a link between Rabbit Hemorrhagic Disease, human infection and human health issues. One in Mexico and one in Australia. In Mexico, individuals exposed to Rabbit Hemorrhagic Disease were examined and one individual was reported to have developed RHD antibodies but clinical illness was not reported. This provided laboratory evidence but not proof of human RHD infection. In Australia, the human health status and RHD antibody levels were compared between groups exposed to RHD and those not exposed. The Australian report released for general information and sent on to New Zealand stated there was no evidence of adverse human health effects and no antibody to RHD in the human population. If this statement contains errors, and it almost certainly does, then the moral/legal implications for science, science reporting, and political expedience become very troubling.

By making a simple comparison based on person-months for people exposed to RHD versus people not exposed to RHD, as one of your New Zealand environmental epidemiologists (Dr. Neil Cherry) has done using the Australian data, the RHD exposed human population was shown to have a numerical but not a statistically significant increase in reported bouts of hepatitis, skin disease, and bleeding disorders. But, the more disturbing by far was a finding showing that at a statistically highly significant level (0.001), the people exposed to RHD reported increased diarrhea and vomiting, influenza-like illness and neurologic symptoms. It is known that all of these conditions can be caused by infections with various caliciviruses in either humans and/or animals. In other words, by rightly interpreting data from the most extensive study to date, RHD was shown to have a statistically significant human health effect, where overall illness was three times higher in people exposed to RHD. This means according to the Australian's own data that there is a 99.9% chance that RHD is infecting Australians and is causing clinical illness. Meanwhile, the pro-RHD groups in Australia and the RCD Import Application claims on page 51 that this same study using these same data shows "no scientific evidence that rabbit calicivirus" (isn't this the same as RHD/RCD virus?) "infects humans or poses any risk to human health." The Australian groups further state that it is safe for people and pets to eat RCD infected rabbits. Something is very wrong here and the stakes are very high in terms of human health risk and societal well-being.

The results of the blood tests on these same individuals were reported by Dr. Westbury's Laboratory (AAHL) as negative yet the method used to arrive at this finding according to the Australian August 1996 Bureau of Resource Sciences report required that up to 50% of the antibody reactivity be regarded as non-specific. Only then could the test results be called negative. This is juggling the assay method to arrive at a desired result.

Furthermore, as of this writing, the laboratory values from the blood tests have not been made available to your own New Zealand Ministry of Health. There have been repeated attempts to draw these results into the public arena both in Australia and New Zealand, but without success. Surely before any valid decision can be made regarding RHD import, these test results must be made public and the purposes for this seemingly clandestine withholding of data involving human health and what

appears to be the intentional misrepresentation of statistically validated occurrences of human illness in people exposed to RHD must be completely illuminated.

2. Changes in RHD: The Victoria Weekly Times confirmed in their 27 November issue that in some places in the Australian countryside, although RHD had been present, rabbit numbers have increased rather than decreased. It is not known whether this increase is due to reduced predation because of 1080 baiting of foxes, caliciviruses killing predators, or other effects such as RHD losing its' rabbit killing factors, or mutant non-lethal RHD variants providing RHD resistance as is documented in the United Kingdom and Europe, or simply unknown and unpredictable transmission factors. What is known is that now in some areas increasing rabbit populations are higher than the pre-RHD levels. Several incidents demonstrate that the Australian experiment has gone awry. In Victoria, at Woody Yallock, a) the farmers are blaming failure of the program on the Department, b) the Department places failure on the farmers baiting practices, c) laboratory results on blood samples were reported four weeks late and showed that RHD had already gone undetected through areas before RHD was released, d) the farmer representative, Mr. Justin Liddy, was quoted as saying there was a "high increase" in rabbit numbers not a decrease, e) the Agriculture Departments' RCD Program Coordinator Steve Burke is reported to be explaining the failures of RHD by saying "it is not a stand-alone rabbit control mechanism," and "there had been a lot of variations in the results", and f) an incredible quote from a CSIRO/ANZRCD Program chief spokesman, Niall Byrne, who has presented the RCD program as the ultimate safe and effective solution now stating "there are so many factors with the virus that no one can guarantee a kill". What happened to the promised 90-95% kill rates?

One year after RHD was discovered 250 km inland in the Flinders Ranges where it appeared simultaneously with the reported escape or release from the Wardang quarantine facility, the rabbits are reported to be "coming back". And now since RHD was introduced in Western Australia, rabbit shooters are reporting to members of the RSPCA that the rabbit numbers are higher than ever, and farmers have told the WA Conservation of Raptors that they do not want RHD on their property and that rabbit numbers have not decreased since RHD introduction.

Brian Cooke, the zoologist who imported into Australia the Spanish flea, which he says is species specific (only bites and feeds on rabbits would be the desired interpretation) but which is reported in his own laboratory studies to bite, feed, and reproduce on non-rabbit species, is also the principal investigator credited with the RHD concept for Australia. He is now testing rabbit populations and suggested in a recent ABC interview that as the rabbits' antibody levels against RHD diminish, then there may be a second opportunity to kill them with RHD. The tests he is using are not virus neutralizing antibody tests for RHD and therefore are not proven on a case-by-case basis to be predictive of finite levels of either susceptibility or resistance. The nationwide Australian experiment has now proven RHD to be unreliable in spreading and killing rabbit populations that have never before been exposed to RHD. How effective, how expensive, and how dangerous will these 2nd, 3rd, 4th, or 5th rounds of spreading RHD be considering the manpower, laboratory support, and most importantly, the unpredictable nature of the disease?

The current tests lack sensitivity (0.3 - 0.5 level for the indirect ELISA and 30-50% inhibition for the competitive ELISA), and are therefore simply inadequate for reliable epidemiologic studies of rabbits, humans or any other species, yet in Australia all these species are being exposed to RHD with unknown and untestable results. More sensitive ways of tracking RHD exposure, spread, and infections in all species even in the absence of frank disease must be developed. Simply judging RHD presence on the basis of a populations' disappearance or illness and dead body counts is not acceptable.

In light of all the RHD program failures, controversies, and unpredictable virus behavior, Dr. Harvey Westbury, who heads the Australian Animal Health Laboratory at Geelong where the scientific studies on RHD transmission, diagnostic reagent development, host specificity and human antibody were carried out, now states in his E-mail message of 11 November 1996 "we are not doing any more work with RCD, indeed our RCD team has been disbanded....". For whatever reason and by edict of whomever controls these things, he says his laboratory at AAHL is no longer working on RHD. This is unbelievable.

In Australia, an uncontrollable, entirely unpredictable, often deadly, but sometimes silent virus has been introduced and purposefully spread across an entire continent. RHD's origins in China a decade ago remain unexplained. RHD's mechanisms and genetic make-up resulting in a rapid and bloody death are not known. RHD's mode of transmission, across open bodies of water and between continents has not been revealed nor have the reasons for RHD's frequent failure to transmit between rabbits inside experimental pens been determined. RHD's host range is undefined and can be expected to change constantly and unexpectedly. Compelling evidence demonstrates human health effects. Diagnostic reagents currently in use are worthless for detailed tracking of RHD and doing reliable epidemiology on all species at risk, including humans. There are no vaccines for any of these species at risk except for rabbits and these vaccines are crude, ground-up diseased rabbit-liver preparations. The RHD agent has not even been propagated in laboratory cell cultures, and the disease has not been proven, using accepted research methods (Kochs' postulates), to be caused by a calicivirus alone, yet Dr. Harvey Westbury, the chief research virologist who has been involved in studying RHD and declaring it safe and efficacious for killing rabbits, tells us that his program has been disbanded by Australia and he is no longer working on the disease. Does New Zealand really want to buy into this Pandoras' Box where the benefits have been greatly misrepresented and oversold and the dangers simply brushed aside.

3. Secret Expert Panel Report: I understand that the New Zealand MAF used a panel of experts to evaluate the RHD import application, then when these experts' names and some of their less than favorable evaluations were forced to be made public, through the Freedom of Information laws, MAF disbanded this panel, disregarded their findings, and appointed another confidential or secret panel, three whose names have now also become public. It appears that not one of these known individuals is a calicivirologist, although RHD is said to involve a calicivirus. However, one of them, Dr. Robert Shope, a professor of pathology from the University of Texas, Medical Branch, Galveston, Texas (U.S.) is a well-respected, internationally known arbovirologist, and epidemiologist.

Could I suggest that you acquire the input you need from a panel you choose? This would not be a group that in the balance had been "hand-picked" and then provided carefully screened information to achieve a pre-selected result as seems to be the intent based on the instructions provided by MAF to the first and the second MAF "Expert Panels". Ideally, a Prime Ministers' special panel to answer the simple question "should a wild calicivirus genotype be used as a biologic weapon against any animal species" could be drawn from a committee of many years standing that is already functioning as the most internationally accepted and respected group of calicivirologists in the world. This is the International Committee on Taxonomy of Viruses, the Calicivirus Working Group. The individuals on this committee past and present are as follows:

UK	David Cubitt (Chair) Human Caliciviruses and Epidemiology
US	David Bradley, Human Hepatitis E Calicivirus
UK	M.J. Carter, Human Calicivirus
Japan	S. Chiba, Human Enteric Calicivirus
US	Mary Estes, Human Small Enteric Caliciviruses
US	L.J. Saif, Swine Enteric Caliciviruses
US	F.L. Schaffer, Animal Caliciviruses
US	A.W. Smith, Cultivable Caliciviruses
Australia	M.J. Studdert, Feline Caliciviruses
Germany	H.J. Theil, Rabbit Hemorrhagic Disease Associated Caliciviruses
US	D.O. Matson, Human Caliciviruses and Epidemiology

I feel sure that corporately or as individuals this group would be willing to address questions of RHD safety, possible human risk, possible cross-species transmission, possible vaccines and their potential long-term effectiveness for humans and other animals, diagnostic tools and their uses in epidemiology and overall the advisability of using caliciviruses as a biological control agent for any unwanted species on any continent or in any country. By not importing and releasing RHD, New Zealand can retain a freedom of options that otherwise will be lost forever, and you can be reasonably certain that once you have had these issues examined by experts who understand and can bear witness to the fickle, unstable genetic structure of the caliciviruses and their erratic behavior in known hosts (not only rabbits), this entire RHD/RCD program for rabbit control in New Zealand will be given the same well deserved fast, quiet and painless death it is purported to give the rabbits.

Sincerely,

Alvin W. Smith, DVM, PhD
Head, Laboratory for Calicivirus Studies

Courtesy copy to:
Australian Prime Minister

NOTICE OF MOTION

REVIEW OF SETBACKS UNDER DCP 38

Notice of Motion from Councillor Tony Hall dated 12 April 2010

In view of recent Land & Environment Court appeals such as "Willis v Ku-ring-gai Council [2009] NSWLEC 1378" attached, being Upheld against this Council's refusal of DA's for garages in front of the building line, there appears to be an unnecessary hardship on Assessment Staff to determine such applications under the relevant existing clauses of DCP 38. The relevant planning policies are set out in the Judgment.

I move:

- "1. That Council review the setback conditions of DCP 38 for amendment, to ensure fairness and equity is applied to Development applications lodged by residents for extensions to existing houses forward of the building line and a report be submitted to the next Planning Committee meeting for consideration recommending appropriate changes to DCP 38 to reflect recent decisions of the Land & Environment Court against its existing provisions.
2. That, as Council has now to meet mandated planning outcomes such as amendments to its DCPs., if (1) cannot be achieved in the short term but must await the delivery of the required LEP/DCP report, that at least a status report on the amendments to Council's LEP/DCP's and in particular DCP 38, be provided to the same committee."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Cr Tony Hall
Councillor for St Ives Ward

Attachments: **Background information, under separate cover:
Willis v Ku-ring-gai Council (2009) NSWLEC 1378 - 2010/063657**



Land and Environment Court of New South Wales

CITATION : **Willis v Ku-ring-gai Council [2009] NSWLEC 1378**

PARTIES :

APPLICANT
Greg Willis

RESPONDENT
Ku-ring-gai Council

FILE NUMBER(S) : 10511 of 2009

CORAM: Hussey C

KEY ISSUES: DEVELOPMENT CONSENT :- Setback, Condition unreasonable

LEGISLATION CITED: Environmental Planning and Assessment Act 1979
Ku-ring-gai Planning Scheme Ordinance

DATES OF HEARING: 17 November 2009

**EX TEMPORE JUDGMENT
DATE :** 17 November 2009

LEGAL REPRESENTATIVES:

APPLICANT
Mr A Hudson (solicitor)
SOLICITOR
Wilshire Webb Staunton Beattie Lawyers

RESPONDENT
Mr S Kondilios (solicitor)
SOLICITOR
Maddocks Lawyers

JUDGMENT:

**THE LAND AND
ENVIRONMENT COURT
OF NEW SOUTH WALES**

Hussey C

17 November 2009

10511 of 2009 Greg Willis v Ku-ring-gai Council

This decision was given extemporaneously. It has been revised and edited prior to publication.

JUDGMENT

Background

1 This appeal relates to the setback of a garage for 2 cars + boat space at 83 Merrivale road, Pymble. The garage is to be used in conjunction with a recently developed dwelling house and the garage is located on the eastern side of the lot. It is forward of the dwelling and intrudes into the designated building setback.

2 Council conditionally approved the development application for the garage. Condition 1 required the garage to be set back a further 1.5m from the road boundary. The proposal is for the garage to have an 11.38m setback, whereby the controls stipulate a minimum setback of at least 12m, or compliance with the averaging of neighbouring property setbacks.

3 Consequently, the appeal is against this setback condition, which the applicant considers unreasonable in the circumstances because it restricts access to the garage due to the proximity to the dwelling and also reduces the amenity of the adjacent internal courtyard. Insofar as other contentions were raised about retaining walls adjacent to the northern boundary and protection of trees, these matters were addressed by way of minor amendments, which are acceptable to council.

4 The design features of the garage include its side wall (6.7m wide) facing the street and the orientation of the ridge-line transverse to the street alignment so that the entry doors face the western boundary. This limits to some extent the amount of visibility of the structure.

5 However council maintains that the proposal results in unsatisfactory streetscape impacts.

Planning controls

6 The following controls are relevant:

- *Ku-ring-gai PSO*; under which the land is in the Residential A zone and the proposal is permissible with consent. The relevant aims and objectives are contained within Schedule 9 and no challenge was made as to the non-compliance with these provisions.
-
- *DCP No 38 – Ku-ring-gai Residential Design Manual*; which contains the relevant

development controls.

7 Part 4 of the DCP contains the design elements. Relevantly, s4.1 deals with streetscape on the basis of the following objectives:

- a) To ensure the development is sensitive to the landscape setting.*
- b) To ensure that the appearance of new development is of high visual quality, enhances the streetscape and complements good quality surrounding development...*

8 Section 4.1.3 contains the building setback assessment criteria, so that developments are located 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 efficient use of the site.*

9 The associated design requirements include:

- the minimum and average setback for single storey development on the high side is 12m;
- development must be approximately located on the site having regard to the existing setback of adjoining properties, the setback pattern of the street block and council's minimum and average setback requirements.

10 Section 4.5.3 contains the controls for the design of carports and garages. It basically requires the design of garages to be sympathetic existing development on the site, so as not to dominate the site or streetscape.

The evidence

11 The merits of the proposal were assessed in a joint statement by Ms R Pearson (council town planner) and Mr I Glendinning (applicant's consulting town planner).

12 Mr Glendinning says that the proposal is satisfactory because it achieves an average setback of 14m and is consistent with other nearby garage setbacks. He supports the proposal, providing a high level of screening landscaping is introduced into the front setback area, which can be in accordance with detailed landscaping plans approved by council.

13 Against this, Ms Pearson says that the reduced setback is unsatisfactory and will result in excessive visibility of the garage, resulting in adverse impacts on the streetscape and adjoining property. It is also likely to set a precedent for reduced setbacks for other properties.

14 Insofar as she is dissatisfied with the streetscape impacts, she agreed that appropriate landscaping, which was properly maintained could mitigate adverse impacts on the streetscape to a reasonable extent. The design objective for such landscaping being:

- to screen the structure.
- to minimise bulk and scale.
- to add to the streetscape character.

15 Following the view, I am satisfied that the character of this immediate neighbourhood comprises a number of elements, of which the mature trees and shrub landscaping in the front setback area is prominent. However, other structures such as dwellings and garages are also visible.

16 Having viewed the proposed location of the garage from a number of points, I do not consider the increased setback of 1.5m will be discernible in the general streetscape. This is because the proposed garage will be read, from limited viewing positions, within the backdrop of the dwelling and adjoining dwelling.

17 Considering then the context of the site, which includes mature vegetation along the eastern boundary that is to be maintained, I think satisfactory screening exists from any easterly view points. On the western side, there is a relatively high hedge adjacent to No 81, which provide significant screening of the proposal, except when viewed from front on.

18 In the circumstances of this case, I have taken into account that the approved and recently completed dwelling is of single storey and it comfortably complies with the building setback requirements. The garage then has been integrated with this dwelling design and of some importance in my opinion, has its longitudinal axis (ridge-line) perpendicular to the street. This results in the predominant streetscape presentation of the single storey front wall of the garage, with a width of 6.7m. This elevation equates more to the presentation of a single garage frontage, as compared to the more common double garage doors opening directly to the street.

19 Consequently, in my assessment this narrower presentation allows room for comprehensive landscaping to effectively screen the garage, including a larger canopy tree, together with appropriate hedging/screening adjacent to the curved driveway to effectively screen the other western elevation.

20 From the discussion by the planners, I am satisfied that appropriate local species can identified and planted, which effectively screen the garage, complimenting the new dwelling and positively contributing to the streetscape. This would address the specific concerns of Ms Pearson.

21 I am therefore satisfied that the objectives of the DCP would be achieved by the provision of a high standard of landscaping, so as to allow the discretion in the DCP for the setback requirements to be relaxed in this case. As noted, I give significant weight to the overall setback of the single storey dwelling and the integration of transverse main axis of the garage to minimise streetscape impacts. Therefore this application merits conditional consent.

Court orders

22 The Court orders:

1. The appeal is upheld.
2. Development consent is granted to DA0303/09 for the demolition of an existing garage and construction of new double garage + boat space, retaining wall and landscaping at 83 Merrivale Road, Pymble NSW subject to the conditions in Annexure A.
3. The exhibits be returned except for A and 2.

R Hussey
Commissioner of the Court
ljr

Annexure 'A'
Conditions of Consent
WILLIS v KU-RING-GAI COUNCIL

Evidence required to satisfy the following condition must be submitted to Council within twelve (12) months of the date of this consent.

This consent does not operate until the following deferred commencement condition has been satisfied.

1. A landscape plan prepared by a landscape architect is to be submitted and approved by the Council. Such landscape plan to:-
- a. provide for substantial screening of the garage,
 - b. use and location of species to reduce visual bulk, and
 - c. include species generally in accordance with appendix D of DCP 38; be suitable for the site conditions and location on site, capable of obtaining a height of 3.0 - 4.0 metres and be maintained at a height of no greater than 4.0 metres, and
 - d. be consistent with the requirements of condition 2(a) of Schedule B of this Consent.

Upon receipt of written notification from Council that the abovementioned condition has been satisfied, the following conditions will apply:

SCHEDULE B

1. Approved architectural plans and documentation (new development)

The development must be carried out in accordance with the following plans listed below and endorsed with Council's stamp,

<i>Plan numbers</i>	<i>Drawn by</i>	<i>Dated</i>
0985-09-DAO1 Sheets 1, 2 and 3	Waldmann + Parker	Revision A dated 8/10/09 (as approved by the Land & Environment Court in appeal No. 10511 of 2009)

Reason: To ensure that the development is in accordance with the determination.

2. Rural Fire Services

The Service provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

New construction shall comply with Australian Standard AS3959-1999 'Construction of buildings in bush fire-prone areas' Level 1.

Landscaping

2. (a) Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'. In this regard the following landscaping principles are to be incorporated into the development:

- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Use of low flammability vegetation species.

(b) The approved landscaping implemented in accordance with the approved plan from the deferred commencement condition and condition 44 must be maintained at all times for the life of this consent.

Reason: Bushfire safety and maintenance of landscaping

3. Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination.

Conditions to be satisfied prior to demolition, excavation or construction:

4. Road opening permit

The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a road opening permit being obtained from Council (upon payment of the required fee) beforehand.

Reason: Statutory requirement (Roads Act 1993 Section 138) and to maintain the integrity of Council's infrastructure.

5. Notice of commencement

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

6. Notification of builder's details

Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

Reason: Statutory requirement.

7. Sediment controls

Prior to any work commencing on site, sediment and erosion control measures shall be installed along the contour immediately downslope of any future disturbed areas.

The form of the sediment controls to be installed on the site shall be determined by reference to the 'NSW Department of Housing manual 'Managing Urban Stormwater: Soils and

Construction'. The erosion controls shall be maintained in an operational condition until the development activities have been completed and the site fully stabilised. Sediment shall be removed from the sediment controls following each heavy or prolonged rainfall period.

Reason: To preserve and enhance the natural environment.

8. Tree protection fencing

To preserve the following tree/s, no work shall commence until the area beneath their canopy is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Schedule
Tree/locationRadius in metres
<i>Eucalyptus saligna</i> (Sydney Bluegum) Merrivale Rd nature strip
<i>Cupressus sempervirens</i> (Monterey Cypress) Adjacent to northwest site corner in neighbouring property
8.0m
5.0m

Reason: To protect existing trees during the construction phase.

9. Tree protective fencing type galvanised mesh

The tree protection fencing shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum of 1.8 metres in height prior to work commencing.

Reason: To protect existing trees during construction phase.

10. Tree protection signage

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

- tree protection zone
- this fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted
- any encroachment not previously approved within the tree protection zone shall be the subject of an arborist's report
- the arborist's report shall provide proof that no other alternative is available
- the arborist's report shall be submitted to the Principal Certifying Authority for further consultation with Council
- The name, address, and telephone number of the developer.

Reason: To protect existing trees during the construction phase.

11. Trunk protection

To preserve the following tree/s, no work shall commence until the trunk/s are protected by the placement of 2.0 metres lengths of 50 x 100mm hardwood timbers spaced at 150mm centres and secured by 2mm wire at 300mm wide spacing over suitable protective padding material. The trunk protection shall be maintained intact until the completion of all work on site.

Any damage to the tree/s shall be treated immediately by an experienced horticulturist/arborist, with minimum qualification of horticulture certificate or tree surgery certificate and a report detailing the works carried out shall be submitted to the Principal Certifying Authority:

Schedule
Tree/Location
<i>Archontophoenix cunninghamiana</i> (Bangalow Palm) x 2 Adjacent to northern side boundary

Reason: To protect existing trees.

12. Tree fencing inspection

Upon installation of the required tree protection measures, an inspection of the site by the Principal Certifying Authority is required to verify that tree protection measures comply with all relevant conditions.

Reason: To protect existing trees during the construction phase.

Conditions to be satisfied prior to the issue of the construction certificate:

13. Amendments to engineering plans

Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that the engineering plan(s), listed below have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

<i>Plan no.</i>	<i>Drawn by</i>	<i>Dated</i>
392294	ACOR Appleyard	5/2009

The above engineering plan(s) shall be amended as follows:

The plans updated in accordance with the plans approved by Council (no alterations and additions to the existing dwelling).

The above amendments are required to ensure compliance with the approved plans.

Reason: To ensure that the development is in accordance with the determination.

14. Long service levy

In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council.

Reason: Statutory requirement.

15. Builder's indemnity insurance

The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

16. External finishes and materials (new building)

Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the external finishes of the building are consistent with the character of the streetscape. The materials are to be complimentary to the approved architectural appearance of the development. Nothing in this condition is to be construed as permitting the replacement of previously submitted materials with inferior or inadequate materials or finishes.

Note: Details of the colour, finish and substance of all external materials, including schedules and a sample board of materials and colours, are to be submitted.

Reason: To protect the streetscape and the integrity of the approved development.

17. Stormwater details (alts and additions where rainwater tanks required)

Prior to issue of the Construction Certificate, the applicant must submit, for approval by the Principal Certifying Authority, details in relation to stormwater management and disposal for the approved development. The following must be included:

- (i) Schedule of new drainage system components required to comply with AS3500.3 – (2003) Plumbing Code. This would typically nominate guttering and downpipe sizes and

specifications, pipe and pit sizes for new drainage lines and show the location of these by way of sketch on the architectural plans issued for construction purposes.

(ii) A plan showing the location(s) of the required rainwater storage tank(s) (of minimum volume 2m^3) with manufacturer details and specifications provided for proprietary products. The design and siting of rainwater tanks shall be in accordance with Ku-ring-gai Water Management Development Control Plan No. 47, Appendix 6. For every 5000 litres of tank storage provided, at least 100m^2 of roof area must drain to the rainwater tank system so that it has an adequate rainwater supply.

(iii) The specifications for any pumping facilities so that retained water may be used for household purposes as required.

(iv) A sketch plan showing the location of any new connection points to the public drainage system where proposed (e.g. at kerb, table drain, in ground pits or pipes) for Council records.

The details may be prepared by either a licensed plumber with experience in the installation of domestic stormwater systems or a qualified civil/hydraulic engineer. The scope of detail required shall be at the discretion of the Principal Certifying Authority having regard to ensuring that the new stormwater disposal and management systems are installed in accordance with the relevant plumbing codes, guidelines and the Building Code of Australia.

Reason: To ensure that stormwater disposal and management systems are installed in accordance with the relevant plumbing codes, guidelines and the Building Code of Australia.

18. Stormwater retention

Prior to the issue of a Construction Certificate, the Principal Certifying Authority is to be satisfied that a mandatory rainwater retention and re-use system, comprising storage tanks and ancillary plumbing is provided. The minimum total storage volume of the rainwater tank system, and the prescribed re-use of the water on site must satisfy all relevant BASIX commitments and the requirements specified in Chapter 6 of Ku-ring-gai Water Management Development Control Plan 47.

Reason: To protect the environment.

19. Deleted

20. Deleted

21. Driveway crossing levels

Prior to issue of the Construction Certificate, driveway and associated footpath levels for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Ku-ring-gai Council. Such levels are only able to be issued by Council under the Roads Act 1993. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings".

Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the

relevant development application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment.

This development consent is for works wholly within the property. Development consent does not imply approval of footpath or driveway levels, materials or location within the road reserve, regardless of whether this information is shown on the development application plans. The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels.

The construction of footpaths and driveways outside the property in materials other than those approved by Council is not permitted.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

22. Drainage of paved areas

All new exposed impervious areas graded towards adjacent property and/or habitable areas are to be drained via the main drainage system. This may require the installation of suitable inlets pits, cut-off structures (e.g. kerb), and/or barriers that direct such runoff to the formal drainage system. Details of such measures shall be shown on the Construction Certificate drawings, to the satisfaction of the Certifying Authority.

Reason: To control surface run off and protect the environment.

23. Vehicular access and garaging

Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard 2890.1 – 2004 “Off-Street car parking”. Details are to be provided to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that parking spaces are in accordance with the approved development.

24. Utility provider requirements

Prior to issue of the Construction Certificate, the applicant must make contact with all relevant utility providers whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained. All utility services or appropriate conduits for the same must be provided by the developer in accordance with the specifications of the utility providers.

Reason: To ensure compliance with the requirements of relevant utility providers.

Conditions to be satisfied prior to the issue of the construction certificate or prior to demolition, excavation or construction (whichever comes first):

25. Infrastructure restorations fee

To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:

- a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.
- c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
- d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.
- e) In this condition:
 - “Council Property” includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place; and
 - “Infrastructure Restoration Fee” means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

Reason: To maintain public infrastructure.

Conditions to be satisfied during the demolition, excavation and construction phases:

26. Approved plans to be on site

A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

Reason: To ensure that the development is in accordance with the determination.

27. Statement of compliance with Australian Standards

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plan and the statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of any works.

Reason: To ensure compliance with the Australian Standards.

28. Demolition, excavation and construction work hours

Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12.00pm Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon and 1.00pm.

Where it is necessary for works to occur outside of these hours (i.e. concrete pours and standing of plant), approval for such will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

Note: Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

29. Site notice

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer be durable and weatherproof display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

30. Dust control

During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:

physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed all materials shall be stored or stockpiled at the best locations the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays gates shall be closed between vehicle movements and shall be fitted with shade cloth cleaning of footpaths and roadways shall be carried out daily

Reason: To protect the environment and amenity of surrounding properties.

31. Toilet facilities

During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Reason: Statutory requirement.

32. Road reserve safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (2002) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

Reason: To ensure safe public footways and roadways during construction.

33. Services

Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

34. Temporary disposal of stormwater runoff

During construction, stormwater runoff must be disposed of in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to manage and control runoff as far as the approved point of stormwater discharge. Such measures shall be to the satisfaction of the Principal Certifying Authority.

Reason: To preserve and enhance the natural environment.

35. Erosion control

Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

36. Drainage to street

Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the street drainage system and generally in accordance (with required amendments) with the submitted concept stormwater drainage plans by ACOR Appleyard (refer Job No. 392294, Drawing No. C2, Issue 4, dated 5/2009). New drainage line connections to the street drainage system shall conform and comply with the requirements of Sections 5.3 and 5.4 of Ku-ring-gai Water Management Development Control Plan No. 47.

Reason: To protect the environment.

37. Grated drain at garage

A 200mm wide grated channel/trench drain, with a heavy-duty removable galvanised grate is to be provided in front of the garage door to collect driveway runoff. The channel drain shall be connected to the main drainage system and must have an outlet of minimum diameter 150mm to prevent blockage by silt and debris.

Reason: Stormwater control.

38. Treatment of tree roots

If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly by hand, by an experienced arborist/horticulturist with a minimum qualification of horticulture certificate or tree surgery certificate

Reason: To protect existing trees.

39. Cutting of tree roots

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

Schedule	
Tree/location	Radius from trunk
<i>Eucalyptus saligna</i> (Sydney Bluegum) Merrivale Rd nature strip	
<i>Cupressus sempervirens</i> (Monterey Cypress) Adjacent to north-west site corner in neighbouring property	8.0m
	5.0m

Reason: To protect existing trees.

40. Hand excavation

All excavation within the specified radius of the trunk(s) of the following tree(s) shall be hand dug:

Schedule	
Tree/location	Radius from trunk
<i>Eucalyptus saligna</i> (Sydney Bluegum) Merrivale Rd nature strip	
<i>Cupressus sempervirens</i> (Monterey Cypress) Adjacent to northwest site corner in neighbouring property	
<i>Archontophoenix cunninghamiana</i> (Bangalow Palm) x 2 Adjacent to northern side boundary	8.0m
	5.0m
	2.0m

Reason: To protect existing trees.

41. No storage of materials beneath trees

No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

Reason: To protect existing trees.

42. Removal of refuse

All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

43. Prescribed conditions

The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

The work must be carried out in accordance with the requirements of the Building Code of Australia. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

Reason: Statutory requirement.

Conditions to be satisfied prior to the issue of an Occupation Certificate:**44. Completion of landscape works**

Prior to the release of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plan(s) and conditions of consent.

Reason: To ensure that the landscape works are consistent with the development consent.

45. Certification of drainage works (alts/adds)

Prior to issue of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that:

the components of the new drainage system have been installed by a licensed contractor in accordance with the National Plumbing and Drainage Code AS3500.3 (2003) and the Building Code of Australia the stormwater drainage works have been completed in accordance with the approved Construction Certificate drainage plans and Ku-ring-gai Water Management DCP 47

Note: Evidence from the plumbing contractor or a qualified civil/hydraulic engineer confirming compliance with this control is to be provided to Council prior to the issue of an Occupation Certificate.

Reason: To protect the environment.

46. Reinstatement of redundant crossings and completion of infrastructure works

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be

satisfied that the following works in the road reserve have been completed:

new concrete driveway crossing in accordance with levels and specifications issued by Council removal of all redundant driveway crossings and kerb laybacks (or sections thereof) and reinstatement of these areas to footpath, turfed verge and upright kerb and gutter (reinstatement works to match surrounding adjacent infrastructure with respect to integration of levels and materials) full repair and resealing of any road surface damaged during construction full replacement of damaged sections of grass verge with native variety to match existing.

All works must be completed in accordance with the General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council, dated November 2004. The Occupation Certificate must not be issued until all damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council. Repair works shall be at no cost to Council.

Reason: To protect the streetscape.

R. Hussey
Commissioner of the Court
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